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

I have worked in Hadley Wood for 15 years and regularly walk along the fields overlooking this land. This site forms part of a stunning landscape that goes well beyond the borough boundary. I am very saddened by the prospect of losing this valuable green belt asset for development. I also enjoy the character of the conservation area and cannot believe the Council is seeking to remove the green belt designation to allow the site to be developed into housing.

I, therefore, wish to strongly object to the proposed release of this green belt site and the site allocation, which would allow the development of 160 homes on green belt land for the following reasons:

1. IT IS NOT A SUSTAINABLE DEVELOPMENT LOCATION. Whilst good growth and development is welcomed, amenities and infrastructure would require significant investment to accommodate a meaningful increase in the number of residents through the development of this site or intensification around the station. 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 congestion causes air pollution and thus increases climate change effects.

2. GREEN BELT SHOULD BE PROTECTED. The Green Belt must be protected and conserved as it serves vital purposes including separation from Barnet and Potters Bar, helping air quality in the borough and biodiversity. The centuries' old grasslands are an important resource for carbon sequestration.

3. THE LOCAL PLAN WILL DESTROY OUR UNIQUE HERITAGE LANDSCAPE. The Hadley Wood meadows under threat are part of the established Green Belt in an Area of Special Character across three boroughs. They provide visual harmony for many walkers and cyclists, are the setting for two Conservation Areas and their loss would greatly harm the heritage value of both Hadley Wood and Monken Hadley. The intensification plans would also cause harm to the Conservation Area.

4. IT IS UNNECESSARY AND WRONG. Neither the housing supply nor demand requirement has been adequately assessed. The range of housing need numbers is too wide to justify the necessary exceptional circumstances, and various potential sources of supply, such as SIL sites, have not been assessed. There is also no evidence of compliance with the Duty to Cooperate with other boroughs.

5. CLIMATE CHANGE. As a car-dependent location, Hadley Wood is not a suitable location for a large-scale increase in housing at site SA45 or through intensification. The already existing congestion would be worsened, leading to air pollution.

Please remove all of site SA45 from the proposed allocation and fully investigate all brownfield sites in private and public ownership before looking to build on the green belt.