

HADLEYWOOD NEWS



HADLEY WOOD ASSOCIATION

October 2026

FIREWORKS 1st November 2026

**FUNFAIR
GOURMET STREET FOOD
LICENCED BAR**

Doors open:
4:30pm | Fireworks start:
6:15pm

**VENUE: HWA Centre,
1-7 Crescent East
Hadley Wood, EN4 0EL**

**PLUS
RAFFLE
TICKETS
£3
EACH**

Available online

INDIVIDUAL TICKETS

£10 EACH for HWA members
£14 for non-members

★ Family Ticket: Buy 5 for the price of 4! ★
★ Children under the age of 3 FREE entry. ★



TICKETS ONLINE ONLY

www.hadleywood.org.uk

TICKETS WILL NOT BE AVAILABLE ON THE DOOR



HADLEY WOOD
ASSOCIATION

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GENERATIONS OLD & NEW

Dear Residents



HADLEY WOOD ASSOCIATION

We live in a wonderful green area with many facilities. But it is families and people who make up our diverse community. This HWN celebrates our older and younger residents.

All can enjoy our HWA Fireworks (Sunday 1 November) - ticket details on the front cover, with real discounts for our Members.

For the older generation, we have many involved in our clubs and other activities; in vital ways they have created the community we enjoy today. HWA plays its part with monthly Warm Hub, open to all. As a bridge to our children, the common sight of grandparented pushchairs is clearly a feature of local family life.

For the younger generations, HWA has a flourishing nursery (read about AlphaBlocks' successful Ofsted inspection and rating), our Primary School has a new Head, we have a new junior football club (read about Level Up) playing on our Bartrams Lane Field. Our Dog Show was a pleasure for puppies and children.

We also have sadness combined with celebration, and a sense of a generation passing. We must treasure those still with us. Rod Armstrong, our long time HWA Trustee and Editor of Hadley Wood News, Governor of the Primary School, stalwart of Golf and Bridge Clubs and a much loved and respected local character, passed away recently. His family are arranging a memorial service at St Paul's and a gathering afterwards. HWA will celebrate him at our AGM (24 November) and in our HWN December.

Musically, read about the summer success of Concerts by the Lake and buy your tickets for Jazz@HWA (Sunday 22 November, sold out last year).

Local concerns include planning and crime. Read about the threats from the Draft London Plan and current advice about burglaries from Hadley Wood Security.

HWA is starting its new year (2026/27) with our Committee refreshed : new Treasurer (Zarina Torobekova), Membership Secretary (Diloushka Fernando) and Committee Member (Kala Ganga). We are looking forward to our Annual General Meeting (see Notice below), arranged as a community meeting as well as to present HWA plans and projects. Our first priority remains to secure our Lease Renewal from Enfield Council, a current negotiation for which maximum resident support is needed: **please use the QR code to join** if you are not already HWA Members at just £50 annually. This is the best way to protect our green space at the heart of Hadley Wood.



Robert Wilson
on behalf of Trustees & Committee

FOR HWA MEMBERS: AGM NOTICE

ANNUAL GENERAL MEETING

7.30pm Tuesday 24 November

@ HWA Centre

Full AGM Notice will be sent by HWAMAIL



Sunday 1st November 2026

The Hadley Wood Association's annual Fireworks Display is back, and we hope to see you there. Expect a glorious burst of colour overhead, a wonderful bonfire to gather round, mulled wine to keep the chill off and great fun with your community.

Ticket prices for HWA members are unchanged this year. The discounted member rate is our way of saying thank you for supporting the HWA. The fireworks display is our main fundraiser, and as the HWA is your resident's association and a charity, every ticket sold goes back into our community.

