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Dear Sirs

I have lived in Hadley Wood for all my life and was fortunate to attend the local primary school. I love the area with its wide green streets and expansive open spaces. During lockdown I started to walk all the streets including Waggon road and Barnet Road and its from there that you can appreciate the beautiful views across the landscape across Hertsmere, Barnet and Enfield which culminates into this field. It is therefore not surprising that Herts County Council have sought to protect this valuable landscape within the Hornbeam Hills South Area of Special Character, which Enfield Council endorsed. It's not clear to me why the council have sought to now ignore this and remove the land from the green belt and allocate it for development. The meadow forms an important part of Hadley Wood segregating the Borough from London Borough of Barnet and helps to protect the special character of the area. The Council have

declared a climate change emergency, but their action in seeking to promote development on a site that would be highly reliant on car traffic goes completely against this policy.

I therefore object to the proposed release of this meadow in Hadley Wood from the green belt and its draft allocation for housing development on the following grounds.

1. **The Local Plan does not prioritise all the brownfield sites in the Borough.** Surely all the Councils own development land at Meridian Water should be included in this 20 year

plan. Only  
once  
all  
the  
brownfield  
land  
has  
been  
exhausted  
should  
the  
council  
seek  
to  
release  
green  
belt  
sites.  
This  
is  
not  
the  
case  
as  
the  
Council  
have  
chosen  
to  
build  
on  
a  
Green  
Belt  
site  
with  
poor  
local  
connections  
and amenities  
instead.

**2)**

**This  
allocation**

**destroys**

**a**

**valued**

**and**

**valuable**

**part**

**of**

**the**

**Green**

**Belt.** The

councils

recent

Characterisation

Study

refers

to

the

area

as

“a

special

area

of

landscape

character

which

is

a

major

asset

for

the borough.

It

states

“It

is

of

both

landscape

and

historic

significance”;

and

“The

existing  
Green  
Belt boundary  
should  
be  
retained  
and  
protected,  
and  
future  
development  
and  
land  
use  
changes resisted".  
This  
has  
been  
completely  
ignored.

**3)**  
**The**  
**meadow**  
**makes**  
**a**  
**significant**  
**contribution**  
**to**  
**the**  
**purposes**  
**and**  
**openness**  
**of**  
**the**  
**Green**

**Belt.** The Hadley  
Wood  
Heritage  
and  
Character  
Assessment  
notes  
that  
the

site  
provides  
“important views”  
and  
the  
landscape  
“acts  
as  
a  
buffer  
separating  
Hadley  
Wood  
from  
other  
urban  
areas”.

No account  
has  
been  
taken  
of  
the  
fact  
the  
site  
forms  
part  
of  
the  
Hornbeam  
Hills  
Area  
of  
Special Character.

**4)**  
**This**  
**is**  
**simply**  
**not**  
**a**  
**sustainable**  
**location.** This  
is

not  
a  
sustainable  
site.  
It  
has  
poor public  
transport  
links  
with  
a  
PTAL  
1a/b.  
Despite  
there  
being  
a  
station  
close  
by,  
the  
next  
stops  
either  
side  
of  
Hadley  
Wood  
are  
Potters  
Bar  
(Hertsmere)  
and  
New  
Barnet  
(Barnet).  
You  
cannot  
get  
to  
anywhere  
in  
the  
Enfield

Borough  
from  
this  
station.  
The  
bus  
stop  
outside  
the  
station  
only  
serves  
High  
Barnet,  
which  
again  
is  
outside  
the  
Borough.  
Any  
development  
scheme  
on  
this  
land  
will  
be  
wholly  
reliant  
on  
cars.  
There  
is  
no  
supermarket  
in  
close  
proximity,  
no  
GP,  
no  
secondary  
school,



no  
post  
office,  
very  
limited  
local  
employment  
opportunities.

All  
these  
facilities  
are  
only  
accessible  
by  
car,  
which  
goes  
against  
the  
Climate  
change  
Emergency  
declared  
by  
the  
Council.

**5)  
There  
are  
circa  
2,000  
vacant  
properties  
within  
the  
Borough,  
which  
the  
Council  
should  
prioritise  
to  
get**

**back  
into  
use  
and  
include  
within  
their  
25,000  
housing  
numbers.** This

should  
be  
a  
very  
quick  
win  
and  
all

2,000  
homes  
if  
brought  
back

into  
use  
should  
be  
included

within  
the  
first  
5  
years

of  
the  
housing  
supply  
figures.

**6)  
Site  
is  
surrounded  
by  
2**

**x**

**Conservation**

**Areas**

. The site is bordered and overlooked by the Hadley Wood Conservation Area, the Monken Hadley Conservation Area as well as Grade II listed buildings on Camlet Way. It would be impossible to build on the land without adversely impacting the setting, character and

appearance  
of  
these  
essential  
heritage  
assets.

**7)**

**The  
council  
have  
not  
outlined  
the  
necessary  
'exceptional  
circumstances'** why

this  
specific Green  
Belt  
site  
should  
be  
released  
for  
the  
development  
for  
160  
homes  
out  
of  
the  
25,000  
homes  
they are  
seeking  
up  
to  
2039.  
These  
160  
homes  
could  
easily

be  
built  
from  
windfall  
development  
in  
the  
area  
as  
large  
houses  
are  
being  
redeveloped  
into  
blocks  
of  
6-  
9  
apartments.

Can you please  
therefore remove  
this proposed site  
allocation from the  
next edition of the  
Local Plan and retain  
the green belt  
status.