

**The Enfield Society**  
**Records and Research Group**  
**1930s Purchase of the Enfield Chase Green Belt**

**March 2024**

**Contents**

<b>About the Enfield Society <i>Records and Research Group</i></b> .....	2
<b>Description</b> .....	3
<b>Key findings</b> .....	5
<b>The Documents</b> .....	6
<b>Extract from the Act for the Division of Enfield Chase, 1777</b> .....	7
<b>The Herald, 7 August 1936</b> .....	8
<b>Middlesex Advertiser, 11 September 1936</b> .....	9
<b>Middlesex County Council General Purposes Committee, 30 July 1936,</b> .....	12
<b>Letter from Clerk of Middlesex County Council , 18th June 1937</b> .....	14
<b>Letter from Chief Assistant Valuer London County Council, 25 June 1937</b> .....	15
<b>Letter from Clerk to Middlesex County Council, 16 July 1937</b> .....	17

**Research organised by Hilary Morris,  
Chair of the Records and Research Group  
24 March 2024**



## About the Enfield Society Records and Research Group

The Enfield Society Records and Research Group is one of nine special interest groups within the Enfield Society.

<https://enfieldsociety.org.uk/special-interest-groups/>

The Group aims to capture the changing face of Enfield in written and photographic records and collect archive material.

## Purpose of the Research

The purpose of the research was to understand the origins of the Enfield Chase Green Belt.

## Documents Researched

During a number of visits to the London Metropolitan Archives (LMA) during February and March 2024, members of the Records and Research Group located a number of documents from the 1930s relating to the establishment of the Green Belt in Enfield. The documents are as follows:

- *The Act for the Division of Enfield Chase, 1777*
- Article from The Herald, 7 August 1936: “*The £315,000 Green Belt Scheme*”
- **MCC/MIN/1/498** The minutes of the General Purposes Committee of 30 July 1936. Item 10 “Proposed Green Belt: *Enfield Chase*.” (Minute Books pages 128-30)
- Article from the Middlesex Advertiser, 11 September 1937: “*London’s Green Belt: What Middlesex is doing – A Tour of Inspection*.” And accompanying map of Middlesex Green Belt land acquisitions including land in Enfield at the Duchy of Lancaster, Trinity College Cambridge and Whitewebbs (leaf in **LCC/CL/PK/1/96**)
- Letter from Clerk of MCC dated 18 June 1937 regarding the purchase of 190 acres of land from Trinity College Cambridge **GLC/DG/AR/09/007/01**
- Letter from the Chief Assistant Valuer dated 25 June 1937 regarding the purchase of 590 acres of land from Trinity College Cambridge

We were unable to locate any documents within the LMA collection regarding the glebe (church) lands within the former Enfield Chase area at Vicarage farm or south of Enfield Road, although documents in the Enfield Local Studies Library indicated that although leased to a tenant farmer by the church, the ‘patrons’ were Trinity College Cambridge.

## Description

### The Act for the Division of Enfield Chase, 1777

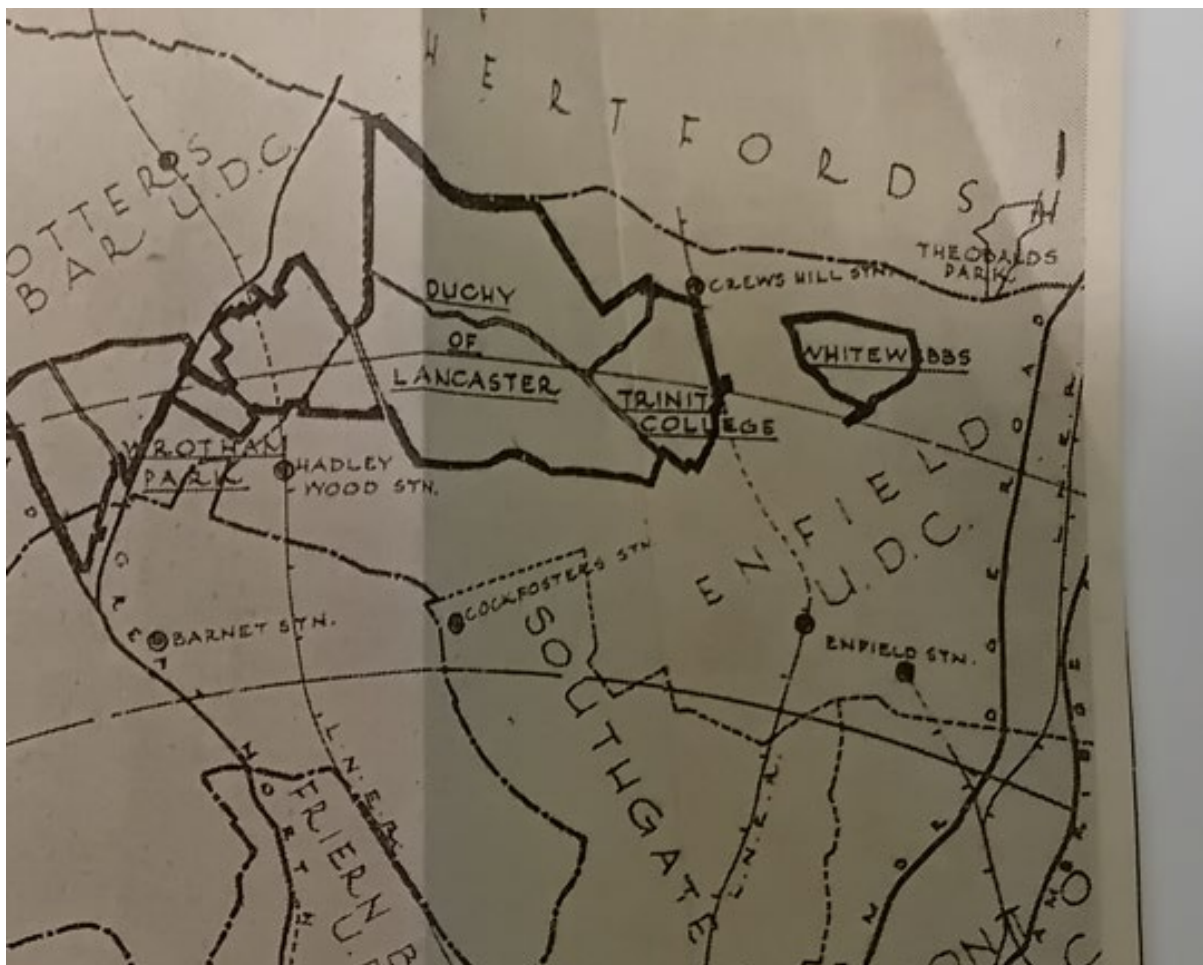
The extract from the first page of the Act makes clear that the main beneficiaries of the division of the Chase were to be the 'Master, Fellows and Scholars' of Trinity College, Cambridge, and through their patronage the Vicar of Enfield, as well as a number of other 'freeholders and copyholders'. The remainder of the land was held by the Duchy of Lancaster to provide income to the monarchy through rents from tenant farmers.

