
Dear Sirs,

Thank you for giving me the opportunity to comment on the Enfield plan. I have lived in Hadley Wood for 13 years with my wife and two children.

I believe this is a very important process given there is currently a need for houses to be built, particularly affordable housing in the UK. It is therefore disappointing to see the result of this exercise which seems not to have taken into consideration several significant factors. As a result, I am writing to object to the plan to develop green belt land in Hadley Wood (the above referenced site).

Green belt

There is currently a need for houses to be built, particularly affordable housing. However, the lack of affordable houses is not driven by lack of land currently available for development. There is currently a significant amount of housing stock not used and brownfield sites not developed.

When designing this plan, the planners should have first looked to get empty houses back in to the pipeline and also use brownfield land which is already allocated for use as residential home development. The planners do not appear to have done this. Instead they appear to have looked at "soft" options such as Green belt land which is a short sighted, irreversible decision.

Green belt land was designated as green belt for a reason. This should only be redesignated as a last resort which this is not. I fundamentally object to the development of Green Belt anywhere in the UK. We do not want to be the generation which allows such a bad decision to be made when we know there are other options.

Current planning environment

The planning team have had to draft their plan during the pandemic which must have been very difficult. In drafting the plan they seem to have ignored the significant impact Covid could have on the way we work and where we work. This could change where we need housing and free up a lot of office space in big cities which could be redeveloped as housing.

The impact is currently unknown and hence it could not be built in to the plan but equally, the possibility of such significant change should have steered the planning team away from making such aggressive, irreversible changes. Instead, they should have focused on current housing stock and brownfield sites.

Green belt - Hadley Wood

The area designated as Green Belt in Hadley Wood is part of a wider area of Green Belt which the planner has clearly not considered when drafting this plan. This lack of regard shows a

goldfish bowl mentality whereas Enfield should be thinking about all the knock on impacts.

It also doesn't seem to have considered specific elements of the area

- Historical importance - It is of significant historic importance due to its link with the Battle of Barnet.
- Drainage - Anybody who knows Hadley Wood also knows how bad the drainage is in this area and how susceptible it is to flooding. This needs to be considered in any application and the review needs to look at the impact a development would have on the surrounding areas drainage.

Infrastructure

The local area is currently poorly serviced. We have no local doctor, poor public transport, a primary school which is already oversubscribed and no secondary school provision. Anybody moving in to the area will need the use of private transport unless as part of the development there are also plans to significantly improve public services.

Affordable homes

Given the dynamics of the area it is unclear how this development could ever fulfil the requirement to provide affordable homes. The planner should be required to provide details of how it would ensure these are affordable rather than making an empty promise.

I hope you take these views into consideration and remove this proposed site allocation from the next edition of the Local Plan and retain the green belt status for the land.