
Strategic Planning and Design
Enfield Council
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Dear Sirs

Draft Enfield Local Plan - Proposed Site Allocation Ref. No. SA45 – Land Between Camlet Way and Crescent West, Hadley Wood

We are local residents living in Hadley Wood for over 10 years and members of the Hadley Wood Association. We value all the green spaces within Hadley Wood and took the decision to move here because of the large amount of green space surrounding the village. We take great comfort that it is surrounded by the Green Belt to protect the character of the area.

We would like to object to the above proposed site allocation which would allow the development of 160 homes on Green Belt land in Hadley Wood.

- ***Destruction of Green Belt.*** The Green Belt was originally created as a means to prevent urban sprawl and to retain the identity of different cities, towns and villages. It is seen by many people as one of the few measures which prevents the countryside from being ‘concreted over’. The vast difference in the value of agricultural land and development land creates an incentive for landowners to jump for lucrative windfalls. This part of London’s periphery has one of the narrowest parts of the Green Belt surrounding London and we believe it should be maintained at all costs.

- ***The Site should not be classed as Available and should therefore not be included as an allocated site.*** The existing agricultural tenant has a lease on the land which runs way beyond 5 years and is therefore not available for development. The Council should not be looking to allocate this Green Belt site for a development in 10 year time, as there will be other brownfield opportunities to replace these 160 homes within that timeframe.

- ***Too small for infrastructure investment.*** 160 new homes are insufficient to warrant the investment needed to increase schools, healthcare services, shops, leisure facilities, etc. Hadley Wood is poorly served by public transport. The trains are very infrequent outside of commuting times and are seriously unreliable. We have frequently waited for an hour due to cancelled trains. Buses are largely non-existent, with just a morning service into Barnet. This means that residents of the new housing will inevitably have to use their cars for shopping, school runs and commuting. This will put further pressure on congested junctions at the top of Camlet Way and the bottom of Lancaster Avenue and Beech Hill.

- ***Wildlife and biodiversity would be harmed.*** Building over 11ha of fields for 160 homes is an inefficient use of valuable land that serves an important purpose and contradicts Enfield’s green policies and the declaration by the council of a Climate Emergency in the borough. The ecology

of this unique area of rough grazing and wildlife habitat, a relic of the landscape of Enfield Chase, should be protected.

- ***Increases flood risk in other parts of Hadley Wood***. Parts of the land are flood zone 3, and local sewers/flood defences are already insufficient, with frequent flooding across Hadley Wood. The existing foul and surface water sewer infrastructure in Hadley Wood has not kept up with the pace of development and local residents already suffer flooding events as a consequence. Farmland occupying the proposed site drains into Monken Mead brook which runs behind our house. Concreting over this land will reduce the water retention capability and will cause surges of rainwater into both the brook and local sewers bringing potential for flooding in the area.

Regards