### Middlesex

The context for the purchase of land for the purposes of Green Belt is set out within two newspaper articles in 1936, one dated 7 August 1936 in the Herald and the other of 11 September in the Middlesex Advertiser.

The piece in the Advertiser, was entitled "London's Green Belt. What Middlesex is doing. A Tour of Inspection" and describes a tour of the areas that Middlesex County was planning to acquire for inclusion in the Green Belt.

The extract from the map accompanying the article below indicates the location of the Duchy of Lancaster land (including land between Hadley Road, north and south of The Ridgeway, and at Hadley Wood and Wrotham Park) amount to 2,005 acres, and the 590 acres between the Ridgeway and the railway line at Rectory Farm and Crews Hill Golf Course, and at Whitewebbs.



The Advertiser article situates the purchase of 'Enfield's Treasures' within the context of rapid urbanisation and loss of the Middlesex countryside observed on a tour of the lands proposed for purchase.

*"we can say at once that the visitation was quite a revelation (as it would be to many people) of what the county possesses in the way of truly beautiful and still unspoiled country scenes and impressive view-points. It is surprising, indeed, to find so much quite natural beauty in a county that is said to be filling up so fast that a population equal to the City of Gloucestershire is added to the urban total every year. A statement of that kind carries the implication that enormous areas of land are being absorbed by the builder, and from that aspect alone – as well as to secure the health and sanity of the people – it is a grand work that the County Council is doing in preserving large slices of the remaining open country for the future edification of the residents."*

The piece in the Herald, subtitled "Historical Interest Revived" sets the purchase of the Duchy of Lancaster lands within the context of the historic Duchy of Lancaster and Enfield Chase, and notes the *"many 'collisions' between new settlers and 'natives' who, as commoners, claimed various right of user land" including "mustage for swine"*.

#### The Duchy of Lancaster land

The Minutes of the MCC General Purposes Committee of 30 July 1936, discussing the purchase of the Duchy of Lancaster lands, states that

*"The major portion is in the ownership of the Duchy of Lancaster, is a beautiful open tract of typically English countryside of approximately 2,005 acres, and is situated on both sides of the Ridgeway. This estate is the last remaining portion in the hands of the Crown of the ancient chase which was, no doubt, a tract of the ancient forest of Middlesex, and which, since the time of Henry IV, has remained a portion of the estates of the Duchy of Lancaster. In the year 1676 it was recorded by Evelyn, the diarist, that it was then 25 miles in circumference and contained 3,000 deer. In Tudor days it was a favourite resort for royalty for "The hunting of the hart." (p128)*

The Minutes of the MCC General Purposes Committee of 30 July 1936 states that

*"The matter was brought before the Council of the Duchy, who intimated that having in mind the national nature of the object in view, it was prepared to consider the question of disposing of the lands for the purpose of the "Green Belt", but that, inasmuch as there were historic associations in connection therewith, an assurance would be required as to their preservation from building development and that they would be maintained as far as possible in their present condition." (p129)*

The documents make clear that the purpose of the Green Belt land to be acquired was as a public amenity: *"No objection would be made would be made to such parts as might be required from time to time as playing fields being so laid out, nor to the public being given greater access through the lands by means of additional footpaths."*

*"It is not proposed that the present tenancies should be terminated but that the lands should be maintained as nearly as possible in their present condition, suitable additional rights-of-way being opened through the lands in order to afford the public opportunities for enjoying the amenities." (p129)*

The Committee report notes that the acquisition of the Duchy land would be *"the largest single purchase of land ever undertaken by the County Council"* but that this would be worthwhile in light of the historic and amenity value of the land. Therefore *"the [Middlesex] County Council*

would be recommended to proceed with the acquisition if the Enfield Council would contribute 15 per cent of the balance of the cost after deduction of the amount of the contribution of the London County Council”.

### The Trinity College Land

In relation to the acquisition of the Trinity College land, the following exchange of letters between the Clerk to the MCC and the Chief Assistant Valuer to the LCC states that

*“at the last moment the Enfield Urban District Council... has declined to contribute to the acquisition. In this circumstances, it is now proposed that the purchase should proceed and a portion of the land not exceeding 95 acres be re-sold for residential development in order to recoup a part of the cost. The County Council has conferred with the Trinity College Authorities upon this proposal, and although the College would prefer that the whole of the land should be reserved as part of the Green Belt, they are willing, in the circumstances, to permit the above amount of development subject to the high land along The Ridgewat and also Crews Hill Golf Course being kept free from development.”*

## Key findings

From the review of the documents, the following key findings emerge:

- Whereas in most areas the Green Belt was created as a policy designation, in Middlesex there was a concerted effort to purchase the finest areas of land for the purposes of the keeping that land open in perpetuity as a public amenity.
- The context for the Green Belt purchase was the rapid loss of the Middlesex countryside, and the Green Belt was created in order to saved what remained.
- The main reasons for acquisition of land for Green Belt purposes in Enfield were because of its association with the historic Enfield Chase hunting preserve and the scenic qualities of the landscape, as the Advertiser put it *“to secure the health and sanity of the people”*.
- The fact that the funding for the purchase of the Chase Green Belt was led by Middlesex County Council and London County Council indicates the perceived strategic importance of the Enfield Chase Green Belt to London.

It appears likely that Vicarage Farm was retained by the church for the purpose of providing an ongoing income to support the Vicar of Enfield and the church more generally in the long term.

The Enfield Preservation Society (renamed the Enfield Society in 2007) was founded in 1936, the same year as the Enfield Green Belt purchase.

# The Documents

C A P. XVII.

An Act for dividing the Chase of *Enfield*, in the County of *Middlesex*; and for other Purposes therein mentioned.

