

I am a local resident living in Hadley Wood for the past 25 years (and a member of the Hadley Wood Association).

I value all the green spaces within Hadley Wood and take great comfort that it is surrounded by the green belt to protect the character of the area. I therefore object to the above proposed site allocation which would allow the development of 160 homes on Green Belt land in Hadley Wood.

The Hadley Wood Association has set out various grounds justifying why this proposal should be rejected. I take this moment to echo their objections and for the avoidance of doubt my particular concerns are

1. **Plan fails to develop/prioritise all brownfield sites.** The Council has chosen the soft easy option of selecting a green belt site with poor local connections / amenities ahead of other more suitable brownfield sites.
2. **Destroys a valued and valuable part of the Green Belt.** This proposal takes no account of Enfield's most recent Characterisation Study which, inter alia, refers to the area as a *...landscape character which is a major asset for the borough. It is of both landscape and historic significance.* Moreover the Study concludes... ***The existing Green Belt boundary should be retained and protected, and future development and land use changes resisted.*** [emphasis added]
3. **Wildlife and biodiversity would be harmed.** Building over 11ha of fields for 160 homes is an inefficient use of valuable land that serves an important purpose and contradicts Enfield's green policies and the declaration by the council of a Climate Emergency in the borough. The ecology of this unique area of rough grazing and wildlife habitat, a relic of the landscape of Enfield Chase, should be protected.
4. **Increases flood risk in other parts of Hadley Wood.** Parts of the land are flood zone 3, and local sewers/flood defences are already insufficient, with frequent flooding across Hadley Wood. The existing foul and surface water sewer infrastructure in Hadley Wood has not kept up with the pace of development and local residents already suffer flooding events as a consequence.
5. **Wrong location for a sustainable development.** This is not a sustainable site. It has poor transport links with a PTAL 1a/b vs the London Plan PTAL of 3-6 for developments around stations). The scheme would be wholly reliant on cars, given there are very limited local amenities, no local healthcare, no dentist, no post office, no secondary school, oversubscribed primary school and virtually no local employment.
6. **Site is surrounded by Conservation Areas and Grade II listed buildings.** The site is bordered and overlooked by the Hadley Wood Conservation Area, the Monken Hadley Conservation Area and Grade II listed buildings on Camlet Way. It would be impossible to build on that site without it adversely impacting the setting, character and appearance of those heritage assets.
7. **The proposal is an opportunistic development rather than a strategic decision.** The site was not on the list for development in the 2018 consultation document and was only added when the Duchy of Lancaster, as landowner, made it a condition of their support for the Local Plan.
8. **The Site should not be classed as Available and should therefore not be included as an allocated site.** The existing agricultural tenant has a lease on the land which runs way beyond 5 years and is therefore not available for development. The Council should not be looking to allocate this green belt site for a development in 10 year time, as there will be other brownfield opportunities to replace these 160 homes within that timeframe.

I applaud and support the Councils drive to build new houses in the Borough, but a development of this size will change the character of Hadley Wood. As the Hadley Wood Association correctly points out, there are plenty of brownfield sites to consider. Any encroachment onto the green belt should only be considered when all other options have been exhausted.

Yours sincerely