

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

I have lived in Hadley Wood for over 12 years and am a member of the Hadley Wood Association and have seen my family grow up in the area which we selected due to it's friendly, local, green and healthy character.

I highly value all the green spaces within Hadley Wood and was drawn to the locality as it is surrounded by Green Belt, which protects the special character of the area.

I therefore **STRONGLY** object to the proposed site allocation, which would allow the development of 160 homes on precious Green Belt land.

- **This is an unnecessary large scale destruction of Green Belt**
- **Increased housing in Hadley Wood is not 'sustainable development'**
- **The Local Plan fails to develop/prioritise all brownfield sites**
- **The Site is surrounded by Conservation Areas and Grade II listed buildings**
- **Environmental – Building on this land will increase climate change not reduce it Other brownfield sites have not been fully reviewed and utilised**
- **No evidence why the Area of Special Character is no longer appropriate and why the are Special Circumstances for this destruction of precious Green Belt**

Finally The Future Enfield leaflet that was distributed end of August by Enfield Council as a basis for it's Local Plan is full of inaccurate statements or worse this cannot be used to justify SA45 Green Belt loss in Hadley Wood:

- *"we are building 10,000 new homes at Meridian Water"* – the 20 year Plan only includes 5,000 homes for Meridian Water (the other 5,000 are expected to be built after the Plan period).
- *"The Draft Local Plan proposes development on just 7% of the Green Belt land in Enfield"* - the SHLAA lists Green Belt sites totalling 330ha, which would represent 11% of the 3,058ha total Green Belt land in Enfield (or 12% if the 305ha Lea Valley reservoirs, which are also classified as Green Belt, are excluded). Also, the 6,500 new homes to be built on Green Belt land represents 26% of the 25,000 total new homes.
- *"commit to delivering 50% of new homes as genuinely affordable"* - Policy H2 requires 50% of new homes to be affordable for council-owned sites, industrial land and Green Belt land, but only 35% on all other major housing developments (= 10 or more new homes). Not only does the 35% render the 50% overall target unachievable, but policy H2 does not require homes to be "genuinely affordable" (= 50% of market rent, whereas merely "affordable" is 80% of market rent).
- *"By 2039, Enfield's population is expected to have grown by 50,000"* – it is not clear where that growth (to 383,800 by 2039) is evidenced, and earlier projections expected a population of only 358,300 by 2032 (<https://new.enfield.gov.uk/healthandwellbeing/wp-content/uploads/2017/03/Enfield-People.pdf>). The increased growth is surprising, especially as Greater London's population has fallen over the past year, due to Brexit and Covid.
- *"Enfield Council's Draft Local Plan prioritises developing on brownfield sites"* – the Plan

doesn't have a settlements hierarchy or sequential approach; there is no requirement to use brownfield sites before Green Belt land is developed. Also, a range of brownfield sites have not been considered.

- *“6,500 homes are proposed in the rural areas. This will deliver new neighbourhoods with family size homes”* – “rural areas” should read “Green Belt”, and developer input suggests that, to make the Hadley Wood site financially viable, the 160 new homes will comprise modest sized Affordable Housing and expensive high spec apartments, so not the “family size homes” referred to.
- *“Developing a Local Plan that will stop skyscrapers in inappropriate locations”* – whilst very tall buildings will only be allowed in certain areas, the Plan allows up to 21m height (7 floors) in all other built-up areas in the borough. That would be wholly inappropriate in locations such as Hadley Wood and contradicts the London Plan’s requirement for permissible heights to be established per site, based on a design-led approach.
- *“Sustainability”* – the site assessments do not evidence that sustainability has been duly considered, and the proposals for Hadley Wood would not represent sustainable development.

Can you please therefore remove this proposed SA45 site allocation from the next edition of the Local Plan and retain the Green Belt status for the land.