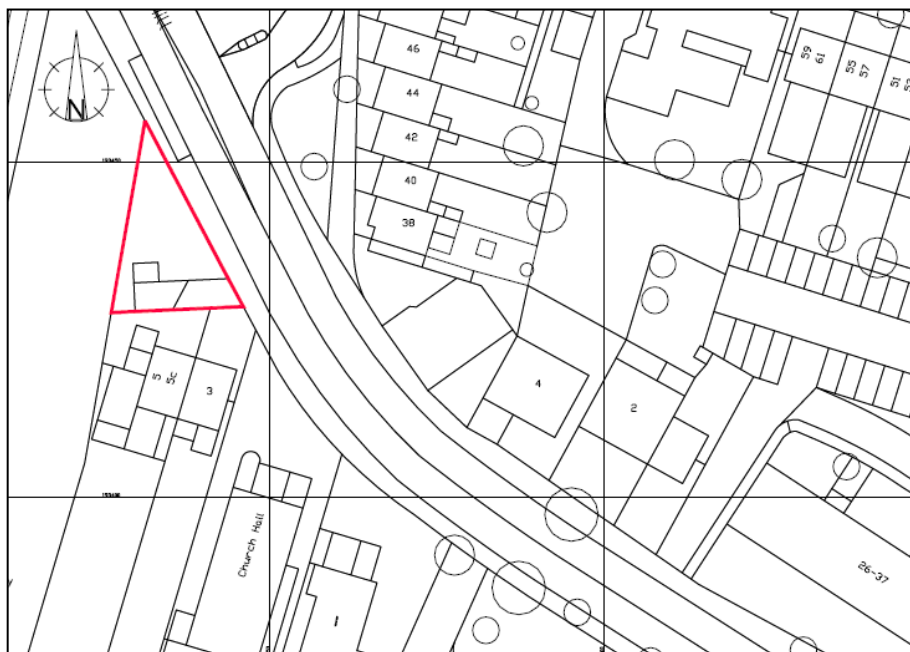




Better Places Ltd



## 5 Bourne Hill, Enfield

To develop the site as a hand car wash facility.

## Planning Statement

Andy Jarrett BA(Hons)TP MRTPI  
Director Better Places Ltd.  
June, 2014

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## Introduction

This Planning Statement is prepared on behalf of BDR Civil and Structural Engineering Consultants by Better Places Ltd (Chartered Town Planners). Its purpose is to describe the proposal and help assess its appropriateness in the context of the planning policies for the area.

The proposal is to develop a vacant site so that it can be used as a hand car wash facility.

The conclusion is that the proposal complies with current planning policies and provides a valuable local service.

## Planning Application Documents

The following are submitted as part of the planning application:

**Planning fee**

**Application Form and ownership certificates;**

**Drawings:**

David Mills Architect, 2014

**Design and Access Statement**

David Mills Architect, 2014

**Planning Statement:**

Better Places Ltd., 2014;

**Transport**

BdR (Civil and Structural Engineering) Ltd, 2014

## Description of Proposed Development Site

### Location

The site is 5, Bourne Hill on the A111 road south of Enfield Town Centre in North London.

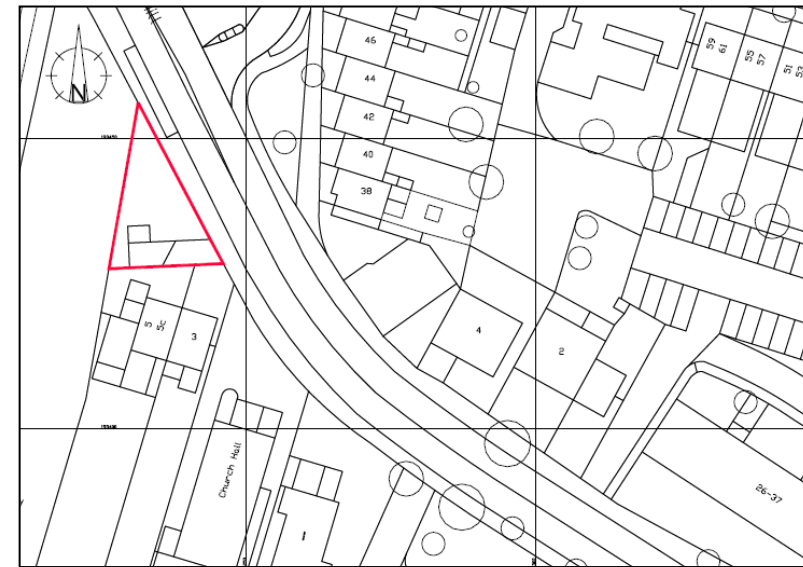
### Site and its surroundings

The site is approximately 280m<sup>2</sup> and is currently vacant. It's former use has been to store building materials. There are three sheds on the site which have been used for storage purposes.

