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

We have lived in the Hadley Wood area for more than 30 years and, when we were younger, often walked dogs along Bartrams Lane and Crescent West. This land forms part of a most attractive landscape which goes beyond the borough boundary (and which we think can be seen from the A1000) and we are concerned that it may be lost to future generations.

So we wish strongly to object to the proposed release of this green belt site to the development of 160 homes and a substantial consequential increase in road traffic, for the following reasons:

This is a destruction of some green belt land:

The Local Plan proposes that one in four of its proposed 25,000 new homes will be built on such land. I understand this to be a breach of national policies, of the London Plan and of Enfield's own Climate Change Action Plan.

The proposal is not 'sustainable development'.

Hadley Wood is a car dependent neighbourhood: local public transport links are very poor, many of the facilities in the areas of shopping and schooling which one expects to see in sustainable development are absent and I have understood that the existing area is prone to flooding due to inadequate sewers/drainage. It also contains some serious frost hollows. The Plan appears not to contemplate improvement in these areas.

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

The Local Plan as proposed does not have a settlement hierarchy or prioritisation of brownfield sites. It does not treat of any land presently owned by Enfield.

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.

Environmental

It appears that the proposed development will do more harm to attempts to improve the neighbourhood's climate than should be done.

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