WHEREAS the King's most excellent Majesty is seized to himself, his Heirs and Successors, in Fee-simple, of the Chase of *Enfield*, lying within the Parish of *Enfield*, in the County of *Middlesex*, being Parcel of the Estates and Possessions of the Duchy of *Lancaster*, subject nevertheless to such Right of Common, and other Rights, as the Freeholders and Copyholders of Messuages, Lands, and Tenements, situate and being within the several Parishes of *Enfield*, *Edmonton*, *South Mimms*, and *Monken Hadley*, in the said County of *Middlesex*, or the Tenants and Occupiers thereof for the Time being, are intitled unto, within and upon the said Chase: And whereas the Master, Fellows, and Scholars of *Trinity College* in the University of *Cambridge* are Patrons of the Vicarage of *Enfield* aforesaid, and also Owners of all impropriate and rectorial Tythes arising within the same Parish, and as such are intitled to all Great Tythes arising or to arise within the said Chase: And whereas *Theodosia Crowley* Widow, as Trustee for the Right Honourable *Wilmot* Earl of *Lisburne* in the Kingdom of *Ireland*, is Lessee to the said Master, Fellows, and Scholars, of all the Great Tythes within the said Parish: And whereas the Reverend *Richard Newbon* Clerk Bachelor in Divinity, is the present Vicar of the said Parish of *Enfield*, and, by virtue thereof, is intitled to all Vicarial Tythes and Dues within the said Chase: And whereas the said Chase, in its present State, yields very little Profit or Advantage either to the King's Majesty, or to the said Freeholders and Copyholders, or their Tenants, in Comparison of what it might do, if the same was divided and improved: And whereas, with a View to such Division, an accurate Survey, Admeasurement, and Plan of the said Chase, with a Table of References thereto, have been lately made and taken, whereby it appears, that the said Chase contained eight thousand three hundred and forty-nine Acres, one Rood, and thirty Perches, or thereabouts, including the several Lodges and Incroachments thereon: And whereas, upon Consideration had of the Rights of the King's Majesty, and of the Parties interested, it appears, that the several Portions or Allotments, herein-after assigned to and for the Benefit of the said Freeholders and Copyholders, and their Tenants and Lessees, will be a full and adequate Compensation for all their Rights and Interests within and upon the said Chase:

**THE £315,000  
"GREEN BELT"  
SCHEME** *Herald 7/8/36*

**Historical Interest Revived**

The proposed acquisition by the Middlesex County Council of a great portion of ancient Enfield Chace—2,005 acres for £315,000—now possessed by His Majesty the King as Duke of Lancaster, will revive interest in the historical records attaching to this one-time favourite hunting-ground of successive English monarchs.

It is interesting, too, to recall how by a marriage the once valuable and extensive Manor of Enfield became part and parcel of the Duchy property. When rewards were handed out, one of the chief supporters of the Conqueror, Geoffrey de Mandeville, became first Lord of the Manor. Subsequently Humphrey de Bohun (whose name is commemorated in certain place names in the borders of Enfield and Southgate), who held the titles of Earl of Hereford and Earl of Essex, obtained the Manor through marriage of an ancestor to the daughter and heiress of de Mandevilles. The local place of his abode is traditionally assigned to the locality once generally known as Old Bury, situate round about Queen's-road, just off Southbury-road. (We gave some particulars in a recent issue as to that storied portion of the parish which until latter Victorian days was marked by considerable remains of a moat). It was the only surviving daughter of the eleventh Earl who wed Henry of Lancaster, son of time-honoured John of Gaunt. It was this Henry who, in 1399, after his quarrel with Richard II., returned from banishment and seized the crown, and so the ancient Manor of Enfield became part and parcel of the Duchy of Lancaster.

There is a reminder of the antiquity

of Lancaster.

There is a reminder of the antiquity of Enfield in the record that in 1304 Edward I. sanctioned the issue of a licence or grant to Humphrey de Bohun to hold a market weekly in the Town, which suggests that at that far off period there was a settlement of some appreciable populace hereabouts.

The Chace, as Royal and Duchy property, passed through various vicissitudes during the Civil War and the succeeding Cromwellian period; and in 1650-62, by order of Parliament, it was valued and divided up into lots for sale. There were many "collisions" between new settlers and "natives," who, as commoners, claimed various rights of user of land. Common rights were those of herbage, mustage for swine, green boughs wherewith to garnish or decorate the commoners' homes, thorns for fences, and crabs (apples) and acorns gathered beneath the trees.

In the early part of the 18th century dereliction of duty was alleged against the then Chancellor of the Duchy of Lancaster, the Earl of Stamford, and Parliament was petitioned successfully by a body of copyholders. In 1777 Parliament authorised partition or dividing-up of Enfield Chace, the parish being awarded 1,732 acres. The then Surveyor to the Duchy was granted 270 acres round about Beech Hill, where he built himself a residence. Within the next 30 years the 1,732 acres were further dealt with by legislation, and grants were made to various individuals and manors, and gradually the district was opened up by roads, including those made for the Duchy along the Ridgeway and from east to west of the Chace.

LONDON'S GREEN BELT  
WHAT MIDDLESEX IS DOING  
A TOUR OF INSPECTION

There are frequent references in the press to the Green Belt, and the public are becoming more and more interested in the subject. It is a subject which is of great importance to the people of the county, and it is one which is of great interest to the public. The Green Belt is a strip of land which is to be preserved as a belt of open country around the city of London. It is a subject which is of great importance to the people of the county, and it is one which is of great interest to the public.

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Here are some of the sites of County and District Councils which are to be preserved as a belt of open country around the city of London.

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BARMAN SENT FOR TRIAL  
POLICE TELL OF EARLY MORNING INTERVIEW

CLOTHES FOUND IN WATER PIPE

With the finding of eight more pairs of trousers, the Crown completed the case for the prosecution, at Chelmsford Police Court on Friday. John Thomas Rodgers (24), a barman, will be arraigned at the Northwood Police Court on Monday. Rodgers was questioned by the police on August 27, and was interviewed by the police on August 28. Rodgers was interviewed by the police on August 29. Rodgers was interviewed by the police on August 30. Rodgers was interviewed by the police on September 1.

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"HOLD-UP" FAILS  
Through Young Woman's Pluck

HOW SHE "BLUFFED" TWO MEN

Alone in charge of a post office a young Barnet woman had her nerves tried to the limit by two men who tried to rob her. She was alone in charge of a post office a young Barnet woman had her nerves tried to the limit by two men who tried to rob her.

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MISHAP AT R.A.F.  
Grandman Killed by Falling Pole

BLOW ON HEAD

An R.A.F. grandman collapsed at the Chelmsford Depot while helping in the removal of a large pole. He was struck on the head by the pole and died.

