

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

I wish to 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:

I am a regular visitor to Hadley Wood and especially the conservation area. I take great pleasure in looking across the subject field to see the beautiful landscape. I cannot believe the Council is seeking to remove the green belt designation to allow the site to be developed into housing. Even worse, I cannot understand why the Council is seeking to build 25% of the new homes it says are required on green belt land, in breach of national policies, the London Plan and Enfield's own Climate Change Action Plan. Why is the Council looking to build on this green belt when it has declared a climate emergency? To build 25% of the new homes it says is required 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 totally 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 that would be required to mitigate new development.

The Local Plan fails to develop/prioritise all brownfield sites. The Local Plan does not prioritise brownfield sites. Only half of Meridian Water's housing capacity is included in the 20 year plan, when in reality that scheme should be able to deliver much more housing given the investment into that area.

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.

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