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Draft Local Plan -Site SA45 / OBJECT

Dear Sirs,

Being a resident of property at the mid point of proposed site,I object to the proposed development of 160 dwellings on Green Belt Land for the following reasons:

a) Prioritisation of Green belt over Brown fields- The NPPF state that brown field sites are to be prioritised over the development of green field and green belt,but these plans seem to offer up green belt in advance.Only once brownfield land has been exhausted should the council seek to release green belt land.

b)Non-Exceptional Circumstance-There is nothing exceptional about the councils plans to build on unspoilt land to meet their housing targets.NPPF states green belt is to “protected” and only built in exceptional circumstances ,which there are none.

c)The councils 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 blatantly been ignored.

d) This is not a sustainable location, public transport links are poor, even though there is a train station , you can not access anywhere in Enfield from here.

e) There are no secondary schools ,only a primary school which is oversubscribed yearly.160 homes does not warrant the investment needed to increase schools,health care services, leisure facilities etc

f) This site is surrounded by two conservation areas,it is bordered and overlooked by Hadley Wood Conservation Area,the Monken Hadley Conservation Area as well as grade II listed buildings in Camlet Way.Hence ,building on this site would have a huge impact on the setting,character and appearance of these heritage assets.

g)The council have not outlined the necessary “exceptional circumstances” why this specific Green belt should be released for the development for 160 homes out of the 25,000 homes they are seeking up to 2039.

These 160 could be built from windfalldevelopment in the area as large houses are being redeveloped into blocks of 6-9 apartments.

Please can this proposed site allocation be removed from the next edition of the Local Plan and retain the green belt status