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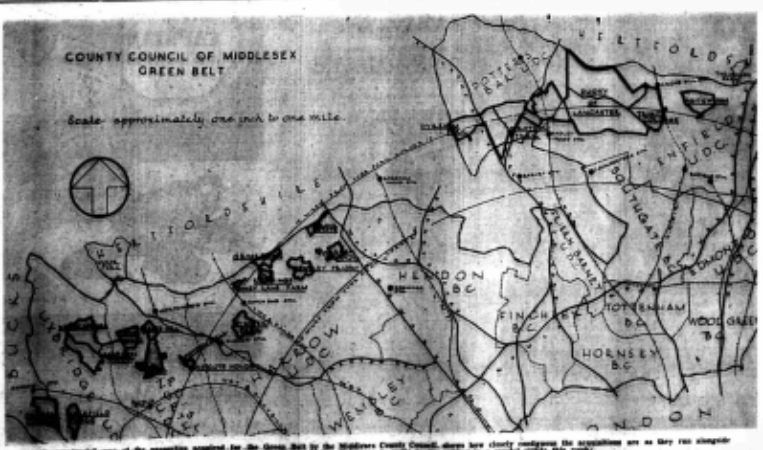
An R.A.F. grandman collapsed at the Chelmsford Depot while helping in the removal of a large pole. He was struck on the head by the pole and died.

IN A Dangerous Position  
Mr. Charles Smith, of Green...

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This "approximate" map of the proposed Green Belt for the County Council of Middlesex shows how closely it follows the boundaries of the various districts. It is a map of the County Council of Middlesex Green Belt, showing various districts and their boundaries.

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# LONDON'S GREEN BELT

## WHAT MIDDLESEX IS DOING

### A TOUR OF INSPECTION

There are frequent references in the daily Press to the Green Belt, and the public are doubtless interested in these announcements to the extent of feeling gratified that something is being done to save from the builder some of the more attractive slices of woodland and parkland that still remain unmolested. As the mouthpiece and "eyes" of the public, the Press of the county were invited this week to take a tour of inspection of the actual and prospective acquisitions that the Middlesex County Council are interested in, and we can say at once that the visitation was quite a revelation (as it would be to many people) of what the county possesses in the way of truly beautiful and still unspoiled country scenes and of glorious landscapes and impressive view-points. It is surprising, indeed, to find so much quite natural scenery in a county that is said to be filling up so fast that a population equal to the City of Gloucester is added to the urban total every year. A statement of that kind carries the implication that enormous areas of land are being absorbed by the builder, and from that aspect alone—as well as to secure the health and sanity of the people—it is a grand work that the County Council is doing in preserving large slices of the remaining open country for the future edification of the residents.

being made, and then crosses the northern part of Hendon.

After crossing Watling-street at Brockley Hill and entering the Harrow Urban District, considerable reservations are being made on the Warren House Estate, the property of Sir John Fitzgerald, where 125 acres are being acquired. Completion is being deferred during the occupation of the property by Sir John. This portion of the Belt through the Stanmore and Harrow Weald contains perhaps the most attractive land in the county, and apart from the superb views which are obtainable from the high ground, the beautiful woodlands and generally attractive countryside form an almost ideal pleasure.

The views from the very elevated country around Stanmore are truly magnificent, stretching away to the Alexandra Palace, where the Television Tower can be seen on the sky-line and towards London in the other direction. Nearby is Bentley Priory (200 acres) which is acquired without the house, as the latter remains in the possession of the R.A.F. These reservations also link up with the popular Stanmore Common, and also with the rather less known but more wild Harrow Weald Common; and the latter joins up with the Grims Dyke Estate, which is the next place for inspection.

All the party were deeply impressed with the beauty of the Grims Dyke estate of 110 acres, which the county acquired for £45,000. This was of

#### Rapid Growth

The rapidity of this urbanization can but be vaguely estimated from statistics, but it is important to realise what these show. With a total area of 148,691 acres, Middlesex carries a population of 1,940,400, and that figure has been reached since the census of 1931 brought the total to 1,638,728. From another angle we learn that during the five years from 1931 to 1936, the number of houses increased from 348,595 to 473,033, and the rateable value from £13,996,953 to £18,431,280. These figures clearly tell us how great is the spread of bricks and mortar, apart altogether from the factories built in recent years, and our visitation showed how amazingly the industrial elements have been increasing, especially in the Acton and Willesden districts; in one small area alone at Park Royal there are scores of large factories that have come into existence during the last few years, while the London end of the great arterial roads are lined with factories almost end on end. And factories, of course, help to fill the thousands of houses that have been covering the fields in the western portion of the county.

Hence the meaning and good purpose of the Green Belt, but even with this grand work in mind, which is costing half a million pounds for the 8,000 acres that are involved in the various schemes, we cannot forget what a noble part Middlesex has been playing for years (long before Green Belts were thought of) in the encouragement of open spaces and recreation grounds in conjunction with the various local authorities. No country in the kingdom has done so much in this respect, or assisted the local Councils so liberally, and the result is that this joint effort of the local and county authority has helped to create over 12,000 acres of playing-fields, quite apart from the 8,000 acres of the Belt.

#### Enfield's Treasures

The visitation began in the north of the county, in the area of the Enfield Urban Council, which is a district that had been already blessed with a very large area of open spaces under the normal system of acquisition. First we came to the extremely charming White Webb estate of 254 acres, where there is a splendid golf course, and the fine old mansion, in a beautiful setting, which is being used as a County Hospital for men over 70 years of age, who, not being ill, require some attention. They will be the envy of everyone who visits this charming place. The golf course is available to the public, and a portion of the park lands, in which there is a large lake, is also open to the public.

All this portion of the Enfield Urban District, extending for some seven or eight miles, is lovely, undulating open country, thickly wooded, and with occasional magnificent vistas into far distant scenes. It is difficult to believe that Chesham is only ten miles away. This all marches with the county boundary with Hertfordshire. First came an area of nearly 600 acres, which is being purchased from Trinity College, Cambridge. On this estate is the Crews Hill Golf Course, let to a Club, the rental from which will help the Council to carry the burden of this acquisition. The College Trustees acquiesced in the request of the Council that 95 acres should be available for building development. It is hoped that houses costing about £2,000 each will be erected here, and in that case there will be a very welcome return, and Enfield, which is very raggedly developed, will be glad of the assistance of that type of property as a make-weight in their rateable values.

