
Dear Enfield Council,

I wish to object to the Local Plan Proposal Section 3.9 for Crews Hill, to build 3500 new homes in the area on Green Belt Land.

1. Crews Hill is green belt.

- a. Green Belt land is currently protected under the Green Belt (London & Home Counties) Act 1938.
- b. Once green belt land is lost it is lost forever. The council plans to take out large areas of the green belt land and this is likely to continue in the future.
- c. The Mayor of London has said he will resist any attempts to build on the Green Belt land.
- d. Green belt provides fresh air and green spaces as well as absorbing carbon dioxide which is vital in the fight against climate change.
- e. Green Belt is vital to providing open green spaces and improving mental health.
- f. If the council's plans are approved, the whole of Crews Hill will be a major construction site for the next 20 or more years.

2. Crews Hill is poorly connected.

- a. There is currently no infrastructure to support 3,500 houses.
- b. Houses will need cars and so do not fulfil sustainability objectives such as encouraging walking and cycling.
- c. The existing roads are narrow and not suited for the increase in traffic.
- d. The roads in the Crews Hill area are frequently blocked solid when there are problems on the M 25 and they become a 'rat run' between Junction 24 and junction 25. The additional traffic generated by these houses will make the matter considerably worse and bring the whole area into gridlock.
- e. Construction of supporting infrastructure and amenities is often neglected and either delayed or not completed at all.

3. Loss of Business and Golf Course.

- a. Crews Hill has many valuable and successful businesses that provide employment and income for local people. These would be lost if businesses are replaced by houses.
- b. Enfield Council plans to build houses on Crews Hill golf course, which it owns, despite the golf club having 34 years left on its lease.

c. Many local people enjoy visiting Crews Hill businesses, such as nurseries and garden centres.

d. Loss of the garden centres would mean local people would have to travel further outside the borough to find comparable nurseries and garden centres.

4. Other Sites are available and better suited.

a. There are many other Brownfields, (Previously Developed Sites) in the borough that would fulfil Enfield's housing needs.

b. Other proposed sites in the Local Plan are not within Green Belt and better connected to infrastructure(road/rail) and local amenities (shops/offices/dentists/GP surgeries etc).

c. Crews Hill station does not have any disabled access and very little parking space.

5. Houses in Crews Hill will not deliver the main objectives.

a. The proposals will not deliver affordable houses and have little or no effect on the housing waiting list for Enfield residents. The Chase farm development delivered only 5% instead of the proposed 25% for social housing.

b. How can the council guarantee that houses in Crews Hill will only be for Enfield residents who need them? Market forces will dictate who buys them.

c. Housebuilding in Crews Hill will only benefit the council (with a short term financial gain), landowners and developers.

This element of the Local Plan had clearly been written by someone who does not live in or understands the Crews Hill area.

These comments in response to the Local Plan Consultation are my own views.

Regards,