

I have lived in Hadley Wood for 18 years and am a member of the Hadley Wood Association. Our house backs onto the proposed development site and I regularly walk along Bartrams Lane and in the proposed intensification zone.

The proposed site SA45 is an integral part of an outstanding landscape in an Area of Special Character extending across three local authority areas. It was this landscape and the character of the local built environment due to the Hadley Wood Conservation Area which led me to move to my present house. I therefore wish to object to the proposed release of this green belt site and to the site allocation which would allow the development of 160 houses on green belt land, for the following reasons

Effect on Metropolitan Green Belt.

The Metropolitan Green Belt here is at its one of its narrowest points What is being proposed amounts to a "building up to the boundary" approach. If Barnet and Hertsmere follow where Enfield leads, the result would be destruction of the Green Belt ring between London and Potters Bar. Currently the meadows provide visual harmony for many walkers and cyclists, and their loss would greatly harm the heritage value of both Hadley Wood and Monken Hadley. The intensification plans would also cause harm to the Conservation Area.

Unnecessarily large scale destruction of Green Belt.

The Local Plan proposes 25,000 new homes, with 25% to be built on Green Belt land. This is in breach of national policies, the London Plan and Enfield's own Climate Change Action Plan. To build a quarter 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, especially as the Council appear to have yet to firm up their actual housing need for the local plan period

There does not appear to be any evidence of strategic thinking about the Green Belt with the adjoining local authorities.

The Council's own green belt study shows that the proposed site scores very highly on the five key Green Belt considerations. The Council appear to be ignoring that, but without providing any justification of exceptional circumstances.

Increased housing in Hadley Wood is not ‘sustainable development’.

Hadley Wood is a very car dependent neighbourhood as local public transport links are very poor. Key roads already operate at over 100% of capacity.

Hadley Wood also lacks basic amenities. There is no Health Centre, no GP, a one-form primary school which is already substantially over subscribed. There is only one, small, general shop. Nevertheless, the Plan proposes the new housing development and site intensification without any investment to improve the infrastructure.

Being so car dependent, Hadely Wood is not a suitable location for a large scale increase in housing at site SA45, nor for intensification around the station. There is already significant conjection in the area which would be worsened, increasing air pollution.

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

The draft Local Plan doesn't have a settlement hierarchy or prioritisation of brownfield sites. It appears that the Council has not considered SIL sites or even their own landholdings.

The Site is surrounded by Conservation Areas and Grade II listed buildings.

Site SA45 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.

Environmental

Development on site SA45 would not help the Council in meeting its own Climate Change Action Plan. Such development at the head of the Monken Mead valley would likely cause significant increases in speed of rain run-off, hence risk of flooding, necessitating increased downstream drainage/sewerage provision.

I therefore urge the Council to change the Local Plan to retain the green belt in this location and remove the site allocation from the Local Plan..