This year we will again light the bonfire before the fireworks begin. You'll find mulled wine and raffle tickets in the small hall - it helps enormously if you can buy your raffle tickets online ahead of the display. Prizes are always fabulous, thanks to the brilliant support of our local businesses on the parade and beyond. In the main hall there will be a face-painter, arts & crafts table and board games for children to play, as well as traditional educational board games for sale (early Christmas shopping, anyone?). So do come along early and enjoy.

Not yet an HWA member? Please join! Family membership is only £50/year and goes straight into everything the Association does for Hadley Wood. It matters particularly now. Our lease from Enfield Council, covering Bartrams Field, the HWA field, the woodland in between, the tennis courts and car park, is up for renewal. With national planning policy currently shifting, that lease is what keeps this land safe from development for all of us to enjoy. A strong membership behind us makes all the difference and sends a clear message.



Can you help on the night? We are looking for volunteer Safety Marshals. It's great fun, you'll be helping your community and marshals get free entry. If you can spare a few hours on 1st November, email hwafireworks2026@gmail.com and we will be in touch.

Wrap up warm, bring the family, and we look forward to seeing you under the fireworks.



Hadley Wood Association Walkers

Fancy some fresh air and local company? Join fellow Hadley Wood residents for walks in and around our area.

Scan this QR code and complete the form to join the HWA Walkers Community WhatsApp Group.

We will set up regular group walks, and members can also post about other walks they're planning and ask if anyone would like to join. It's a great way to explore the area and connect with neighbours!



Green Belt Caution

Whilst the Forum have been successful in convincing the Examiner to the Enfield Local Plan not to release the Duchy land from the Green Belt, there are new risks coming from changes to the NPPF and New draft London Plan 2026. These are prioritising development around stations, including at Hadley Wood.

The revised National Planning Policy Framework (NPPF) 2026 became national planning policy on 17 August 2026. It introduces one of the most significant Green Belt changes in recent years, specifically to encourage housing around well-connected railway stations and housing / employment in the “Grey Belt”.

To comply, the land must be within a reasonable walking distance of a qualifying station (approximately a 10-minute walk); the station must be well-connected, typically with at least 4 services per hour (or 2 services per hour in one direction throughout the daytime); the station must be located within one of the government's identified higher-productivity Travel to Work Areas and the development must achieve minimum density expectations, generally around 35 dwellings per hectare (higher near the most connected stations).

The Green Belt remains protected and the policies do not abolish the current Green Belt restrictions. However, the NPPF now provides a clearer pathway for certain residential schemes near stations to be treated more favourably than under previous NPPF policy.

The Draft London Plan consultation expired on Thursday 15 October 2026. The Examination in Public will be held in 2027 and the intention is to have the Plan adopted in 2028.

The Draft London Plan's growth strategy prioritises:

- Opportunity Areas.
- Town centres.
- Well-connected sites.
- Land close to public transport.
- Higher-density development in sustainable locations.

Hadley Wood Station is one of the listed stations that is considered Well-Connected.

The Forum will be challenging the evidence base, as we believe Hadley Wood is neither suitable to accommodate major residential growth nor a sustainable location.

