

From: [Malcolm Greaves](#)
To: [Martin Ross](#); [Mark Silverman](#)
Cc: [Alex Digby](#); [Richard Stubbs](#)
Subject: Clarification on delivery of Council owned sites
Date: 06 April 2023 17:29:22

Dear Martin/Mark,

It has come to my attention that some of the detailed information required at the time of HELAA submission may require further clarification. I therefore write to provide some clarification.

At this point in time the Council is in a purdah in the lead up to Local elections. The nature of the sites proposed makes them politically sensitive, therefore this limits the information we are able to put in the public domain.

There are two specific sites which I think would benefit from further clarification as detailed below.

Former Bushey Golf and Country Club site

- The Council's Asset Management development team intend to start development on the previously developed part of the site as soon as practicable and are currently working through options before submitting detailed plans.
- Our intention is to commence development within the next five years, subject to obtaining appropriate approvals.
- The Council has obtained detailed specialist technical reports which have been provided to the planning department in support the proposals.
- The Council also engaged in public consultation through the Bushey Forum prior to and during March 2021. The latter was an online presentation and webinar with core information on the preferred options provided via an open micro website, including public questions, feedback and responses.
- The planning department also responded to the technical reports which we do not believe include particularly sensitive information.
- Whilst we would not want the technical reports made publicly available we are happy for you to demonstrate their existence in support of the Council's intent to deliver a suitably compliant scheme.

The Point- 84 Shenley Road, Borehamwood

- This site is owned by the Council and subject to a long lease.
- The current leaseholder is keen to explore development potential beyond the existing use and the Council's Asset Management service consider there is an opportunity to achieve a good scheme on this site.
- The Council is in the process of acquiring additional land holding to compliment those existing adjacent to the site. The intention being to improve the accessibility and enhance the development potential by improving the high street presence.
- Therefore, subject to agreement with the leasehold and satisfying the Council's corporate requirements, the site is considered to be available.
- Confidential discussions have taken place between the leaseholder and Council, as freeholder, which we are unable to disclose at this time.
- Commencement of the scheme is dependent on the outcome of discussions with the tenant.
- The Council's aspiration is for the site to be brought forward within the early part of the next local plan, hence its inclusion in the draft regulation 18 local plan.

I trust this clarification is helpful in demonstrating the Council's commitment to achieving the earliest

completion of these key sites.

Should you have any queries regarding the above please do contact me.

Regards

Malcolm

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