

Enfield Council

# Predictive Equality Impact Assessment (EQIA) - Equality Analysis

**PROPOSED SUBMISSION  
DEVELOPMENT MANAGEMENT  
DOCUMENT (DMD)  
FEBRUARY 2013**



<b>Proposed change to service/policy</b>	<b>Development Management Document (DMD) Proposed Submission Draft Part of Enfield's Local Plan February 2013</b>
<b>Officer completing the assessment</b>	<b>Ismail Mulla Principal Planning Policy Officer</b>
<b>Extension Number</b>	<b>3490</b>
<b>Service</b>	<b>Strategic Planning and Design</b>
<b>Department</b>	<b>Regeneration, Leisure and Culture</b>
<b>Date impact assessment completed</b>	<b>February 2013</b>

## Section 1 – About the service, policy and proposed change

### **Q1. Please provide a brief description of the service and policy**

The planning system helps to decide who can build what, where and how. The purpose of the planning system is to deliver sustainable development. Sustainable development is about directing development to the right locations and delivering high standards in all new development.

In 2010 the Council adopted its Core Strategy which sets the spatial planning framework for development of the borough over the next 10 to 20 years. It is a strategic document providing the broad strategy for the scale and distribution of development and the provision of supporting infrastructure. It contains core policies for guiding patterns of development.

The Development Management Document (DMD) provides detailed criteria and standard based policies by which planning applications will be determined and will be a key vehicle in delivering the vision and objectives for Enfield as set out in the Core Strategy.

The Core Strategy and Development Management Document alongside the Area Action Plans (AAP) collectively form Enfield's Local Plan.

### **Q2. Please provide a brief description of the proposed change(s) to the service and policy**

Planning applications in Enfield are currently determined using Core Strategy policies, 'saved' policies in the Council's Unitary Development Plan (UDP) adopted March 1994, and relevant policies in the London Plan. The DMD will supplement the Core Strategy and London Plan policies and replace the remaining saved UDP policies.

The Development Management Document will guide decisions on planning applications within Enfield. Each DMD policy links to one or more of the Core Strategy policies. The relationship to relevant core policies is highlighted throughout the DMD document.

### **Q3. Does equalities monitoring of your service show that the beneficiaries in terms of the recipients of the service, policy and the proposed change, include people from the following groups?**

The Council's Core Strategy sets out economic, social and environmental planning policies based on the identified needs of the borough over the next 10-15 years. Taken together these policies define what sustainable development is for the borough and the benefits to residents. The Council's emerging Sustainability Programme also demonstrates how these elements of sustainable development can simultaneously be achieved.

The development management policies within this document seek to ensure that decisions are made that deliver the economic, social and environmental components of sustainable development. This will be delivered through policies which protect employment, land and jobs, homes, community facilities, open space and natural habitats, and through policies which set standards for sustainable design and construction, and energy savings.

A key element of sustainable development is ensuring the creation of

	<p>sustainable communities. All new development is expected to play its part and should recognise and respond to the needs of communities, maximise opportunities to create sustainable communities and deliver accessible and inclusive environments. Developments will be expected to be of good design and be appropriately located. In accordance with the London Plan, new development should be designed to meet Lifetime Neighbourhood principles.</p> <p>Specific equalities monitoring will not be carried out for each planning application, rather just for major applications where it is deemed that elements of development have a potential impact. However, it is noted that there will be potential impacts to all groups of residents through development that will need to be considered at the planning application stage, utilising the policies of the DMD.</p> <p><b>See Appendix 1 for detailed information on the policies of the DMD and their potential impact on different equalities groups.</b></p>
<b>R</b>	<p><b>YES</b></p> <p>Certain ethnic groups may also have specific requirements that need to be addressed in the borough. For example larger family groups may choose to live in the same household so larger houses with gardens are sought.</p> <p>The employment policies of the DMD aim to improve residents' access to employment opportunities, however the types of jobs created in the borough may also affect different ethnic groups. If English is not the first language of some residents this will impact on the type of jobs they are eligible for.</p>
<b>D</b>	<p><b>YES</b></p> <p>There are a higher proportion of disabled people and residents with long-term illnesses in parts of the borough. The type of new housing provided will need to account for this and ensure that wheelchair accessible homes are provided with easy access to car parking spaces. The affordability of new housing also needs to be considered for disabled people as the earning potential of some residents may be reduced if they are unable to work due to their disability.</p> <p>The DMD contains policies to require the provision of lifetime homes, wheelchair accessible housing and affordable homes.</p>
<b>G</b>	<p><b>YES</b></p> <p>Some women, particularly those from certain ethnic groups, may feel unsafe walking around some parts of the borough, especially at night. The DMD policies will collectively address these issues by improving the design of new developments to increase surveillance and encourage more people to walk around in the area at night. This can be achieved by creating a community focal point and encouraging more evening activity such as cafes and restaurants.</p>
<b>A</b>	<p><b>YES</b></p> <p>Current data shows that there are more people in younger and older age groups in the borough and there are a higher number of 16 - 44 year olds. The DMD seeks to provide a mix of housing on a range of sites to meet the needs of different age groups and household types.</p>

	Public transport, pedestrian and cycle routes will also need to be considered as both younger and older people may be less likely to drive. Policies on the design of public realm address these issues. The DMD seeks the provision of new play areas as part of new development.
<b>F</b>	<b>YES</b>  The faith of some people may impact on their housing needs as certain residents may choose to live with extended family members. There is a general need for larger family housing in the borough. Certain faith groups may also require community facilities to meet their needs such as faith premises. DMD policies on the provision of new faith and community facilities address this.
<b>S</b>	<b>YES</b>  Members of the Lesbian, Gay, Bisexual (LGB) community may often feel vulnerable in certain situations, in particular relating to public transport and walking around the borough.  The DMD policies can help to reduce this vulnerability by making areas more pedestrian friendly to walk around, creating community hubs and increasing natural surveillance through design.
<b>T</b>	<b>YES</b>  Members of the transgender community may often feel vulnerable in certain situations, in particular relating to public transport and walking around the area.  The DMD policies can help to reduce this vulnerability by making areas in the borough more pedestrian friendly to walk around, creating community hubs and increasing natural surveillance through design.
<b>M</b>	No disproportionate impact
<b>P</b>	Policies on the protection and provision of community facilities and accessible design will benefit the needs of pregnant women when considering improvements to pedestrian links in the borough.
<b>Q4. If you answered 'no' to any of the groups listed in Q3, please state why?</b>	
N/A	
<b>Q5. How will the proposed change eliminate discrimination, promote equality of opportunity, or promote good relations between groups in the community?</b>	

As part of the Local Plan, the Council has produced a Core Strategy which sets out the long term spatial vision for the borough and the policies required to deliver it over the next 20 years.

The DMD will now provide more detailed policy guidance on a wide range of topics such as employment, housing, and community services. The policies will promote social equity and aim to reduce inequalities between communities of 'place' and 'identity'.

The DMD policies recognise the diversity within the communities in the borough and the need to reduce inequalities that exist and deliver new housing and jobs. The approach is closely linked to Enfield's Sustainable Community Strategy in promoting social inclusion and tackling deprivation.

The cumulative impact of policies will ensure equitable outcomes for all groups in the community through coordinated delivery of social, economic, health educational, physical and environmental infrastructure.

## Section 2 – Consultation and communication

<b>Q6. Please list any recent consultation activity with disadvantaged groups carried out in relation to this proposal</b>	
<b>R</b>	Enfield Racial Equality Council (EREC) Meeting 2.7.12 Enfield Strategic Partnership (ESP) Board 6.3.12 Enfield Voluntary Action Newsletter (EVA) Consultation letters sent to representatives from Black and Ethnic Minority (BME) community Voluntary and Community Sector Strategy Group – 19 <sup>th</sup> & 21 <sup>st</sup> March 2012
<b>D</b>	EVA Newsletter Consultation letters sent to groups representing people with disabilities including Enfield Disability Action (EDA) and One-to-One Enfield One-to-One meeting 24.7.12 Enfield Strategic Partnership (ESP) Board 6.3.12 Voluntary and Community Sector Strategy Group – 19 <sup>th</sup> & 21 <sup>st</sup> March 2012
<b>G</b>	Enfield Strategic Partnership (ESP) Board 6.3.12 EVA Newsletter Consultation/ notification letters sent to individuals and Enfield Women's Centre Enfield Women's Centre newsletter Voluntary and Community Sector Strategy Group – 19 <sup>th</sup> & 21 <sup>st</sup> March 2012
<b>A</b>	Enfield Strategic Partnership (ESP) Board 6.3.12 EVA Newsletter Consultation letters to be sent to groups representing children and young people (including Enfield Children and Young Persons service and Enfield Parents and Children) and older people (including Age Concern Enfield and the Over 50s Forum) Over 50s forum newsletter Over 50s forum event 19.7.12 Voluntary and Community Sector Strategy Group – 19 <sup>th</sup> & 21 <sup>st</sup> March 2012
<b>F</b>	Enfield Strategic Partnership (ESP) Board 6.3.12 EVA Newsletter Consultation letters sent to different faith groups including the Faith Forum Voluntary and Community Sector Strategy Group – 19 <sup>th</sup> & 21 <sup>st</sup> March 2012
<b>S</b>	Enfield Strategic Partnership (ESP) Board 6.3.12 EVA Newsletter

	<p>Consultation letter email/ press release to Enfield Lesbian, Gay, Bisexual &amp; Transgender network  Voluntary and Community Sector Strategy Group – 19<sup>th</sup> &amp; 21<sup>st</sup> March 2012</p>
<b>T</b>	<p>Enfield Strategic Partnership (ESP) Board 6.3.12  EVA Newsletter  Consultation letter email/ press release to Enfield Lesbian, Gay, Bisexual &amp; Transgender network  Voluntary and Community Sector Strategy Group – 19<sup>th</sup> &amp; 21<sup>st</sup> March 2012</p>
<b>M</b>	<p>Enfield Strategic Partnership (ESP) Board 6.3.12  EVA Newsletter  Consultation/ notification letters sent to individuals and Enfield Women's Centre  Enfield Women's Centre newsletter  Voluntary and Community Sector Strategy Group – 19<sup>th</sup> &amp; 21<sup>st</sup> March 2012</p>
<b>P</b>	<p>Enfield Strategic Partnership (ESP) Board 6.3.12  EVA Newsletter  Consultation/ notification letters sent to individuals and Enfield Women's Centre  Enfield Women's Centre newsletter  Voluntary and Community Sector Strategy Group – 19<sup>th</sup> &amp; 21<sup>st</sup> March 2012</p>
<b>Q7. Please state how you have publicised the results of these consultation exercises, and what action you have taken in response</b>	
	<p>The feedback from the consultation events has been accounted for through the preparation of the Proposed Submission version of the DMD. A supporting consultation statement will be published as supporting evidence to the DMD demonstrating the chain of consultation and how it has influenced policy development.</p> <p>These documents will be made available on the Council's website and the libraries. A further round of consultation will be publicised to representative organisations in the community through a variety of media.</p>
<b>R</b>	See above and Consultation Statement
<b>D</b>	See above and Consultation Statement
<b>G</b>	See above and Consultation Statement
<b>A</b>	See above and Consultation Statement
<b>F</b>	See above and Consultation Statement
<b>S</b>	See above and Consultation Statement
<b>T</b>	See above and Consultation Statement
<b>M</b>	See above and Consultation Statement
<b>P</b>	See above and Consultation Statement

### Section 3 – Assessment of impact

#### **Q8. Please describe any other relevant research undertaken to determine any possible impact of the proposed change**

The extensive amount of community engagement work carried out on the draft DMD helped to gauge the potential impact of the policies on different groups and the results of the consultation on the draft plan have supported the content of the

Proposed Submission Draft DMD.

We also prepared a Sustainability Appraisal of the DMD which is a process to assess the potential economic, social and environmental impacts of the policies.

**See Appendix 1 for detailed information on the DMD policies and their potential impact on different equalities groups.**

**Q9. Please list any other evidence you have that the proposed change may have an adverse impact on different disadvantaged groups in the community**

R	See Appendix 1 for detailed information on the DMD policies and their potential impact on different equalities groups.
D	As above
G	As above
A	As above
F	As above
S	As above
T	As above
M	As above
P	As above

**Q10. Could the proposal discriminate, directly or indirectly, and if so, is it justifiable under legislation?**

No

**Q11. Could the proposal have an adverse impact on relations between different groups? If so, please describe**

No

**Q12. How could this proposal affect access to your service by different groups in the community?**

R	<p>A summary of the draft DMD was prepared as an accessible document for all members of the community. The consultation process on the document has made the service area become more accessible to different equality groups.</p> <p><b>See Appendix 1 for detailed information on the DMD policies and their potential impact on different equalities groups.</b></p>
D	As above
G	As above
A	As above
F	As above

<b>S</b>	As above
<b>T</b>	As above
<b>M</b>	As above
<b>P</b>	As above
<b>Q13. How could this proposal affect access to information about your service by different groups in the community?</b>	
<b>R</b>	In terms of consultation on the previous draft DMD, a number of consultation events were held across the borough in a range of communities to ensure residents had an opportunity to participate in the consultation and comment on the draft policies.
<b>D</b>	As above
<b>G</b>	As above
<b>A</b>	As above
<b>F</b>	As above
<b>S</b>	As above
<b>T</b>	As above
<b>M</b>	As above
<b>P</b>	As above

#### **Section 4 – Tackling socio-economic inequality**

**Q14. Will the proposal in any way specifically impact on communities disadvantaged through the following socio-economic factors? Please explain below.** If it does not, please state how you intend to remedy this (if applicable to your service), and include it in the action plan

##### **Communities living in deprived wards/areas**

The DMD policy approach is inclusive of all communities and will have positive impacts in addressing blight and poor environment in parallel with tackling deprivation issues in the deprived areas.

The DMD will support the delivery of the Local Plan documents and will allow comprehensive delivery of new development that meets the needs of the demographic in the deprived areas of the borough.

##### **People not in employment, education or training**

The DMD policies for economy, town centres and shopping recognise that the future economic prosperity and diversity of the borough is vital. By applying a policy approach of safeguarding existing employment land and allowing flexibility of potential opportunity sites for development, it will enable a strong economy to develop that can provide employment opportunities for all sections of the community including all equalities groups.

**People with low academic qualifications**

The community facilities policies of the DMD support the Council's Core Policy and emerging Area Action Plans in delivering a range of identified educational needs of children and young people. The policies will positively impact the lives of children and young people and those on low incomes.

Improvements in educational infrastructure, creating a positive learning environment and improving the overall quality of life in the borough will help achieve higher educational attainment levels.

**People living in social housing**

The DMD supports Core Strategy policy and seeks to secure the provision of additional social rented and affordable rent housing.

The policy confirms the borough-wide affordable housing target of 40% and the need to the need to provide an appropriate mix of tenures to meet local housing need and reflect a borough-wide target of 70% social rent and Affordable Rent; and 30% intermediate.

**Lone parents**

The DMD policies are inclusive of all groups in the borough. The cumulative impact of policies on lone parent families will be positive with the potential delivery of improvements to a range of social infrastructure.

**People on low incomes**

The cumulative impact of the DMD policies will ensure equitable outcomes for people on low incomes in the community through coordinated delivery of social, economic, educational, physical and environmental infrastructure.

The overall Enfield Local Plan recognises the diversity within the communities in the borough and the need to reduce inequalities that exist and deliver new housing and jobs. The approach is closely linked to Enfield's Sustainable Community Strategy in promoting social inclusion and tackling deprivation.

**People in poor health**

The community facilities policies of the DMD seek to ensure that there is adequate healthcare provision appropriate to the need and location and will have a positive impact on all equality groups in the area, particularly the elderly and disabled groups who require good access to primary care services.

**Any other socio-economic factor**

No

**Section 5 – Impact on staff****Q15. How have you consulted, or otherwise engaged with, all relevant staff about this proposal (including any staff on sickness or maternity leave)?**

Not Applicable

**Q.16 If your proposal involves a staff restructuring, how have you discussed this with relevant trade unions?**

Not Applicable

**Q17. Does job matching of existing staff against the new proposed staff structure, following any assimilation process, indicate that any particular groups of staff are adversely affected more than others?**

R	NO
D	NO
G	NO
A	NO
F	NO
S	NO
T	NO
M	NO
P	NO

**Q.18 Are there any proposed changes to working hours, work locations or duties likely to have a negative impact on particular groups of staff?**

R	NO
D	NO
G	NO
A	NO
F	NO
S	NO
T	NO
M	NO
P	NO

**Section 6 - Miscellaneous**

**Q19. Do you plan to publicise the results of this assessment? Please describe how you plan to do this**

The results of this assessment will be published alongside the DMD and made available on the Council's website.

**Q20. How and when will you monitor and review the effects of this proposal?**

The implementation and success of DMD policies will be monitored through the Local Plan Monitoring process.

## Action plan template for proposed changes to service, policy

Proposed change to, or new, service, policy: **Proposed Submission Development Management Document, February 2013**

Team: **Strategic Planning and Design**

Department: **Regeneration, Leisure and Culture (RLC)**

Service manager: **Joanne Woodward**

<b>Issue</b>	<b>Action required</b>	<b>Lead officer</b>	<b>Timescale</b>	<b>Costs</b>	<b>Comments</b>
Council approval – six-week statutory consultation	Following approval of this version of the DMD further consultation will be undertaken	Natalie Broughton–Team Leader - Planning Policy	May/June 2013	Local Plan Budget	Need to ensure consultation is inclusive
Monitoring the application of individual policies and assessing the impacts	The success of policy application will be monitored through the Local Plan Monitoring process.	Natalie Broughton–Team Leader - Planning Policy	Following the adoption process -2013/14	Local Plan Budget	

APPROVAL BY THE RELEVANT ASSISTANT DIRECTOR - NAME.....SIGNATURE.....

