

Dear Planning officer(s),

I appreciate that you are faced with the difficult task of balancing competing claims regarding the above proposal. One of these issues on which I believe you will need to strike such a balance is whether any proposal will deliver **a net benefit or a net loss for the Borough of Enfield**. More specifically the question is; will the cost to the Borough in providing its services to the proposed development be more than the benefits in terms of growth in business and jobs within the borders of the Borough?

I understand that a major argument for this Green Belt development is its proximity to Hadley Wood railway station. If that is the case, this decision will have the unintended consequences of delivering a net loss to Enfield. Let me explain:

The railway line through this station heads only into or out of London (and there are no other stations in Enfield on this line). There is also minimal other public transport in the area. And there are no local places of employment. So the station will only serve to take people to jobs that are out of the Borough; exactly the opposite of what is desired.

In addition, the nearest shopping centre of any significance is in another borough (Barnet). So, as well as no jobs, no support for businesses in Enfield either.

To add to this, it is being proposed that half the new houses will be Affordable Homes. This is the housing sector that typically costs the Borough the most to service. So more costs.

Thus, as you can see, in terms of weighing up **costs versus benefits for the Council Tax payers of Enfield**, it would have been hard to find a more ill-suited site.