The site is enclosed by galvanised palisade fences. There is a pair of gates at each end of the site frontage allowing for vehicle access and egress. The site is surfaced in concrete.

To the west of the site is a railway line in cutting. The embankments are tree covered. A pair of large, red brick semi-detached houses are located to the south of the site with a community hall beyond. The locality is predominantly residential in character

but there are various commercial uses close by including a hand car wash facility to the East of the site on the opposite side of the road.

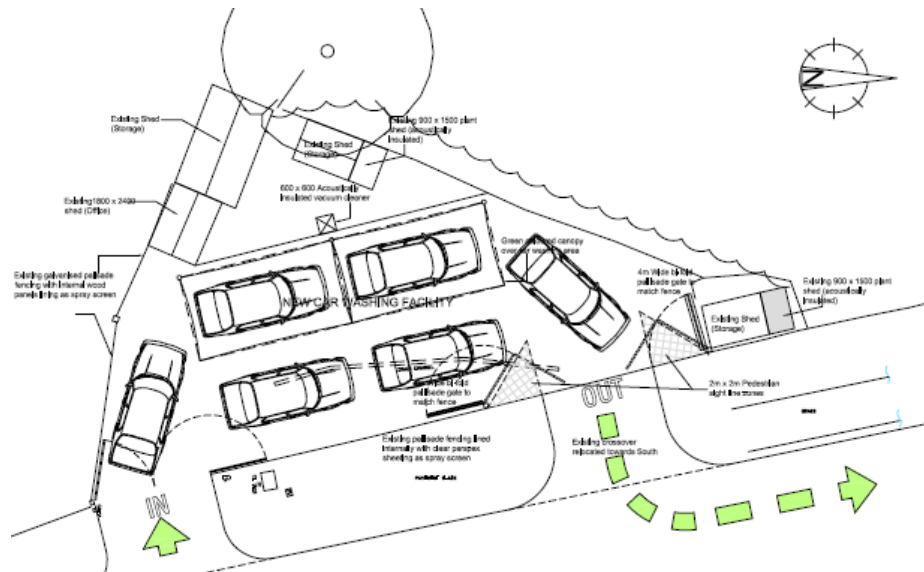


**Figure 1 - Site Plan (courtesy of David Mills Architect)**

## Proposal

The proposal is to use the site as a hand car wash facility. As can be seen the site can accomodate up to 6 cars at the same time. It is proposed to fix internal wood panels to

the palisade fence on the southern boundary and clear perspex sheets to the palisade fence on the eastern boundary. This measure will avoid spray leaving the site.



**Figure 2 – Plan showing layout of proposed car wash facility (courtesy of David Mills Architect)**

## Planning History

There have been a range of planning applications in the last 20 years, they are summarised below:

Enfield Council Planning Reference Number	Address	Description	Decision
LDC/92/0058	Land Adjoining, 5, Bourne Hill	Use of existing site for the storage of building materials and tools with access via an existing private accessway fronting Nos.3 and 5 Bourne Hill.	Granted 4.12.92
P/93/0001	Land adj 5 Bourne Hill	Formation of vehicular access to the Classified Road.	Granted 8.2.1993
TP/98/0994	Land adj 5 Bourne Hill	Temporary Storage Building	Granted 21.12.1998 Until 31/12/2000
TP/01/1425	Land Adj. 5 Bourne Hill	Change of use from storage yard to car polishing area, ancillary to car wash facility at Bourne Hill	Withdrawn elapsed 8.10.2003

LDC/06/0360	5 C Bourne Hill	Creation of new access	Withdrawn 19.12.2006
TP/08/1497	5 D Bourne Hill	Installation of a temporary storage container to west of site boundary	Refused 24.9.2008 Detrimental to visual amenities
TP/08/2105	5 D Bourne Hill	Erection of a detached storage building.	Refused 12.3.2009 Character and appearance Highways (prejudice turning)
TP/09/0559	5 D Bourne Hill	Erection of a detached storage building.	Granted 9.7.2009
P12- 00809PLA	5 E Bourne Hill	Formation of additional vehicular access to Bourne Hill and widening of existing access.	Withdrawn Pre-registration

The site has been used for storage purposes associated with the building industry. This includes use of a yard and three buildings.