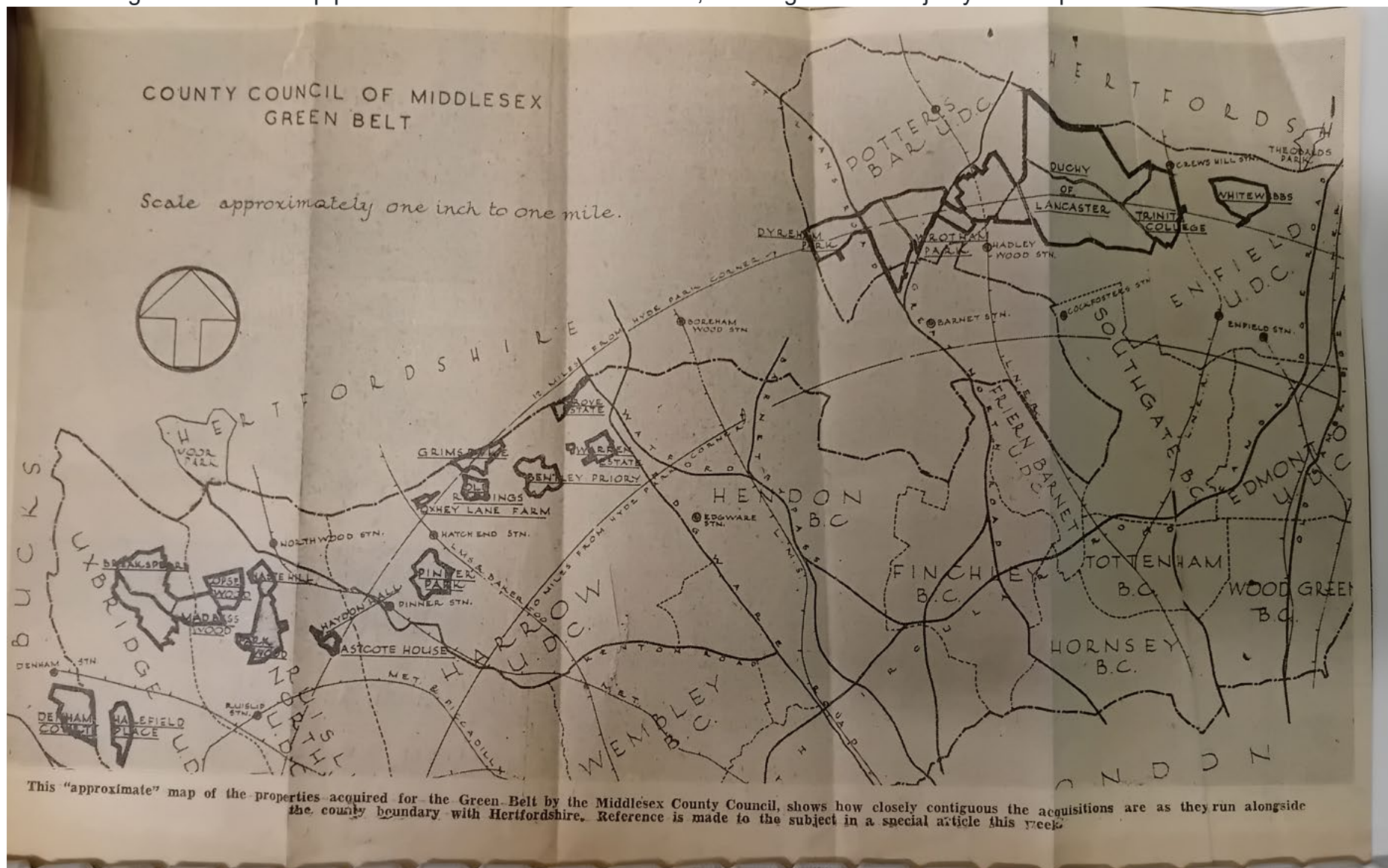
Next to this came a vast expanse of ordinary but charming English scenery, farmland for the most part, with several large residential properties

Next to this came a vast expanse of ordinary but charming English scenery, farmland for the most part, with several large residential properties here and there. This concerns two thousand acres which had been the property of the Duchy of Cornwall, owned by the ex-King, and it was stated that he had taken a keen interest in the negotiations because of their purpose in preserving it from development. Greater interest attaches to this district because it formed part of the great Enfield Chase. Evelyn, the Diarist, records that in 1676 there were three thousand deer here; it was here that kings hunted for centuries; indeed it is the last portion that remained in the hands of the Crown of that great tract that formed part of the ancient forest of Middlesex. It was restored to agriculture in 1779. The road through this great property is appropriately called the Ridgeway, running along an elevation that divides two far-spreading valleys, with the rich woodlands of Trent Park in the distance on the left, and the Hertfordshire borderland on the right.

Passing from Enfield Chase, the party entered Potter's Bar Urban District, and came to Wrotham Park, comprising seven hundred acres of agricultural lands and woodland, held by the Earl of Strafford. This area is included in the 1,450 acres of open country that are being negotiated for in the Potter's Bar district. And we ought to say here that practically all this kind of country that is being preserved for the Green Belt will continue to be used for agricultural purposes. Just as it is now with the exception of one of the two golf courses, which will still be let to their respective clubs. In addition there is also the new principle introduced in some cases of sterilizing the land on special terms, rather than direct purchase.

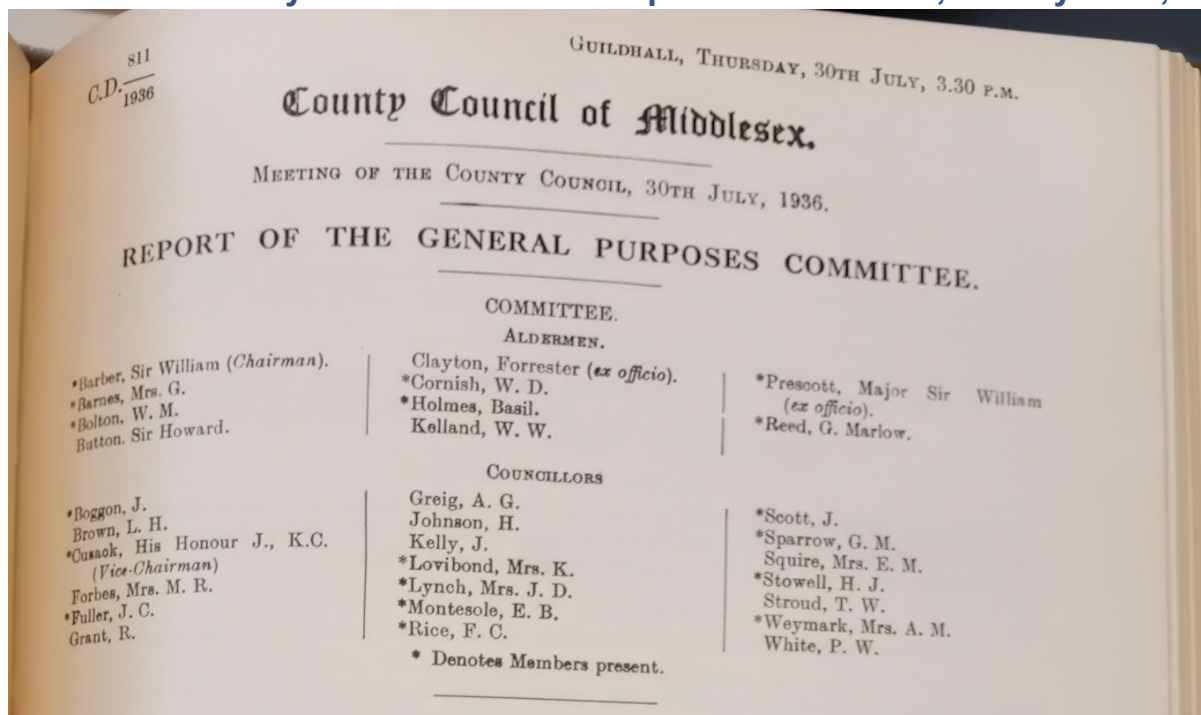
The Belt from this point passes through a small portion of Hertfordshire where certain reservations are

