

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

I have lived in Hadley Wood since April 2018 and am a member of the Hadley Wood Association and Hadley Wood Tennis Club. The reason I moved from an urban area of London to Hadley Wood in 2018 was the special countryside character of the surrounding environment. I was reassured that this unique local environment was protected because the surrounding area is Green Belt and is located within a Conservation area.

As such I was shocked to learn of Enfield councils proposed plans which would allow for the development of 160 homes on Green Belt land between Camlet Way and Crescent West, Hadley Wood. I am writing to you to register my objection to this plan.

I specifically highlight the following reasons for my objection:

- 1) **Increased housing in Hadley Wood is not sustainable:** As a resident living in this area, I know that Hadley Wood is highly reliant on cars because there are very limited local amenities. There is no local GP, no post office, no secondary school and only one oversubscribed primary school. Apart from a small local parade the area has no leisure / shopping facilities that are within walking distance. The site would thus generate significant extra car journeys adding to traffic pollution and congestion in already busy residential streets.

- 2) **Inappropriate site selection:** The site (SA45) is surrounded by Conservation Areas and Grade two listed buildings. The site is located between Hadley Wood Conservation Area and the Monken Hadley Conservation Area. The proposed development could not possibly occur without building on land inside the Conservation Area which would significantly damage its character. Furthermore, development of the site would destroy important views of Hornbeam Hills including 'protected key views' ratified in the Conservation Area Character appraisal update from 2016. The Council has not produced any evidence to assess the level of harm and should therefore not be allocating the site without such evidence.

3) The plan does not adequately consider existing and potential brownfield capacity

Existing brownfield capacity such as that available at Meridian Water's is not fully accounted for in the draft plan.

Future brownfield capacity that may become available over the next 10-years is not adequately considered in the draft plan. Specifically, the plan fails to properly consider the impact of the COVID-19 pandemic and the need to plan strategically, at London wide level, for a 'post pandemic' London. Such planning is necessary as changes to both high street retail and corporate use of traditional office space is likely to trigger a once in a multi-generation release of new brownfield sites. It cannot be right to plan now for the certain loss of precious green belt based on extremely uncertain future projections brownfield availability.

4) Enfield's plans actively damage the fight against Climate change. Building or planning to build on any green belt land cannot be defended in the face of any reasonable effort to mitigate global climate change. Since the publication of Enfield's draft plan, the IPCC issued new report with its starkest warning to date and called for immediate, rapid, and large-scale reductions in carbon emission. Enfield draft plan to build new homes on bio-diverse Green Belt land, such as the site in Hadley Wood, will irreversibly damage the environment and is in breach of national policies, the London Plan and Enfield's own Climate Change Action Plan.

Even pre-pandemic building on green belt land was unnecessary. Post pandemic and considering the climate emergency it's not defensible. Enfield current local plan is backward looking and completely fails address these critical challenges.

Please can you remove the proposed site (SA45) from the next edition of Enfield's Local plan and retain the green belt status of the land.