

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

I have recently been made aware of the above planning proposal.

I am a resident freeholder and have lived in Hadley Wood for over 40 years. I wish to strongly object to the proposed release of this green belt site and the site allocation, which would allow the development of 160 homes on green belt land for the following reasons:

This is an unnecessary large scale destruction of Green Belt.

The Local Plan proposes a quarter of the 25,000 new homes to be built on Green Belt land, in breach of national policies, the London Plan and Enfield's own Climate Change Action Plan. To build 25% of the new homes on Green Belt land cannot be justified. There is no justification why 160 out of the 25,000 homes should be built on the Hadley Wood site when such a small number of homes could easily be found outside the green belt.

Increased housing in Hadley Wood is not 'sustainable development'.

Hadley Wood is car dependent neighbourhood as local public transport links are very poor, local amenities (GP, post office, shopping, schooling, leisure) are really lacking and the existing area is prone to flooding due to inadequate sewers/drainage. Nevertheless, the Plan proposes the new housing development and site intensification without any investment to improve the infrastructure.

Parking

The area is already over subscribed with on road car parking causing disruption to the existing local community. This type of development only increases the demand for parking (as most occupiers acquiring these properties own and run 2 or more cars) and does little to resolve this growing problem.

The Local Plan fails to develop/prioritise all brownfield sites.

The Local Plan does not have a settlement hierarchy or prioritisation of brownfield sites. The Council has not even included any of their landholdings or estates, which is surprising, given they must be the largest single landowner in the borough.

The Site is surrounded by Conservation Areas and Grade II listed buildings.

The site is sandwiched between the Hadley Wood Conservation Area and the Monken Hadley Conservation Area, with Grade II listed buildings on Camlet Way. The Plan's proposals will adversely impact the setting, character and appearance of those heritage assets. The Council has not produced any evidence to assess the level of harm and should therefore not be allocating the site without such evidence.

Environmental

The development is in breach of the Council's own Climate Change Action Plan and other Government Led plans protecting and prioritising Green Belt and public land for the benefit of the local communities wider health and social welfare benefits.

Furthermore, from my understanding the land is held by the Duchy of Lancaster and the policy is in direct contradiction with the Duchy's own environmental policies and the negative publicity this type of development would create at this time of environmental awareness would be detrimental to the Duchy and Council's reputation.

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