
Dear Sirs,

My family and I have been residents in Crescent west Hadley Wood for 29 years. We have enjoyed the beautiful open Countryside around the area and we have watched the seasons come and go quite dramatically across the open spaces every year and this was probably the main reason for moving to the area in the first instance. I find the proposal to build 160 homes on this green belt land outrageous and contemptible for a number of reasons .

1) I feel that the open space around Hadley Wood should be rigorously protected, it is vital to the unique feel of the area and will help to maintain the unique urban and rural feel of the area.

2) The area adjacent to the site along Crescent West (and even where you propose the entrance for the site to be), is a conservation area. If you care to check out the dictionary you will see the following definitions of Conservation and Conservation Area.

Conservation “The preservation, Protection and restoration of a natural environment”

Conservation Area “An area which has been designated as being of special architectural or historic interest, the Character or appearance of which is desirable to preserve, in other words the features that help make it feel unique”

How can the council, therefore, who designated this area a conservation area, possibly even consider building and developing this site, for this reason alone ???!. The fact that this is a conservation area is surely *of the essence* in all matters relating to this site’s development.

In addition to the fact that this is a conservation area the site itself is Green Belt. In Enfields own recent Characterisation Study it notes that the site provides a special area of landscape character which is a major asset to 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 restricted “

3) There is no prioritisation of local brownfield sites. Obviously it is a much easier task to build on a virgin site, Is this the council, landowner (Duchy) and developers, just profiteering and not looking at the social and environmental effects of the proposal ?. I understand from Council literature in the past that Enfield is an environmentally friendly and caring Council. It does not sound like that to me.

4) I am reliably informed by people that know the technicalities of the building and planning industry, that the increase to flood in other parts of Hadley Wood would be severely increased with the development of this site. I look at the fields every day and it does not require much rain to flood the fields, so I am sure that concreting over, building houses and roads would significantly increase the flood risk.

5) I also understand that this is totally the wrong location for a sustainable development. Yes there is a station but the train service only runs from North to South. If you want to travel to local shops, Schools, Hospitals, post offices, Doctors surgeries, cars are the only option. With 160 houses and taking the average to be 3 cars per household that is a potential 480 extra vehicles on the already overcrowded roads in the area. At peak times it is already almost impossible to join the main roads at either Barnet or Cockfosters Road. There is no other way out of Hadley Wood. It is quite obvious that the council have not considered this and again suggests to me that the council are not concerned with the people concerned with this development, only really consider profits and not quality of life for its residents and not the very people it claims to represent.

6) The proposal has not arisen as a strategic development. The site was not on the 2018 Consultation Document and was only added when the Duchy of Lancaster bullied the Council to make it a condition of their support for the Local plan !!! Who does Enfield Council represent ??? The residents of Enfield or the profits of the Duchy of Lancaster?. I do wonder.

7) The site should not be classed as available and should not be included as an allocated site, as the current tenants lease runs beyond the 5 years threshold and this Green Belt site should not be included for development in 10+ years time, other brownfield locations will become available to replace these 160 homes within that timeframe.

I hope therefore that Enfield Council will consider the views of its residents and not permit this Draft Local plan to proceed any further.

Yours faithfully