**Are groups affected because of:**  
**(Key: Yes or No and +/- impact and O = Neutral)**

**Appendix 1: Assessment of Development Management Document Policies**

<b>Chapter 2: Housing</b>										
<b>DMD 1</b>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
<p><b>Affordable Housing on Sites Capable of Providing 10 units or more</b></p> <p>Development should provide the maximum amount of affordable housing having regard to:</p> <p>a. the borough-wide affordable housing target of 40%; and  b. the need to provide an appropriate mix of tenures to meet local housing need and reflect a borough wide target of 70% social rent and Affordable Rent; and 30% intermediate.</p> <p>Any negotiations on an appropriate tenure mix will take into account the specific nature of the site; development viability; the need to achieve more mixed and balanced communities; particular priority to secure affordable family homes at rental levels which meet both local and strategic needs; available funding resources; and evidence on housing need.</p> <p>Mixed tenure residential development proposals must be designed to be 'tenure blind', so that the scheme as a whole is well integrated, cohesive and complementary. Tenure should be spread throughout the development to prevent concentrations or clear distinctions.</p> <p><i>This policy should be read in conjunction with Core Strategy policy 3.</i></p>	<b>Y+</b>	<b>Y+</b>	<b>O</b>	<b>Y+</b>	<b>Y+</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<p>The policy approach of 40% seeks to secure housing provision for all equality groups; in particular the policy is most relevant to households on low incomes and vulnerable groups such as the elderly, those with disabilities and BME groups.</p> <p>The policy clarifies the position with regard to the borough-wide targets for tenure mix set out in the Core Strategy following the introduction of Affordable Rent Tenure and recognises those in the community that are on low income that will be particularly affected by the current proposed welfare reform proposals.</p>
<b>DMD 2</b>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
<p><b>Affordable Housing for Development of Less than 10 units</b></p> <p>A financial contribution to deliver off-site affordable housing will be required for all developments of less than ten units involving a net gain in residential units based on a 20% target set out in the Core Strategy.</p> <p><i>This policy should be read in conjunction with Core Strategy policy 3.</i></p>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<p>An off-site financial contribution to secure affordable housing will assist in provision for all equality groups. The policy provides further clarification on an existing policy (Core Strategy) so there is no future impact.</p>

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
<p><b>DMD 3</b></p> <p><b>Providing a Mix of Different Sized Homes</b></p> <p>A mix of different sized homes should be provided in line with the targets in Core Strategy Policy 5. Affordable Rent should meet the targets set for social rented units.</p> <p>Development on sites capable of accommodating 10 or more dwellings, in particular, should meet the targets. Development of less than 10 units should contribute towards meeting these targets by providing a mix of different sizes homes, including family sized accommodation.</p> <p>Developers will be expected to take a design led approach to maximising the provision of family units (3 bed +), and Design and Access Statements must demonstrate that proposals have assessed whether family units can be designed into the scheme.</p> <p><i>This policy should be read in conjunction with Core Strategy policy 5.</i></p>	<b>Y+</b>	<b>Y+</b>	<b>Y+</b>	<b>O</b>	<b>Y+</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<p>The policy approach seeks to address the housing needs of all groups and communities. It is an inclusive policy that seeks to match new housing with existing and projected household profiling.</p> <p>The policy will ensure that development contributes towards delivering Core Strategy mix of different sized homes and takes account into account the introduction of Affordable Rent Tenure.</p>
<p><b>DMD 4</b></p> <p><b>Loss of Existing Residential Units</b></p> <p><b>1) Residential uses</b></p> <p>Development involving the loss of existing residential units, particularly family homes, that can still be used, with or without adaptation, will only be permitted if:</p> <p>a. There is no net loss of residential floorspace as a result of the redevelopment; or</p> <p>b. It is to provide a community facility, where a specific need has been identified, and no alternative locations are available; or</p> <p>c. It can be clearly demonstrated that continuing residential use is not satisfactory when assessed in the light of the following:</p> <ul style="list-style-type: none"> <li>• The environment of the area including adjoining land uses; and</li> <li>• The standard of accommodation, its amenities and access arrangements.</li> </ul> <p><b>2) Affordable housing</b></p> <p>Development involving the net loss of affordable housing and of social rented accommodation in particular will be refused unless the net loss arises from the managed replacement of housing, planned through estate renewal programmes or adopted masterplans/regeneration strategies, and the</p>	<b>Y+</b>	<b>Y+</b>	<b>Y+</b>	<b>O</b>	<b>Y+</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<p>The policy approach seeks to protect existing housing stock including affordable housing in the borough and sets out clear guidelines as to what will be acceptable.</p> <p>The policy aims to support managed programmes of housing investment which target issues of housing quality.</p> <p>The policy is inclusive of all equality groups in the borough.</p>



**Are groups affected because of:**  
**(Key: Yes or No and +/- impact and O = Neutral)**

<p>a. The scale and form of development is appropriate to the existing pattern of development or setting, having regard to the character typologies;</p> <p>b. The development delivers a housing output having regard to policies on housing mix;</p> <p>c. A high quality of design and standard of accommodation is achieved, in line with policies in the London Plan, DMD 8 'General Standards for New Residential Development' and other design policies in the DMD;</p> <p>d. The density of development has appropriately considered existing or planned transport capacity;</p> <p>e. The density of development takes into account the existing and planned provision of local facilities such as shops, public and private open space, and community, leisure and play;</p> <p>Development exceeding the London Plan density ranges may be appropriate in the case of developments in the Council's regeneration areas where this can be justified through the development of a masterplan/planning brief where there are opportunities to comprehensively consider and address the issues.</p> <p><i>This policy should be read in conjunction with Core Strategy policy 5</i></p>										
<p><b>DMD 7</b></p> <p><b>Development of Garden Land</b></p> <p>The Council seeks to protect and enhance the positive contribution gardens make to the character of the Borough. Development on garden land will only be permitted if all of the following criteria are met:</p> <p>a. The development does not harm the character of the area;</p> <p>b. Increased density is appropriate taking into account the site context in terms of its location, accessibility and the provision of local infrastructure;</p> <p>c. The original plot is of a sufficient size to allow for additional dwellings which meet the standards in DMD 8 'General Standards for New Residential Development', (and other design policies);</p> <p>d. The individual plot sizes, orientation and layout created are appropriate to, and would not adversely impact on the residential amenity within the development, or the existing pattern of development in that locality;</p> <p>e. An adequate amount of garden space is retained within both of the individual plots in accordance with the minimum amenity space standards (DMD 9 'Amenity Space'), and the role of each space is enhanced to contribute towards other plan objectives such as biodiversity; green corridors and networks; flood risk; climate change; local context and character; and play space; and</p> <p>f. The proposals would provide appropriate access to the public highway;</p> <p><i>This policy should be read in conjunction with Core Strategy</i></p>	<p><b>Race</b></p> <p style="text-align: center;">O</p>	<p><b>Disability</b></p> <p style="text-align: center;">O</p>	<p><b>Gender</b></p> <p style="text-align: center;">O</p>	<p><b>Age</b></p> <p style="text-align: center;">O</p>	<p><b>Faith</b></p> <p style="text-align: center;">O</p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;">O</p>	<p><b>Transgender</b></p> <p style="text-align: center;">O</p>	<p><b>Marriage</b></p> <p style="text-align: center;">O</p>	<p><b>Pregnancy</b></p> <p style="text-align: center;">O</p>	<p><b>Analysis</b></p> <p>The policy seeks to protect and enhance the positive contribution gardens make to the character of the borough.</p> <p>The majority of Enfield's residential areas are based on a form of a perimeter block, where the fronts of buildings face directly on to the street and the backs are at the back enclosing gardens. The policy seeks to maintain this pattern of development.</p> <p>No disproportionate impact</p>

**Are groups affected because of:**  
**(Key: Yes or No and +/- impact and O = Neutral)**

<i>policies 2 and 4.</i>										
<p><b>DMD 8</b></p> <p><b>General Standards for New Residential Development</b></p> <p>1) New residential development will only be permitted if all of the following relevant criteria are met. All development must:</p> <p>a. Be appropriately located, taking into account the nature of the surrounding area and land uses, access to local amenities, and any proposed mitigation measures;</p> <p>b. Be of an appropriate scale, bulk and massing;</p> <p>c. Preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance;</p> <p>d. Meet or exceed minimum space standards in the London Plan and London Housing Design Guide;</p> <p>e. Provide a well-designed, flexible and functional layout, with adequately sized rooms in accordance with the London Housing Design Guide;</p> <p>f. Meet Lifetime Homes Standards and, in line with local and Mayoral guidance relating to accessible housing, 10% of all units (of different sized homes) should be wheelchair accessible or easily adapted for wheelchair users and the building as a whole should be designed to be accessible for wheelchair users;</p> <p>g. Provide high quality amenity space as part of the development in line with DMD 9 'Amenity Space';</p> <p>h. Provide adequate access, parking and refuse storage which do not, by reason of design or form, adversely affect the quality of the street scene;</p> <p>i. Ensure that hardstandings do not dominate the appearance of the street frontages or cause harm to the character or appearance of the property or street, and are permeable in line with DMD policies on Flood Risk;</p> <p>j. Ensure that boundary treatments do not dominate or cause harm to the character or appearance of the property or street and maintain visibility splays. In the case of front boundary treatments, the height should not normally exceed 1m;</p> <p><i>This policy should be read in conjunction with Core Strategy policies 4 and 30.</i></p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
	O	Y+	O	Y+	O	O	O	O	Y+	<p>The policy approach seeks to ensure that development is of high quality, sustainable, has regard for and enhance local character, can meet existing and future needs of residents, and protects residential amenity for neighbouring residents.</p> <p>The policy requires the provision of wheelchair accessible homes (including specific wide dimensions for new doorways) and life time homes which provide benefits to those with disabilities, older people and families with young children.</p>
<p><b>DMD 9</b></p> <p><b>Amenity Space</b></p> <p>1) New development must provide good quality private amenity space that meets or exceeds the following minimum standards.(Refer to Table 2.1 of the DMD)</p> <p>2) In addition to the standards for private amenity space set</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
	O	O	O	Y+	O	O	O	O	O	<p>This policy approach is inclusive of all equality groups and sets parameters amenity space.</p> <p>Amenity space associated with housing provides opportunities for play, sport, biodiversity, socialising, to engage in interests such as gardening and food production. Access to multi-</p>

**Are groups affected because of:  
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<p>out above, flats must provide communal amenity space which:</p> <p>a. Provides a functional area of amenity space having regard to the housing mix/types to be provided by the development;</p> <p>b. Is overlooked by surrounding development;</p> <p>c. Is accessible to wheelchair users and other disabled people;</p> <p>d. Has suitable management arrangements in place.</p> <p><i>This policy links to Core Strategy policy 4.</i></p>										<p>functional amenity space can enhance the 'liveability' and enjoyment of people's homes.</p> <p>A large amount of amenity space is required for family sized homes, ensuring that this has a positive impact on children and young people.</p>
<p><b>DMD 10</b></p> <p><b>Distancing</b></p> <p>1. New development should maintain the following distances between buildings, unless it can be demonstrated that the proposed development would not result in housing with inadequate daylight/sunlight or privacy for the proposed or surrounding development. (Refer to Table 2.2 of the DMD)</p> <p>2. Side windows will not be permitted unless it can be demonstrated that they are necessary to achieve positive surveillance (such as the overlooking of side alleys, streets), and do not result in an adverse degree overlooking and loss of privacy. Consideration may be given to the use of high level windows or obscured glazing, obscure view/angled windows, use of level changes, staggered windows.</p> <p><i>This policy should be read in conjunction with Core Strategy policy 4.</i></p>	<p><b>Race</b></p> <p align="center"><b>O</b></p>	<p><b>Disability</b></p> <p align="center"><b>O</b></p>	<p><b>Gender</b></p> <p align="center"><b>O</b></p>	<p><b>Age</b></p> <p align="center"><b>O</b></p>	<p><b>Faith</b></p> <p align="center"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p align="center"><b>O</b></p>	<p><b>Transgender</b></p> <p align="center"><b>O</b></p>	<p><b>Marriage</b></p> <p align="center"><b>O</b></p>	<p><b>Pregnancy</b></p> <p align="center"><b>O</b></p>	<p><b>Analysis</b></p> <p>This policy approach seeks to protect the residential amenity of all communities in the borough.</p> <p>Distancing between developments serves a number of purposes: it helps to maintain a sense of privacy, it is also key to avoiding overshadowing and ensuring adequate amounts of sunlight are available for new and existing developments. The spacing between development at the rear offers the space for amenity uses. It is therefore important that an appropriate distance is achieved and maintained as a result of development of new residential units and extensions.</p>
<p><b>DMD 11</b></p> <p><b>Rear Extensions</b></p> <p>1. Proposed extensions will only be permitted if:</p> <p>a. There is no impact the amenities of the original building and its neighbouring properties;</p> <p>b. Adequate amenity space and the maintenance of satisfactory access to existing garages or garage/parking space is retained; and</p> <p>c. There is no adverse visual impact.</p> <p>2. Single storey extensions must:</p>	<p><b>Race</b></p> <p align="center"><b>Y+</b></p>	<p><b>Disability</b></p> <p align="center"><b>Y+</b></p>	<p><b>Gender</b></p> <p align="center"><b>Y+</b></p>	<p><b>Age</b></p> <p align="center"><b>Y+</b></p>	<p><b>Faith</b></p> <p align="center"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p align="center"><b>O</b></p>	<p><b>Transgender</b></p> <p align="center"><b>O</b></p>	<p><b>Marriage</b></p> <p align="center"><b>O</b></p>	<p><b>Pregnancy</b></p> <p align="center"><b>O</b></p>	<p><b>Analysis</b></p> <p>The policy approach recognises extensions to residential properties can be an efficient and, in difficult housing markets, more affordable and practical way of adapting to household changes. This could be particularly beneficial for households adapting to change because of physical disabilities, large or growing family.</p> <p>However, extensions may disrupt the established pattern and form of development and therefore may have impacts on residential amenity that needs to be protected through these parameters.</p>





**Are groups affected because of:**  
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<p>specialist forms of housing will only be permitted if:</p> <p>a. It is no longer required to address that specialist housing need, both including its use and tenure, or b. The floorspace is satisfactorily re-provided to an equivalent or better standard.</p> <p>2) Development proposals for new specialist forms of housing would only be permitted if all of the following criteria are met:</p> <p>a. The development would meet an identified borough need for that form of specialist housing having regard to evidence of need in the Council's Market Statement or the needs assessment of a recognised public health care body; b. The property is suitable for such a use and would not result in an over intensive use of the site; c. That residential amenity is preserved in accordance with the relevant criteria in policy DMD 8 'General Standards for New Residential Development'; d. It would not result in an excessive number or concentration of similar uses in a locality which would be detrimental to residential character or amenity; e. The development is adaptable, well designed, of a high quality, accessible (internally and externally), meets the needs of the specific client groups it serves and their carers but is flexible in case these change. Developments must have regard 'General Standards for new development', other design considerations and local guidance. The Council will work with partners to ensure the facilities provide an adequate form of accommodation; and f. The development is well located so that it is easily accessible to existing local community facilities, infrastructure and services, such as public transport, health services, retail centres, recreation and leisure opportunities.</p> <p><i>This policy should be read in conjunction with Core Strategy policy 6.</i></p>										<p>residential care homes.</p> <p>The Council recognises specialist housing accommodation and associated care/support plays a key role in supporting and enhancing the quality of life of a large number of individuals and their families. Where existing specialist housing provision helps to fulfil a local need for that type of housing it needs to be maintained. This will help to maintain these essential services and ensure that we do not undermine this element of housing supply.</p> <p>The Council are developing a commissioning strategy for the development of accommodation, support and care services for vulnerable adults. This strategy will be underpinned by the principles of, and will help to manage the local implications of the Personalisation agenda.</p> <p>The policy will have positive impacts for older people and people with physical and learning difficulties.</p>
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**Chapter 3: Community Facilities**

<b>DMD 16</b>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
<p><b>Provision of New Community Facilities</b></p> <p>New community facilities will be supported borough-wide and will be required as part of development within the strategic growth areas, to ensure the creation of prosperous, sustainable communities. Planning permission will be granted provided the proposed development:</p> <p>a. Is demonstrated to have a community need; b. Makes an efficient and effective use of land and buildings, and where appropriate, provides opportunities for co-location, flexible spaces and multi-use; c. Is easily accessible to the community it is intended to serve by walking, cycling and public transport to reduce dependence</p>	<b>Y+</b>	<b>Y+</b>	<b>Y+</b>	<b>Y+</b>	<b>Y+</b>	<b>Y+</b>	<b>Y+</b>	<b>Y+</b>	<b>Y+</b>	<p>The policy approach is inclusive of all equality groups in the borough and recognises to achieve the Council's commitment to make Enfield a healthy, prosperous and cohesive community there must be accessible local services that meet community needs and support well-being.</p> <p>The Council will plan positively for the provision and integration of community facilities to enhance the sustainability of communities, recognising the importance of community facilities to the success of new developments in strategic growth areas.</p>

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<p>upon private car transport; d. Is designed to provide access for physically impaired users, in accordance with DMD 37 'Achieving High Quality and Design-Led Development'; e. Does not harm the amenities of neighbouring and nearby properties; f. Does not have a negative impact on the area in terms of the potential traffic generated. Development should be located in local centres and town centres or edge of centres where appropriate, depending on the scale of development, in accordance with DMD 25 'Locations for New Retail, Leisure and Office Development'.</p> <p>This policy should be read in conjunction with Core Strategy policies 7, 8 and 11.</p>											<p>Community facilities may be provided to meet needs of different communities of place, interest and identity and will positively impact all equalities groups.</p>
<p><b>DMD 17</b></p> <p><b>Protection of Community Facilities</b></p> <p>The Council will protect existing community facilities in the borough. Proposals involving the loss of community facilities will not be permitted unless:</p> <p>a. A suitable replacement facility is provided to cater for the local community that maintains the same level of public provision and accessibility; or b. Evidence is submitted to demonstrate that there is no demand for the existing use or any alternative community use.</p> <p>This policy should be read in conjunction with Core Strategy policies 7, 11 and 34.</p>	<p><b>Race</b></p> <p><b>Y+</b></p>	<p><b>Disability</b></p> <p><b>Y+</b></p>	<p><b>Gender</b></p> <p><b>Y+</b></p>	<p><b>Age</b></p> <p><b>Y+</b></p>	<p><b>Faith</b></p> <p><b>Y+</b></p>	<p><b>Sexual Orientation</b></p> <p><b>Y+</b></p>	<p><b>Transgender</b></p> <p><b>Y+</b></p>	<p><b>Marriage</b></p> <p><b>Y+</b></p>	<p><b>Pregnancy</b></p> <p><b>Y+</b></p>	<p><b>Analysis</b></p> <p>The policy approach is inclusive of equality groups and recognises there are a limited number of suitably located sites that can accommodate community uses in the borough, and consequently existing social and community facilities should be protected.</p> <p>The demand for a social and community facility may change over time as the nature and needs of a local community change. However, community facilities should be safeguarded against the unnecessary loss of facilities and services, particularly where this would reduce the community's ability to meet its day to day needs.</p> <p>See DMD 16</p>	
<p><b>DMD 18</b></p> <p><b>Early Years Provision</b></p> <p>Early years facilities will be encouraged to co-locate with other community uses and use existing community facilities. Proposals involving a change from residential use will only be accepted where it can be demonstrated that there are no suitable community facilities available, subject to the following:</p> <p>a. New early years facilities within existing terraced or flatted</p>	<p><b>Race</b></p> <p><b>O</b></p>	<p><b>Disability</b></p> <p><b>O</b></p>	<p><b>Gender</b></p> <p><b>Y+</b></p>	<p><b>Age</b></p> <p><b>Y+</b></p>	<p><b>Faith</b></p> <p><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p><b>O</b></p>	<p><b>Transgender</b></p> <p><b>O</b></p>	<p><b>Marriage</b></p> <p><b>O</b></p>	<p><b>Pregnancy</b></p> <p><b>O</b></p>	<p><b>Analysis</b></p> <p>The policy approach recognises that a day nursery provides day care and education for pre-school age children. This includes early years provision such as crèches, playgroups, playschools and work place crèches. Nurseries are often provided in community and church halls. Nurseries are increasingly run on a commercial basis, often through the conversion and expansion of existing</p>	

