

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

### **LETTER OF OBJECTION**

This **objection letter** is submitted against any application which proposes residential units on Land between Camlet Way and Crescent West.

We have lived in Hadley Wood for almost 10 years. We enjoy the views and using the fields and footpaths located along this parcel of land daily. Our children and their friends walk through the area safely and without the concerns of heavy traffic, which this housing development and site intensification is likely to bring.

We fail to see how this proposed over-development can be justified or would benefit the local community of Hadley Wood without a significant investment into the schools, transport , roads and local amenities.

We believe the site and surroundings are the subject of significant planning constraints.

### **Design & Townscape Impact**

The overarching objective of the planning system, as set out in the NPPF, is to contribute to sustainable development through three objectives: an economic, a social and an environmental objective.

The new NPPF revises the social objective, so that it now includes the fostering of ‘well designed, beautiful and safe places’. It is explicit in that the creation of high quality, beautiful and sustainable

buildings and places is fundamental to what the planning and development process should achieve. The concept of 'beauty' in the NPPF is new and features in a number of specific policies including in the context of large scale residential developments, which are expected to contain a variety of 'well-designed and beautiful homes to meet the needs of different groups in the community'.

Policy DMD 43 of the local plan relating to 'Tall buildings' is relevant here, which states;

*"Tall buildings will not be acceptable in areas classified as inappropriate. Areas inappropriate for tall buildings include those:*

*a. within and adjacent to the Green Belt;*

*b. within the boundary or in the immediate vicinity of, or along views to, or from:*

*- Conservation areas;*

*- Nationally or locally listed buildings;*

*- Scheduled or locally listed ancient monuments; and Nationally or locally registered historic parks and gardens"*

Given this site contains most of the designations listed above, the area should be classified as inappropriate for any tall buildings or large development and should not be considered on this basis.

The site is surrounded by the Conservation Area and within the setting of a listed building which will be a substantial harm to the Heritage Assets in the vicinity.

Many views in and around Hadley Wood would be significantly impacted and consequently the settings of various heritage assets would be substantially harmed by the high-density development.

### **Impact on current and future residents and businesses**

Local policy DMD 8 notes General Standards for New Residential Development

*"New residential development will only be permitted if all of the following relevant criteria are met.*

*All development must:*

*a. Be appropriately located, taking into account the nature of the surrounding area and land uses, access to local amenities, and any proposed mitigation measures;*

*b. Be of an appropriate scale, bulk and massing;*

*c. Preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance;*

*d. Meet or exceed minimum space standards in the London Plan and London Housing Design Guide;*

*e. Provide a well-designed, flexible and functional layout, with adequately sized rooms in accordance with the London Housing Design Guide;*

*f. Meet Lifetime Homes Standards and, in line with local and Mayoral guidance relating to accessible housing, 10% of all units (of different sized homes) should be wheelchair accessible or easily adapted for wheelchair users and the building as a whole should be designed to be accessible for wheelchair users (4);*

*g. Provide high quality amenity space as part of the development in line with DMD 9 'Amenity Space';*

*h. Provide adequate access, parking and refuse storage which do not, by reason of design or form, adversely affect the quality of the street scene;"*

The impact on the amenity of current and future residents and adjacent business occupiers is not well considered. We believe the design would not be of an appropriate scale, bulk and massing relative to its context and the surrounding sites and uses.

We therefore heavily object and urge the Council to change the Local Plan to retain the green belt in this location and remove the site allocation .