

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

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I am writing to object to the proposed development of 160 residential buildings behind Crescent West and Camlet Way on green belt land.

I have lived in Hadley Wood for over 21 years and have seen many changes in terms of increased developments to the area. One of the key impacts this has had for myself and other residents in our crescent (including the avenue) is the increase in stormwater that goes into the existing drainage infrastructure that is struggling to cope. Parkgate crescent is in a bit of a hollow, roughly 10+ metres below the level of Camlet Way and water naturally runs down here. I have tried to deal with the excess stormwater in the garden by installing drainage in the lawn and under the patio but find the problem keeps reoccurring. Proposals were put forward some time ago to install an additional stormwater pipe to link in to the brook in the woods behind the crescent but nothing has been done. This development will just exacerbate the problem and cause further issues with excess surface water.

The development will also cause issues terms of increasing traffic on Camlet Way, which is quite narrow by the common between the white gates. The road was clearly not designed for the size and volume of vehicles currently using it, particularly at peak times in the morning and evening. Our location requires a motor vehicle in order to get to services such as Doctors, schools and shops. The development does not seem to allow for any new provisions of either of these services.