Enlargement of the map provided with the Advertiser article, showing that the majority of land purchased was in Enfield.

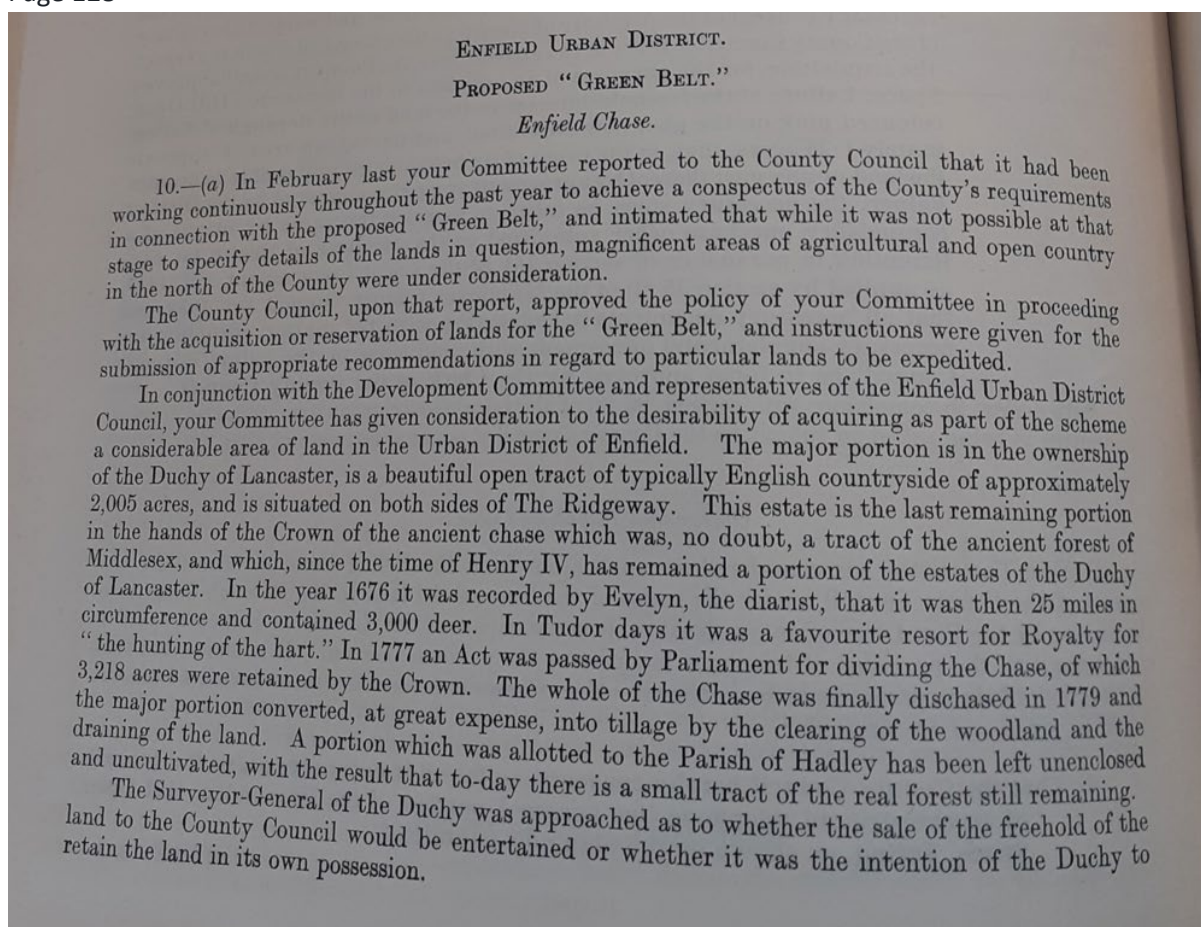


London Metropolitan Archives: LCC/CL/PK/1/96 Green Belt – General Papers 1935-1965.

## Middlesex County Council General Purposes Committee, 30 July 1936,



Page 128



The matter was brought before the Council of the Duchy, who intimated that, having in mind the national nature of the object in view, it was prepared to consider the question of disposing of the lands for the purpose of the "Green Belt," but that, inasmuch as there were historic associations in connection therewith, an assurance would be required as to their preservation from building development and that they would be maintained as far as possible in their present condition. No objection would be made to such parts as might be required from time to time as playing fields being so laid out, nor to the public being given greater access through the lands by means of additional footpaths.

The London County Council has been approached and the appropriate committees of that Council have agreed to recommend the making of a contribution not exceeding one-third of the approved cost of acquisition.

Your Committee realises that owing to the magnitude of the acquisition, which is the largest single purchase of land ever undertaken by the County Council, it will be necessary to adopt a somewhat different basis from the usual one in connection with open spaces to which the County Council contributes.

Your Committee appreciates the action which has already been taken by the Enfield Urban District Council in the provision of open spaces in its district, and in all the circumstances has informed the Council that the County Council would be recommended to proceed with the acquisition if the Enfield Council would contribute 15 per cent. of the balance of the cost after deduction of the amount of the contribution of the London County Council.