**Are groups affected because of:  
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<p>developments will not generally be permitted as the proposal is likely to result in noise and disturbance to a residential area from traffic movements and on street parking.</p> <p>b. New early years facilities within detached houses with sufficient garden and curtilage for off street parking will be permitted subject to it being demonstrated that noise and disturbance is limited, and access, parking and servicing managed as appropriate.</p> <p>c. New early years facilities within semi detached houses may be acceptable if they are modest in scale, are confined to the ground floor and have limited impact on the amenity of the adjoining property.</p> <p>d. Proposals for new early years facilities which are incorporated into new build residential development may be acceptable, subject to the configuration of the development and incorporation of appropriate sound insulation.</p>										<p>residential properties.</p> <p>Day nurseries will bring benefits to the community by reducing barriers to work for parents and carers and will provide an environment conducive to the development of the children who attend.</p> <p>This policy would have particular benefits to children and women.</p>
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<b>Chapter 4: Enfield's Economy</b>										
<b>DMD 19</b>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
<p><b>Strategic Industrial Locations</b></p> <p><b>1. Preferred Industrial Location (PIL)</b></p> <p>a. Only proposals involving general industrial, light industrial, storage and distribution, waste management, recycling, some transport related functions, utilities and other industrial related activities, including green industries and management of waste, will be permitted within Preferred Industrial Locations (PIL). Proposals involving the loss of industrial capacity will be refused.</p> <p><b>2. Great Cambridge Road</b></p> <p>a. Proposals for industrial activities that require a better quality surrounding, including research and development, light industrial and small scale distribution, will be permitted within the Great Cambridge Road Industrial Business Park (IBP).</p> <p>b. A change of use from industrial uses in the Great Cambridge Road Industrial Business Park will be refused, unless all of the following criteria are met:</p> <ul style="list-style-type: none"> <li>The proposed use would not compromise: the function and operation of the industrial area as a whole, the operating conditions of the other remaining industrial uses, or the potential future use of neighbouring sites for appropriate industrial uses;</li> <li>The proposed use does not have a significant adverse impact on surrounding residents in terms of pollution, noise and traffic;</li> <li>There is no significant net loss of industrial capacity;</li> <li>The proposed use generates significant additional employment;</li> <li>The proposed development makes a significant contribution to the public realm.</li> </ul>	O	O	O	O	O	O	O	O	O	<p>The policy recognises Strategic Industrial Locations (SIL) in the borough and the need to safeguard such land uses for future economic prosperity. A strong economy will provide employment opportunities for all sections of the population including all equalities groups.</p> <p>No disproportionate impact.</p>

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<p>c. Other employment generating uses such as car show rooms, hotel and conferencing facilities may be permitted on the main road frontages and gateways of the Great Cambridge Road IBP, provided that there is no adverse impact to highway safety and the proposed use does not prejudice the efficient and effective operation of the industrial area. Car showrooms will only be permitted provided there is an associated vehicle servicing/repair activity in conjunction with the showroom.</p> <p><i>This policy should be read in conjunction with Core Strategy policies 13 and 14.</i></p>										
<p><b>DMD 20</b></p> <p><b>Locally Significant Industrial Sites</b></p> <p>1. Proposals involving the loss of industrial uses within LSIS will be refused, unless it can be demonstrated that the development site is no longer suitable and viable for its existing or alternative industrial use in the short, medium and long term.</p> <p>2. Where the above can be demonstrated, a change of use involving a loss of industrial uses will only be acceptable if all of the following criteria are met:</p> <p>a. The proposed use would not compromise the primary function of the LSIS, the operating conditions of other remaining industrial uses or the potential future use of neighbouring sites for industrial uses;</p> <p>b. The development provides for a mix of uses including a significant element of business/ industrial uses or other employment generating uses; and</p> <p>c. The proposed use is well designed and compatible to its surroundings.</p> <p>3. In exceptional circumstances, where a significant element of business/ industrial uses or other employment generating uses cannot be provided within the development, applications for the loss of industrial land will be acceptable, provided there is appropriate mitigation in accordance with the Council's S106 Supplementary Planning Document.</p> <p>4. Where redevelopment of industrial land or premises is accepted, particular consideration will be given towards ensuring the future viability of individual businesses that might be displaced. The onus is on the developer to find alternative accommodation for any displaced businesses.</p> <p><i>This policy should be read in conjunction with Core Strategy policies 13 and 15.</i></p>	<p><b>Race</b></p> <p style="text-align: center;">O</p>	<p><b>Disability</b></p> <p style="text-align: center;">O</p>	<p><b>Gender</b></p> <p style="text-align: center;">O</p>	<p><b>Age</b></p> <p style="text-align: center;">O</p>	<p><b>Faith</b></p> <p style="text-align: center;">O</p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;">O</p>	<p><b>Transgender</b></p> <p style="text-align: center;">O</p>	<p><b>Marriage</b></p> <p style="text-align: center;">O</p>	<p><b>Pregnancy</b></p> <p style="text-align: center;">O</p>	<p><b>Analysis</b></p> <p>The policy recognises Locally Significant Industrial Sites (LSIS) in the borough and the need to safeguard such land uses for future economic prosperity.</p> <p>Outside of the SIL hierarchy a number of smaller but locally significant sites often located within residential areas or in proximity to town centres are identified as Locally Significant Industrial Sites (LSIS). The Council recognises that LSIS fulfil an important role providing local employment and business opportunities.</p> <p>No disproportionate impact.</p>

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
<p><b>DMD 21</b></p> <p><b>Complementary and Supporting Uses within SIL and LSIS</b></p> <p><b>1. Services</b> Small scale walk-to services such as a workplace crèche or café which meet the essential day to day needs of the industrial occupiers will generally be permitted, provided that the proposed use is necessary to support industrial activity and it would not adversely affect the industrial status or operation of the area.</p> <p><b>2. Direct Sales or Trade Counters</b> Proposals involving an element of direct sales will generally be accepted, provided that all of the following criteria are met:</p> <p>a. The retail element does not become the dominant use and is no more than 10% of the overall floorspace of the unit; and b. The retail element is on the ground floor.</p> <p><i>This policy should be read in conjunction with Core Strategy policies 13, 14 and 15.</i></p>	O	O	O	O	O	O	O	O	O	<p>The Council recognises that uses which assist in the functioning of the industrial area such as a small scale shop/ cafe/ creche aimed at serving the needs of the workers are considered to be appropriate with industrial areas and provide further employment opportunities and support for all groups in the borough.</p> <p>No disproportionate impact</p>
<p><b>DMD 22</b></p> <p><b>Loss of Employment Outside of Designated Areas</b></p> <p><b>1. Preventing the loss of employment</b> Proposals involving a change of use that would result in a loss or reduction of employment outside of Strategic Industrial Locations (SIL) or Locally Significant Industrial Site (LSIS) will be refused, unless it can be demonstrated that the site is no longer suitable and viable for its continued use. Where the above can be demonstrated, a change of use will be permitted, provided that all of the following criteria can be met:</p> <p>a. The proposed use would not compromise the operating conditions for other employment uses or the potential future use of neighbouring sites for employment uses; b. Mitigation for the loss of employment uses is provided in accordance with the Council's S106 Supplementary Planning Document.</p> <p>Proposals involving the change of use that would result in a loss or reduction of office floorspace within Enfield Town and Southgate town centres will be resisted unless it can be demonstrated that the site is no longer suitable and viable for its continued office use.</p> <p>Where the above can be demonstrated, a change of use will be permitted, provided:</p> <p>a. The proposed use is appropriate for a town centre location and provides employment opportunities; or b. Appropriate mitigation for the loss of employment in accordance with the Council's S106 Supplementary Planning</p>	O	O	O	O	O	O	O	O	O	<p>The policy recognises industrial sites outside of designated areas contribute to the borough's industrial capacity and provide an important source of employment.</p> <p>No disproportionate impact.</p>

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<p>Document.</p> <p><i>This policy should be read in conjunction with Core Strategy policies 13, 14, 15 and 19.</i></p>										
<p><b>DMD 23</b></p> <p><b>New Employment Development</b></p> <p><b>1. Industrial development within SIL and LSIS</b></p> <p>New industrial development will be permitted provided the following criteria are met:</p> <p>a. There is no adverse impact as a result of noise and disturbance, access, parking and servicing in the area;  b. The accommodation provided is flexible and suitable to meet future needs and requirements of local businesses and small firms, where appropriate;  c. The scale, bulk and appearance of the development is compatible with the character of its surroundings;  d. On-site servicing and space for waiting goods vehicles is provided to an adequate standard.</p> <p>Proposals for industrial development within SIL and/ or LSIS will be expected to contribute to, where appropriate, environmental and traffic improvement schemes for that industrial location.</p> <p><b>2. Industrial Development Outside Designated Industrial Areas</b></p> <p>Proposals for new industrial/ warehousing and related development will be directed to the borough's Preferred Industrial Locations (PIL), Industrial Business Parks (IBP), and Locally Significant Industrial Sites (LSIS). Proposals outside these locations will be assessed against all of the following criteria:</p> <p>a. The use should be compatible with the existing uses in the surrounding area and there should be no adverse impact on the surrounding areas;  b. There should be no adverse impact on the capacity of the local road network;  c. The development should provide adequate on-site parking and servicing for its intended use, including space for waiting goods vehicles.</p> <p><i>This policy should be read in conjunction with Core Strategy policies 13, 14, 15 and 19.</i></p>	<p><b>Race</b></p> <p align="center"><b>O</b></p>	<p><b>Disability</b></p> <p align="center"><b>O</b></p>	<p><b>Gender</b></p> <p align="center"><b>O</b></p>	<p><b>Age</b></p> <p align="center"><b>O</b></p>	<p><b>Faith</b></p> <p align="center"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p align="center"><b>O</b></p>	<p><b>Transgender</b></p> <p align="center"><b>O</b></p>	<p><b>Marriage</b></p> <p align="center"><b>O</b></p>	<p><b>Pregnancy</b></p> <p align="center"><b>O</b></p>	<p><b>Analysis</b></p> <p>The policy approach recognises that a strong economy provides employment opportunities for all sections of the population including all equalities groups.</p> <p>The borough needs to continue to redevelop and renew existing industrial locations across the borough to meet the demands of business.</p> <p>No disproportionate impact.</p>
<p><b>DMD 24</b></p> <p><b>Small Businesses</b></p>	<p><b>Race</b></p>	<p><b>Disability</b></p>	<p><b>Gender</b></p>	<p><b>Age</b></p>	<p><b>Faith</b></p>	<p><b>Sexual Orientation</b></p>	<p><b>Transgender</b></p>	<p><b>Marriage</b></p>	<p><b>Pregnancy</b></p>	<p><b>Analysis</b></p> <p>The policy approach recognises that Enfield's economy is likely to become more diversified and</p>

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<p>Proposals involving the loss of units of less than 50 sqm suitable for start-ups and small businesses will be refused.</p> <p>The provision of small business units will be sought as part of proposals for the redevelopment of an existing employment-generating site and as part of mixed use schemes, in appropriate locations.</p> <p>Subject to the above, proposals for small business premises will be considered favourably and will be permitted provided that all of the criteria set out in DMD 23 'New Employment Development' are met.</p> <p><i>This policy should be read in conjunction with Core Strategy policies 13, 14 and 15.</i></p>	<b>Y+</b>	<b>O</b>	<b>Y+</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<p>continued support for the development of start-up and small businesses is important in sustaining economic growth.</p> <p>Maintaining and promoting diversity is also important in respect of avoiding over-reliance on any one sector. This policy is considered sufficiently flexible to accommodate structural and market changes in the economy, whilst seeking to retain and expand diverse employment opportunities for local people including all equalities groups.</p> <p>This policy would have particular benefits to certain ethnic groups and women who are under represented in SME's.</p>
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**Chapter 5: Town Centres and Shopping**

<b>DMD 25</b>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
<p><b>Locations for New Retail, Leisure and Office Development</b></p> <p><b>1. Main and bulk convenience, comparison shopping and major leisure and office development</b></p> <p>a. New development will permitted within Enfield Town and the borough's four district centres.</p> <p>b. If no sites are suitable or available within the town centres listed in part a. of this policy, then retail development at edge of centre locations that are well connected to and up to 300 metres from the primary shopping area will be permitted.</p> <p>c. New development within the boundary of the Council's existing retail parks of Enfield retail park, De Manderville Gate, Ravenside and Angel Road (as defined in the Core Strategy and on the Policies Map) will only be permitted if the applicant can demonstrate to the Council's satisfaction that a sequential test has been applied which shows no suitable sites available within or on the edge of the town centres. Furthermore, a retail impact assessment should demonstrate that the development is not likely to have a negative impact to the viability and vitality of Enfield's centres or planned investment in centres and that the development increases the overall sustainability and accessibility of the retail park in question.</p> <p>d. Proposals for leisure development in Picketts Lock will be permitted if a sequential test has been applied to demonstrate the location is the most appropriate for the proposed use.</p>	<b>O</b>	<b>Y+</b>	<b>O</b>	<b>Y+</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<p>Strengthening the role of the town centres will tackle social exclusion to some degree by providing new homes, new jobs, services and improvements to transport and the public realm. In particular it will benefit those who do not have access to a car or are less independently mobile, for example the elderly, young and disabled.</p> <p>All sections of the community will benefit from this policy approach.</p>

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<p>e. Development outside of the locations set out in parts a - d of the policy above will not be permitted.</p> <p><b>2. Local Shopping Facilities</b></p> <p>Proposals for new retail (A1) and A2-5 uses, leisure and other community uses of a scale which provide local shopping facilities and services for communities will be permitted within the boundaries of large local centres, small local centres and local parades, as defined on the Policies Map. Proposed retail development outside of centres will be refused.</p> <p><b>3. General considerations for town centre development</b></p> <p>Development will be permitted provided that all of the following criteria are met:</p> <p>a. The proposed use supports town centre vitality and viability;  b. The design and siting of the development promotes visual continuity with the surrounding built environment;  c. The proposed use does not harm the character, appearance and amenity of the area;  d. The residential amenities of local residents will not be harmed by way of noise, disturbance, loss of daylight or privacy;  e. The proposal will not have an adverse impact on safety and traffic flows or unacceptably add to traffic and parking problems in the area;  f. The scale of parking is proportionate to the size of the development; and  g. An active frontage is achieved at the ground floor.</p> <p><i>This policy should be read in conjunction with Core Strategy policies 17 and 18.</i></p>										
<p><b>DMD 26</b></p> <p><b>Enfield Town</b></p> <p><b>1. Primary Shopping Area</b></p> <p>All development within the primary shopping area, comprising primary and secondary frontages, must:</p> <p>a. Not create an over-concentration of similar uses;  b. Be an appropriate town centre use as listed in DMD 25 'Locations for New Retail, Leisure and Office Development' and complement the shopping function of the centre;  c. Retain a shop front;  d. Achieves an active ground floor frontage during the day, not have a detriment visual impact and respect the character of the centre;  e. Not result in an adverse impact on the amenities of nearby occupiers; and  f. Not harm safety and traffic flows, or increase traffic and parking problems in the centre.</p>	<p><b>Race</b></p> <p><b>O</b></p>	<p><b>Disability</b></p> <p><b>Y+</b></p>	<p><b>Gender</b></p> <p><b>O</b></p>	<p><b>Age</b></p> <p><b>Y+</b></p>	<p><b>Faith</b></p> <p><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p><b>O</b></p>	<p><b>Transgender</b></p> <p><b>O</b></p>	<p><b>Marriage</b></p> <p><b>O</b></p>	<p><b>Pregnancy</b></p> <p><b>O</b></p>	<p><b>Analysis</b></p> <p>Strengthening the role of Enfield Town will tackle social exclusion to some degree by providing new homes, new jobs, services and improvements to transport and the public realm. In particular it will benefit those who do not have access to a car or are less independently mobile, for example the elderly, young and disabled.</p> <p>All sections of the community will benefit from this policy approach.</p>

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<p><b>2. Promoting the retention of A1 retail</b></p> <p><b>a. Primary Shopping Frontages</b></p> <p>Proposals involving the change of use to non-A class uses will be refused within the primary shopping frontage.</p> <p>A change of use on the ground floor to non-A1 (retail) will only be permitted if all of the following criteria are met. Development must not:</p> <ul style="list-style-type: none"> <li>• Create two or more adjoining non-A1 uses and not more than two non-A1 units within any six consecutive units;</li> <li>• Involve the loss of an A1 retail unit of more than 1,000 sqm;</li> <li>• Harm the predominant retail character of the primary shopping frontage.</li> </ul> <p>The Council will support the conversion of other uses to A1 retail.</p> <p><b>b. Secondary Shopping Frontages</b></p> <p>A change of use on the ground floor to non-A1 will only be permitted if the following criteria are met. The proposed use must not create more than two non-A1 uses within any four consecutive units.</p> <p><b>c. Vacant Units in primary and secondary frontages</b></p> <p>The change of use from A1 to other town centre uses will be permitted if a shop unit has been vacant for 12 months and robust evidence has been submitted to demonstrate that all efforts have been made to market the unit over that period, in accordance with the details set out in Appendix 13: 'Requirements for Market Demand and Viability Assessments'. Developments must still comply with part 1 of this policy</p> <p><i>This policy should be read in conjunction with Core Strategy policies 17 and 18.</i></p>										
<p><b>DMD 27</b></p> <p><b>Angel Edmonton, Edmonton Green, Southgate and Palmers Green District Centres</b></p> <p>Within the district centres of Angel Edmonton, Edmonton Green, Southgate and Palmers Green the Council will protect the existing retail uses by managing the loss of A1 retail.</p> <p>A change of use from A1 retail to non A1 retail uses on the ground floor will be permitted if all of the following criteria are met:</p> <p>a. The proposed use would not create more than two non-retail uses within any four consecutive units;</p>	<p><b>Race</b></p> <p><b>O</b></p>	<p><b>Disability</b></p> <p><b>Y+</b></p>	<p><b>Gender</b></p> <p><b>O</b></p>	<p><b>Age</b></p> <p><b>Y+</b></p>	<p><b>Faith</b></p> <p><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p><b>O</b></p>	<p><b>Transgender</b></p> <p><b>O</b></p>	<p><b>Marriage</b></p> <p><b>O</b></p>	<p><b>Pregnancy</b></p> <p><b>O</b></p>	<p><b>Analysis</b></p> <p>Strengthening the role of the district centres will tackle social exclusion to some degree by providing new homes, new jobs, services and improvements to transport and the public realm. In particular it will benefit those who do not have access to a car or are less independently mobile, for example the elderly, young and disabled.</p> <p>All sections of the community will benefit from this policy approach.</p>

