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

I have lived in Hadley Wood for 1.8 years and am a member of [the Hadley Wood Association / Hadley Wood Tennis Club / regular visitor to the Church / children attending the local nursery / Hadley Wood Primary School]. 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 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/sewers inadequate. It is a car-dependent location, and key roads operate at over 100% of capacity, and congestion causes air pollution and thus increases climate change effects.

2. SAVE OUR GREEN BELT. 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. 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. 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. The destruction of grassland, a valuable resource for carbon sequestration, would also represent a material negative.