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

Hadley Wood

I have lived in Hadley Wood for 17 years and am a member of the Hadley Wood Association. I 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 object to the proposed site allocation, which would allow the development of 160 homes on Green Belt land.

1. NOT A SUSTAINABLE DEVELOPMENT LOCATION. Whilst good growth and development is welcomed, amenities and infrastructure would require significant investment and improvement to accommodate a meaningful increase in the number of residents. Hadley Wood lacks schools, healthcare, shopping and leisure facilities, local public transport is poor and drainage/sewers inadequate. It is a car-dependent location, and key roads operate at over 100% of capacity.

2. SAVE OUR GREEN BELT. The Green Belt must be protected and conserved in North West Enfield where it serves vital purposes including separation from Barnet and Potters Bar, helping air quality in the borough and biodiversity. It cannot be right to plan to destroy this Green Belt, directly contrary to all green and climate change policies. We should be protecting and conserving our remaining green spaces now and for future generations.

3. PLAN WILL DESTROY OUR UNIQUE HERITAGE LANDSCAPE. The Hadley Wood meadows under threat are unique and not just some fields in the middle of nowhere. They are part of the established green belt in a single Area of Special Character across three boroughs. They are in the middle of a green corridor from Barnet through to the farms north and east of Hadley Wood, providing visual harmony for many walkers and cyclists. They are the setting for two Conservation Areas and their loss to a housing estate would greatly harm the heritage value of both Hadley Wood and Monken Hadley. This is the head valley of a main Enfield river which is liable to flood and needs to keep its riverside flood spaces.

4. UNNECESSARY AND WRONG. It cannot be right to plan for the certain and irretrievable environmental loss of these special meadows for a few extra houses to be built more than ten years later based on uncertain projections for 25,000 houses needed over twenty years. They may never be needed. Other brownfield sites will become available over ten and twenty years, including many owned by the Council.

5. NOT A SUSTAINABLE SITE. The site should not be allocated for 160 houses on this sloping and sensitive site adjacent to neighbouring green belt as well as in the setting of Hadley Wood Conservation Area. It would cause substantial harm. The lower part of the site is in a flood area for the river and will be highly affected by surface water run-off issues within the site and downstream within Hadley Wood.

6. UNCLEAR CRITERIA. It is not clear to me how Enfield Council have concluded that the fields should be removed from the Green Belt and developed for residential housing.

There is no indication of the Council having undertaken proper due diligence to determine the site is suitable and available, there is missing information in the Evidence Base, no heritage assessment and no landscape assessment, and it is acknowledged that there are no local services. It is therefore difficult to comprehend how the Council could put forward this site.

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