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<p>b. The proposed use would not over dominate nor detract from the primary shopping role;  c. The proposal does not involve the loss of a retail unit of more than 1,000 sqm;  d. The proposed use is an appropriate town centre use and complements the shopping function of the centre;  e. The proposed use provides a direct service to the public;  f. A shop front is retained;  g. The proposed use achieves an active ground floor frontage during the day, does not have a detriment visual impact and respects the character of the centre;  h. A local need exists for the proposed use;  i. The proposed use does not result in an adverse impact on the amenities of nearby occupiers; and  j. There is no local adverse impact on safety and traffic flows, or unacceptable additions to traffic and parking problems in the centre.</p> <p><b>Vacant Units</b></p> <p>The change of use from A1 to other town centre uses will be permitted if a shop unit has been vacant for 12 months and robust evidence has been submitted to demonstrate that all efforts have been made to market the unit over that period, in accordance with the details set out in Appendix 13: 'Requirements for Market Demand and Viability Assessments'.</p> <p><i>This policy should be read in conjunction with Core Strategy policies 17 and 18.</i></p>										
<p><b>DMD 28</b></p> <p><b>Large Local Centres, Small Local Centres and Local Parades</b></p> <p>Proposals involving a change of use from A class, leisure or community uses within local centres will be refused unless the proposed use provides a service that is compatible with and appropriate to the local centre.</p> <p>A change of use from retail (A1) to non-retail on the ground floor will only be permitted if all of the following criteria are met:</p> <p>a. The role and function of the centre remains predominantly retail. The proportion of A1 shop units must be no less than 50% of the total number of commercial units within defined centres and there must be no less than 50% of A1 uses within any one parade;  b. The use would not result in an adverse impact on the amenities of nearby occupiers, including through littering or fumes;  c. The proposal would not have an adverse impact on safety and traffic flows or unacceptably add to traffic and parking problems in the area;  d. Where applicable, the change of use would not result in a significant break in the continuity of the retail frontage of the</p>	<p><b>Race</b></p> <p align="center"><b>O</b></p>	<p><b>Disability</b></p> <p align="center"><b>Y+</b></p>	<p><b>Gender</b></p> <p align="center"><b>O</b></p>	<p><b>Age</b></p> <p align="center"><b>Y+</b></p>	<p><b>Faith</b></p> <p align="center"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p align="center"><b>O</b></p>	<p><b>Transgender</b></p> <p align="center"><b>O</b></p>	<p><b>Marriage</b></p> <p align="center"><b>O</b></p>	<p><b>Pregnancy</b></p> <p align="center"><b>O</b></p>	<p><b>Analysis</b></p> <p>Strengthening the role of the local centres and shopping parades will tackle social exclusion to some degree by providing new homes, new jobs, services and improvements to transport and the public realm. In particular it will benefit those who do not have access to a car or are less independently mobile, for example the elderly, young and disabled.</p> <p>The Council recognises that local shops remain essential to many people and serve an important community function. Local shops have a key role to play in delivering sustainable economic growth and development, providing access to day-to-day necessities within a reasonable walking distance from home, typically food retailers, newsagents, and post offices. The Council considers that local shops are important to retain for sustainability reasons and to cater for future needs created by projected population increase and higher density living.</p> <p>All sections of the community will benefit from this</p>

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<p>shopping parade; and e. The frontage is retained/ protected and the design of the frontage would be compatible with the use of the premises and the surrounding area and achieves an active frontage at ground floor level.</p> <p><b>Vacant Units</b></p> <p>The change of use from A1 to other town centre uses will be permitted if a shop unit has been vacant for 12 months and robust evidence has been submitted to demonstrate that all efforts have been made to market the unit over that period, in accordance with the details set out in Appendix 13: 'Requirements for Market Demand and Viability Assessments'.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 17.</i></p>										policy approach.
<p><b>DMD 29</b></p> <p><b>Individual Shops and Small Clusters of Shops</b></p> <p>1. The Council will protect individual local shops and small groups of A1 use shops which serve local needs but which are located outside the designated town centres. A change of use on the ground floor from A1 to non-A1 retail use will only be permitted if all of the following criteria are met:</p> <p>a. If the existing unit provides a convenience shopping facility, there should be adequate and equally accessible provision of alternative convenience shopping facility within a reasonable walking distance of 400 metres;</p> <p>b. The existing range of shops would not be adversely affected;</p> <p>c. The proposed use would not harm the character, appearance, and amenity of the area; and</p> <p>d. The proposed use would not harm the existing environment or transport system or unacceptably add to traffic and parking problems in the area.</p> <p>2. The change of use from A1 to other town centre uses will be permitted if a shop unit has been vacant for 12 months and robust evidence has been submitted to demonstrate that all efforts have been made to market the unit over that period, in accordance with the details set out in Appendix 13: 'Requirements for Market Demand and Viability Assessments'.</p> <p>3. Independent and small shops will be encouraged within designated town centres and provision of suitable, affordable units in new developments, or contributions to support the offer and attractiveness of the town centre may be sought.</p> <p>4. The Council will protect and encourage appropriately located street markets and farmers market within the borough.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 17.</i></p>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>Y+</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>Y+</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>The Council recognises provision of local shopping and related facilities within a reasonable walking distance is a vital part in achieving equality of opportunities and sustainable neighbourhoods.</p> <p>Individual shops and small clusters of shops provide a valuable service to the local population which is accessible and in some instances can form a vital component of local community cohesion.</p> <p>All sections of the community will benefit from this policy approach, particularly groups that do not have access to a car or are less independently mobile, such as disabled, young and elderly.</p>

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	Race	Disability	Gender	Age	Faith	Sexual Orientation	Transgender	Marriage	Pregnancy	Analysis
<p><b>DMD 30</b></p> <p><b>Floorspace above Commercial Premises</b></p> <p>Proposals for the re-use or refurbishment of the upper floors of shops and/ or commercial premises within Enfield's town centres will be encouraged. Appropriate uses include: leisure, community, commercial or residential. Proposals involving employment-generating opportunities for small businesses, start-ups, and small workshops will be considered favourably. The Council will support the subdivision of existing residential accommodation above shops, where these meet the relevant DMD criteria for this type of development.</p> <p>All residential development above shops and other commercial premises must meet all of the following criteria:</p> <p>a. The proposal must provide separate and adequate access to the upper floor;</p> <p>b. The proposal must not harm the existing servicing and parking arrangements;</p> <p>c. Adequate arrangement for refuse storage and collection should be made; and</p> <p>d. The proposal must not adversely affect the functioning or appearance of the units and shopping centre or surrounding residential amenity.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 17.</i></p>	O	O	O	O	O	O	O	O	O	<p>The policy approach recognises that town centres are often the focal point for the local community, and can provide commercial and residential functions. Commercial premises in town centres with vacant units above present an ideal opportunity to increase the numbers of people living within sustainable locations while contributing towards the borough's housing requirements. Encouraging the re-use or refurbishment of units above shops and other commercial premises for appropriate town centre uses, where appropriate, has the benefit of enhancing the character and broadening the range of town centre services, increasing natural surveillance, contributing to regeneration and promoting sustainable utilisation of town centres, while reducing the pressure for out of centre development.</p> <p>All sections of the community will benefit from this policy approach.</p>
<p><b>DMD 31</b></p> <p><b>Development Involving Tourism and Visitor Accommodation</b></p> <p><b>1. Appropriate locations for Development</b> Development involving new hotel facilities will only be permitted in the following locations:</p> <p>a. Town Centre locations of: Enfield Town, Angel Edmonton, Edmonton Green, Southgate, Palmers Green and large local centres; or</p> <p>b. Locations which have good public transport connections to central London and/ or international or national termini; or</p> <p>c. Where there is a large trip-generating tourist attraction; or</p> <p>d. Upper Lee Valley area when accompanied by proposals to improve public transport accessibility.</p> <p><b>2. Development Requirements</b> Development involving new tourist attractions and accommodation such as hotels, hostels, boarding and/ or guest houses, bed and breakfast (use class C1) will be</p>	O	O	O	O	O	O	O	O	O	<p>The policy approach recognises tourism and visitor facilities can create jobs and support the local economy. In determining the location of tourist and visitor accommodation within the borough, the Council considers that town centres offer the most sustainable locations followed by areas with good access to public transport and tourist attractions in the borough.</p> <p>No disproportionate impact.</p>

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<p>permitted, providing all of the following criteria are met:</p> <p>a. The size and character of the site or building are suitable for the proposed use;</p> <p>b. The proposed use will be compatible with the character and appearance of the area;</p> <p>c. The proposal does not result in an over concentration of hotel, boarding and/ or guest houses in that particular locality;</p> <p>d. The residential amenities of local residents will not be adversely affected through noise, disturbance, loss of light or privacy;</p> <p>e. The existing environment or transport system will not be adversely affected by way of unacceptable increases to traffic and parking in the area;</p> <p>f. The proposal has adequate servicing arrangements and provides the necessary off-highway pickup and set down points for taxis and coaches;</p> <p>g. The proposal provides on-site accommodation and training for staff, where the scale of the development allows; and</p> <p>h. At least 10% of all hotel rooms will be provided to wheelchair accessible standards.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 12.</i></p>										
<p><b>DMD 32</b></p> <p><b>Managing the Impact of Food and Drink Establishments</b></p> <p>1. Development involving the establishment of food and drink uses (A3, A4 and A5 – inclusive) will only be permitted in the following locations:</p> <p>a. The secondary shopping frontage of Enfield Town;</p> <p>b. The primary shopping areas of the borough's four district centres: Angel Edmonton, Edmonton Green, Palmers Green and Southgate; and</p> <p>c. Local Centres and Local Parades.</p> <p>2. Development involving the establishment of food and drink uses will only be permitted if all of the following criteria are met:</p> <p>a. There must be no adverse effects to the character, role, function, vitality and viability of the shopping centre and the local area;</p> <p>b. There is no detrimental effect to the amenity of neighbouring residents;</p> <p>c. There is no detrimental effect on the local environmental quality as a result of noise, vibration and odours;</p> <p>d. Access, servicing and parking arrangements for the proposal do not result in an adverse impact on the safety of pedestrians and traffic flows or cause unacceptable increases to traffic and parking.</p> <p>e. The proposal does not result in clustering of restaurants, drinking establishments and hot food takeaway (A3/A4/A5) units. Permission will be refused for any proposed A3/A4/A5 unit that would be located adjacent to an existing or proposed</p>	<p><b>Race</b></p> <p><b>O</b></p>	<p><b>Disability</b></p> <p><b>O</b></p>	<p><b>Gender</b></p> <p><b>O</b></p>	<p><b>Age</b></p> <p><b>Y+</b></p>	<p><b>Faith</b></p> <p><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p><b>O</b></p>	<p><b>Transgender</b></p> <p><b>O</b></p>	<p><b>Marriage</b></p> <p><b>O</b></p>	<p><b>Pregnancy</b></p> <p><b>O</b></p>	<p><b>Analysis</b></p> <p>The policy approach recognises that food and drink establishments provide an important and valued service to the borough, meeting demand and generating employment. A3 uses that are open during daytime shopping hours can play a beneficial role in the vibrancy and viability of a town centre or local parade. There are also potential negative impacts of food and drink establishments, in particular A5 uses, which must be considered and mitigated in any development decision.</p> <p>There is increasing concern nationally and locally over the rising levels of obesity in the population, in particular among young people. The proliferation of takeaway outlets in recent years, frequently selling fried and fatty foods, has increased the availability of such food. Restricting new A5 use applications in close proximity to secondary schools entrances is designed to reduce the opportunities for consumption of such foods, since 400 metres is the average distance people will walk to get hot food.</p> <p>Health issues relating to food in the borough are highlighted in the Enfield Food Strategy. The policy is also supported by Enfield's 2011 'Childhood Healthy Weight Strategy' which seeks to 'reduce the number of new takeaways opening</p>

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<p>A3/A4/A5 unit. There should be a minimum of two non-A3/A4/A5 units, or at least 10 metres, between the units, which ever is greater.</p> <p>f. There should be no loss of active street frontage.</p> <p>4. Development involving hot food takeaway (A5) uses on sites located within 400 metres of an existing or proposed secondary school entrance will not be permitted.</p> <p>5. Conditions on any permission granted may cover the following:</p> <p>a. Levels of odour and fume extraction; b. Disposal of waste products; c. Litter and the provision of litter bins; d. Hours of operation; and e. Any other potential nuisance.</p> <p><i>This Policy should be read in conjunction with Core Strategy policies 7 and 17.</i></p>										in proximity to schools and academies'.
<p><b>DMD 33</b></p> <p><b>Betting Shops</b></p> <p>Proposals for betting shops will only be permitted if all of the following criteria are met:</p> <p>a. The proposed development is located within a local or district centre, or within the secondary shopping frontage of Enfield Town; b. There should be a minimum of five non-betting shop units between the proposed site and the next betting shop premises, or at least 25m, between them, whichever is greater; and c. The proposal should be designed such as to provide an active frontage during the daytime and evening, and to have a positive visual impact on the street.</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
	O	O	O	O	O	O	O	O	O	<p>The policy seeks to control the negative aspects associated with betting shops. Clustering of uses will be prevented to ensure that there is no harm to the vitality and viability of centres, or harm caused through anti-social behaviour.</p> <p>It is noted that these types of uses provide a source of local employment for residents.</p> <p>No disproportionate impact.</p>
<p><b>DMD 34</b></p> <p><b>Evening Economy</b></p> <p>Development proposals which foster a diverse evening economy will be permitted in appropriate locations, provided all of the following criteria are met:</p> <p>a. The proposal achieves an active ground floor street frontage during the day and evening; b. There is no adverse effect on the amenity of neighbouring and local residents due to noise and disturbance; c. Measures are in place to address issues such as</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
	O	O	Y+	O	O	O	O	O	O	<p>The policy approach recognises that a vibrant and diverse evening economy can bring benefits to the local economy through sustaining businesses and providing jobs, while providing venues for entertainment, culture and socialising to residents and visitors alike.</p> <p>However, these benefits will be balanced against the problems that can be caused by the evening economy, such as anti-social behaviour, fear of crime, noise, congestion and disturbance to local</p>

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<p>community safety, policing and litter; and d. The proposed use is in keeping with the scale and character of the surrounding area. Conditions may be used to secure the following:</p> <p>a. Maximum noise levels; b. Provision of acoustic glazing; c. Provision of acoustically treated ventilation; d. Provision of acoustic lobby entrances and exits to act as a sound barrier; e. Installation of sound limiters linked to sound amplification equipment; f. Prohibition of external playing of amplified music; g. Restricted delivery times; and h. Restricted hours of operation in accordance with the Appendix 6: 'Commercial Opening Hours'.</p> <p><i>This policy should be read in conjunction with Core Strategy policies 11 and 17.</i></p>										<p>residents and other users of the borough's town and district centres, including those people who might be dissuaded from using the town centre due to poor perceptions of public safety after dark.</p> <p>All sections of the community will benefit from this policy approach. Particularly those that visit shops in the evening time that do not feel safe.</p>
<p><b>DMD 35</b></p> <p><b>Banqueting Suites</b></p> <p>The Council will support proposals for the provision or expansion of banqueting suites in appropriate locations. Preferred locations include retail parks and the upper floors in town centre buildings, or other similar locations that are accessible by a range of sustainable transport modes and where the impact on residential areas is minimised. Banqueting suites provided as part of a dual use development incorporating a conference suite or integrated with a hotel complex will be supported in appropriate locations.</p> <p>Planning Permission will only be granted if the proposal meets all of the following criteria. Development must:</p> <p>a. Have no impact on neighbouring residential properties in terms of noise and disturbance; b. Have adequate servicing arrangements and does not result in an increase of on-street parking and traffic congestion in the surrounding area; and c. Comply with opening and closing times set out in the Appendix 6: 'Commercial Opening Hours'.</p> <p>Proposals for banqueting suites on Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS) will be refused.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 6.</i></p>	<p><b>Race</b></p> <p><b>Y+</b></p>	<p><b>Disability</b></p> <p><b>O</b></p>	<p><b>Gender</b></p> <p><b>O</b></p>	<p><b>Age</b></p> <p><b>O</b></p>	<p><b>Faith</b></p> <p><b>Y+</b></p>	<p><b>Sexual Orientation</b></p> <p><b>O</b></p>	<p><b>Transgender</b></p> <p><b>O</b></p>	<p><b>Marriage</b></p> <p><b>O</b></p>	<p><b>Pregnancy</b></p> <p><b>O</b></p>	<p><b>Analysis</b></p> <p>The policy approach recognises for a number of communities within the borough banqueting suites provide an important venue, enabling large numbers of people to congregate and socialise, in particular for special events such as weddings. This would particularly benefit certain ethnic faith groups.</p> <p>However, the scale of banqueting suite venues can lead to negative impacts on amenity for neighbours due to noise and disturbance from people arriving at and departing from the site, particularly late at night. These venues tend to encourage car borne trips due to the nature of the use and where transport accessibility is poor.</p>

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<b>DMD 36</b>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
<p><b>Social Clubs</b></p> <p>Proposals involving social clubs will be permitted provided all the following criteria are met:</p> <p>a. The proposed development is located within a local or district centre, or within the secondary shopping frontage of Enfield Town;</p> <p>b. There should be no over-concentration by requiring a minimum of five non-social club units between the proposed site and the next social club premises, or at least 25 metres, between them, whichever is greater;</p> <p>c. The proposal should be designed to provide an active frontage during the daytime and evening, and to have a positive visual impact on the street; and</p> <p>d. The Opening hours are in accordance with the Appendix 6: 'Commercial Opening Hours'.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 6.</i></p>	<b>Y+</b>	<b>O</b>	<b>Y+/-</b>	<b>Y+/-</b>	<b>Y+</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<p>The policy approach recognises that social clubs provide an important meeting place for some ethnic and other groups resident in the borough to congregate and socialise together. However, this can also be exclusive to other equality groups such as women.</p> <p>Applications are most frequently for premises on retail frontages, often towards the fringes of the town centres and close to residential areas. Social clubs can be a suitable use for premises, particularly in smaller town centres, and can provide for an important community need.</p> <p>Opening hours are often until late in the evening, when exiting clients can create disturbance to local residents. The needs of the users will be balanced against the wider community interests.</p>

