
I have lived in Hadley Wood for over 38 years (my current address is at the bottom of this email). I moved here because it is a semi rural area within walking distance of green belt (including the area which is proposed for development). Having retired, I particularly enjoy walking around the area. My daughter who grew up here wants to move back to the area with her family from inner London because of its green belt.

I strongly object to the proposed release of the green belt site SA45 and the development of 160 homes on this 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.

Increased housing in Hadley Wood is not 'sustainable development'.

Hadley Wood is a 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. Even with such investment, there would be further damage to the character of the Hadley Wood area.

The Local Plan fails to develop/prioritise all brownfield sites. 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.

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.

Traffic and pollution

Adding some 160 homes with perhaps another 320 cars (two per household) will further contribute to the traffic problems in Hadley Wood, particularly along Beech Hill/Camlet Way which roads are often reduced to one lane only by parked cars. This problem will be compounded by –

- construction traffic to the new development on the green belt site (and also construction traffic servicing the other very large developments planned for Cockfosters Tube Station and the New Victoria Quarter in New Barnet) and
- in due course, commercial traffic (tradesmen etc) visiting and businesses delivering to households in the new development. All of this traffic will contribute significantly to pollution in the area which, it should not be forgotten, is close to the M25.

Environmental – how can developing on the meadows between Camlet Way and Crescent West assist the Council in meeting its own Climate Change Action Plan? Why is the council seeking to concrete over these fields. Surely preservation of this part of the green belt contributes more to fighting Climate Change, than developing it for housing.

Therefore, I urge the Council to change the Local Plan so as to retain the green belt in this location and remove the site allocation for housing development.