



## HOW TO GET INVOLVED

We would like your views to help shape the future of Hertsmere

- **take a look online:** [www.hertsmere.gov.uk/newlocalplan](http://www.hertsmere.gov.uk/newlocalplan)  
There are a number of questions you might like to answer (you will need to spend a few moments setting up an online account first)
- **look at a paper copy of the Issues and Options report:** it will be available at your local library, area council offices and parish and town council offices

You can write to us at:  
**Policy and Transport Team,  
Hertsmere Borough Council,  
Civic Offices, Elstree Way,  
Borehamwood, Herts, WD6 1WA**

Please let us have your views by **Thursday 30 November 2017.**

- **talk to us:** we are holding a number of drop-in sessions in October and November where you can find out more about what we are doing and ask questions. Council staff will be available to answer your questions. See below for details.

October 2017	November 2017
Wyllyotts Centre, <b>Potters Bar:</b> Tuesday 24 October 2017, 6.30pm - 9pm	<b>Bushey Centre:</b> Tuesday 7 November 2017, 6.30pm - 9pm
Allum Hall, <b>Elstree:</b> Wednesday 25 October 2017, 6.30pm - 9pm	<b>Radlett Centre:</b> Wednesday 8 November 2017, 6.30pm - 9pm
	<b>Shenley Primary School:</b> Monday 13 November 2017, 6.30pm - 9pm

Information will also be available to view at several venues at other times. Please check our website [www.hertsmere.gov.uk/newlocalplan](http://www.hertsmere.gov.uk/newlocalplan) for details.



# PLANNING FOR GROWTH

**LOCAL PLAN**  
HERTSMERE  
ISSUE #2 • AUTUMN 2017

A NEW LOCAL PLAN FOR HERTSMERE • SUMMARY NEWSLETTER

### Planning for the future

**Hertsmere is a great place to live and work and we're trying to make sure it stays that way, both for existing communities and for our future generations. We know the borough will have to grow and develop. Your views will help to determine the best way to achieve this growth. We're planning for the future by producing a new Local Plan and we would like your help.**

### Why do we need a new Local Plan?

One of the main requirements in national planning policy is for councils to boost their supply of housing and this applies across the country. Councils need to undertake a very rigorous process to work out how many homes and jobs are needed.

Based on our forecasts we need to find space for around 9,000 homes to meet local need over the next 15 years. We have already planned for 3,000 new homes, so we need to find space for a further 6,000. In total this means we need around 600 homes to be built every year.

We also need to provide space for employment - enough to provide around 9,000 jobs over 15 years. We expect nearly half of these to be in industrial and commercial sectors.

### What else needs to be planned?

The Local Plan is not just about new homes and jobs; we also need infrastructure including schools, GPs, public transport, roads, parks and leisure facilities to support that growth.

### What you've already told us

We held an initial consultation aimed at helping us prepare for the new Local Plan. As part of that process we produced a newsletter like this one, which went to every home in the borough at the end of 2016.

We asked you a number of questions and invited you to complete a survey about the number, type and location of new jobs, houses and services that should be provided. Many Hertsmere residents responded in support of some of our aims, particularly the idea of a new garden village.

A major concern was local infrastructure and how this would cope with any additional growth, as there are already pressures on existing schools, GP surgeries, roads and other local facilities. You can read the report on the consultation responses on our website [www.hertsmere.gov.uk/newlocalplan](http://www.hertsmere.gov.uk/newlocalplan).

### Next steps

We've prepared an Issues and Options report outlining the scale of growth needed in Hertsmere over the next 15 years and we are now asking you about the most appropriate approaches and locations for achieving this. The report emphasises that any growth in the borough will need to be supported by investment in services and infrastructure from the outset.



# VISION FOR HERTSMERE

Our vision sets out what we expect the new Local Plan to deliver over a 15 year period. It takes account of the amount of growth which we think is required to meet local needs as well as views expressed by the community since launching our consultation in winter 2016.

## 1 AN ATTRACTIVE AND MORE AFFORDABLE PLACE TO LIVE

To meet the need for new homes that local people can afford to buy or rent, we will need to build on previously used sites as well as some Green Belt land.

New homes need to be built in accessible places and with good supporting infrastructure and services available.



## 2 A STRONG LOCAL ECONOMY

We want to build on Hertsmere's strong economy and attract enterprise to the borough. Over the next 15 years we expect almost 4,000 new jobs in industrial and commercial sectors and further growth in service, retail, hospitality and leisure.



## 3 A BETTER ENVIRONMENT

We want to protect our beautiful countryside and create accessible green spaces. We also want to reduce the impact of new buildings on the environment by considering their location, flood risk, and the resources used to build and maintain them, as well as improving cycling and walking links.



# OPPORTUNITIES FOR FUTURE GROWTH

There are a number of ways Hertsmere's growth will be achieved. It is very likely that we will need to consider planning for a combination of these, as selecting just one would not provide all the homes and jobs we need.

We need to look at:

## 1 BROWNFIELD DEVELOPMENT

Using land that has previously been, or is currently, occupied by permanent buildings such as industrial premises or empty offices.



## 2 NEW GARDEN SUBURBS

Carefully planned developments of up to 500 new homes which integrate with surrounding communities and provide a full range of housing choices, employment, leisure and local services for the communities they serve.



## 3 VILLAGE GROWTH

Enlarging existing villages and hamlets in the borough which could also provide an opportunity for expanded local schools and community services.



## 4 NEW GARDEN VILLAGE

A well-planned village of up to 4,000 homes, including affordable homes, with space for employment. New schools would be provided, along with GP surgeries, shops, leisure facilities and public open spaces including a country park. Improvements to roads and public transport, and the provision of safe and accessible cycle routes and walking links to surrounding towns and villages, would make it easy and safe to get around.



Photos for illustrative purposes only. Some are outside Hertsmere.

[www.hertsmere.gov.uk/newlocalplan](http://www.hertsmere.gov.uk/newlocalplan)