<b>Chapter 6: Design and Heritage</b>										
<b>DMD 37</b>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
<p><b>Achieving High Quality and Design-Led Development</b></p> <p>1) Development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have appropriate regard to its surroundings, will be refused.</p> <p>2) Development should capitalise on the opportunities available for improving an area in accordance with the following objectives of urban design:</p> <p><b>Character:</b> Locally distinctive patterns of development, landscape and culture that make a positive contribution to quality of life and a place's identity should be reinforced;</p> <p><b>Continuity and Enclosure:</b> Public and private spaces and</p>	<b>Y+</b>	<b>Y+</b>	<b>Y+</b>	<b>Y+</b>	<b>Y+</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>Y+</b>	<p>The policy approach recognises respecting and complementing the distinguishing positive characteristics of an area are key to creating and promoting a sense of identity and place and integrating development into its surroundings.</p> <p>The policy aims to improve and maintain the quality of the built environment through encouraging innovation in building design and the public realm, particularly where this contributes towards community cohesion and local distinctiveness. Strengthening local community</p>

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<p>buildings are clearly distinguished, safe and secure;  <b>Quality of the Public Realm:</b> Safe, attractive, uncluttered and effective spaces and routes should be provided;  <b>Ease of Movement:</b> Development should be inclusive, easy for all to get to and move around, connect well with other places, put people before private vehicles and integrate land uses with sustainable modes of transport;  <b>Legibility:</b> Development should be easy to understand with recognisable and intuitive routes, intersections and landmarks;  <b>Adaptability and Durability:</b> Development should be durable and flexible enough to respond to social, technological and economic change. Its design and materials should ensure long term resilience and minimise ongoing maintenance;  <b>Diversity:</b> Where appropriate, development should provide variety and choice through the provision of a mix of compatible uses that work together to create viable places that respond to local needs.</p> <p>3) All development should create safe and secure places and comply with the principles of Secured by Design.</p> <p>This policy should be read in conjunction with Core Policy 30.</p>										<p>distinctiveness and improving environmental conditions will positively contribute to the living conditions of the most deprived communities.</p> <p>The policy is particularly beneficial to those who are less mobile, benefiting from increased accessibility, permeability and improved public realm.</p>
<p><b>DMD 38</b></p> <p><b>Design Process</b></p> <p>1) Applications accompanied by design and access statements that do not clearly document the design evolution and rationale behind the proposal will not be accepted.  2) The Design and Access Statement must meet national requirements and include:  a. A site analysis including site constraints, opportunities and an assessment of the context and how this may influence the design;  b. An explanation of how the design addresses the opportunities and constraints presented by the site;  c. Direct references to how the design complies with relevant planning policy and guidance.</p> <p>The scope and level of detail contained in the Design and Access Statement should be proportional to the type of development being proposed.</p> <p>3) Where appropriate, applications will be considered at design review panels. The advice of the panel will be a material consideration when assessing the application against policies within this DPD.</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>
<p><b>DMD 39</b></p> <p><b>The Design of Business Premises</b></p> <p>1) All new business premises must make efficient use of land and maximise their contribution to the urban environment. Development will only be permitted if it:</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<p><b>Analysis</b></p> <p>The policy recognises that to secure improvements to the urban environment, create flexible, sustainable buildings, facilitate access to and through employment areas and encourage new businesses to locate to Enfield, providing</p>

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<p>a. Facilitates movement through the provision of suitably located, safe, naturally lit and publicly accessible routes;</p> <p>b. Positively addresses the public realm: publicly accessible and more active areas should front the public realm and be located close to the site entrance. Building entrances should be prominently located and clearly indicated through the architecture and/or massing of the building. The amount and location of fenestration, landscaping, means of enclosure, architectural detailing and lighting should all help to create a pleasant and safe environment for pedestrians, cyclists and vehicles at all times of the day;</p> <p>c. Clearly differentiates between public and private areas and respects any appropriate, existing building lines. In the absence of such a feature, the development should establish one;</p> <p>d. Provides inclusive access arrangements and encourages commuting via cycle and foot, and where possible provide supporting facilities such as showers and lockers;</p> <p>e. Wherever possible, locates servicing, parking and refuse to the rear, sensitively locating and screening these where visible from the public realm;</p> <p>f. Is flexibly designed so as to be suitable for a number of different businesses and to facilitate conversion to alternative uses, subdivision and/or amalgamation of units;</p> <p>g. Through layout, landscaping and other site features, helps to mitigate the potential for negative impacts on surrounding uses, including consideration of access arrangements for different uses within the site and wider area;</p> <p>h. Ensures that the massing and facades of buildings are made visually interesting through architectural detailing, height variation and fenestration. Consideration will need to be given to how the development will appear when viewed from the surroundings and in long views;</p> <p>i. Respects the grain and character of the surrounding area, for example by wrapping larger buildings in smaller units to maintain activity, character and visual interest;</p> <p>j. Uses materials that are high quality and considers how, through the use of local materials and those used in surrounding buildings, a distinct character and area identity can be created, enhanced or preserved.</p> <p><i>This policy should be read in conjunction with Core Policy 30.</i></p>										<p>future employment opportunities for all in the borough.</p> <p>No disproportionate impact.</p>
<p><b>DMD 40</b></p> <p><b>Ground Floor Frontages</b></p> <p>Development involving the creation of new, or alterations to existing ground floor frontages outside of designated industrial areas will only be permitted if all of the following criteria are met:</p> <p>a. The frontage maintains visual interest within the street;</p> <p>b. The frontages respects the rhythm, style and proportions of the building/group of buildings of which they form a part, avoiding damage to existing pilasters, capitals and other</p>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>

**Are groups affected because of:**  
**(Key: Yes or No and +/- impact and O = Neutral)**

<p>significant features, and where possible reinstating lost features important to the character of the street or building; c. No more than 10% of the glazed area is obscured at any time, and a window display is included and maintained at all times to the reasonable satisfaction of the Council. Window displays should be lit at night using dedicated energy efficient fittings; d. Any security shutters proposed are internally mounted, located behind the fascia and visually permeable; and e. The street number must be displayed within the frontage.</p> <p><i>This policy should be read in conjunction with Core Policy 30.</i></p>										
<p><b>DMD 41</b></p> <p><b>Advertisements</b></p> <p>1. Advertisements must be of an appropriate size and type in relation to the premises and to the street scene.</p> <p>2. Fascia boards must be of a height and depth consistent with the traditional proportions of the building.</p> <p>3. Proposals for internally illuminated signs, box fascias or projecting box signs will not be acceptable in conservation areas and will normally be refused elsewhere unless the proposal is slim; recessed into the fascia area; contained between flanking pilasters; or where the proposed advertisement type is a feature of the building upon which it is proposed. Internal illumination of the entire sign will rarely be acceptable. Externally illuminated fascias and bracketed sign boards may offer an acceptable alternative.</p> <p>4. Within the Area of Special Advert Control and within conservation areas, the size, siting and illumination of new advertisements must protect the special characteristics and overall visual amenity of the relevant designation. Adverts should not become visually dominant, nor result in unnecessary advertisement clutter and must be directly related to activities of the site on which they are displayed.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 30.</i></p>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>The policy approach recognises that the attractiveness of individual shops and other business premises concentrated within the borough's town and local centres is of prime importance to the vitality of shopping centres and to the perception of the borough as a whole.</p> <p>It will help generate employment within town centres offering a range of opportunities for all in the borough.</p> <p>No disproportionate impact.</p>
<p><b>DMD 42</b></p> <p><b>Design of Civic/Public Buildings and Institutions</b></p> <p>1) Civic buildings, institutions and other buildings providing services to the public, must be designed to a high standard and have prominence within their community. Development will only be permitted if it:</p> <p>a. Is located and designed to provide a landmark appropriate to the importance and setting of the function, aiding legibility of the wider area; b. Communicates their importance and function of the building through architectural cues and appropriate and attractive</p>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>The policy recognises that these buildings are important to all groups of people because they provide a shared resource within communities, and contribute to a shared sense of identity</p> <p>The combination of their prominence, importance to the community and public accessibility, means that the quality of their design is particularly important.</p>

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<p>signage (integrated into the built fabric where possible);  c. Positively addresses the public realm through means of enclosure, landscaping and the location and design of parking and servicing;  d. Has entrances which are prominently and conveniently located. Inclusive access arrangements should not normally be separate from those designed for general access;  e. Is primarily designed for the intended purpose, and provides opportunities to facilitate ancillary/alternative uses within the building.</p> <p>2) The layout of larger institutions, especially those occupying more than one building, must consider whether public access through the site is necessary facilitate movement within the area. In these cases, way-finding infrastructure may also be required.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 30</i></p>										No disproportionate impact.	
<p><b>DMD 43</b></p> <p><b>Tall Buildings</b></p> <p>1) Tall buildings will not be acceptable in areas classified as inappropriate.</p> <p>Areas inappropriate for tall buildings include those:</p> <p>a. within and adjacent to the Green Belt;  b. within the boundary or in the immediate vicinity of, or along views to or from:  i. Conservation areas;  ii. Nationally or locally listed buildings;  iii. Scheduled or locally listed ancient monuments; and  iv. Nationally or locally registered historic parks and gardens.</p> <p>There will be a presumption against tall buildings in sensitive areas, with the onus being on the developer to demonstrate how the proposal avoids the negative impacts associated with the sensitive classification. Areas likely to be <i>sensitive</i> to tall buildings include:</p> <p>a. Locations where development would infringe upon or detract from important local views;  b. Ridges or other areas of high ground where they would have a significant impact on the horizon;  c. Locations where existing development is of good quality, and is relatively homogeneous in scale, grain and height, contributing to a strong sense of place (including the areas described as Residential Perimeter Blocks in the Enfield Characterisation Study, 2011).</p> <p>Applications for tall buildings in areas meeting the appropriate criteria may be acceptable in principle. The actual suitability of a proposal will always depend on the context of the site and details of the proposed building. Areas that may be</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>	
	O	O	O	O	O	O	O	O	O	O	<p>The policy approach is inclusive to all in the borough and recognises that tall buildings, by their nature, are more visible, have a greater impact on microclimate and are usually more intensively used than smaller buildings. These impacts can be positive, negative, or a mixture of both, but will always depend on the context within which the building is located.</p> <p>The policy will ensure that the impact of tall buildings is positively managed by ensuring that tall buildings are located appropriately and are built to the highest standards possible.</p> <p>No disproportionate impact.</p>

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<p>appropriate for tall buildings are areas outside of areas described in 1 and 2 above and which:</p> <p>a. Have good access to public transport, and/or;  b. Existing and <i>appropriate</i> clusters of tall buildings, and/or;  c. Are within designated town centres, activity hubs or regeneration areas.</p> <p>In the majority of cases more than one or all of the above criteria will need to be met, depending on the proposal.</p> <p>4) Further and more detailed urban design analysis will need to be undertaken in all cases to examine the suitability of individual sites. In addition to the requirements set out in policy 7.7 of the London Plan (2011), proposals will only be permitted if all of the following criteria are met. Development must:</p> <p>a. Provide a landmark signifying a civic function or location/area of importance and interest and/or add to the legibility of the area;  b. Provide adequate amenity space for all residential units;  c. Not have a negative impact on existing important and highly visible structures (including other tall buildings);  d. Take account of the cumulative impact of tall buildings (including consideration of extant permissions);  e. Exhibit high standards of sustainable design and construction and architectural quality, the latter to include consideration of scale, form, massing, proportion and silhouette, facing materials, night-time appearance and relationship to other structures with particular attention to the design of the base and top of the building;  f. Contribute to the physical and visual permeability of the site and wider area, aiding legibility and movement;  g. Contribute positively to the public realm through the relationship to the surrounding environment and, where appropriate, through the provision of high quality public space;  h. Not harm the amenity of properties in the vicinity through shadowing and overlooking.</p> <p>5) There are a number of existing tall buildings that are inappropriate to their context. Any proposal for redevelopment of these sites must result in a significant reduction in the negative impact on the surrounding area and a net improvement to the quality of the development. Proposals for replacement tall buildings should seek to comply with the criteria set out in part 4 of this policy. A reduction in height must be achieved for any replacement buildings located in inappropriate locations.</p> <p>6) The requirements of Policy 7.7 of the London Plan (2011) and those detailed in part 4 of this policy should be explicitly addressed in the applicant's Design and Access Statement, which should include a detailed urban design analysis of the proposal showing how it responds to, and impacts upon, its context.</p>									
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**Are groups affected because of:  
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<p>Applicants will be required to submit accurate visual representations of the proposal as seen from the surrounding area, including from agreed points within important local views. Visual representations will need to accurately display the appearance of the building in a number of conditions (e.g. daytime, night time and in different seasons and atmospheric conditions). Visual representations should be prepared in line with the advice given in part 3 and Appendix C of the London View Management Framework SPG (Mayor of London, 2012).</p> <p><i>This policy should be read in conjunction with Core Strategy policy 30</i></p>										
<p><b>DMD 44</b></p> <p><b>Preserving and Enhancing Heritage Assets</b></p> <p>1) Applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will normally be refused.</p> <p>2) Development affecting heritage assets or their setting should seek to complement the asset in all aspects of its design, materials and detailing.</p> <p>3) All applications affecting heritage assets or their setting should include a Heritage Statement. The applicant will also be required to record and disseminate detailed information about the asset gained from desk-based and on-site investigations. Information should be provided to the Local Planning Authority, Historic Environment Record and English Heritage. In some circumstances, a Written Scheme of Investigation will be required.</p> <p><i>This policy should be read in conjunction with Core Strategy policy 31.</i></p>	<p><b>Race</b></p> <p align="center"><b>O</b></p>	<p><b>Disability</b></p> <p align="center"><b>O</b></p>	<p><b>Gender</b></p> <p align="center"><b>O</b></p>	<p><b>Age</b></p> <p align="center"><b>O</b></p>	<p><b>Faith</b></p> <p align="center"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p align="center"><b>O</b></p>	<p><b>Transgender</b></p> <p align="center"><b>O</b></p>	<p><b>Marriage</b></p> <p align="center"><b>O</b></p>	<p><b>Pregnancy</b></p> <p align="center"><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact</p>

<p><b>Chapter 6: Transport and Parking</b></p>										
<p><b>DMD 45</b></p> <p><b>Parking Standards and Layout</b></p> <p><b>1. Car Parking</b></p> <p>Development will only be permitted if appropriate parking provision is incorporated into the scheme having regard to the parking standards set out in the London Plan and:</p> <p>a. The scale and nature of the development;</p> <p>b. The public transport accessibility (PTAL) of the site;</p> <p>c. Existing parking pressures in the locality; and</p> <p>d. Accessibility to local amenities, and the needs of the future occupants of the developments.</p> <p>For developments where no standards exist, parking should be provided to ensure that:</p> <p>e. Operational needs are adequately met, having regard to the</p>	<p><b>Race</b></p> <p align="center"><b>Y+</b></p>	<p><b>Disability</b></p> <p align="center"><b>Y+</b></p>	<p><b>Gender</b></p> <p align="center"><b>Y+</b></p>	<p><b>Age</b></p> <p align="center"><b>Y+</b></p>	<p><b>Faith</b></p> <p align="center"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p align="center"><b>O</b></p>	<p><b>Transgender</b></p> <p align="center"><b>O</b></p>	<p><b>Marriage</b></p> <p align="center"><b>O</b></p>	<p><b>Pregnancy</b></p> <p align="center"><b>O</b></p>	<p><b>Analysis</b></p> <p>The policy seeks to minimise car parking and to promote sustainable transport options. The Council recognises that a flexible and balanced approach needs to be adopted to prevent excessive car parking provision while at the same time recognising that low on-site provision sometimes increases pressure on existing streets.</p> <p>Promoting an accessible, low cost and reliable public transport network would be an advantage to all. However, those on low incomes who depend on public transport as their sole means to travel will see the greatest impact. This includes the young, elderly, those groups with disabilities and those groups that fall under low socio-economic bands.</p>



**Are groups affected because of:**  
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<p><b>5. Car Clubs</b> The Council will require proposals for car clubs in locations where schemes are viable to support lower levels of off-street parking in new developments.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 24.</i></p>										
<p><b>DMD 46</b></p> <p><b>Vehicle Crossovers and Dropped Kerbs</b></p> <p>Planning permission for a new access onto "A" roads and other busy classified roads will not normally be permitted. Vehicle crossovers and dropped kerbs that allow for off-street parking and access onto a classified road will only be permitted where:</p> <p>a. There is no negative impact on the existing character of the area and street scene as a result of the loss of a front garden or grass verges to hardstanding or loss of front garden walls; b. There is no loss of street trees;</p> <p>There is no increase in on street parking pressures as a result of introducing a vehicle crossover in areas already experiencing high on-street parking demand;</p> <p>d. There is no adverse impact on the road safety of all highway users; e. There is no adverse impact on the free flow and safety of traffic on the adjoining highway and in particular on the effective movement of bus services; f. The vehicle can enter/exit a driveway/forecourt in forward gear; and g. It has been shown that there are no alternative opportunities for safe access to the property (for example to the rear or side).</p> <p><i>This policy should be read in conjunction with Core Strategy policies 24 and 30 and Transport for London's</i></p> <p><i>Technical Guidance on footways and carriages</i> <a href="http://www.tfl.gov.uk/assets/downloads/streetscape-guidance-2009-footways-and-carriageways-107.Pdf">http://www.tfl.gov.uk/assets/downloads/streetscape-guidance-2009-footways-and-carriageways-107.Pdf</a>.</p>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>This policy approach seeks to ensure that proposals for new vehicular crossovers do not adversely affect traffic flow and road safety, lead to increased pressures on on-street parking or affect the character of the area.</p> <p>The provision of direct frontage crossovers onto busy roads can adversely affect traffic flow and road safety, particularly when their cumulative impacts are taken into account.</p> <p>No disproportionate impact.</p>
<p><b>DMD 47</b></p> <p><b>New Roads, Access and Servicing</b></p> <p>New development will only be permitted if the access and road junction which serves the development is appropriately sited and is of an appropriate scale and configuration and there is no adverse impact on highway safety and the free flow of traffic.</p> <p>New access onto roads with a limit above 40mph must comply with design standards within DMRB (Design Manual for Roads</p>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<p>and Bridges) (5) which will apply. New access onto other roads must have regard to the manual for Streets and Manual for Streets 2 or replacement publications.</p> <p>New access and servicing arrangements must ensure vehicles can reach the necessary loading, servicing, and parking areas. Layouts must achieve a safe, convenient and fully accessible environment for pedestrians and cyclists. New development will only be permitted where adequate, safe and functional provision is made for:</p> <ol style="list-style-type: none"> <li>1. Refuse collection (using 11.0m freighters) and any other service, and delivery vehicles required to serve part of the normal functioning of the development; and</li> <li>2. Emergency services vehicles, (following guidance issued by the London Fire Brigade &amp; Building Regulations); and</li> <li>3. Operational needs for visitor and user “drop-off” and “pick-up” areas (e.g. for parents at nurseries and schools) as appropriate to the functioning of the development and the safety and free-flow of traffic.</li> </ol> <p>New highways should be built to adoptable design, construction, and safety standards. Should developers wish to have new roads adopted under Section 38 of The Highways Act 1980, then specific guidance is available separately. However the Council will not necessarily adopt all highway layouts and early advice should be sought.</p> <p><i>This policy should be read in conjunction with Core Strategy policies 24 and 27.</i></p>										
<p><b>DMD 48</b></p> <p><b>Transport Assessments</b></p> <p>All major development proposals should be accompanied by a Transport Assessment. For minor developments a Transport Statement may be required.</p> <p>In exceptional circumstances, where minor development would place pressure on the existing transport network, the Council will request a Transport Assessment in order to establish the transport implications of the development.</p> <p>A Travel Plan will be required where the Transport Assessment or Transport Statement identifies the need to improve pedestrian accessibility, minimise congestion or reduce pollution.</p> <p>The development of Servicing and Delivery Plans and Construction Logistic Plans (CLP) will be encouraged for all commercial developments. The Council may stipulate the production of such plans to ensure that developments provide for safe and legal delivery, collection and servicing locations and will set obligations to use them. The Plans may be requested alongside and in coordination with the documents outlined in this policy.</p>	<p><b>Race</b></p> <p align="center"><b>O</b></p>	<p><b>Disability</b></p> <p align="center"><b>O</b></p>	<p><b>Gender</b></p> <p align="center"><b>O</b></p>	<p><b>Age</b></p> <p align="center"><b>O</b></p>	<p><b>Faith</b></p> <p align="center"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p align="center"><b>O</b></p>	<p><b>Transgender</b></p> <p align="center"><b>O</b></p>	<p><b>Marriage</b></p> <p align="center"><b>O</b></p>	<p><b>Pregnancy</b></p> <p align="center"><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<i>This policy should be read in conjunction with Core Strategy Policy 24 and London Plan Policy 6.3</i>										
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<b>Chapter 7: Tackling Climate Change</b>										
	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
<p><b>DMD 49</b></p> <p><b>Sustainable Design and Construction Statements</b></p> <p>All new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability.</p> <p>All development will be required to include measures capable of mitigating and adapting to climate change to meet future needs.</p> <p>All planning applications must be accompanied by a Sustainable Design and Construction Statement, to demonstrate compliance with Development Plan policies in accordance with the details set out in (Appendix 3: 'Sustainable Design and Construction Statements')</p> <p><i>This Policy should be read in conjunction with Core Strategy policies 4, 20, 21 &amp; 22.</i></p>	O	O	O	O	O	O	O	O	O	No disproportionate impact.
<p><b>DMD 50</b></p> <p><b>Environmental Assessment Methods</b></p> <p>The Council will require developers to demonstrate compliance with targets relating to the relevant adopted environmental assessment methods.</p> <p><b>1. New build residential development</b></p> <p>a. Major Development</p> <p>Proposals must achieve the following standards under the Code for Sustainable Homes, or equivalent scheme or rating if this is updated:</p> <ul style="list-style-type: none"> <li>• 2013 to 2015 – Seek to exceed Code Level 4</li> <li>• 2016 onwards – Code Level 5 and moving towards zero carbon (Code Level 6 often expressed as net zero carbon for regulated and unregulated energy).</li> </ul> <p>b. Minor Development</p>	O	O	O	Y+	O	O	O	O	O	Energy efficient developments will be more efficient and cheaper to run, which could benefit those on low incomes including the elderly.



