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To whom it may concern

We have lived in Hadley Wood for 31 years and we are members of the Hadley Wood Association. We have always made great use of the wonderful green spaces in the area we live in, one of the main reasons for moving here. We brought our children up, they attended the local play group and we enjoyed many lovely walks with both our children and our dog over many years. We are now at the stage where we are looking forward to having grandchildren and being able to enjoy those times again in the future. We are horrified at this proposal of the development of 160 new homes on Green Belt Land which will completely change the conservation area surrounded by Grade II listed buildings as it will adversely impact the setting, character and appearance of those heritage assets.

The proposal is very much an opportunistic development rather than a strategic decision. The site was not on the list for development in the 2018 consultation document and was only added when the Duchy of Lancaster, as landowner, made it a condition of their support for the local plan.

The site should not be classed as "available" and should not be included as an allocated site. The agricultural tenants lease runs beyond the 5 year threshold and this Green Belt site should not be included in 10+ years time as other brownfield locations will become available to replace those 160 homes within that timeframe.

The council have not outlined the necessary "exceptional circumstances" why this specific Green Belt should be released for development for 160 homes out of the 25,000 homes they are seeking up to 2039.

This is the wrong location for sustainable development and it has poor public transport links with APTAL 1a/b. The proposal would be wholly reliant on cars and there are very limited local amenities. No local gp, no post office, no secondary school and an oversubscribed primary school and virtually no local employment.