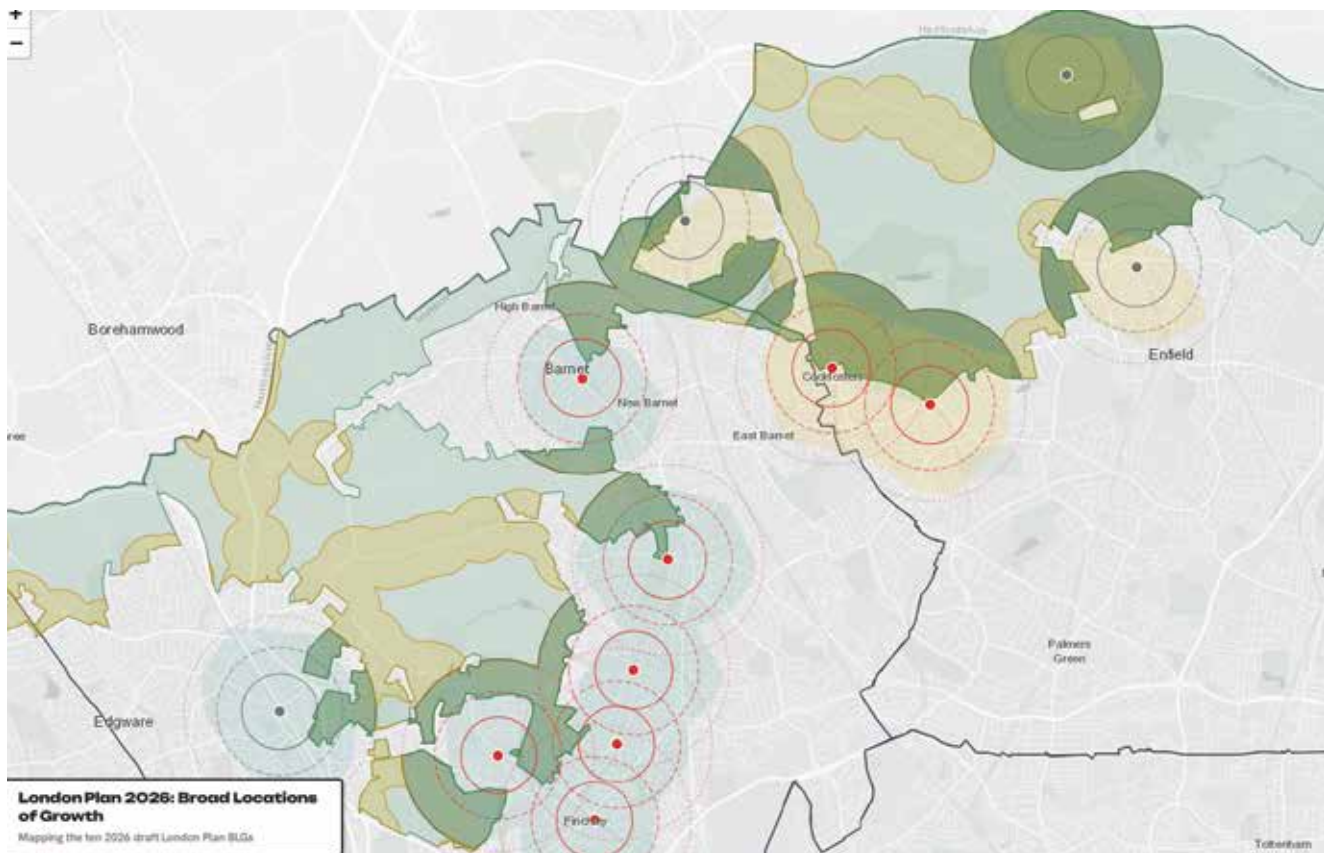
The Plan also places very large proportions of Enfield and Barnet Green Belt areas into the Crews Hill & Chase Park Broad Location of Growth, with draft policies promoting housing near stations and industrial/data centre/energy infrastructure near the M25 junctions. This proposes significantly higher density development on Green Belt land than the current character in surrounding suburbs, and promotes around 5 storey blocks of flats (160 dwellings per hectare) within 480m of a station, dropping to 90 dwellings per hectare at 1.2km from a station plus around bus stops leading to those stations. Average density in Hadley Wood is circa 20 dwellings per hectare, so the draft policies are proposing a different character. There is also ambiguity on whether it is possible to build on public spaces that are near to stations.

The Forum has submitted a formal response to the consultation.