**Are groups affected because of:**  
**(Key: Yes or No and +/- impact and O = Neutral)**

<b>DMD 51</b>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
<p><b>Energy Efficiency Standards</b></p> <p>All developments will be required to demonstrate how the proposal minimises energy-related CO2 emissions in accordance with the following energy hierarchy:</p> <p>a. Maximising fabric energy efficiency and the benefits of passive design;  b. Utilising the potential for connection to an existing or proposed decentralised energy network in accordance with DMD 52 'Decentralised Energy Networks';  c. Demonstrating the feasibility and use of low or zero carbon technology in accordance with IDMD 53 'Low and Zero Carbon Technology'; and, where applicable,  d. Financial contributions to on, near or off-site carbon reduction strategies in accordance with DMD 54 'Allowable Solutions'.</p> <p>Measures to secure energy efficiencies and reduce the emissions of CO2 must adhere strictly to the principles of the energy hierarchy with each tier utilised fully before a lower tier is employed. Developers must submit detailed Energy Statements in accordance with DMD 49 'Sustainable Design and Construction Statements' to demonstrate how they have engaged with the energy hierarchy to maximise the energy efficiency of the proposal.</p> <p>Specific targets for energy efficiency will apply to the following types of development:</p> <p><b>Residential Development</b></p> <p>The Council will require all major residential developments to achieve as a minimum:</p> <p>a. 25% reduction in carbon dioxide emissions over Part L1A of Building Regulations (2010) in line with best practice to 2013;  b. 40% improvement from 2013 to 2016; and  c. Moving towards zero carbon from 2016.</p> <p><b>Non-residential proposals</b></p> <p>The Council will require major non-residential development involving the replacement or creation of new non-residential floorspace or a combination thereof to achieve as a minimum:</p> <p>a. 25% reduction in Carbon Dioxide emissions over Part L2A of Building Regulation (2010) in line with best practice to 2013;  b. 40% improvement from 2013 to 2016;  c. As per Building Regulations; and  d. Moving towards zero carbon from 2019.</p> <p>All of the reductions specified for residential and non-residential development above should be provided on-site. Where site constraints preclude attainment of the required</p>	O	O	O	Y+	O	O	O	O	O	<p>Energy efficient developments will be more efficient and cheaper to run, which could benefit those on low incomes including the elderly.</p>

**Are groups affected because of:**  
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<p>reductions and/or the reductions are not technically feasible and this has been evidenced through the Energy Statement, in accordance with DMD 49 'Sustainable Design and Construction Statements' provisions for providing near-site or off-site reductions through a set of agreed allowable solutions or financial contribution will be required to fully off-set the shortfall.</p> <p>For minor development, the Council will seek to encourage all residential or non-residential developments to achieve the above targets where it is demonstrated that this is technically feasible and economically viable. Developers will be required to take account of unregulated CO2 emissions within their energy statements and will be required to reduce energy consumption for these uses so far as practicable.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policy 20.</i></p>										
<p><b>DMD 52</b></p> <p><b>Decentralised Energy Networks</b></p> <p>Proposals for the development of decentralised energy network infrastructure and related apparatus in the borough will be supported. The Council will support, and in some cases facilitate, the provision of infrastructure to support new and expanding networks including safeguarding routes and land for such use where necessary.</p> <p>Proposals for major developments which produce heat and/or energy should contribute to the supply of decentralised energy networks unless it can be demonstrated that this is not technically feasible or economically viable.</p> <p><b>Connection to a decentralised energy network</b></p> <p>All major developments should connect to or contribute towards existing or planned DE networks supplied by low or zero carbon energy.</p> <ul style="list-style-type: none"> <li>• Where the proposed development is adjacent to an existing DE network, it should:             <ol style="list-style-type: none"> <li>a. Secure the direct connection of all units to that network; and</li> <li>b. Contribute as necessary to the increased capacity of the DE network to support such connection.</li> </ol> </li> <li>2. Where there is an existing DE network that requires extension in order to supply the proposed development, proposed developments should:             <ol style="list-style-type: none"> <li>a. Contribute to such extension;</li> <li>b. Secure the direct connection of all units to the extended network; and</li> <li>c. Contribute as necessary to the increased capacity of the DE network to support such connection.</li> </ol> </li> </ul>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>The Council's policy approach addresses how planning the future of energy provision in the sub-region could deliver economic benefits for local residents and businesses including helping to reduce fuel poverty and stability in energy costs.</p> <p>There are potential benefits for all groups including those on low incomes and the elderly.</p> <p>No disproportionate impact.</p>

**Are groups affected because of:  
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<p>3. Where there is a planned DE network within feasible and viable range of future connection, proposed developments should:</p> <p>a. Commit to connect to the DE network;  b. Incorporate site-wide and/or communal heating systems;  c. Provide sufficient space for on-site energy centres or plant rooms to accommodate DE connection equipment such as pipes, heat exchangers and pumps etc;  d. Locate the energy centre or plant room to ensure the shortest connection distance to the future network, having regard to the requirements of the network as a whole;  e. Maximise the layout, density and mix of development to support identified DE opportunities;  f. Provide pipe connections as appropriate to the site boundary or safeguard an identified route within the site for future DE connection infrastructure; and  g. Where the planned DE network requires extension to supply the proposed development, proposed developments should contribute to such extension.</p> <p>4. Where there is no connection available to a decentralised energy network and no DE network is planned within range, on-site CCHP or CHP will be expected where the heating demand makes it feasible.</p> <p>5. Where CCHP or CHP would not be technically feasible or financially viable, developments will be required to be designed to enable its connection to a decentralised energy network in the future, or provide a contribution for the expansion of decentralised energy networks, or other carbon reduction measures within the borough, where reasonable and appropriate.</p> <p>6. Where technically feasible, buildings with high cooling loads that are connected to a DE network should be designed to meet their cooling demand through heat-fed absorption chilling.</p> <p>The Council will publish technical specifications to guide the design, capacity and location of CHP DH systems and energy centres on site to ensure that they interface with future DE networks.</p>										
<p><b>DMD 53</b></p> <p><b>Low and Zero Carbon Technology</b></p> <p>Where major developments have secured all possible savings through energy efficiency and decentralised energy networks and still fail to achieve the specified carbon dioxide reductions targets (DMD 51 'Energy Efficiency Standards'), developments will be required to provide on site renewable energy generation through the use of low and zero carbon technologies. Developments will be required to make-up the identified shortfall or provide a 20% carbon dioxide reduction,</p>	<p><b>Race</b></p> <p style="text-align: center;">O</p>	<p><b>Disability</b></p> <p style="text-align: center;">O</p>	<p><b>Gender</b></p> <p style="text-align: center;">O</p>	<p><b>Age</b></p> <p style="text-align: center;">O</p>	<p><b>Faith</b></p> <p style="text-align: center;">O</p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;">O</p>	<p><b>Transgender</b></p> <p style="text-align: center;">O</p>	<p><b>Marriage</b></p> <p style="text-align: center;">O</p>	<p><b>Pregnancy</b></p> <p style="text-align: center;">O</p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>

**Are groups affected because of:  
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<p>whichever is the greater unless it can be demonstrated that this is not technically feasible or economically viable.</p> <p>For minor applications the Council will seek to encourage further carbon dioxide reductions through the provision and use of on site renewable energy generation through the use of low and zero carbon technologies.</p> <p>Local opportunities to contribute towards decentralised energy supply from low and zero carbon technologies will be encouraged, where there is no overriding adverse local impact including identified impacts to historic assets.</p> <p>Where proposals are located within the Green Belt, elements of many low and zero carbon energy projects would constitute inappropriate development, which may impact on the openness of the Green Belt, the established character of the landscape or its biodiversity. In evaluating the development, the Council will give significant weight to the visual impacts of the project, the potential for disturbance to neighbouring properties and specific ecological considerations. Developers will need to demonstrate very special circumstances that clearly outweigh any harm by reason of inappropriateness and that there are no overriding local impacts for an application to be approved.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policy 20.</i></p>										
<p><b>DMD 54</b></p> <p><b>Allowable Solutions</b></p> <p>Where developers can demonstrate that the attainment of targets specified in DMD 51 'Energy Efficiency Standards' are not technically feasible or economically viable, the Council will seek a financial contribution to off-set the identified short fall. This will be calculated on the basis of a price per tonne of carbon required to address any short fall.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policy 20.</i></p>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>
<p><b>DMD 55</b></p> <p><b>Use of Roof Space/ Vertical Surfaces</b></p> <p>New-build developments, and all major development will be required to use all available roof space and vertical surfaces for the installation of low zero carbon technologies, green roofs, and living walls subject to technical and economic feasibility and other relevant planning considerations.</p>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>

**Are groups affected because of:**  
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<p>Evidence demonstrating the feasibility of complying with this Policy should form part of the sustainable design and construction statement.</p> <p>Where renewable technologies are proven to be feasible, developers are required to give due regard to the Energy Opportunities Plan (EOP) and Opportunity Area Planning Framework (OAPF) and where possible feed into an existing or proposed DEN or district heating network.</p> <p><i>This Policy should be read in conjunction with Core Strategy policies 20, 21 &amp; 36.</i></p>										
<p><b>DMD 56</b></p> <p><b>Heating and Cooling</b></p> <p>All new developments (excluding householder applications) will be required to demonstrate how the scheme has been designed to control and manage heat gain and reduce the reliance on mechanical cooling. Development proposals should reduce their reliance on mechanical cooling systems in accordance with the following hierarchy:</p> <p>a. The proposal has utilised passive design measures to minimise unwanted heat gain and manage incidental gains to reduce overheating in the summer months and the reduce need for heating in the winter, through orientation, daylighting, green roofs, air tightness, overshading, materials specification, managed thermal mass, construction and end-user operation;</p> <p>b. Passive or natural ventilation techniques have been employed to manage cooling, moisture and air change requirements;</p> <p>c. Where mechanical ventilation/cooling systems are required, development should be designed to include mixed mode ventilation and cooling in the first instance utilising low energy plant and heat recovery systems where appropriate;</p> <p>d. Where mixed mode ventilation/cooling is not appropriate and the development requires full mechanical ventilation/cooling, installed plant shall be (in order of preference) low energy or air conditioning. Heat recovery systems should be used where appropriate.</p> <p>Measures to manage the heating and cooling demands of development must adhere strictly to the principles of the cooling hierarchy with each tier utilised fully before a lower tier is employed. Where mechanical ventilation/cooling plant is present in a scheme, evidence must be provided to demonstrate that the heating and cooling demands of the development cannot be met by alternative means.</p> <p>Opportunities to adapt to existing buildings, places and spaces to manage heating and cooling demands must be maximised where practicable.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policy 20.</i></p>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
<p><b>DMD 57</b></p> <p><b>Responsible Sourcing of Materials, Waste Minimisation and Green Procurement</b></p> <p>All major developments are required to ensure materials used in construction are responsibly sourced. As a minimum development will be required to achieve the following credits under the Materials category of the Code for Sustainable Homes and BREEAM or equivalent rating/scheme if this is replaced or updated:</p> <p>a. For residential schemes assessed under the Code for Sustainable Homes: a minimum of 10 out of 15 credits under MAT1; 3 out of 6 credits under MAT2; and 1 out of 3 credits under MAT3.</p> <p>b. For non-residential schemes assessed under relevant BREEAM document: a minimum of 3 out of 6 credits under MAT1; and, a minimum of 2 out of 3 credits under MAT3.</p> <p>In addition 100% of timber used on the project must be is sourced in accordance with the UK Government's Timber Procurement Policy.</p> <p>A Site Waste Management Plan will be required for all Major Developments (and those defined under the Clean Neighbourhoods and Environment Act 2005) to demonstrate procedures for the minimisation of construction waste consistent with the principles of the waste hierarchy: reduce; reuse; recycle; recover. As a minimum, development will be required to divert at least 85% of non-hazardous waste by weight or volume from landfill with a strategic objective to divert a minimum of 95% of waste by weight or volume by 2020.</p> <p>All new development should:</p> <p>a. Make appropriate provision (within individual units and as part of the overall development as appropriate) for waste storage, sorting and recycling, and adequate access for waste collection; and</p> <p>b. Encourage non waste related development to provide on-site solutions for treating/managing waste generated by the development (i.e. composting, dedicated AD plants for food waste).</p> <p>All major developments are required to include a Green Procurement and Construction Plan detailing how the development has sought to minimise the environmental impact of the scheme through responsible sourcing of materials,</p>	O	O	O	O	O	O	O	O	O	No disproportionate impact.

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<p>minimising construction site impacts, local procurement and employment strategies and the minimisation of construction and demolition waste.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policies 20, 22 &amp; 32.</i></p>										
<p><b>DMD 58</b></p> <p><b>Water Efficiency</b></p> <p>In accordance with Core Strategy Policy 21 and the objectives for water efficiency set out in the London Plan all new development will be required to maximise its water efficiency.</p> <p><b>A. Residential Development</b></p> <p>New residential development, including new build and conversions, will be required to achieve as a minimum water use of under 105 litres per person per day. Major residential development will be required to achieve as minimum the following standards unless it can be demonstrated that it is not technically feasible to do so:</p> <ul style="list-style-type: none"> <li>• 2013 to 2015 – 90 litres/person/day</li> <li>• 2016 onwards – 80 litres/person/day.</li> </ul> <p><b>B. Non Residential Development</b></p> <p>The Council will require major non-residential development involving the extension, replacement or creation of new non-residential floorspace or a combination thereof will be required to exceed the following standards under WAT1 of BREEAM 2011 or equivalent rating/scheme if this is replaced or updated:</p> <ul style="list-style-type: none"> <li>• 2013 to 2015 – Exceed a 12.5% improvement in water efficiency over notional baseline</li> <li>• 2016 to 2018 – Exceed a 25% improvement in water efficiency over notional baseline</li> <li>• 2019 onwards – Move towards 65% improvement in water efficiency over notional baseline.</li> </ul> <p>An assessment of the efficiency of the building's domestic water consuming components is undertaken using the BREEAM Wat 01 calculator. The water consumption (litres/person/day) for the assessed building is compared against a notional baseline performance.</p> <p>For all other developments including changes of use, conversions, extensions and refurbishments captured by the planning process, the highest level of water efficiency will be sought.</p>	<p><b>Race</b></p> <p align="center"><b>O</b></p>	<p><b>Disability</b></p> <p align="center"><b>O</b></p>	<p><b>Gender</b></p> <p align="center"><b>O</b></p>	<p><b>Age</b></p> <p align="center"><b>O</b></p>	<p><b>Faith</b></p> <p align="center"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p align="center"><b>O</b></p>	<p><b>Transgender</b></p> <p align="center"><b>O</b></p>	<p><b>Marriage</b></p> <p align="center"><b>O</b></p>	<p><b>Pregnancy</b></p> <p align="center"><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>

**Are groups affected because of:  
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<p><b>Greywater Collection</b></p> <p>The Council will seek to encourage the inclusion of rainwater collection and greywater recycling. All new major developments should undertake a rainwater and greywater use feasibility study. Where collecting and reusing water is feasible, it should be included in the proposed development.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policy 21.</i></p>											
<p><b>DMD 59</b></p> <p><b>Avoiding and Reducing Flood Risk</b></p> <p>1) New development must avoid and reduce the risk of flooding, and not increase the risks elsewhere. New development must:</p> <p>a. Be appropriately located and informed by a site specific Flood Risk Assessment (FRA) if proposed in areas at risk from flooding in line with DMD 62 (Assessing Flood Risk);</p> <p>b. Preserve overland flood and flow routes, where applicable;</p> <p>c. Ensure no net loss of flood storage on site, or in exceptional circumstances, provide adequate off site compensatory storage;</p> <p>d. Manage surface water as part of all development to reduce run off in line with DMD 61 'Managing Surface Water'; and</p> <p>e. Prevent the loss of permeable surfaces/areas of soft landscaping, and maximise the use of green infrastructure as a potential sources of flood storage.</p> <p>In consultation with the Environment Agency, planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in, unacceptable levels of flood risk.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 28.</i></p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>	
	O	O	O	O	O	O	O	O	O	O	No disproportionate impact.
<p><b>DMD 60</b></p> <p><b>Assessing Flood Risk</b></p> <p>1) <b>Requirements for a site specific Flood Risk Assessment</b></p> <p>Site specific Flood Risk Assessments will be required for the following:</p> <p>a. Development proposals of 1 hectare or greater in Flood Zone 1;</p> <p>b. All proposals for new development located in Flood Zones 2 and 3; and</p> <p>c. All proposals in groundwater flood risk areas that involve the creation of useable space below ground;</p> <p>d. All proposals for new development identified as being at risk</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>	
	O	O	O	O	O	O	O	O	O	O	No disproportionate impact.