The District Valuer has intimated that he would be prepared to advise the Minister of Health that, having in mind the reservations under which the Duchy would sell the estate, 300,000 guineas would represent a fair value thereof, and the Chancellor and Council of the Duchy are prepared to dispose of the lands to the County Council for the purposes in view at that figure.

The present rent-roll of the estate, which is largely derived from agricultural leases, amounts to £4,005 per annum. It is not proposed that the present tenancies should be terminated but that the lands should be maintained as nearly as possible in their present condition, suitable additional rights-of-way being opened through the lands in order to afford the public opportunities for enjoying the amenities. Any portions which might be required for playing fields would be leased to the Urban District Council upon the usual terms and conditions. In accordance with the resolution of the County Council, adopted at its last meeting, the County Valuation Officer would undertake the management of the estate.

Your Committee recommends :—

6. That, subject to the undermentioned conditions, the freehold interest in the Enfield Estate of the Duchy of Lancaster (coloured green on the plan now submitted and having an area of approximately 2,005 acres) be acquired at a cost of £315,000, plus legal and other costs, as part of the proposed "Green Belt" :—
  - (a) To the consent of the Minister of Health to the borrowing by the County Council of its proportion of the cost of acquisition ;
  - (b) To the London County Council's agreeing to contribute a sum of approximately thirty-three and one-third per cent. of the cost of acquisition, subject to adjustment in accordance with the revenue receivable ;
  - (c) To the Enfield Urban District Council's agreeing to contribute fifteen per cent. of the cost, after deduction of the amount of the London County Council's contribution ;
  - (d) To the Enfield Urban District Council's being paid such percentage of the net revenue from the estate, when acquired, as its contribution bears to that of the County Council.

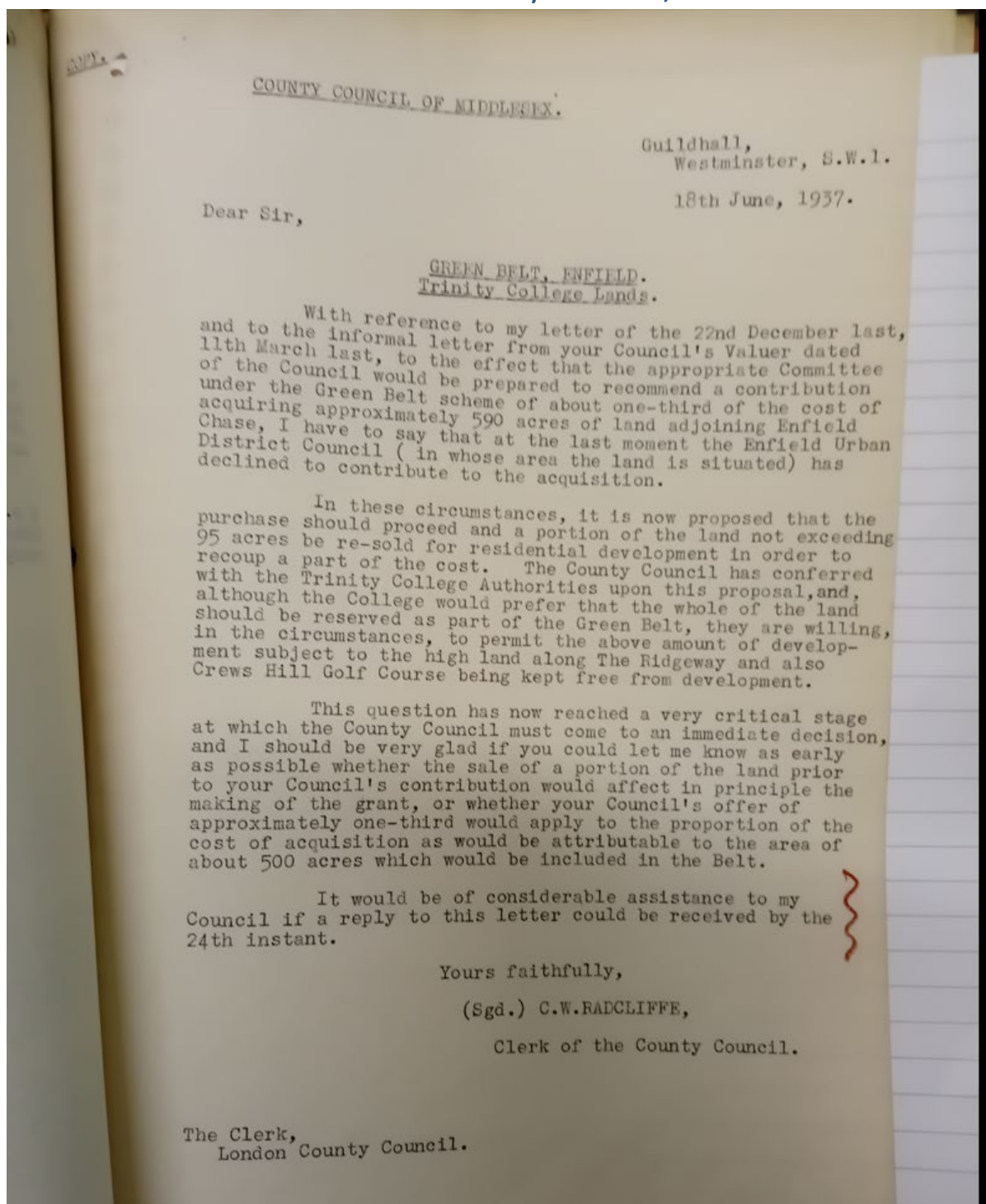
With a view to compliance with Section 86 (2) of the Local Government Act, 1933, the Finance Committee is being asked to submit to the County Council an estimate of a sum of £318,400.

*Purchase of Land sold for Building.*

(b) As indicated above your Committee, in connection with the question of the reservation of all the lands in Enfield considered necessary for inclusion in the "Green Belt," has entered into negotiations for the acquisition of certain lands on the eastern side of the estate which it is proposed should be acquired from the Duchy of Lancaster.

