

Dear Sirs

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

I have lived in Hadley Wood for over 20 years and regularly walk along Bartrams Lane and Crescent West overlooking this land. This land forms part of an absolutely stunning landscape which goes well beyond the borough boundary and includes the green belt in other boroughs. I am deeply saddened by the prospect of losing this valuable green belt asset for development.

I therefore 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.

The release of any green belt land in Enfield has not been justified and the Enfield Local Plan is therefore not compliant with the NPPF as per the points below:

- Only 5000 of the planned 10000 new homes on the brownfield site at Meridian Water have been assumed within the plan period.
- Other brownfield sites have not been fully reviewed and utilised.
- The availability of surplus retail and office sites resulting from changed shopping and working patterns following the Covid19 pandemic have not been adequately assessed.
- The release of this specific site has not been justified
- The site is adjacent Conservation Areas (both Hadley Wood and Monken Hadley)
- The site is of Archaeological importance (field patterns unchanged since the enclosure of Enfield Chase)
- The site has the poorest public transport access in Greater London
- No local services and infrastructure (peak time public transport access to healthcare, schools, high streets, employment, etc all exceeds 45 minutes per TfL)

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. Please fully investigate all brownfield sites in private and public ownership before looking to build on 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.

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

This proposal cannot be in line with the Council's own Climate Change Action Plan? Why is the council seeking to concrete over this field. Surely this field contributes more to fighting Climate Change, than developing it for housing. The Council has not produced any evidence to justify the exceptional circumstances required to build on this green belt and I therefore urge the Council to change the Local Plan to retain the green belt in this location and remove the site allocation.