

Dear Sirs,

I am a very frequent visitor to Hadley Wood, and enjoy the openness and greenery that it offers. I love the area with its wide green streets and expansive open spaces. During lockdown I started to walk all the streets including Waggon road and Barnet Road and its from there that you can appreciate the beautiful views across the landscape across Hertsmere, Barnet and Enfield which culminates into this field. It is therefore not surprising that Herts County Council have sought to protect this valuable landscape within the Hornbeam Hills South Area of Special Character, which Enfield Council endorsed. It's not clear to me why the council have sought to now ignore this and remove the land from the green belt and allocate it for development. The meadow forms an important part of Hadley Wood segregating the Borough from London Borough of Barnet and helps to protect the special character of the area. The Council have declared a climate change emergency, but their action in seeking to promote development on a site that would be highly reliant on car traffic goes completely against this policy.

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 simply 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) There are circa 2,000 vacant properties within the Borough, which the Council should prioritise to get back into use and include within their 25,000 housing numbers. This should be a very quick win and all 2,000 homes if brought back into use should be included within the first 5 years of the housing supply figures.
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.