

Dear sir/madam,

I am writing with regard to the proposed development in Hadley wood. Having lived in Hadley wood for 22 years I was drawn to the area and continue to enjoy living here due to its unique nature in terms of open space, local community feel and the general landscape, despite the fact that what makes Hadley wood unique also, in my view, makes it unsuitable for a development of this size and scope.

Apart from all the arguments about heritage landscape and the issues of building on green belt Hadley Wood has none of the facilities to justify this increase in the density and the inevitable increase in cars and through traffic.

Over the past five to seven years certain roads in hadley wood (in particular camlet way and Beech hill) have seen a tremendous increase in the number of once large houses into blocks of flats. This development has increased the number of cars parked on the road thus inhibiting the flow of traffic and during times of development outside out property is almost a car park with large lorries and vans parked and blocking access and leading to a significant build up of traffic which can only pass single file. These developments are increasing in number thus adding not only to the issues during the build phase but resulting in increased traffic and more on road parking as a permanent feature of the area. To add a development of this size would only exacerbate the road issues we are already experiencing today.

In terms of major objections to a development of this size which seems to be very much an overbuild on the land to be used.

1 Hadley wood, and in particular the site for the proposed development is, I believe in a flood area, the potential water run off from the site will undoubtedly impact hadley wood and the surrounding area and potentially the railway line .

2 Although there is a station in hadley wood, our transport links cannot be compared, in any way, to areas such as Cockfosters, Barnet or Southgate all of whom benefit from a frequent underground service (multiple trains per hour compared to hadley wood which has a maximum of 4 trains per hour at peak times and mostly a lot less), numerous bus routes (hadley wood has one local hopper bus that goes to Barnet and only for very limited hours in the day and infrequently at that). In short the train service we have is very much a commuter service with no links to the local area and the same is true for the very limited bus service.

Any disruption to the hadley wood train service means the only way out of hadley wood is invariably by car to a local underground station (and soon that will not be possible if plans to convert car parks at Cockfosters and High barnet into residential dwellings mean that in the absence of a train service in Hadley wood we will be unable to drive to a local underground station meaning the only option is a two mile walk).

3 We do not have services to support a further 160 dwellings . We have no local doctor practices, insufficient local schools to accommodate a large influx of new families (our existing school is already well oversubscribed) and very limited local shops with only a small parade near the station in addition to the transport limitations noted above.

The conflict of this plan with the environmental and climate change discussions that are currently front of mind raises the question as to how developing this site will do anything but add to the environmental issues we face with overbuilding in an area that is not only unsuitable from a potential flooding and environmental perspective but also with insufficient links to the local area creating the need for more cars (rather than less ) and leading to the overcrowding of routes that are today almost at a standstill such as cockfosters Road between Hadley wood and Cockfosters, Barnet high street between Hadley wood and High barnet station and that is before we get to the congestion in camlet way/Beech hill and surrounding roads caused by a combination of local construction in the area , the route being used as a through route for other construction in areas South of Hadley wood as a cut through to the M25 and as a general cut through Southbound from the M25 during peak times .

To add this number of dwellings to the area would result in such a significant growth in the population of the area which quite clearly does not have the services , access or links to support this sort of growth and as such I would urge you to review the plans with a view to removing them from the local plan

Kind regards