

Dear Madam or Sir,

Re: Draft Enfield Local Plan 2021: Site SA45 Land Between Camlet Way and Crescent Way, p. xx (364); Response from Interested persons; Cover Letter and *Site SA45 Study*

We are writing to Strategic Planning & Design as *Interested Persons* in response to the above Consultation and in relation to the principles, set out in London Borough of Enfield's, 2015 *Statement of Community Involvement in Planning*.

We object because any development is likely to have a severe and detrimental impact on the environment and visual experience, particularly at the 'Key view' of the site above ('SA45'), as set out in Figures 1, 2, 7, 8 and 9 in the attached document, *Site SA45 Study* and planning supporting documents, for example paragraph 3.4.2 and 'Figure 9- View north at Crescent West', in:

- London Borough of Enfield, *Hadley Wood Conservation Area Character (HWCA) Appraisal*, Approved Feb 2015 Amended Sept. 2016.

Local Plan Policy

- 'Core Policy 33, 'Green Belt and Countryside', Core Strategy (CS), Adopted Nov. 2010, and (Development Management Document DMD, Adopted November 2014), 'DMD 82 Protecting the Green Belt' and 'DMD 83 Development Adjacent to the Green Belt';
- CS 'Core Policy 30 'Maintaining and improving the Built and Open Environment' Conservation Area Appraisal' documents and 'DMD 80 Trees on Development Sites' (in relation to Conservation Areas); Saved Unitary Development Plan (1994) UDP Policies, '(II) C23-C25 Safeguarding the Environment in Conservation Areas'. and more broadly from other viewpoints.

This is a special area of Green Belt identified in the Local Plan, as set out and any development may fail to meet the standards set out in the Listed Buildings and Conservation Areas Act 1990, Sections 69 and 71. This may be important in relation to the setting for HWCA and relevant Local plan Core Strategy Core Policies, Development Management Policies and any Saved UDP policies, which requires assessment and maintenance of such key elements of Conservation Area, respecting the unique character and the Green Belt.

The attached *Site SA45 study*, sets these views out in context, provides a landscape and visual area character analysis and demonstrates that there is LOW landscape capacity for development at the site, see Table 1, section 4,7, page 38 in the attached document.

We would prefer this site (Site 'SA45') is withdrawn altogether from sites being considered as draft Site Allocations. As *Interested Persons*, we request to be kept expressly informed of progress in the matter and reserve our right to reply in more detail and under the principles of the above SCI in relation to engagement and inclusion in planning. No liability will be accepted and independent legal advice should be taken on any matter of law. We look forward to your reply.

ENCS. *Site SA45 study* document