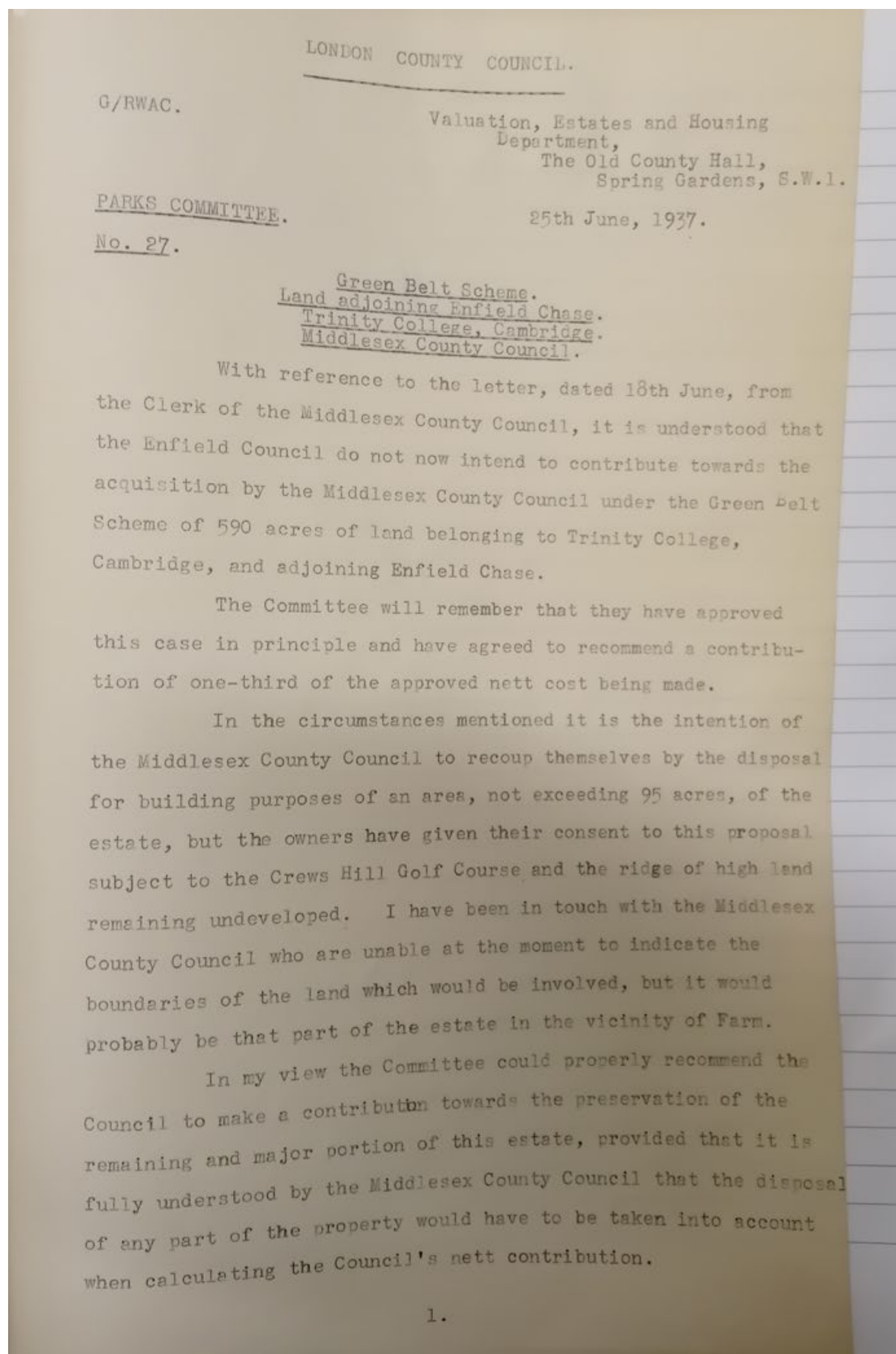
Your Committee has now been informed, however, that a small parcel of land, having a frontage of about 100 feet to The Ridgeway, has recently been disposed of by the owner for the erection of a private residence. It is understood that the Highways Committee has refused an application by the owner, under the Restriction of Ribbon Development Act, for the erection of a house and garage on the land, and that, in an objection to the refusal which has been received, it was mentioned that, in view of the negotiations for the acquisition of the surrounding land, the owner would be prepared to sell his land to the County Council. Inasmuch as this land lies next to the Duchy lands and on three sides is surrounded by other land proposed to be included in the "Green

Letter from Clerk of Middlesex County Council , 18th June 1937



Document Reference at London Metropolitan Archives LC/DG/AR/09/007/01

Letter from Chief Assistant Valuer London County Council, 25 June 1937



If the Committee agree they will no doubt wish the Clerk of the Council to draft a suitable letter in reply and instruct me accordingly.

(Sgd.) H. WESTWOOD.

CHIEF ASSISTANT VALUER.

No observations

(Sgd) F.G. Bases

Comptroller of the Council

25.11.37.

Letter from Clerk to Middlesex County Council, 16 July 1937

COPY.

ORIGINAL WITH	
PARKS COMMITTEE	
County Council of Middlesex,	
Guildhall,	
Westminster, S.W.1.	
Copies sent to	<input checked="" type="checkbox"/> C.O.P. (with plan)
	<input checked="" type="checkbox"/> Val. (with plan)
	<input checked="" type="checkbox"/> Sol
	<input checked="" type="checkbox"/> Comptroller
	23/7

Ref. C/ETP/O.  
Yours: P.85728.

Dear Sir,

GREEN BELT, ENFIELD.  
Trinity College Lands.

I thank you for your letter of the 13th instant in this matter and note that, so far as any portion of the estate is purchased for re-sale, your Council does not wish to identify itself in any way with the proposal, but that it will consider the question of contributing up to one-third of the cost of acquisition of the remainder of the land for purposes of the Green Belt. The County Council will be pleased to proceed on this basis.

It has already been decided to purchase the whole of this estate, comprising approximately 586 acres, completion taking place on the 29th September next. I understand from your letter that it will now be necessary to decide upon the area to be included in the Green Belt up to 500 acres and to agree with your Council's Valuer the net capital cost of acquisition of this portion of the land. My Council is in consultation with the Enfield Urban District Council as to the allocation of the portion for re-sale and as soon as agreement has been reached I will ask the County Valuation Officer to communicate with your Council's Valuer.

I may say that the development of the remainder of the land will be of such character as not to prejudice the Green Belt land. The County Council has been asked to agree to the insertion in the Conveyance of a covenant restricting the development to a density of four houses to the acre, and the prime cost of the houses to be erected to not less than £1,750 each. The County Council is being recommended to agree with the request.

I assume that the above arrangement will be satisfactory to your Council.

Yours faithfully,

(Sgd.) C. W. RADCLIFFE.

Clerk to the County Council.

(Spoke to Mr. Saunders, who confirmed that "cost" meant "agreed net capital cost"  
(Sgd.) R. W. S. )  
22/7

*Parks Committee - 23<sup>rd</sup> July 1937*  
*Referred to Valuer and Deputy Comptroller for report.*

The Clerk of the  
London County Council.