

Dear Enfield Council

**Development on Chase Park / Vicarage Farm green belt (3.10 Chase Park, Strategic Policy PL10: Chase Park, pages 81-87)**

I object strongly to the plans to build on Green Belt land at Chase Park / Vicarage Farm and continue urban sprawl in what is a settled London suburb. The encroachment into the Green Belt ended in the 1930s and I do not believe sufficient justification has been offered to resume urban sprawl and build on ancient Green Belt loved and enjoyed by current residents who have chosen to make this area their home due to the proximity of countryside.

I make the following points:

1. If this development proceeds then the character of Oakwood as a green, outer suburban area will be changed forever.
2. There is no reasonable expectation from any resident who chose to make Oakwood their home, either recently or over decades, that these fields would ever have been built on. It has always been commonly understood that the Green Belt legislation protected this.
3. The "Chase Park Placemaking Vision" and the Strategic Policy SP PL10: Chase Park (pages 82 to 87) is fanciful. Residents of this area will not be all working in the nearby Chase Farm hospital nor will there be sufficient new businesses within this new neighbourhood to provide local employment for the residents of 3,000 (or up to 5,500) properties. Residents will not be walking or cycling to work in large numbers. They will be commuting from either Enfield Chase station (and likely be being dropped off by car) or Oakwood tube station into Central London or driving to work in large numbers in Hertfordshire or elsewhere via the M25 or elsewhere in North London. There will be excessive amounts of additional traffic along the A110, the Ridgeway, Cockfosters Road and heading south along World's End Lane and Chase Road. Even with this area's outer suburb location these roads are already very busy during rush hour and school drop off and collection times.
4. To quote: "3.10.8 - Chase Park provides a key opportunity to create a high quality and liveable new suburb that takes the best of the existing 1930s suburbs and combines it with a highly green environment where the environment is protected, conserved, and enhanced." This is of course laughable. The dense housing apartment blocks that will be put on this Green Belt will take nothing of the best of the 1930s suburbs which were actually carefully thought through, family, non-dense housing, provided large front and back gardens and ample parking facilities and supporting infrastructure and amenities. This development will clearly not be a

"highly green environment" nor will it "protect, conserve and enhance" the existing Green Belt or this long standing and very successful suburb.

5. The National Planning Policy Framework states that Green Belt should only be built on "where exceptional circumstances are fully evidenced and justified". This has not been demonstrated in the draft Local Plan.
6. The Mayor of London's London Plan is to deliver homes in London whilst keeping Green Belt boundaries that are currently in place. Enfield Council by proposing Green Belt release has therefore not prepared a plan in accordance with the London Plan.
7. Insufficient attention has been paid to the redevelopment of brownfield sites, large and small, of which there are numerous throughout LB Enfield.
8. The plan does not consider the change in population of LB Enfield over the last 18 months due to the pandemic and Brexit. My brother, his wife and three children being a point in case - they are leaving LB Enfield after 15 years and moving to Sussex and this has been driven by a change in working and lifestyle due to the pandemic. Over three thousand EU national's resident in Enfield have not applied for settled status to remain in the UK.