
Subject: Draft Local Plan - Site SA45 (Land between Camlet Way and Crescent West, Hadley Wood) and Intensification Zone around Hadley Wood station

My family and I have lived in Hadley Wood five years. Our reasons for moving to this beautiful area were primarily the abundance of green space, its village-like character and the protected status of much of the area (including our house and several others on our road). We value greatly and make use of many of the green spaces within Hadley Wood, particularly on walks with our dog which enable us to meet many of the local residents and appreciate the area on foot. Our young children also enjoy walking around the area, safely meeting friends and using the open spaces. The sound of the church bells throughout the day are a regular reminder of the tranquillity of the locality. A significant increase in traffic, inevitable if this precious land is build on, will ruin that peace and take away the special feel of where we live. There are many other reasons for us to object to this proposal:

1.IT IS NOT A SUSTAINABLE DEVELOPMENT LOCATION. Whilst positive growth and development is welcomed, our existing amenities and infrastructure would require significant investment to accommodate a meaningful increase in the number of residents through the development of site SA45 or intensification around the station. Hadley Wood lacks schools, healthcare, shopping and leisure facilities, local public transport is poor and drainage is woefully inadequate - **our gardens and cellars already flood regularly due to the over-development of sites and removal of natural flood barriers.** This is a car-dependent location, and key roads operate at over 100% of capacity: congestion causes air pollution and thus increases climate change effects. Getting in and out of Hadley Wood can often take some time as there are only two exit points which would be further clogged by the inevitable increase in traffic.

2. THE 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. We have already seen the harm caused by the ill-judged removal of trees surrounding the railway track (which had to be reversed at significant cost).

3. IT IS UNNECESSARY. 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.

4. 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. The destruction of grassland, a valuable resource for carbon sequestration, would also represent a material negative. The idea of such a plan is absolute conflict with current thinking and policy about the need to halt and reduce climate change which should be embraced by our council.

These plans for development represent numerous threats to Hadley **Wood**, signalling a move towards 'Hadley **Concrete**' which is in direct opposition to everything that the area encapsulates. Please therefore reject these plans and preserve our beautiful locality.