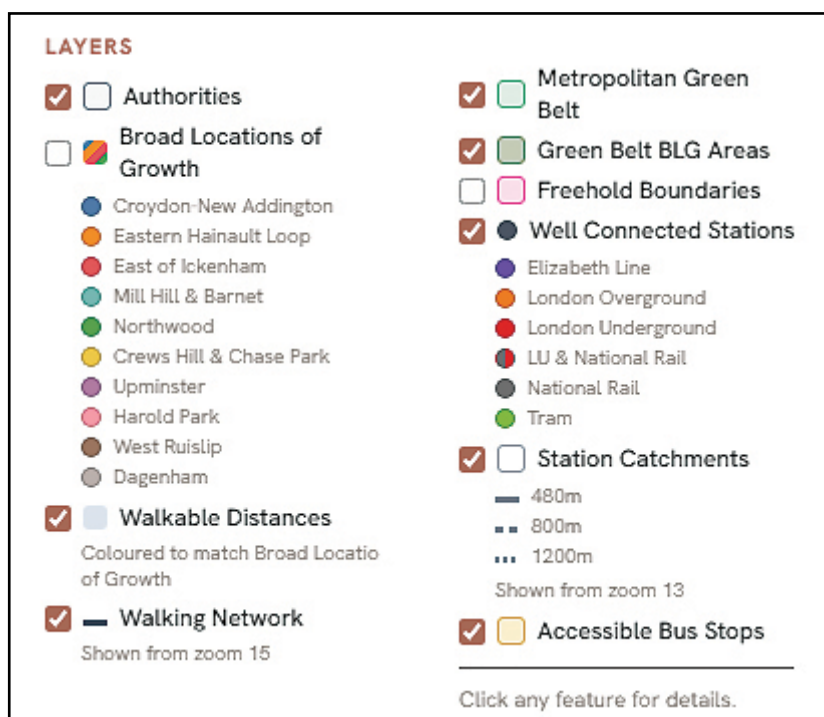
Hadley Wood Neighbourhood Planning Forum
5th October 2026

Map showing areas around stations and bus stops where the GLA proposes housing development.

Credit <https://apps.curtography.uk/blgs/>



The yellow circles are the catchments around stations in the Enfield Broad Location of Growth. The blue/green circles are within the Barnet Broad Location of Growth. The different circles indicate 480, 800 and 1200m from the stations as the bird flies (the policy talks about zones as the foot falls which will be smaller but are harder to map)



The dark green areas are green belt land within the catchments. The map does not show where these areas are public open space. We don't know if the GLA proposes building on public green space around the stations.

The smaller overlapping yellow circles are areas around bus stops that could be used to get to the stations. These are marked for housing development too.



**Hadley Wood
GP clinic**

- + Private GP + Xray + Ultrasound + Health screening + Bloods & scanning
+ Cardiac imaging + Immunisation & vaccinations

Services :

- + Direct access to the Doctor
- + Home visits
- + Clinic appointments in Hadley wood
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- + Home IV therapy
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- + Consultant specialist services
- + Minor surgical services



**Dr Anshu Bhagat
MBBS MRCGP DFSRH**

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HADLEY WOOD ASSOCIATION



When looking for a venue please don't overlook this lovely space.

The large hall & small hall are available at the weekend and the small hall most evenings. There is a kitchen for food prep, off street parking and if the weather is good there is a green space to spill out onto.



office@hadleywoodassociation.com

020 8449 7193 or 07437 450426

Hadley Wood Association Dog Show



7 classes, 68 entries

We held the first Hadley Wood Association dog show in September. Yup, there had been one at the church years ago, but this was the first on the Association site.

We meant to hold the show in May, but we were going through one of the summer's heat waves, so we postponed it to what we hoped would be a cooler September day. In the end, it was still baking - but less humid and easier for both dogs and humans.



Winners were duly chosen, and they received rosettes and prizes donated by Creature Comfort Vets in High Barnet - everything was in their signature colour, purple, even the sweets they provided for humans.

A highlight for me was seeing the cuddly dogs the children brought along, and the lovely ears and tails some little ones wore. The children did beautiful dog impressions, which charmed us all.

For the dogs, we had stalls about dog walking and dog tracker services- hopefully some people found useful contacts.



