

From:
To: [LocalPlan](#)
Cc:
Subject: Draft Local Plan: HADLEY WOOD ASSOCIATION: PART 3 - SA45 - Neighbour Objections
Date: 13 September 2021 23:11:04

This is Part 3 of Hadley Wood Association submitted in its role as neighbouring (leasehold) landowner and objecting to the proposed release of SA45 from green belt for housing development.

1. HWA is long term leasehold owner (from LBE) of 27 acres of land stretching from the Crescent East tennis courts, Centre and field round through woods over the railway tunnel and out into the top of Bartrams Lane Field (BLF). The land runs down to the sports field and Monken Mead Brook at Bartrams Lane, which provides private unmade road access up to Crescent West at the "library lay-by".
2. The views across BLF are to the DOL meadows Site SA45, which slope up to Camlet Way; a rural idyll of rough and ancient pasture with a few horses grazing. Beyond the meadows, you see the rolling fields through the Monken Hadley Conservation Area on up to Hadleigh Highstone. This is the site of the Battle of Barnet.
3. This is one of the major and popular views for miles around. It is a daily part of lives for dog walkers and local children, also enjoyed by longer distance ramblers, cyclists on the National Cycle Path, many people. Typically their routes go down to and on up Bartrams Lane to the Conservation Area at Crescent West. This walk was hugely important during lockdown for recreation and mental health. BLF itself is a leisure and sports area in beautifully rural space, used by children and families.
4. The western boundary of BLF is common with SA45, along a brook, an established nature tree lined hedge. It is an ancient boundary. See the paper of John Leatherdale (householder on Bartrams Lane) on behalf of the Conservation Area Residents.
4. BLF and SA45 together are part of the green belt continuous through three boroughs from Hadleigh Highstone and Wrotham Park, and on to Waggon Road, Slopers Pond Farm and beyond Stag Hill. Part of Enfield Chase. Recognised as Hornbeam Hills South Area of Special Character. It is the watershed and upper valley of one of Enfield's main rivers. This area is important for the key Green Belt reasons (avoid towns merging etc), for character and heritage and as a green corridor (also linking with the railway) for biodiversity. This is a very important part of the environment. John Leatherdale records the presence of numerous butterflies, bats and birds, and vegetation. Tree Council have noted lichen species showing air purity.
5. What harm will done if SA45 becomes a building site and then a housing estate? Obviously so much of all this will be lost. For everyone, for the character, for biodiversity and green corridor, the continuous space will be broken up and defined by built boundaries. BLF will become an enclosed urban recreation ground. On the western side, more development will surely follow. The whole area is devalued.
6. HWA must add that there are very serious site issues (beyond loss of view and amenity) affecting any building and which preclude development. These include, bearing in mind child users:
 - 6.1 Air and noise pollution
 - 6.2 Loss of hedge vegetation around all boundaries, including BLF and Bartrams Lane (a country walk) and the lay-by.
 - 6.3 Highways dangers: there will be one exit onto Crescent West for all the cars of 160 new homes, driving up the slope into Crescent West during school runs and commuting traffic. School children (including those coming from Mount House School to use BLF) will have to cross what will become a busy road, probably without clear sight lines.
 - 6.4 access down Bartrams Lane for sports teams using BLF, vehicles maintaining the field, for residents, will become more difficult and dangerous, as well as losing all rural character. Access may well be blocked for considerable periods.

7. Flooding is a notorious risk in Hadley Wood, as large infill and back garden housing and pool sheds especially with basements on clay slopes threaten to turn green suburban wooded gardens into concrete spaces, with cumulative damage.

7.1 The flood risks are usually ground water, underground water courses being diverted round tanking and ruining lower gardens and flooding basements. The risk areas are shown on the EA maps, eg along Crescent East below Camlet Way developments.

7.2 This is bound to happen on the slopes of SA45, so the lower properties will be affected (the affordable homes). However much the experts profess that SuDS will avoid such problems, they never do in practice (even if properly installed and maintained for decades). They also depend on pumping up to already overfull mains.

7.3 With climate change floods starkly on the news, we know there will be surface flooding for lower housing. The river banks are actually Zone 3. Instead of a water soak, once it is a housing estate, there will be actual floods around the river. Government policy is prohibiting such development, which is uninsurable. It is not sustainable growth.

7.4 These water problems will exacerbate drainage issues downstream on BLF, which we try to maintain as a sports field even in the wet. We are already talking to Thames 21 about the need for water infrastructure for our field, and on this head river area to minimise flooding down stream in Hadley Wood and further - like Salmons Brook nearby. Historically this area was a large fish pond. Now the area including SA45 should be part of the Blue & Green Strategy measures, not given over to concrete and a housing estate.

8. Conservation Area. BLF alongside SA45 is part of the wider setting of HWCA. SA45 is directly part of the setting, indeed integral to the visual and heritage character of Crescent West. Turning SA45 into a housing estate must constitute substantial harm to the HWCA, which in turn must preclude development. BLF is part of this same context. The development would completely change the character of BLF and its amenity views and enjoyment.

9. DOL have played a fundamental role in the origins and development of Hadley Wood based on their vision of the area. They continue to enforce restrictive covenants extracting large payments. SA45 was deliberately preserved as green grazing land excluded from the original building lease - for the rural setting and value of the new properties. It is not open to DOL now to ignore their own scheme to the detriment of the residents. LBE should not assist them.

It is clear that DOL should never receive Planning approval for this site. It cannot be right that they are allowed to avoid all normal rules under a light touch approach by LBE to release from green belt under DLP process. Any consideration looking forward to a Planning application, which would have to be refused, shows that the higher test for release from Green Belt must fail.

We request you to remove Site SA45 from proposed development. You should consider instead ways to enhance the protection and enjoyment of the site. HWA is willing to play a part in this, by extension of its position under its LBE lease or otherwise.

PART 4 (Summary of responses submitted) will follow in due course. We repeat our request for early sight of the response from Duchy of Lancaster.

We are ready to meet with you at your early convenience.

