

Draft Local Plan - Site SA45 – Land between Camlet Way and Crescent West, Hadley Wood

Dear Sirs

I have lived in Hadley Wood for the past 25 years and was attracted to the area by all the greenery, wide open spaces and the surrounding green belt. My children were fortunate to attend the primary school as now there is a large waiting list and even our neighbours who live 5 minutes walk away from the school, can't get their kids into it.

I regularly walk all the streets and walk past this meadow and reflect how beautiful it is from Crescent West. My house backs onto the site, which affords me great views across the horizon and I can clearly see why this is an important part of the Hornbeam Hills South Area of Special Character and should not be lost to development.

That meadow also forms an important part of Hadley Wood segregating Enfield from Barnet and is really valued by all the residents in the locality and helps to protect the special character of the area.

I therefore object to the proposed release of this meadow in Hadley Wood from the green belt and its draft allocation for housing development on the following grounds.

1) The Local Plan does not prioritise all the brownfield sites in the Borough. Surely all the Councils own development land at Meridian Water should be included in this 20 year plan. Only once all the brownfield land has been exhausted should the council seek to release green belt sites. This is not the case as the Council have chosen to build on a Green Belt site with poor local connections and amenities instead.

2) This allocation destroys a valued and valuable part of the Green Belt. The councils recent Characterisation Study refers to the area as “a special area of landscape character which is a major asset for the borough. It states “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”. This has been completely ignored.

3) The meadow 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) This is not a sustainable location. This is not a sustainable site. It has poor public transport links with a PTAL 1a/b. Despite there being a station close by, the next stops either side of Hadley Wood are Potters Bar (Hertsmere) and New Barnet (Barnet). You cannot get to anywhere in the Enfield Borough from this station. The bus stop outside the station only serves High Barnet, which again is outside the Borough. Any development scheme on this land will be wholly reliant on cars. There is no supermarket in close proximity, no GP, no secondary school, no post office, very limited local employment opportunities. All these facilities are only accessible by car, which goes against the Climate change Emergency declared by the Council.

5) The scheme is too small to fund the infrastructure investment that would result from the development. 160 new homes do not warrant the investment needed to increase schools, healthcare services, shops, leisure facilities, etc.

6) Site is surrounded by 2 x Conservation Areas . The site is bordered and overlooked by the Hadley Wood Conservation Area, the Monken Hadley Conservation Area as well as Grade II listed buildings on Camlet Way. It would be impossible to build on the land without adversely impacting the setting, character and appearance of these essential heritage assets.

7) The council have not outlined the necessary ‘exceptional circumstances’ why this

specific Green Belt site should be released for the development for 160 homes out of the 25,000 homes they are seeking up to 2039. These 160 homes could easily be built from windfall development in the area as large houses are being redeveloped into blocks of 6-9 apartments.

Can you please therefore remove this proposed site allocation from the next edition of the Local Plan and retain the green belt status.