

Dear Sirs

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

I have lived in Hadley Wood for 20 years come this November. I regularly walk along Bartrams Lane and Crescent West overlooking this land. This land forms part of an absolutely stunning landscape which goes well beyond the borough boundary and includes the green belt in other boroughs. I am appalled and deeply saddened by the prospect of losing this valuable green belt asset for development. Indeed, what drew me to Hadley Wood (from an inner London suburb) almost 20 years' ago was the abundance of green, open space, good air quality and aesthetic beauty of the Hadley Wood Conservation Area.

I therefore 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 precious green belt 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. The Green Belt must be protected and conserved as it serves vital purposes including separation from Barnet and Potters Bar, helping air quality in the borough and biodiversity. The centuries' old grasslands are an important resource for carbon sequestration.

**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.

**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.

**Environmental** – how can developing on this beautiful field assist the Council in meeting its own Climate Change Action Plan? Why is the council seeking to concrete over this field. Surely this field contributes more to fighting Climate Change, than developing it for housing.

**Unnecessary and wrong** - neither the housing supply nor demand requirement has been adequately assessed. The range of housing need numbers is too wide to justify the necessary exceptional circumstances, and various potential sources of supply, such as S1L sites, have not been assessed. There is also no evidence of compliance with the Duty to Cooperate with other boroughs.

I therefore urge the Council to change the Local Plan to retain the Green Belt in this location and remove the site allocation.