

STRONG OBJECTION Proposed allocation of land at Camlet Way and Crescent Way in Hadley Wood (Site Allocation SA45), involving the release of the site from the Green Belt.
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I and my family have lived in Hadley Wood for over a decade. As a family we are members of Hadley Wood Association and my children attended the local nursery and then Hadley Wood Primary School.

I and my family hugely value the nature and character of the area. The setting of the enclave is unique and it needs to be protected as it is rather than destroyed through release of precious and long established Green Belt which benefits a wide area of outer London nearby

The green spaces within Hadley Wood are key to the areas attraction and provides a barrier to the M25 giving the broader Barnet and Enfield areas some fresh air, natural resources providing protection and generally improving the well being of these areas and that of those living within these locales.

History has played a part in the way the area is set among woods and fields among the rolling hills at the edge of London. The working farms nearby are vital for London going forward for many reasons including capacity for 'low mile' products. The Duchy of Lancaster's heritage is part of this and it is very surprising that given this special legacy it would look to adversely impact the locale and damage precious Green Belt for questionable benefit. The Conservation Area designation reflects this history too and needs to be respected and enhanced rather than ignored and side-stepped.

We were drawn to the locality from Camden in London precisely as it is surrounded by Green Belt and are completely against such development in Green Belt here or anywhere. The protection was rightly set-up to provide and protect the special character of the green areas around our larger cities and should only be interfered with upon extremely compelling special reasons if at all. The justification set out in the case of SA45 in no way meets such high standards and those that have been put forward are questionable and even outright wrong too.

I therefore STRONGLY object to the proposed site allocation, which would allow the development of 160 homes on Green Belt land.

Please see the series of points below (including attachments) which clearly support such a STRONG OBJECTION to the proposed allocation of land at Camlet Way and Crescent Way in Hadley Wood (Site Allocation SA45), involving the release of the site from the Green Belt.

- The rationale for release of the site from the Green Belt is not justified nor suitably evidenced. Enfield Council's own studies indicate that the site contributes strongly to the purposes of the Green Belt and any development of the site would be considered to be harmful to the Green Belt.
- Release of the site is not justified in terms of housing supply. The Council has clearly not established the future housing requirement for the Borough and until this is established it is inappropriate to consider Green Belt releases. The Council have not fully considered and assessed all opportunities for development and intensification within existing built-up areas. Until this is undertaken, Green Belt releases cannot be justified. Additionally, there is little evidence to support the suitability or deliverability of the site, with the site information in the Enfield Council SHLAA being limited. As part of this the Council also need to explain why they have decided to include Hadley Wood in the Local Plan now when they did not in the past as they had rightly discounted it.
- The Duchy of Lancaster's motivations need to be questioned and appear to be commercial in nature unless it can be clearly evidenced otherwise publicly. To me there can be no other reason for including a small unsuitable and unsustainable site such as that in Hadley Wood for release from the Green Belt - given there is no proper justification as demonstrated here and elsewhere. The email from Neil Hall (Duchy of Lancaster Planning and Development) entitled "New Enfield Plan – Comments by the Duchy of Lancaster" dated 27 February 2019 17:36:38 sets out in the final paragraph "The Duchy supports the review of Green Belt boundaries provided it considers land around all stations and smaller site options, such as land at Hadley Wood Station, as a reasonable alternative to Crews Hill." and this implies a link between their support of Crews Hill without any justification. Firstly there should be no link or conditionality between sites as any decision should be based each one on individual merit solely.
This coercive approach forced Enfield Council to include Hadley Wood in the Local Plan where prior to this they had clearly chosen not to do so for good reason (as demonstrated here). Secondly the Duchy of Lancaster should provide in full their financial assessments of these sites publicly to ensure that commercial motivation is not their main driver of pushing for release of small sites in more highly valued areas. Clearly the high land values in Hadley Wood and lower requirements to build community infrastructure (where the Duchy of Lancaster states these are already in place so don't

need to be added (which in reality is not the case as set out here and elsewhere)) could be net highly attractive and provide a far larger relative uplift from such planning step change to sites elsewhere. The Duchy of Lancaster need to be show that such financial outcomes absolutely do NOT have a major bearing on their interests in the inclusion of Hadley Wood or other small sites or if they do the Duchy of Lancaster should be upfront and open about this. To be complete this evidence would need to include a proper comparison against larger sites such as Crews Hill where there is more scope for proper (and potentially costly) development of community resources and infrastructure and to build to provide for a new local economy. Note also that such larger sites would also to provide large scale efficiencies, synergies and crucially as a result an ability to build more sustainably with a lower on-going environmental impact, among other benefits, but with potentially higher upfront costs. These future aspects should be adequately weighed too. This should all be publicly available for scrutiny and the Duchy of Lancaster should be open to challenge on it.

- The Erroneous 'Future Enfield' August 2021 leaflet that was distributed mid-August by Enfield Council is full of wrong statements and inaccuracies and needs to be retracted and put right. Such errors are not acceptable and need to be redressed formally as they are misconstruing the case for the Local Plan and Site Allocation SA45 particularly. This is a poor and unprofessional publication at best. (see attached file 'Erroneous 'Future Enfield' August 2021 leaflet' for full details on these multiple points)
- The rationale for identifying land at Camlet Way and Crescent Way as an opportunity for growth is based upon proximity to Hadley Wood railway station. However, proximity alone is not sufficient to justify growth and development. Existing public transport services are poor and with no improvements to services in the pipeline the 'sustainability' of the site as a location for development must be questioned. Development of this site as well as other Green Belt releases proposed in the Regulation 18 Local Plan, are likely to increase the volume of traffic and congestion in the borough, including that along Cockfosters Road, which already suffers congestion and where there are existing safety concerns, none of which the Local Plan appears to be addressing.
- The impact of development on the site on the adjacent conservation areas, in both Hadley Wood and Monken Hadley, has not been sufficiently considered. The Green Belt assessment is restricted to land within the borough boundary, even though the conservation area at Monken Hadley immediately adjoins the conservation area and is important to the setting of the area. Furthermore, it does not appear that there has been any cross-boundary discussion or considerations when reviewing the Green Belt.
- The site is within an Area of Special Character, identified as recently as 2013, for its unique and historic landscape. There have been no changes since 2013 to suggest that these qualities have changed. Release of this site would conflict with and cause harm to its special qualities. The Special Circumstances for the use of the Green Belt at SA45 are not adequate nor justified.