Waggiest tail was the most popular class; lots of wags in the ring. There were some wonderful stories about the best rescue dogs - so hard to pick a winner in this and all the classes. The puppies charmed us and the dog who looked like its owner – the updo hair do!



We also welcomed an amazing face painter and forest school crafts for the kids. There was an ice cream van, a bar and lots of cakes to enjoy.



We have lots of lovely photos from the day. If you would like to see them, please message the community WhatsApp group.

Thank you to everyone who helped on the day – everyone was amazing. And of course, a big thank you to all the dogs who brought their humans along.

Shall we do it again next year? Hope so!

Esther Kurland (HWA Committee)



Alphablocks Nursery School at HWA

There is plenty to celebrate at **Alphablocks Nursery School at HWA** centre: our third year of operations and our recent Ofsted outcome, which recognised **Strong practice** across every area of the new inspection framework.

The outcome is particularly significant under Ofsted's renewed inspection framework, introduced in November 2025. Rather than relying on the previous headline grading system, inspectors now evaluate every area individually.

National Ofsted statistics show just how demanding the new Strong standard is. Of the first 1,720 early years settings inspected under the renewed framework, only one in 2 in every 10 providers achieve one strong outcome, but Alphablocks Hadley Wood achieved **Strong** across all six evaluation areas.

A place where children flourish

Most importantly, the inspection captured what it feels like to be a child at Alphablocks.

Ofsted described how “*children quickly develop a secure sense of belonging in this welcoming nursery*” and recognised children who approach their learning with curiosity, enthusiasm and determination.

The report highlighted children developing confidence, independence and resilience, while behaving with kindness and respect towards others. These qualities reflect the nursery's central aim: *empowering children to become confident learners*.

Bringing learning to life

The nursery's curriculum, which draws on Reggio Emilia, Montessori, HighScope and Forest School principles, was also recognised as a significant strength. Books, rich vocabulary and first-hand experiences are central to learning, but practitioners are equally encouraged to respond to children's natural curiosity. One particularly memorable moment occurred when a deer appeared near the nursery garden during the inspection. Practitioners immediately transformed the unexpected visitor into a learning opportunity, encouraging children to recall previous knowledge, use new vocabulary and make connections with the natural world. Forest School and sports were also recognised for helping children develop confidence, resilience, physical skills and an understanding of appropriate risk.

A strong community of families and staff

The inspection recognised an inclusive nursery where every child is welcomed and valued, alongside strong partnerships with families, schools and other professionals.

It also highlighted the investment Alphablocks makes in its practitioners through coaching, professional development and specialist qualifications, describing a culture where staff feel valued, listened to and supported.

For the Alphablocks team, the result is not simply about an inspection. It is recognition of the everyday experiences taking place at HWA: children investigating, asking questions, developing friendships, managing their emotions, exploring outdoors and gradually becoming more confident and independent.

We are incredibly proud of our children, our team and our families—and delighted that the quality of early education taking place here in the heart of Hadley Wood has been recognised by Ofsted!



Alphablocks
Nursery School

Level Up FC

At Bartrams Lane

We are delighted to announce our first weekend at our new home ground in partnership with the HWA was a huge success!

Over September we have hosted the majority of our 7 teams at Bartrams Lane! Our families and children have loved our new home ground and already class it as a "home".



Our Under 11 Lions, U8 Pumas & U8 Panthers all having fun competing in their matches over the weekend!





Hadley Wood Security

The trusted community choice for over 20 years. Run for the residents by the residents.

WINTER CRIME PATTERNS

LET'S MAKE HADLEY WOOD A DIFFICULT PLACE TO COMMIT CRIME



As summer draws to a close and the evenings become darker earlier, we typically see a seasonal uplift in crime and a change in crime patterns. This is not unusual or specific to Hadley Wood; it is a pattern seen more widely as we move into the autumn and winter months.

