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Dear Sirs

Draft Enfield Local Plan - Proposed Site Allocation Ref. No. SA45 – Land Between Camlet Way and Crescent West, Hadley Wood

I am a local resident living in Hadley Wood for the past 6 years (and a member of the Hadley Wood Association. I value all the green spaces within Hadley Wood and take great comfort that it is surrounded by the green belt to protect the character of the area. I would like to object to the above proposed site allocation which would allow the development of 160 homes on Green Belt land in Hadley Wood

1. ***Plan fails to develop/prioritise all brownfield sites.*** No prioritisation of brownfield sites and, for example, only part of Meridian Water's capacity is included in the 20 year plan. The Council has chosen the soft easy option of selecting a green belt site with poor local connections / amenities ahead of other more suitable brownfield sites.
2. ***Destroys a valued and valuable part of the Green Belt.*** Enfield's most recent Characterisation Study refers to the area as "a special area of landscape character which is a major asset for the borough. It is of both landscape and historic significance" and "The existing Green Belt boundary should be retained and protected, and future development and land use changes resisted".
3. ***Makes a significant contribution to the purposes and openness of the Green Belt.*** The Hadley Wood Heritage and Character Assessment notes that the site provides "important views" and the landscape "acts as a buffer separating Hadley Wood from other urban areas". No account has been taken of the fact the site forms part of the Hornbeam Hills Area of Special Character.
4. ***Wildlife and biodiversity would be harmed.*** Building over 11ha of fields for 160 homes is an inefficient use of valuable land that serves an important purpose and contradicts Enfield's green policies and the declaration by the council of a Climate Emergency in the borough. The ecology of this unique area of rough grazing and wildlife habitat, a relic of the landscape of Enfield Chase, should be protected.
5. ***Increases flood risk in other parts of Hadley Wood.*** Parts of the land are flood zone 3, and local sewers/flood defences are already insufficient, with frequent flooding across Hadley Wood. The existing foul and surface water sewer infrastructure in Hadley Wood has not kept up with the pace of development and local residents already suffer flooding events as a consequence.
6. ***Wrong location for a sustainable development.*** This is not a sustainable site. It has poor transport links with a PTAL 1a/b vs the London Plan PTAL of 3-6 for developments around stations). The scheme would be wholly reliant on cars, given there are very limited local amenities, no local healthcare, no dentist, no post office, no secondary school, oversubscribed primary school and virtually no local employment.
7. ***Too small for infrastructure investment.*** 160 new homes are insufficient to warrant the investment needed to increase schools, healthcare services, shops, leisure facilities, etc.
8. ***Site is surrounded by Conservation Areas and Grade II listed buildings.*** The site is bordered and overlooked by the Hadley Wood Conservation Area, the Monken Hadley Conservation Area and Grade II listed buildings on Camlet Way. It would be impossible to build on that site without it adversely impacting the setting, character and appearance of those heritage assets.

9. ***The proposal is an opportunistic development rather than a strategic decision.***  
The site was not on the list for development in the 2018 consultation document and was only added when the Duchy of Lancaster, as landowner, made it a condition of their support for the Local Plan.
10. ***The Site should not be classed as Available and should therefore not be included as an allocated site.*** The existing agricultural tenant has a lease on the land which runs way beyond 5 years and is therefore not available for development. The Council should not be looking to allocate this green belt site for a development in 10 year time, as there will be other brownfield opportunities to replace these 160 homes within that timeframe.

Yours sincerely

Kind Regards