

26 August 2021

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

My wife and I, who have lived in Hadley Wood for over 25 years and are members of the Hadley Wood Association, write to strongly object to the proposed development for 160 homes to be built on the area's extremely precious **Green Belt land**.

Our objections are:

- 1) **Use of Green Belt Land** - At a time when the effects of climate change are top of everyone's agenda, we are all concerned about how ill-conceived development policies harm and destroy existing, necessary and valued green environments. This proposal to use Green Belt land runs contrary to improving Enfield environmentally and brownfield sites should be utilised instead.  
The national Green Belt policy is to maintain the size of Green Belt, not to shrink it without exceptional justification. We believe the council has failed to produce such exceptional justification for their proposed draft plan for Site SA45.
- 2) **The Plan does not prioritise brownfield sites and it also flies in the face of Enfield's own Characterisation Study of the area** which states: "The existing Greenbelt boundary should be retained and protected, and future development and land use changes resisted".  
There is no evidence to suggest that the council looked at all options and weighed up the pros and cons and the sustainability of different sites. Instead it appears that it simply adopted sites put forward by developers and land owners. More worryingly the council has not published the parameters used for releasing Green Belt sites as opposed to brownfield sites.
- 3) **Enfield has not explained what the "exceptional circumstances" are** for this particular Green Belt site. Additionally, within the time frame for the development more brownfield sites will become available to Enfield for the 160 homes out of the 25,000 to be built in forthcoming years. There is no need to seize and build on this Green Belt land.

- 4) **Flooding problems** - The Hadley Wood area and the designated Green Belt land in particular already has flooding problems and such a development will significantly amplify this problem and would need remedying.
- 5) **The site for 160 homes is unsustainable**, as households would not be supported by the necessary public transport links, schools, GP surgeries, recreational facilities and shops etc that would be needed for such a development.
- 6) **Traffic Flow and Congestion** - The M25 is nearby, currently bringing heavy traffic to the Cockfosters Road and leading to congestion in nearby areas. Additionally, Camlet Way/Beech Hill which run through Hadley Wood, are used as a link between Barnet and the Cockfosters Road. Adding 160 households that would be mainly reliant on cars would substantially add to existing pollution and congestion levels in the surrounding areas.
- 7) **Parking** - There is already congestion and parking issues on the streets at and near Hadley Wood Station that is currently used mainly by commuters from outside Hadley Wood. This parking problem will be compounded if no provision is made for a significant number of parking spaces for the new residents.
- 8) **Destruction of the character and setting of valuable heritage assets** - The proposed Green Belt site is surrounded by Conservation areas and Grade 11 listed buildings and these are important assets which should not be compromised by an inappropriately located development.

Finally, it is significant that the Mayor of London, Sadiq Khan, has expressed his unhappiness with the de-designation of Green Belt land by Enfield, has objected to the Draft Plan and is continuing to object to Enfield's Green Belt housing plans.

You will be aware that the Mayor told London Assembly members at City Hall: "I wasn't happy with their draft Local Plan and I objected in relation to the de-designation of Green Belt. I would be surprised, if they continue with these plans to de-designate, that I don't continue to express my unhappiness with that."