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<p>from surface water flooding in the SWMP; or e. Any development that may be subject to other sources of flooding identified in subsequent reviews/updates of the evidence base on flooding. These FRAs must:</p> <p>f. Where applicable, provide evidence so that the Council can assess whether the requirements of the sequential test of sites across the borough are met, and where an exception test is required, demonstrate that:</p> <ul style="list-style-type: none"> <li>• The development would provide wider sustainability benefits to the community that outweigh flood risk;</li> <li>• The development is on developable previously-developed land or, if this is not the case, that there are no reasonable alternative sites on developable previously-developed land; and</li> <li>• The development will be safe (see paragraph 9.2.31), without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</li> </ul> <p><b>2) Additional requirements for non fluvial flooding</b></p> <p>Where developments are proposed in areas identified as being at risk of groundwater flooding, consideration should be given to prevention or mitigation measures and the Council may require developers to submit further details to determine the extent of risk and the requirements for mitigation.</p> <p>Developments at risk of flooding need to make sure they are safe and incorporate appropriate mitigation measures in line DMD 61 'Managing Surface Water', DMD 62 'Flood Control and Mitigation Measures' and DMD 63 'Protection and Improvement of Watercourses and Flood Defences', and having regard to specific measures identified in the SFRA.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policy 28.</i></p>										
<p><b>DMD 61</b></p> <p><b>Managing Surface Water</b></p> <p>To manage surface water, all developments must demonstrate how proposed measures follow the drainage hierarchy in the London Plan. All developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems (SuDS) which meet the following requirements:</p> <p><b>1. Suitability</b> a. SuDS measure(s) should be appropriate having regard to the proposed use of site, site conditions/context (including proximity to source protection zones and potential for contamination) and geology.</p> <p><b>2. Quantity</b> a. All developments of more than one property or covering an</p>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>

**Are groups affected because of:**  
**(Key: Yes or No and +/- impact and O = Neutral)**

<p>area equal to or greater than 0.1ha must achieve greenfield run off rates, unless the developer can demonstrate that this is not technically feasible or economically viable. Where this is demonstrated, the Council will work with the developer to agree the highest possible rate which can be attained. All other development must include at least one 'at source' SuDS measure, resulting in a net improvement in water quantity or quality discharging to sewer in-line with any SuDS guidance or requirements.</p> <p><b>3. Quality</b>  a. Where appropriate, major developments must follow the SuDS management train and, having regard to best practice, provide a number of treatment phases corresponding to their pollution potential and the environmental sensitivities of the locality.  b. Measures should be incorporated to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value.</p> <p><b>4. Functionality</b>  a. The system should be designed to allow for flows above the design capacity to be conveyed off-site with minimum impact.  b. Clear ownership, management and maintenance arrangements should be established.</p> <p><b>5. Other</b>  Where appropriate, developments must incorporate relevant measures identified in the Surface Water Management Plan.</p> <p>The criteria above must be demonstrated through the submission of a site specific FRA, where one is required, or a Sustainable Design and Construction Statement.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policy 28.</i></p>										
<p><b>DMD 62</b></p> <p><b>Flood Control and Mitigation Measures</b></p> <p>All new development that results in increased flood risk should be accompanied by appropriate flood mitigation measures to make development and its users safe. New development should:</p> <p>a. Maintain or provide new or upgraded flood infrastructure at a sufficient standard of protection and/or provide a financial contributions towards measures which reduce and mitigate against flood risk. Where new infrastructure or protection results in a loss of floodplain storage volume this must be compensated for in an appropriate manner;  b. Maintain adequate distances from rivers/watercourses in line with DMD 63 'Protection and Improvement of Watercourses and Flood Defences';  c. Incorporate flood resilient and flood resistant design measures;</p>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>

**Are groups affected because of:**  
**(Key: Yes or No and +/- impact and O = Neutral)**

<p>d. Apply appropriate construction techniques to limit the disturbance to natural groundwater flows, such as the use of piled foundations; and</p> <p>e. Provide flood Warning arrangements and Evacuation Plans. Where the development is for essential infrastructure, the measures should ensure that the site is designed to remain operational when floods occur.</p> <p>The Council will refuse proposals which provide an unacceptable standard of safety.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policy 28.</i></p>										
<p><b>DMD 63</b></p> <p><b>Protection and Improvement of Watercourses and Flood Defences</b></p> <p>1. New development must make space for water and not harm the integrity of flood defences. New development should:</p> <p>a. Be set back from main rivers and ordinary watercourses, in the case of the former, maintain a 8 metre buffer strip;</p> <p>b. Maintain an adequate distance between new development and ordinary watercourses. The distance applied will be determined having regard to the nature of the development and the type of ordinary watercourse;</p> <p>c. Adopt a presumption in favour of the removal, where possible, of existing culverts; and</p> <p>d. Not involve the culverting of main rivers and ordinary watercourses.</p> <p>2. Development on any land required for current and future flood management, which would adversely affect the delivery of flood defence schemes, will be refused.</p> <p>3. Development on or adjacent to watercourses must not:</p> <p>a. Result in a deterioration in the status of a watercourse; or</p> <p>b. Affect its ability to achieve the objectives in the River Basin Management Plan (RBMP); and</p> <p>c. Where possible, it should also implement the mitigation measures identified in the RBMP.</p> <p>A Water Framework Directive assessment will be required for some works on or adjacent to a watercourse. In these cases, the developer will need to provide information to demonstrate that the above requirements (2a-c) are met or, to otherwise justify the development.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policies 28 and 29.</i></p>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<b>Chapter 9: Environmental Protection</b>										
<p><b>DMD 64</b></p> <p><b>Pollution Control and Assessment</b></p> <p>Developments will only be permitted if pollution and the risk of pollution is prevented, or minimised and mitigated during all phases of development, including demolition/decommissioning, construction, operations/occupation and maintenance.</p> <p><i>This policy should be read in conjunction with Core Strategy Policies 22 and 32</i></p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
	O	O	O	O	O	O	O	O	O	No disproportionate impact.
<p><b>DMD 65</b></p> <p><b>Air Quality</b></p> <p>1. Planning permission will be refused for developments which would have an adverse impact on air quality unless the developer is able to demonstrate that measures can be implemented that will mitigate these effects. Development will only be permitted if it is air quality neutral.</p> <p>2. Major developments located in air quality hotspots and all development that could have significant implications for air quality, should be accompanied by an air quality assessment detailing appropriate mitigation measures.</p> <p>3. Developments involving sensitive uses will only be permitted if sited away from major sources of pollution or adequate mitigation measures are secured to improve air quality.</p> <p><i>Policy should be read in conjunction with Core Strategy Policy 32.</i></p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
	O	O	O	O	O	O	O	O	O	No disproportionate impact.
<p><b>DMD 66</b></p> <p><b>Land Contamination and Instability</b></p> <p>1. Planning permission will be refused if there are unacceptable risks of contamination and land instability which are not addressed through remediation. Development will only be permitted where appropriate remediation is undertaken to make the development safe.</p> <p>2. All development on land which is or may be affected by</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
	O	O	O	O	O	O	O	O	O	No disproportionate impact.

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<p>contamination and/or instability must be accompanied by assessments to ensure that any risks are identified.</p> <p>3. An initial assessment should be undertaken for all development to assess:</p> <p>a. The previous uses of the site; b. The potential for contamination and/or land instability; and c. Any risks.</p> <p>4. In circumstances where the initial assessment identifies contamination risks or land instability, the Council will require the developer to provide more detailed investigations/studies to determine the level of contamination, assess the risks and provide details of a remediation and management strategy. On site remediation (treatment in-situ or ex-situ) of contaminated soils will be encouraged, where appropriate, to reduce waste sent to landfill.</p> <p>5. The Council will impose planning obligations/conditions to ensure that remediation of the site is secured, the level of remediation is suitable for its intended end use, and the development is safe.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policies 22 and 32.</i></p>										
<p><b>DMD 67</b></p> <p><b>Hazardous Installations</b></p> <p>Development of new hazardous installations or development of sites located within the vicinity of existing installations will only be permitted if necessary safeguards are incorporated to ensure the development is safe. Developers may be required to submit an assessment of risks.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policy 32.</i></p>	<p><b>Race</b></p> <p align="center"><b>O</b></p>	<p><b>Disability</b></p> <p align="center"><b>O</b></p>	<p><b>Gender</b></p> <p align="center"><b>O</b></p>	<p><b>Age</b></p> <p align="center"><b>O</b></p>	<p><b>Faith</b></p> <p align="center"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p align="center"><b>O</b></p>	<p><b>Transgender</b></p> <p align="center"><b>O</b></p>	<p><b>Marriage</b></p> <p align="center"><b>O</b></p>	<p><b>Pregnancy</b></p> <p align="center"><b>O</b></p>	<p><b>Analysis</b></p> <p align="center">No disproportionate impact.</p>
<p><b>DMD 68</b></p> <p><b>Noise</b></p> <p>1. Developments that generate or would be exposed to an unacceptable level of noise will not be permitted. 2. Developments must be sensitively designed, managed and operated to reduce exposure to noise and noise generation. Particular regards should be had to the following:</p> <p>a. Building design (positioning of façades, selection of materials); b. Layout of uses and rooms;</p>	<p><b>Race</b></p> <p align="center"><b>O</b></p>	<p><b>Disability</b></p> <p align="center"><b>O</b></p>	<p><b>Gender</b></p> <p align="center"><b>O</b></p>	<p><b>Age</b></p> <p align="center"><b>O</b></p>	<p><b>Faith</b></p> <p align="center"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p align="center"><b>O</b></p>	<p><b>Transgender</b></p> <p align="center"><b>O</b></p>	<p><b>Marriage</b></p> <p align="center"><b>O</b></p>	<p><b>Pregnancy</b></p> <p align="center"><b>O</b></p>	<p><b>Analysis</b></p> <p align="center">No disproportionate impact.</p>

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<p>c. Positioning of building services; d. Landscaping; e. Sound insulation; and f. Hours of operation and deliveries.</p> <p>3. Development involving noise sensitive uses close to sources of significant noise will only be permitted if mitigation measures reduce noise to an acceptable level to safeguard the amenity of future occupiers.</p> <p>Applications must be accompanied by a noise assessment to demonstrate that occupiers/users will not be exposed to unacceptable levels of noise, having regard to relevant noise exposure categories noise standards and corresponding advice.</p> <p>4. Development involving potential noise generating development will only be permitted in appropriate locations, where there is compatibility with existing uses and no adverse impact on amenity.</p> <p>5. Proposals for plant and machinery that result in harm to amenity will not be permitted. Developments must not contribute to cumulatively higher noise levels and, where appropriate, must be designed to achieve an improvement on background levels with an overall aim to achieve an improvement of 10dB.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policy 32.</i></p>										
<p><b>DMD 69</b></p> <p><b>Light Pollution</b></p> <p>1. Development which results in light pollution that has a harmful impact on local amenity, nature conservation/wildlife, environment, and will not be permitted. 2. Development should limit and, where possible, reduce the adverse impact of light pollution. 3. Where necessary, the Council will require developers to submit a Light Assessment Report and take measures to control the level of illumination, glare, and spillage of light. Restrictions on the hours of operation may also be imposed.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policy 32.</i></p>	<p><b>Race</b></p> <p><b>O</b></p>	<p><b>Disability</b></p> <p><b>O</b></p>	<p><b>Gender</b></p> <p><b>O</b></p>	<p><b>Age</b></p> <p><b>O</b></p>	<p><b>Faith</b></p> <p><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p><b>O</b></p>	<p><b>Transgender</b></p> <p><b>O</b></p>	<p><b>Marriage</b></p> <p><b>O</b></p>	<p><b>Pregnancy</b></p> <p><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>
<p><b>DMD 70</b></p> <p><b>Water Quality</b></p> <p>1. New development that adversely affects water quality, including waterways, identified Source Protection Zones (SPZ) or Aquifers will not be permitted. 2. In consultation with the Environment Agency, the developer must consider the risks arising to water quality from development.</p>	<p><b>Race</b></p> <p><b>O</b></p>	<p><b>Disability</b></p> <p><b>O</b></p>	<p><b>Gender</b></p> <p><b>O</b></p>	<p><b>Age</b></p> <p><b>O</b></p>	<p><b>Faith</b></p> <p><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p><b>O</b></p>	<p><b>Transgender</b></p> <p><b>O</b></p>	<p><b>Marriage</b></p> <p><b>O</b></p>	<p><b>Pregnancy</b></p> <p><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>

**Are groups affected because of:**  
(Key: Yes or No and +/- impact and O = Neutral)

<p>3. Applications for developments involving high risk activities in SPZs or Aquifers must be accompanied by a Risk Assessment to determine whether the proposed use would pose a threat to water quality, and Mitigation and Management Strategies to identify suitable measures to deal with the risk.</p> <p><i>This Policy should be read in conjunction with Core Strategy Policies 21 and 32.</i></p>									
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**Chapter 10: Green Infrastructure**

<b>DMD 71</b>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
<p><b>Protection and Enhancement of Open Space</b></p> <p>Inappropriate development on land designated as Metropolitan Open Land will be refused except in very special circumstances.</p> <p>Development involving the loss of other open space will be resisted unless:</p> <p>a. Replacement open space can be re-provided in the same locality and of better quality to support the delivery of the Council's adopted Parks and Open Spaces Strategy; or</p> <p>b. It has been demonstrated through the submission of an assessment that the open space in question is surplus to requirements.</p> <p>Essential structures and facilities that would support the enjoyment of, and maintain the openness of the open space will be acceptable provided that the size, siting, location, design and materials would be sympathetic and proportionate to the operational requirements of the open space that it supports.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 34.</i></p>	<b>Y+</b>	<b>Y+</b>	<b>O</b>	<b>Y+</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<p>Accessible provision reduces the need for people to travel making it easier for those with disabilities, the young and elderly groups, and those on low income.</p> <p>There are also wider health benefits to be had by all. In particular BME groups where poor health is over represented.</p>
<b>DMD 72</b>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
<p><b>Open Space Provision</b></p> <p>All new major residential development must be accompanied by proposals to improve open space provision. The nature of such improvements should reflect the additional open space needs generated as a result of the proposed development.</p> <p>If the proposed development is located within an identified area of deficiency for public park provision it will be necessary for additional land to be brought into public park use to mitigate any adverse impact on the provision of open space. Provision should be provided on-site. New developments will be expected to incorporate open space that is capable of reaching at least 'Good to Very Good' quality in line with the Green Flag Award standards. In exceptional circumstances, a contribution towards off-site provision or improvement to</p>	<b>Y+</b>	<b>Y+</b>	<b>O</b>	<b>Y+</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<p>Accessible provision reduces the need for people to travel making it easier for those with disabilities, the young and elderly groups, and those on low income.</p> <p>There are also wider health benefits to be had by all. In particular BME groups where poor health is over represented.</p>

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<p>access to open space may be acceptable.</p> <p>If the proposed development is not located within an area which is deficient in either quantity or access to public park provision, then consideration will be given to deficiency in any other type of open space provision, quality or value. It will be necessary for the applicant to make a contribution towards the enhancement of the quality of open space provision including the range of facilities and its condition.</p> <p>This policy should be read in conjunction with Core Strategy Policy 34.</p>										
<p><b>DMD 73</b></p> <p><b>Children's Play Space</b></p> <p>1. Within areas deficient in children's play space, developments with an estimated child occupancy of ten children or more will be required to incorporate on-site play provision to meet the needs arising from the development. Where it is demonstrated to the Council's satisfaction that children's play space cannot be provided on-site, the applicant will be required to make a financial contribution towards ongoing off-site provision. Contributions may also be required for ongoing maintenance of facilities.</p> <p>2. New formal play spaces must:</p> <p>a. Be well located – new facilities should be sited in locations that are overlooked, away from busy roads, noise and pollutants and where possible enable cohesion and integration with existing communities;</p> <p>b. Make use of natural elements and low-value materials;</p> <p>c. Provide a wide range of play experiences;</p> <p>d. Be inclusive to all;</p> <p>e. Provide opportunities to experience risk and challenge;</p> <p>f. Be sustainable and easy to maintain; and</p> <p>g. Allow for change and evolution.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 34.</i></p>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>Y+</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>This policy will be of particular benefit for children and young people.</p>
<p><b>DMD 74</b></p> <p><b>Playing Pitches</b></p> <p>1. Development involving the loss of sports pitches will not be permitted.</p> <p>2. The preference for new sports pitches is natural grass pitches. The Council will only permit artificial grass pitches if all of the following criteria are met:</p> <p>a. The location must have very good accessibility by public transport;</p> <p>b. The site must have adequate road access and be able to</p>	<p><b>Race</b></p> <p style="text-align: center;"><b>Y+</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>Y+</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>Y+</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>Accessible provision reduces the need for people to travel making it easier for those with disabilities, the young, and those on low income.</p> <p>There are also wider health benefits to be had by all.</p>