At the time of writing, Hadley Wood, alongside other areas, is being targeted by a specific group and HWS is working very closely with the police and CID on this. Vehicles will continue to be stolen from driveways, particularly during the early hours and as we move towards the winter months and Christmas period, evening burglaries can tend to become more prevalent.

Here are some tips to keep safe...

 PROTECTING YOUR PROPERTY	 PROTECTING YOUR CAR	 PROTECT YOURSELF
 EARLY WARNING SYSTEMS Install Ring cameras for the front, rear (and even the inside) of your property. Ensure alerts are on. HWS members can connect Ring cameras to security.	 Lock it! Are you making it easy or difficult for a thief? It's 2026...who is still not using a steering wheel lock or an immobiliser?	 Stay alert when walking after dark Avoid wearing headphones as they can distract you from what is happening around you.
 Install a home alarm Install an alarm for the front, back and inside your home. Get the engineer to 'zone' the alarm system so that when you leave you can set the alarm, and when you are home, you can set the external front and rear alarms (beams).	 Physical barrier A steering wheel lock is a headache for a thief. It is a visual deterrent and may make the criminals think twice about approaching your car.	 Be aware of your surroundings and, where possible, stick to well-lit and busier routes.
 Secure your boundaries Ensure your perimeters are secure; check fences and sheds; do not leave ladders and tools in the garden.	 Silent Protection Immobilisers prevent your car being stolen by stopping the engine from running, either cutting the fuel system, ignition or starter motor.	 Use your phone's location-sharing features so a trusted family member or friend can see your location when appropriate.
 Ensure your alarm rings through to the patrol. If you are a member of HWS, ensure your alarm rings through to the patrol.	 Faraday pouches and boxes Always store your key fobs in a protective case to block the RF signals and prevent keyless car theft. Make sure it's working! Test and replace when needed.	 For teenagers and younger people parents/guardians may wish to consider a family location-sharing app, such as Life360, or the location-sharing features already available on their phones.
 Home Meet & Greets. As a HWS member, these can be arranged upon request, where officers escort you safely to your front door and ensure safe entry to your property.	 Gates, Bollards and Front Beam Alarms Add to your car's security with the installation of gates, bollards or a front driveway alarm.	A few small precautions can make a big difference, particularly during the darker winter months. Stay alert • Stay connected • Stay safe

BLACK FRIDAY OFFER FROM HADLEY WOOD SECURITY

Pay for 3 months and get 3 months free!

Pay for December 2026, January 2027 and February 2027 and get March, April and May 2027 absolutely free. You must sign up for the following full year 2027/2028 and the offer ends 28th November 2026.

Call the Scheme Manager for pricing and details on **07853 637095**.

Music by Jack's Lake: a summer of music, nature and community



"Free admission, wonderful local sponsors and generous audiences supporting charity make this a truly special way to bring diverse communities together in nature to enjoy first-class music." — Ilona Domnich

There can be few more beautiful settings for an evening of music than the woodland glade beside Jack's Lake on Monken Hadley Common. This summer, *Music by Jack's Lake* celebrated its sixth season, bringing music lovers together for four open-air concerts beside Jack's Lake, preceded by a spring concert at St John the Baptist Parish Church.

The season began with the April Prelude concert, featuring Ilona Domnich, Charles Mutter and Neil Varley. In May, the outdoor season opened with a memorable celebration of Italian opera featuring renowned tenor Sam Furness, with Ilona and other distinguished musicians. Further concerts followed in June and July, with varied programmes beside the lake.

The final concert in August attracted 300 music lovers and closed the season. Charles Mutter and Ilona Domnich were joined by cellist Miwa Rosso and harpsichordist and viola player Alistair Scahill. The programme ranged from Mahler, Couperin and Ravel to Villa-Lobos, Rameau, *Scarborough Fair* and Henry Wood's rousing *Fantasia on British Sea Songs*. Ilona's students Arabella, Delilah and Molly took part.

