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Dear Sirs,

I have lived in Hadley Wood for half my life and it has come to my attention that the above land is being considered for development. I live in the area because of its expansive open greenbelt land and its quaint village type feel. During lockdown, I saw many people walking the streets including Waggon Road and Barnet Road where you can truly appreciate the views across the land in this area across Hertsmere, Enfield and Barnet, part of which you propose should be developed. It is therefore not surprising that Herts County Council have sought to protect this valuable landscape within the Hornbeam Hills South Area of Special Character, which Enfield Council endorsed.

Whilst I understand the pressures of housing, it is not clear to me as to why the council chose to ignore this special order and remove the land from the green belt protection and allocate it for development. This piece of land forms an important part of Hadley Wood segregating it from Barnet and helps protect the special character of the area. The council is clearly sending mixed messages – you declare a climate change emergency and yet promote massive development of a site that would be totally reliant on cars and goes completely against this policy.

I find it abhorrent that the council have even given consideration of this meadow in Hadley Wood from the green belt and its draft allocation for housing development on the following grounds.

This allocation destroys a valuable part of the Green Belt. The council's recent Characterisation Study refers to the area as “a special area of landscape character which is a major asset for the borough. It states “It is of both landscape and historic significance”; and “The existing Green Belt boundary should be retained and protected, and future development and land use changes resisted”. This has been completely ignored.

The local plan does not take into account all the brownfield sites in the Borough. The council should include its own development land at Meridian Water in this 20 year plan. It is logical that once and only once brownfield sites have been exhausted, should the council then review green belt areas. . This is not the case as the Council have chosen to build on a Green Belt site with poor local connections and amenities instead.

The meadow makes a significant contribution to the purposes and openness of the Green Belt. The Hadley Wood Heritage and Character Assessment notes that the site provides “important views” and the landscape “acts as a buffer separating Hadley Wood from other urban areas”. No account has been taken of the fact the site forms part of the Hornbeam Hills Area of Special Character.

There is questionability about the sustainability of the site. This site has poor public transport links with a PTAL 1a/b. Despite there being a station close by, the next stops either side of Hadley Wood are Potters Bar (Hertsmere) and New Barnet (Barnet). You cannot get to anywhere in the Enfield Borough from this station. The bus stop outside the station only serves High Barnet, which again is outside the Borough. Any development scheme on this land will be wholly reliant on cars. There is no supermarket in close proximity, no GP, no secondary school, no post office, very limited local employment opportunities. All these facilities are only accessible by car, which goes against the Climate change Emergency declared by the Council.

The council already have approx. 2000+ vacant properties which should be prioritised to get back into use and include within their housing numbers. This is easy to achieve and all 2,000 homes if brought back into use should be included within the first 5 years of the housing supply figures.

The proposed site is surrounded by two conservation areas. The site is bordered and overlooked by the Hadley Wood Conservation Area, the Monken Hadley Conservation Area as well as Grade II listed buildings on Camlet Way. It would be impossible to build on the land without adversely impacting the setting, character and appearance of these essential heritage assets.

The council have not outlined the necessary 'exceptional circumstances' why this specific Green Belt site should be released for the development for 160 homes out of the 25,000 homes they are seeking up to 2039. These 160 homes could easily be built from windfall development in the area as large houses are being redeveloped into blocks of 6-9 apartments.

Can you please therefore remove this proposed site allocation from the next edition of the Local Plan and retain the green belt status. We are council tax payers do not wish to leave the borough.