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<p>accommodate car parking; c. The site must be level and have suitable ground conditions; d. The proposal must not harm the character or appearance of the area; e. There is no harm to residential properties in terms of noise and light pollution; f. There is no adverse impact on local flora and fauna;</p> <p>3. Applications for new artificial pitches must provide details of proposed landscaping, enclosure and lighting. Applicants must demonstrate how lighting has been designed to prevent loss of amenity to local residents or harm to biodiversity.</p> <p>4. Applications for artificial pitches that incorporate flood lighting on Metropolitan Open Land and in the Green Belt will be refused unless justified through exceptional circumstances.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 34.</i></p>										
<p><b>DMD 75</b></p> <p><b>Waterways</b> <b>Waterfront Character and Access to Waterways</b></p> <p>All development proposed on or close to the riverside must protect and enhance the waterfront character. Developments should maximise opportunities to provide publicly accessible riverside greenways or shared routes.</p> <p>Industrial/commercial development which is exposed to a waterway should address the waterway and create pleasant and interesting views from that waterway. The buildings should take architectural cues from the heritage of these features and should present them with an attractive, and where possible, active façade to encourage passive surveillance. In addition, public access to the waterfront should be retained/introduced where possible, with access for staff maintained as a minimum.</p> <p><b>Moorings</b></p> <p>Permanently moored vessels on the River Lee Navigation will be permitted provided they meet all of the following criteria:</p> <p>(a) There is no harm to the intrinsic character of the river; (b) There is no detrimental impact on amenity arising from traffic generation or servicing needs; (c) There is no adverse impact on water-borne freight; and (d) There is no adverse ecological impact.</p> <p><b>Freight</b></p> <p>Development which maximises transportation of freight by water will be supported.</p> <p><i>This policy should be read in conjunction with Core Strategy</i></p>	<p><b>Race</b></p> <p><b>Y+</b></p>	<p><b>Disability</b></p> <p><b>Y+</b></p>	<p><b>Gender</b></p> <p><b>O</b></p>	<p><b>Age</b></p> <p><b>Y+</b></p>	<p><b>Faith</b></p> <p><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p><b>O</b></p>	<p><b>Transgender</b></p> <p><b>O</b></p>	<p><b>Marriage</b></p> <p><b>O</b></p>	<p><b>Pregnancy</b></p> <p><b>O</b></p>	<p><b>Analysis</b></p> <p>Improving access to these natural assets will have particular positive and direct benefits for some of Enfield's most deprived communities. As such many disadvantage groups may experience slightly more proportional benefit. However, the benefits of this policy approach will be universal.</p>

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

Policies 34 and 35.										
<p><b>DMD 76</b></p> <p><b>Wildlife Corridors</b></p> <p>Development on sites that include or abut a wildlife corridor will only be permitted if the proposal protects and enhances the corridor.</p> <p>This policy should be read in conjunction with Core Strategy Policy 36.</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
	<b>Y+</b>	<b>Y+</b>	<b>O</b>	<b>Y+</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	Improving access to these natural assets will have particular positive and direct benefits for some of Enfield's most deprived communities. As such many disadvantage groups may experience slightly more proportional benefit. However, the benefits of this policy approach will be universal.
<p><b>DMD 77</b></p> <p><b>Green Chains</b></p> <p>Development within a 5 minute walk or 400 metre radius from a Green Chain must integrate with the network and development will only be permitted if:</p> <p>a. Any adverse impact on the Green Chain is minimised; and b. The proposal protects and where possible improves the Green Chain route for cyclists and pedestrians.</p> <p><i>This policy should be read in conjunction with Core Policy 34.</i></p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
	<b>Y+</b>	<b>Y+</b>	<b>O</b>	<b>Y+</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	Improving access to natural assets through the creation of green chains will have particular positive and direct benefits for some of Enfield's most deprived communities. As such many disadvantage groups may experience slightly more proportional benefit. However, the benefits of this policy approach will be universal.
<p><b>DMD 78</b></p> <p><b>Nature Conservation</b></p> <p>Development that has a direct or indirect negative impact upon important ecological assets will only be permitted where the harm cannot reasonably be avoided and it has been demonstrated that appropriate mitigation can address the harm caused. Mitigation will be secured through planning obligations or planning conditions.</p> <p>Major development on sites located within areas of deficiency must maximise opportunities to improve access to nature.</p> <p>This policy should be read in conjunction with Core Strategy Policy 36.</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
	<b>Y+</b>	<b>Y+</b>	<b>O</b>	<b>Y+</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	Conserving natural assets in the Borough will have particular positive and direct benefits for some of Enfield's most deprived communities. As such many disadvantage groups may experience slightly more proportional benefit. However, the benefits of this policy approach will be universal.

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<p><b>DMD 79</b></p> <p><b>Ecological Enhancements</b></p> <p>Developments resulting in the creation of 100m<sup>2</sup> of floorspace or one net dwelling or more should provide on-site ecological enhancements.</p> <p>This policy should be read in conjunction with Core Strategy Policy 36.</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
	<b>Y+</b>	<b>Y+</b>	<b>O</b>	<b>Y+</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	Ecological enhancements through new development will have particular positive and direct benefits for some of Enfield's most deprived communities. As such many disadvantage groups may experience slightly more proportional benefit. However, the benefits of this policy approach will be universal.
<p><b>DMD 80</b></p> <p><b>Trees on Development Sites</b></p> <p>All development including: subsidiary or enabling works that involve the loss of or harm to trees covered by Tree Preservation Orders, or trees of significant amenity or biodiversity value, will be refused.</p> <p>Where there are exceptional circumstances to support the removal of such trees, adequate replacement must be provided.</p> <p>All development and demolition must comply with established good practice, guidelines and legislation for the retention and protection of trees. Proposals must:</p> <p>a. Retain and protect trees of amenity and biodiversity value on the site and in adjacent sites that may be affected by the proposals;</p> <p>b. Ensure that the future long term health and amenity value of the trees is not harmed;</p> <p>c. Provide adequate separation between the built form and the trees including having regard to shading caused by trees and buildings.</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	<b>O</b>	Trees enhance the landscape and soften hard areas among buildings and other hard surfaces. Trees enhance visual amenity, help to moderate climate, temperature, sunshine and wind conditions by providing shade and shelter. Trees absorb carbon dioxide, filter and reduce harmful airborne pollution, reduce noise pollution and reduce water run-off thereby reducing the effects of flooding. They provide habitats for a broad range of wildlife, mark the changing of the seasons, provide a sense of well-being and place, provide health benefits, reduce crime and increase property prices.
										Benefits of this policy approach will be universal and there will be no disproportionate impact.

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<p><b>Works to Protected Trees</b></p> <p>Works to trees covered by a Tree Preservation Order or trees situated within a Conservation Area must ensure the long term health of the tree, and retain and enhance amenity value to the locality. Works must comply with current arboricultural best practice, guidelines and legislation.</p> <p>This policy should be read in conjunction with Core Strategy Policy 34.</p>										
<p><b>DMD 81</b></p> <p><b>Landscaping</b></p> <p>Proposed development must provide high quality landscaping that enhances the local environment.</p> <p>Landscaping should add to the local character, benefit biodiversity, help mitigate the impacts of climate change and reduce water run-off.</p> <p>Priority should be given to planting large, shade-producing trees and indigenous species, or other species of high ecological value, where situations allow.</p> <p>This policy should be read in conjunction with Core Strategy Policy 34.</p>	<p><b>Race</b></p> <p align="center">O</p>	<p><b>Disability</b></p> <p align="center">O</p>	<p><b>Gender</b></p> <p align="center">O</p>	<p><b>Age</b></p> <p align="center">O</p>	<p><b>Faith</b></p> <p align="center">O</p>	<p><b>Sexual Orientation</b></p> <p align="center">O</p>	<p><b>Transgender</b></p> <p align="center">O</p>	<p><b>Marriage</b></p> <p align="center">O</p>	<p><b>Pregnancy</b></p> <p align="center">O</p>	<p><b>Analysis</b></p> <p>Landscaping softens hard areas among buildings and other hard surfaces. It enhances visual amenity, help to moderate climate, temperature, sunshine and wind conditions by providing shade and shelter.</p> <p>Benefits of this policy approach will be universal and there will be no disproportionate impact.</p>

<p><b>Chapter 11: Green Belt</b></p>										
<p><b>DMD 82</b></p> <p><b>Protecting the Green Belt</b></p> <p>Inappropriate development within the Green Belt will not be permitted. Appropriate development will only be permitted if all of the following criteria are met:</p> <p>a. The siting, scale, height and bulk of the proposed development is sympathetic to and compatible with the prime aim of preserving the openness of the Green Belt;</p>	<p><b>Race</b></p> <p align="center">O</p>	<p><b>Disability</b></p> <p align="center">O</p>	<p><b>Gender</b></p> <p align="center">O</p>	<p><b>Age</b></p> <p align="center">O</p>	<p><b>Faith</b></p> <p align="center">O</p>	<p><b>Sexual Orientation</b></p> <p align="center">O</p>	<p><b>Transgender</b></p> <p align="center">O</p>	<p><b>Marriage</b></p> <p align="center">O</p>	<p><b>Pregnancy</b></p> <p align="center">O</p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>

**Are groups affected because of:**  
**(Key: Yes or No and +/- impact and O = Neutral)**

<p>b. The development has regard to site contours, displays a high standard of design and landscaping to complement and improve its setting, and takes all measures to ensure that the visual impact on the Green Belt is minimised;</p> <p>c. The nature, quality, finish and colour of materials blend with the local landscape to harmonise with surrounding natural features;</p> <p>d. Existing trees, hedges, bushes and other natural features are retained and integrated with the scheme to ensure adequate screening;</p> <p>e. Appropriate parking provision, safe access, egress and landscaping is provided to ensure vehicles are parked safely and that the development does not prejudice the openness of the Green Belt.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 33.</i></p>											
<p><b>DMD 83</b></p> <p><b>Development Adjacent to the Green Belt</b></p> <p>Proposed developments located next to or within close proximity to the Green Belt will only be permitted if all of the following criteria are met:</p> <p>(a) There is no increase in the visual dominance and intrusiveness of the built form by way of height, scale and massing</p> <p>(b) There is a clear distinction between the Green Belt and urban area;</p> <p>(c) Views and vistas from the Green Belt into urban areas and vice versa, especially at important access points, are maintained;</p> <p>Proposals should maximise opportunities to incorporate measures to improve the character of the urban fringe including environmental improvements (such as planting and earth moulding) and the removal or replacement of visually intrusive elements such as buildings, structures, hard standings, walls, fences or advertisements.</p> <p>Development must not restrict future public access/ rights of way from being provided. Where possible proposed development should increase opportunities for public access.</p> <p>This policy is in conjunction with Core Strategy Policies 31 and 33.</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>	
	O	O	O	O	O	O	O	O	O	O	No disproportionate impact.
<p><b>DMD 84</b></p> <p><b>Areas of Special Character</b></p> <p>New development within the Areas of Special Character will only be permitted if features or characteristics which are key to maintaining the quality of the area are preserved and enhanced.</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>	
	O	O	O	O	O	O	O	O	O	O	No disproportionate impact.

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<p>This policy should be read in conjunction with Core Strategy policies 30, 31 and 33.</p>										
<p><b>DMD 85</b></p> <p><b>Land for Food and Other Agricultural Uses</b></p> <p>The use of land for growing food, including commercial and community food growing, will be supported throughout the borough.</p> <p>Development on agricultural land will be permitted if the all of the following criteria are met:</p> <p>(a) The proposal delivers diverse and sustainable farming enterprises without harming the quality or character of the countryside;          (b) That proposals, when implemented ensure good environmental practice, including long term biodiversity benefits;          (c) The proposal safeguards high quality agricultural land from irreversible development;          (d) Proposals in relation to renewable energy sources do not over farm the land to the detriment of the local character and ecology; and          (e) The type and volume of traffic generated would not result in danger or inconvenience on the public highway or harm the rural character of local roads.</p> <p>This policy should be read in conjunction with Core Strategy Policy 33.</p>	<p><b>Race</b></p> <p align="center"><b>O</b></p>	<p><b>Disability</b></p> <p align="center"><b>O</b></p>	<p><b>Gender</b></p> <p align="center"><b>O</b></p>	<p><b>Age</b></p> <p align="center"><b>O</b></p>	<p><b>Faith</b></p> <p align="center"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p align="center"><b>O</b></p>	<p><b>Transgender</b></p> <p align="center"><b>O</b></p>	<p><b>Marriage</b></p> <p align="center"><b>O</b></p>	<p><b>Pregnancy</b></p> <p align="center"><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>
<p><b>DMD 86</b></p> <p><b>Agricultural Workers' Dwellings</b></p> <p>New dwellings for agricultural and horticultural workers will only be permitted if all of the following criteria are met:</p> <p>(a) The Council is satisfied that the associated agricultural unit is economically viable, and has sound long-term prospects;          (b) It can be demonstrated that the dwelling is essential to sustain the viability of the farming enterprise;          (c) There is no suitable alternative accommodation in the locality; and          (d) No existing dwelling serving the holding has been sold, leased or disposed of in any other way.</p> <p>If the above criteria are met, planning permission will be issued for a temporary building for a period of no more than 3 years. Within this 3-year period an application for a permanent building can be submitted and a further assessment will be carried out against the criteria. Proposals will be subject to an</p>	<p><b>Race</b></p> <p align="center"><b>O</b></p>	<p><b>Disability</b></p> <p align="center"><b>O</b></p>	<p><b>Gender</b></p> <p align="center"><b>O</b></p>	<p><b>Age</b></p> <p align="center"><b>O</b></p>	<p><b>Faith</b></p> <p align="center"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p align="center"><b>O</b></p>	<p><b>Transgender</b></p> <p align="center"><b>O</b></p>	<p><b>Marriage</b></p> <p align="center"><b>O</b></p>	<p><b>Pregnancy</b></p> <p align="center"><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

<p>agricultural worker occupancy condition.</p> <p>This policy should be read in conjunction with Core Strategy Policy 33.</p>										
<p><b>DMD 87</b></p> <p><b>Equine- related development</b></p> <p>Proposals for equine related development in the Green Belt, will only be permitted if all of the following criteria are met:</p> <p>(a) There is no adverse effect on landscape or nature conservation quality;          (b) The agricultural land quality is maintained;          (c) Adequate arrangements are made for the management of grazing areas;          (d) The size and scale of stables and other development associated with the use, do not harm the openness of the Green Belt; and          (e) Hard-surfaced areas are kept to a minimum.</p> <p>This policy should be read in conjunction with Core Strategy Policy 33.</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
	O	O	O	O	O	O	O	O	O	No disproportionate impact.
<p><b>DMD 88</b></p> <p><b>Farm Diversification</b></p> <p>Proposals involving a change of use from agriculture to other business uses, which contribute to sustainable development and help to sustain the agricultural industry will be supported.</p> <p>Applications involving the change of use from agriculture will only be permitted if all of the following criteria are met:</p> <p>(a) Agriculture remains the dominant use within the holding;          (b) Building requirements are met through the re-use or replacement of existing building(s);          (c) The proposed use improves the open land character by way of scale, location and design and would respect and preserve the openness and character of the Green Belt;          (d) The proposed use does not generate excessive traffic/ or a significant number of additional trips;          (e) The proposed use does not prejudice future opportunities for the land to revert back to agriculture use;          (f) The proposed use does not unacceptably impact upon the amenities of residents or cause an unacceptable level of noise, light, air or water pollution;          (g) The proposed use provides adequate landscaping and screening to minimise its visual impact;          (h) There is no detrimental impact on nature conservation, wildlife habitats and historic features; and</p> <p>Proposals that support tourism or increase opportunities for outdoor sport and recreation will be looked at favourably.</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>
	O	O	O	O	O	O	O	O	O	No disproportionate impact.

**Are groups affected because of:  
(Key: Yes or No and +/- impact and O = Neutral)**

This policy should be read in conjunction with Core Strategy Policies 12 and 33.											
<p><b>DMD 89</b></p> <p><b>Previously Developed Sites in the Green Belt</b></p> <p>1. Complete or partial redevelopment if sites will only be permitted on Major Developed Sites (Trent Park University Campus and Picketts Lock) where the proposal improves the character and appearance of the site and appearance from the surrounding Green Belt. New development must not have a greater impact on the openness of the Green Belt than the existing development.</p> <p>2. Limited infilling and re-use will be permitted elsewhere in the Green Belt. Development will only be permitted if all of the following criteria are met:</p> <p>a. New development does not exceed the height of any existing buildings;</p> <p>b. The proposal does not lead to an increase in the developed proportion of the site;</p> <p>c. The proposal is ancillary to, or supports, an existing building;</p> <p>d. The proposal does not lead to any significant increase in motorised traffic generation, as evidenced through a suitable traffic modelling tool;</p> <p>e. The proposal contributes towards the aims of sustainable development.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 33.</i></p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>	
	O	O	O	O	O	O	O	O	O	O	No disproportionate impact
<p><b>DMD 90</b></p> <p><b>Appropriate uses in the Crews Hill Defined Area</b></p> <p>1. Within the Defined Area, proposals for new garden centres on sites which have become redundant or are no longer required for horticultural uses will only be permitted if all of the following criteria are met:</p> <p>a. In the case of a replacement building the new building must not be materially larger than the one it replaces and must be built to reflect an open form of development;</p> <p>b. There is no external display or sale of goods other than trees, shrubs or other plants or horticultural products;</p> <p>c. External display of goods and gardening products related directly to gardening, such as greenhouses, garden sheds, paving or rockery stones or related to leisure in the garden, must not be sited on a main road or any other position that would be visually intrusive or compromise traffic safety;</p> <p>d. Advertisement displays on the site should be appropriate to,</p>	<b>Race</b>	<b>Disability</b>	<b>Gender</b>	<b>Age</b>	<b>Faith</b>	<b>Sexual Orientation</b>	<b>Transgender</b>	<b>Marriage</b>	<b>Pregnancy</b>	<b>Analysis</b>	
	O	O	O	O	O	O	O	O	O	O	No disproportionate impact.

**Are groups affected because of:**  
**(Key: Yes or No and +/- impact and O = Neutral)**

<p>and in scale with, the road frontage of the premises and should complement the area;  e. Not less than 90% of the sales floorspace should be used for the sale of plants, bulbs, seeds and plant materials (whether for indoor or outdoor use), equipment, structures and products required for the purposes of gardening or the laying out of a garden; and  f. Sale of other goods should relate to the enjoyment of the gardens.</p> <p>2. Proposals for intensive livestock units in the Defined Area will be only be permitted on existing glasshouse sites which are not directly adjacent to the Crews Hill residential estate.</p> <p>3. Proposals for residential development within the Defined Area, including the change of use of existing buildings, will be refused.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 33.</i></p>										
<p><b>DMD 91</b></p> <p><b>Improving the General Appearance of the Crews Hill Defined Area</b></p> <p>New development within the Crews Hill Defined Area should preserve the openness of the Green Belt. Development proposals must meet all of the following criteria:</p> <p>a. Roadside and field boundary hedges, particularly along Theobalds Park Road or Cattlegate Road, should be retained or reinstated wherever possible. Existing features should be augmented by appropriate additional landscaping to reinforce boundaries, and screen and integrate adjacent sites;  b. Landscaping, means of enclosure and architectural detailing should be used to create a pleasant and safe rural environment for pedestrians, cyclists and vehicles at all times of the day;  c. Servicing and refuse storage should be located sensitively and screened where possible;  d. All advertisements must be of an appropriate size and type in relation to the premises and to the street scene; and  e. External materials should be of high quality and local materials should be used to create a distinctive character and identity.</p> <p><i>This policy should be read in conjunction with Core Strategy Policy 33.</i></p>	<p><b>Race</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Disability</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Gender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Age</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Faith</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Sexual Orientation</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Transgender</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Marriage</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Pregnancy</b></p> <p style="text-align: center;"><b>O</b></p>	<p><b>Analysis</b></p> <p>No disproportionate impact.</p>