Ministry of Housing, Communities and Local Government (MHCLG)
2 Marsham Street
London
SW1P 4DF

Subject: Re: Objection under Section 5 of the Green Belt (London and Home Counties) Act 1938 to the proposed disposal of 27.6 acres (11.17 hectares) of Metropolitan Green Belt at New Cottage Farm

Dear Secretary of State,

We are writing on behalf of **Enfield RoadWatch**, our members, and our wider network of local supporters across the London Borough of Enfield and neighbouring communities, to formally object to any proposal or consent to waive, modify, or set aside the historic 1937 Duchy of Lancaster restrictive covenants covering land adjacent to Junction 24 of the M25, for the purpose of facilitating the proposed Orbital Data Centres development.

As a community campaign group dedicated to protecting Enfield's Green Belt, open spaces, and local environment from unsustainable development, we represent thousands of residents who value this irreplaceable countryside. When Middlesex County Council purchased over 2,000 acres of Enfield Chase from the Duchy of Lancaster in 1937, these covenants were established for an enduring public purpose: to restrict the land strictly to open space, public recreation, or agriculture, permanently protecting London's northern rural edge from urban sprawl. Setting aside these legal protections for a massive industrial facility betrays nearly a century of public stewardship and sets a dangerous precedent for historic land covenants nationwide.

On behalf of Enfield RoadWatch and our supporters, our objection rests on the following core grounds:

1. **Contradiction of Independent Planning Findings:** The eastern portion of this site (formerly proposed as allocation RUR.04 in the Enfield Draft Local Plan) was explicitly rejected by the independent Planning Inspector in June 2026 following rigorous public examination, to which our group and community contributed extensively. The Inspector concluded that industrial development here would cause "a very high degree of harm to Green Belt purposes," create an isolated hole in the Green Belt, and fail to meet the exceptional circumstances required for release. Overriding the Duchy covenants to enable a development that has already been found unsound in planning terms directly undermines public confidence in the integrity of the local plan-making process.
2. **Irreversible Loss of Historic Enfield Chase Character:** Despite its proximity to the M25, this land retains a distinct, open, and rural character forming an essential part of the historic Enfield Chase landscape. Replacing productive farmland and open countryside with large-scale industrial data halls, cooling infrastructure, and security perimeters would permanently destroy the visual openness, public amenity, and ecological continuity of the area.
3. **Lack of Local Benefit and Strain on Infrastructure:** While data centres are recognised as critical national infrastructure, London and the surrounding M25 corridor already host the vast majority of the UK's capacity. Concentrating

further facilities on protected Green Belt land offers minimal long-term local employment while placing immense strain on regional electricity grids, water resources, and already congested local road networks around Junction 24.

4. **Public Trust and Covenant Integrity:** Restrictive covenants held in trust for public open space and agricultural preservation exist precisely to withstand short-term commercial and speculative pressures. Allowing a private developer to bypass protections intended to safeguard the countryside in perpetuity erodes public trust in both heritage land governance and the Green Belt.
5. More recently, the **London-wide Green Belt Review** commissioned by the GLA has identified the site as of fundamental importance to the Green Belt, wherein development should not be permitted.
6. **Area of Special Character:** The Local Plan Inspector is still deliberating on policy protections for the site through the Area of Special Character designation, supported by extensive (Council) evidence of the importance of maintaining the openness of the landscape in this location and expert evidence provided by The Enfield Society during the local plan process.

For these reasons, Enfield RoadWatch and our supporters strongly urge the Ministry of Housing, Communities and Local Government to uphold the 1937 Duchy of Lancaster covenants in full and refuse any consent that would permit the industrialisation of this protected Green Belt land.

Thank you for your time and consideration of this collective objection. Please confirm receipt.

Yours faithfully,

On behalf of **Enfield RoadWatch** and Supporters