## Planning Aims and Policies

Care has been taken to develop a proposal that complies with the aims and objectives of national and local planning policies. The paragraphs below indicate how the proposed development will deliver a proposal appropriate for the site and its surroundings.

National Planning policies are set out in the National Planning Policy Framework. Local planning policies are set out in the:

- Adopted Core Strategy policies, November 2010 ;
- Saved policies in the Council's Unitary Development Plan (UDP) adopted March 1994 , and
- Adopted London Plan policies, July 2011
- The Council is in the process of developing a new set of planning policies that will make up and complete the Enfield Local Plan. These include the Development Management Document (DMD) and Area Action Plans (AAPs). These documents will supplement the Core Strategy and London Plan policies and replace the remaining saved UDP policies.

### Sustainability

National Planning Policy Framework

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. However, the NPPF does not change the statutory status of the development plan as a starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.

For **decision-taking** this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.

NPPF para. 17 as a core planning principle encourages “the effective use of land by re-using land that has been previously developed (brownfield land), provided it is not of high environmental value.”



The proposal has been intensively developed and its proposed re-use is an effective way of meeting an established demand.

### **Employment**

National Planning Policy Framework

Adopted Core Strategy, November 2010

Saved policies in the Council's Unitary Development Plan (UDP) adopted March 1994

Worklessness is raised as a key concern in the Council's Core Strategy. Enfield has similar levels to the London average. It is importing a higher proportion of workless people than it is exporting. Enfield's predicted employment growth over the next 20 years is only 6% compared with 20% for London as a whole. Enfield's economy is particularly poorly poised for growth, as it remains over-dominated by declining economic sectors and there is a weak enterprise culture. A key priority will be to meet the skills challenges of the Borough - around 48,000 residents (about 27%) have no qualifications or are skilled to a very low level, over half of these have no qualifications at all. The new jobs that are forecast for Enfield will overwhelmingly require higher level skills and it is estimated that only about a fifth will be filled by people who have low skills or who lack qualifications.

The Core Strategy's overall objective to promote economic prosperity and sustainability is a long-term one, seeking to strengthen the economy, create new jobs and address unemployment over the next 15 years until 2026.

The proposal creates a significant number of new low skilled jobs which is valuable in helping to address local employment needs. There would be three full-time and two

part-time members of staff.

The proposal also helps meet the Council's Core Strategy Strategic Objectives:

Objective 6 To support new business enterprise and inward investment and economic diversity and;

Objectives 7 To support job creation and address the levels of unemployment and economic inactivity particularly in the south and east of the Borough, including amongst young people and disadvantaged sections of the community, and the development of skills to enable all residents to access the employment.

And is consistent with:

Core policy 16 Taking part in economic success and improving skills

The Council is committed to tackling worklessness, creating new jobs in the Borough and working to ensure that local residents are able to access existing and new jobs.

The UDP recognises the importance to the communities of what it describes as Secondary Industrial Premises (SIPS). The SIPS can provide a source of local employment and an opportunity for new small businesses to become established in the Borough. They are also suitable for service trades which need to be located amongst the community they serve. The proposal meets the criteria.

## Conclusion

This Planning Statement describes the proposal and assesses its appropriateness in the context of the planning policies for the area.

The proposal is to use the site as a hand car wash facility with upto 6 cars on site at the same time. The new business will support three full- time and two part-time new jobs.

The proposal meets national and local planning policies, it creates valuable new jobs and makes good use of previously developed(brownfield) land. It also meets a demand for this use and will help to deflect pressures from the nearby car wash facility.

The conclusion is that the proposal complies with current planning policies and brings much needed economic benefits to the area.