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

Dear Sirs,

I wish to make you aware of a number of strong objections that I have with regard to the proposed development of Green Belt and Green Field sites(SA45).

As a local resident living close to the site of proposed development, I am of the view that this proposed development will have a serious negative impact on the area .

My specific objections are as follows:

- 1) The NPPF states that green belt is to be protected and requires “exceptional circumstances” to be built on. There is nothing exceptional about the council's plans to build on unspoilt land to meet their current housing target.
- 2) NPPF states that brownfield sites are to be prioritised over the development of greenfield and certainly green belt sites, but these plans offer up green belt in advance of brownfield site development.
- 3) The above site is a host to Crested newts, bats, owls, deer and a huge array of wildlife that would be affected as a result of the proposed development.
- 4) 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 that the site forms part of Hornbeam Hills Area of Special Character.
- 5) Parts of the land are flood zone 3, local sewers and flood defences at present are totally insufficient, resulting in frequent flooding in Hadley Wood.
- 6) The site is bordered and overlooked by the Hadley Wood Conservation Area, the Monken Hadley Conservation area and Grade II listed buildings on Camlet Way, it would be impossible to build on that site without adversely impacting the character and appearance of those heritage assets.
- 7) This is not a sustainable site, it has poor public transport links, hence more cars in the area with more congestion issues,
- 8) Limited local amenities in the area, no GP, no post office, no secondary school, an oversubscribed primary school and virtually no local employment.

I would be grateful if the council would take my objection into consideration and therefore remove this proposed site allocation from the next edition of the Local Plan and retain the Green Belt status.