The setting beside Jack's Lake creates a natural amphitheatre, with the surrounding trees providing atmosphere and remarkably intimate acoustics. Audiences arrive with folding chairs and picnics, meet friends and neighbours, and settle down to listen as daylight gradually fades.

What began six years ago as an idea for summer music beside a lake has grown into an established and much-loved part of the local calendar, hosted by the Monken Hadley Common Trust and supported by generous benefactors, sponsors and individual supporters.

There is also a practical purpose. Donations from the concerts support the work of the Monken Hadley Common Trust in caring for the Common, as well as the Marcia Elton scholarship at World Heart Beat Music Academy, helping a young musician who might otherwise be unable to afford tuition.

The trustees of the Monken Hadley Common Trust and Ilona Domnich are grateful to everyone who attended, performed, volunteered, sponsored or supported the 2026 concerts. Their generosity helps music and the Common flourish together.

Here's to another summer of *Music by Jack's Lake* in 2027, when we will celebrate the 250th anniversary of Monken Hadley Common's creation!

John Hall and Ilona Domnich

Help care for Monken Hadley Common. Monken Hadley Common is a treasured haven of natural beauty, wildlife and recreation. Please help us protect and care for this special place by becoming a member of the registered charity that owns and looks after the Common.



Join us and help keep the Common special for generations to come.



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Hadley Wood Association

Warm Hub Mondays
Free tea, coffee and cake

10.00am to 12.00pm

19th October 2026

16th November 2026

14th December 2026

ALL WELCOME

Next Edition of the Hadley Wood News



The Hadley Wood News is published every other month by the HWA

For the *DECEMBER* edition we will need articles and adverts by early November

Please send to:-

office@hadleywoodassociation.com

JAZZ@HWA



Sunday 22nd November 2026

Jazz 2.30-3.30pm

Hadley Wood Association Centre

1-7 Crescent East, Barnet EN4 0EL

Bar open from 1.30pm and after the Jazz

By popular request- they're back

The Lior and Noam Solomons-Wise Jazz Quartet

Lior- Guildhall School of Music graduate

Noam- Cambridge University and The Royal Academy of Music graduate

Both winners of the National Dankworth prize for jazz composition

Featuring Maddie Martin (Vocals) and Ben Boardman (Double Bass)

Maddie- Royal Academy of Music graduate

Ben- McGill University Canada and The Royal Academy of Music graduate

Adults: £15

16 year old and under: £10

Book tickets online at
<https://tinyurl.com/mw2uw5j5>

OR Scan QR Code



LAST EVENT SOLD OUT- BOOK EARLY!

Book in advance to guarantee your unnumbered seat. Tickets at the door are subject to availability. Card payment only (no cash). For help events@hadleywoodassociation.com or by mobile phone 07778 341 843

For terms & conditions please see our website www.hadleywood.org.uk

The Event is being sponsored by Creature Comforts, the veterinary clinic, 204 High Street, Barnet EN5 5SZ



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EPC - TBC Council Tax - D
Local Authority - Enfield



HADLEY WOOD £795,000

RECEPTIONS 1
BEDROOMS 2
BATHROOMS 2
Share of Freehold
EPC - D Council Tax - G
Local Authority - Enfield



HADLEY WOOD £1,150,000

RECEPTIONS 2
BEDROOMS 4
BATHROOMS 2
Freehold
EPC - E Council Tax - G
Local Authority - Enfield



HADLEY WOOD £2,000,000

RECEPTIONS 4
BEDROOMS 5
BATHROOMS 4
Freehold
EPC - C Council Tax - H
Local Authority - Enfield



HADLEY WOOD £2,200,000

RECEPTIONS 4
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BATHROOMS 4
Freehold
EPC - D Council Tax - H
Local Authority - Enfield



HADLEY WOOD £4,650,000

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