

Dear Sir / Madam

## **OBJECTION**

### **Local Plan - Site SA45 – Land between Camlet Way and Crescent West, Hadley Wood**

The above proposal has been brought to my attention. I am resident freeholders living in Hadley Wood for over 40 years. I wish to strongly object to the proposed release of this green belt site and the site allocation, which would allow the development of 160 homes on green belt land for the following reasons:

- The rationale for release of the site from the Green Belt is not justified nor suitably evidenced. Enfield Council's own studies indicate that the site contributes strongly to the purposes of the Green Belt and any development of the site would be considered to be harmful to the Green Belt.
- Release of the site is not justified in terms of housing supply. The Council has clearly not established the future housing requirement for the Borough and until this is established it is inappropriate to consider Green Belt releases. The Council have not fully considered and assessed all opportunities for development and intensification within existing built-up areas. Until this is undertaken, Green Belt releases cannot be justified. Additionally, there is little evidence to support the suitability or deliverability of the site, with the site information in the Enfield Council SHLAA being limited.
- The rationale for identifying land at Camlet Way and Crescent West as an opportunity for growth is based upon proximity to Hadley Wood railway station. However, proximity alone is not sufficient to justify growth and development. Existing public transport services are poor and with no improvements to services in the pipeline the 'sustainability' of the site as a location for development must be questioned. Development of this site as well as other Green Belt releases proposed in the Regulation 18 Local Plan, are likely to increase the volume of traffic and congestion in the borough, including that along Cockfosters Road, which already suffers congestion and where there are existing safety concerns, none of which the Local Plan appears to be addressing.
- The impact of development on the site on the adjacent conservation areas, in both Hadley Wood and Monken Hadley, has not been sufficiently considered. The Green Belt assessment is restricted to land within the borough boundary, even though the conservation area at Monken Hadley immediately adjoins the conservation area and is important to the setting of the area. Furthermore, it does not appear that there has been any cross-boundary discussion or considerations when reviewing the Green Belt.

- The site is within an Area of Special Character, identified as recently as 2013, for its unique and historic landscape. There have been no changes since 2013 to suggest that these qualities have changed. Release of this site would conflict with and cause harm to its special qualities.

Please could you register both our objections on this proposal.