

As residents of Hadley Wood for nearly 30 years and members of the Hadley Wood Association we would like to place on record our comments upon the proposed site location for the development of 160 homes on Green Belt land. We moved to Hadley Wood because it is an area whose character is protected by the Green Belt and the proposed site allocation which would allow the land to be developed for 160 homes we believe is tremendously detrimental to maintaining the character of the area.

Our specific concerns about development of this land beyond the loss of Green belt are:

1. The local infrastructure is not adequate to support existing demands :
 - a. Sewerage and flood defences are under tremendous strain from the existing demand and we suffer from frequent flooding within the area. Green Belt land acts as part of the protection against flooding and removing part of it would only increase existing problems as well as increase needs from the development.
 - b. The area has limited public transport and again this is stressed by local demand. This would mean that those that move to the area would be reliant on using cars especially as there is limited shopping, no GP practice, post office nor secondary schools within the area. Further with the proposed development of the car parks at Cockfosters Station, the ability to travel by public transport to Central London is diminished further making the sustainability of this development even more difficult.
2. As we seem to face climate change impact, a development that impacts the ecology of the area, increases harmful emissions reduces biodiversity and natural habitat is detrimental both to the area and society as a whole. Surely preserving Green Belt land should be a priority especially when there are many Brown Field sites available.
3. The site is surrounded by Conservation Areas and the impact of the development on the Conservation Areas could be substantial. At least, the development will likely impact adversely on their character.

Overall, we feel that this is an unnecessary addition to the draft plan which does little to address the housing need that cannot be met by using Brown Field sites and sets a dangerous precedent in terms of not protecting the Green Belt land within the borough.

We, therefore, request that this site is removed from the next version of the Local Plan.