

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

I have lived in Hadley Wood for over 30 years and regularly walk along the fields at Bartrams Lane, overlooking this land. This land forms part of an absolutely stunning landscape which goes well beyond the borough boundary and includes the green belt in Hertsmere and London Borough of Barnet. This landscape will be ruined if this land is allocated for housing.

I was first attracted to the area by all the beautiful green spaces that surround Hadley Wood and was drawn to the locality by the beautiful landscape and the knowledge that being surrounded by green belt land meant there would be no urban sprawl.

I therefore wish to strongly object to the proposed release of this green belt site and the site allocation, which would allow the development of 160 homes on green belt land for the following reasons:

This is an unnecessary large scale destruction of Green Belt.

The Local Plan proposes a quarter of the 25,000 new homes to be built on Green Belt land, in breach of national policies, the London Plan and Enfield's own Climate Change Action Plan. To build 25% of the new homes on Green Belt land cannot be justified. There is no justification why 160 out of the 25,000 homes should be built on the Hadley Wood site when such a small number of homes could easily be found outside the green belt.

Increased housing in Hadley Wood is not 'sustainable development'.

Hadley Wood is a car dependent neighbourhood as local public transport links are very poor, local amenities (GP, post office, schooling, leisure) are really lacking and the existing area is prone to flooding due to inadequate sewers/drainage. Nevertheless, the Plan proposes the new housing development and site intensification without any investment to improve the infrastructure.

The Local Plan fails to develop/prioritise all brownfield sites. The Local Plan does not have a settlement hierarchy or prioritisation of brownfield sites. The Council has not even included any of their landholdings or estates, which is surprising, given they must be the largest single landowner in the borough.

The Site is surrounded by Conservation Areas and Grade II listed buildings.

The site is sandwiched between the Hadley Wood Conservation Area and the Monken Hadley Conservation Area, with Grade II listed buildings on Camlet Way. The Plan's proposals will adversely impact the setting, character and appearance of those heritage assets. The Council has not produced any evidence to assess the level of harm and should therefore not be allocating the site without such evidence.

Any development on this site will destroy the beautiful landscape.

The site sits within an Area of Special Character landscape that is a major asset for the borough. The Council have not provided any justification as to why this landscape should no longer be protected or why the existing green belt boundary should not be retained.

Environmental – developing on centuries' old grassland is a valuable resource that should be protected and forms part of the Council's Climate Change Action Plan. Why is the council therefore seeking to concrete over this land. Has it given up on its Climate Change Action Plan or is this Action Plan just a gimmick?

Finally, where are all these new families that are being housed going to go to attend our already oversubscribed schools, GPs and hospitals? And how do you propose for them to get there? Have you ever driven on Cockfosters Road lately? It is already terribly congested at all times of the day or night. Adding even more families into the area will be a certain nightmare for the commuter as well as for all the locals that simply want to pop to their local shops or go about their daily activities.

I therefore urge the Council to change the Local Plan to retain the green belt in this location and remove the site allocation.