
Draft Local Plan - Site SA45 (Land between Camlet Way and Crescent West, Hadley Wood) and Intensification Zone around Hadley Wood station

Dear Sir/Madam,

I have been a regular visitor to Hadley Wood since my brother moved her 14 years ago. One of the primary reasons they moved to the area from Central London was the space, houses with proper gardens, and easy access to the countryside. Visiting my family, we continue to enjoy all the green spaces of Hadley Wood and so I am therefore writing to object to the plan to develop green belt land in Hadley Wood

Existing housing stock and brownfield sites

There is clearly a need for more housing in the UK, particularly affordable housing. I agree that this is a priority. However, the lack of affordable houses is not driven by lack of land that is currently designated for development. It is driven by the poor use of the houses we currently have and not developing areas such as brownfield and SIL sites.

When designing a plan, UK authorities should first look to get empty houses back into the pipeline and to use land which is already allocated for use as residential home development, followed by SIL sites. No new sites should be explored until these options are exhausted.

Green Belt

Green belt land was designated as green belt for a reason. Climate change only serves to make the need to preserve it more vital. Building on green spaces destroys plants and trees, degrading air quality and releasing carbon into the environment, and it increases local flooding risk. Green belt should therefore only be redesignated as a last resort. This is not a last resort. I

fundamentally object to the development of green belt anywhere in the UK and will not remain quiet as such an awful decision is made.

To quote Barack Obama at the UN Climate Change Summit in 2014, '*we are the first generation to feel the impact of climate change and the last generation that can do something about it*'. Any proposal to build on green belt shows utter disregard for our children and an inexcusable ignorance of the challenges facing the human race over coming decades.

Green belt - Hadley Wood

The area designated as green belt in Hadley Wood is part of a wider area of Green Belt in an Area of Special Character across three boroughs. It provides visual harmony for users and is the setting for two conservation areas. It appears that the planner has not considered the impact of the proposed development on surrounding boroughs or noticed that both have chosen to preserve the green belt under their authority.

Further, the area is of significant historic importance due to its link with the Battle of Barnet. If it had been called the Battle of Enfield, would the council place more importance upon it?

Drainage

Hadley Wood struggles with poor drainage due to its clay soil. This makes the area already susceptible to flooding. This needs consideration and the review needs to look at the impact a development would have on exacerbating existing problems with land drainage.

Infrastructure

Hadley Wood is poorly serviced. We have no local doctor, limited public transport, a primary school which is already oversubscribed and under-funded, are outside the official catchment of a secondary school and have no proper supermarket. Anybody who lives in the area therefore requires the use of private transport for groceries, medical care and education. Any development would need to significantly improve public services for them to cope with 160 new households and to be attractive to families or elderly residents.

Affordable Homes

Hadley Wood is an affluent area with high property prices relative to surrounding areas and high council tax. Further, poor local transport provision requires car ownership and limited education options mean many families rely on private schooling. Given these dynamics, it is unclear how this development could ever fulfil the requirement to provide affordable housing or indeed an affordable lifestyle. The planner must provide details of how it would ensure the houses built meet the pressing national need for affordable new homes.

It is for these reasons I request you remove this proposed site from the next edition of the Local Plan and confirm the Green Belt status of this land.

Thank you for taking the time to read and consider these points.