

I feel like this is going to be disastrous to the area as well as totally fly in the face of the reasons families choose to live in this area.

We have recently moved to Hadley Wood and specifically moved here for the space, surrounding green areas, having been assured this would be protected by Green Belt, which it now seems isn't remotely protected if someone offers the right price?!

I entirely object to the proposed site allocation which would allow the development of 160 homes on Green Belt land for the above and the following reasons:

- The site is an opportunistic development rather than a strategic decision as the site was not on the list for development in 2018 consultation document.
- The site should not be classed available and listed as an option for this site. The agricultural tenants lease runs beyond the 5 year threshold and this Green Belt site should not be included for development in 10+ years time as other brown field locations will become available to replace this 160 homes proposal within this time frame.
- This will drastically increase the flood risk - the local sewer and flood defences are already insufficient resulting in frequent flooding across Hadley Wood. The new proposed development will overwhelm and make the system entirely unfit for purpose. This will also lead to a very dangerous health hazard.
- Location not able to support a sustainable development – Services such as doctors, dentists, Schools as well as the basic infrastructure that is not set up for this, such as the public transport routes that would be inefficient to support this many new houses and so would encourage a huge increase in cars in the local area. Plus limited local amenities and virtually no local employment and 160 new homes would not warrant the investment needed to increase these local amenities.
- It would be impossible to build on this site in keeping with the setting, character and appearance of the local area which is a conservation area and full of Grade II listed buildings.
- Harm to wildlife and biodiversity which considering the current global climate change threat should be avidly avoided.

Can you please therefore remove this proposed site allocation from the next and any future editions of the Local Plan and retain the Green Belt status for this plot and any other local Green Belt sites.