

Ref: Objection to SA45

Dear Sirs

I am contacting you to object most strongly to the proposed development of the Green Belt land situated behind Bartram's Lane & Camlet Way.

I have resided in Hadley Wood for around 3 years now, although my wife's family have lived in the area for over 25 years and our children go to Hadley Wood Primary School.

There are several areas of objection, issues that you have not addressed in your planning application and concerns that have been ignored.

Infrastructure.

1. The area comprising Hadley Wood does not have the capacity to cope with the massive increase in heavy traffic that would come from allowing the building of homes on the land behind Bartram's lane. There would be several months of roads blocked, closed, damaged, traffic being diverted and no doubt accidents caused, all from the use of tipper trucks carrying away the excavated land. Traffic is already an issue locally and the proposals would see a massive increase in vehicles along these roads, not to mention the vehicles bringing the hundreds of workers to site – where are they going to park? There have been many properties extended over the last year / 18 months and at times both Lancaster Avenue & Waggon Road have been brought to a standstill from two or three houses being built there as a result of tipper trucks and lorries delivering materials. For a project of this size the resulting traffic, and damage to roads would be immense. Cockfosters Road is regularly blocked with traffic, with so many projects ongoing along this stretch of road and the roads around here were not designed to take such heavy traffic.
2. Hadley Wood has one of the poorest accesses to public transport. The Railway station has very little facilities to cope with crowds and was not designed to be a mainline station coping with thousands of people every day. The nearest tube station is Cockfosters which is a few miles away and the road to it is already traffic heavy. Therefore, any increase in housing would see a direct increase in road traffic as people would have no choice but to drive. You cannot place hundreds of new homes in the area without any investment to increase available transportation links or to offset the environmental damage this traffic will cause,
3. Local amenities are scarce, the area does not have a large supermarket (thankfully) in the immediate area, we have just a few shops and restaurants. There is no local GP, Post Office, Leisure Centre's and the Schooling in the area is already full to capacity. The nearest hospitals are Barnet & Chase Farm which both require a car to get to. The proposals mention nothing about how a massive increase in the local population would cope without

local amenities such as these being increased.

Environment:

1. There is no justification from destroying designated Green Belt Land for homes. It's purely about profits to those involved in the project. What studies have been carried out to determine the damage to local wildlife, or to the risk to local residents and children at nearby schools from the increases in diesel fumes and noise pollution that would affect all for several months whilst the building works were underway. Nor are there any studies or proposals to offset this damage, with replanting trees. What will you do about the increase in risk of local flooding from this work?
2. With heavy goods vehicles coming in and out of the local area for several months what studies have been carried out on the impact to children at the schools especially those with asthma?
3. The Green Belt lands in the area have been an immense benefit during the lockdowns of the last 18 months to not just local residents but to those that live further out. Being able to come and walk your pets on the fields, take your children through the forests, see wildlife up close has an obvious benefit to everyone's wellbeing and improves their physical, as well as mental, health. These proposals would destroy that for some people.

The impact upon local residents and to those that use the roads to travel to & from work currently would be immense and has not been fully considered. There are many examples in London of areas that are desperate for investment and new housing and these need to be explored. Furthermore, there has been an increase in empty retail & office premises as a result of the change in working patterns brought about from the pandemic and lockdowns. Some businesses have ceased trading, many have downsized their needs for office / shop space as a result of seeing employee's successfully working from home. This means that commercial property is far more readily available and empty – these are the areas that the Government should look towards re-using and providing the housing needed. It also needs to explore more Brownfield sites before trying to take protected Green Belt land.

There can be no justification to the damage caused from these proposals to the local area when such better options exist elsewhere without the environmental cost. The area does not need, nor can it cope with, an additional 160 homes. These proposals need rejecting outright and the land needs protecting.