

Summary of initial public consultation on the New Local Plan and ‘Planning for Growth: What do you think?’ survey responses

Introduction

As part of our early work on a new local plan for Hertsmere, the Council has carried out an informal consultation exercise to introduce the idea that there is an objectively assessed need for a larger number of homes than is currently planned for through the Hertsmere Local Plan 2012-2027 – as evidenced by the South West Hertfordshire Strategic Housing Market Assessment 2016 (SHMA 2016) – and to help us to gauge the views of residents and businesses around the borough about how this projected growth should best be accommodated.

This does not form part of the later statutory consultation process on the production of a local plan, and has been carried out at an early stage of the process – under Regulation 18 - in order to introduce the main issues to be addressed through a new local plan, in particular an increase in housing and jobs growth.

The housing numbers planned for in the current Hertsmere Local Plan 2012-27 are based on SHMA work carried out in 2010, which was informed by the urban capacity-based figures in the Regional Spatial Strategy for the area which has since been revoked. As our recent study has shown, there is a much greater need for housing in the area, and so we need to plan for this through a new Local Plan. The SW Herts SHMA predicts that 9,000 homes; our SW Herts economic study 9,000 jobs will be needed in Hertsmere over the plan period, so we will not be able to accommodate these within existing urban areas without a dramatic change to the density of housing. For the first time in many years we are having to consider allocating some land within the Green Belt for new homes, jobs and supporting infrastructure.

There are various options available, including increasing densities within existing urban areas, extending towns and villages into the surrounding Green Belt, and planning for a new settlement somewhere in the borough. We felt it important at this early stage in the process to try to find out what local people think are the main positives and negatives about the borough at the moment, and what they think are the best solutions for accommodating housing and economic growth in the future.

Informal ‘First Steps’ Consultation

We launched the initial round of public consultation on the New Local Plan in November 2016 with a business engagement event organised together with WENTA which supports small businesses and start-ups across the county. Since then we have sent out a newsletter to all households in the borough, promoted our online questionnaire through the local press and held a forum for agents and developers.

We produced Issue 1 of our new local plan newsletter titled 'Planning for Growth', which was distributed to all households in the borough along with the Council's magazine Hertsmere News. This set out the headline figures and challenges that the new local plan will need to address, and set out a three possible broad options for addressing these. It did not put forward any sites or locations for housing or jobs, leaving this open for comment.

This consultation process took place before much of the evidence needed to underpin a local plan had been produced, so we were not in a position to be specific. The aim of this early consultation was simply to engage with people around the borough at the earliest possible stage so that we can take peoples' views into account from the very start.

In local plan-making, councils are sometimes accused of consulting people too late in the process, after they have already produced a detailed plan containing specific options for housing, jobs, infrastructure etc. which appear to be 'set in stone'. We decided to do the opposite of this by consulting people before doing any detailed work. However we have still faced some criticism from a number of respondents who told us they could not comment meaningfully until there were some specific options on the table. This exercise has been an informal process, and we have used the results of this to inform the Issues and Options document which will go out to public consultation in the summer of 2017. As the work on the local plan progresses, the detail that we are able to release as part of public consultation exercises will increase.

At the same time as the public consultation process, we put out a call for sites in order to gather details about sites around the borough which could be assessed as part of the Housing and Economic Land Availability Assessment (HELAA). This has allowed us to gather views from the development industry at the same time, some of whom have submitted sites alongside responses to the survey.

Summary of engagement work carried out:

- Business engagement event at Metrobank, Borehamwood (Oct 2016) (see Appendix C);
- Launch of the consultation through Hertsmere News and Issue 1 of the Planning For Growth Newsletter delivered to all households (December 2016) (see Appendix A);
- Press releases and communications through December and January, promoting the online survey (see Appendix B);
- Cllr Harvey Cohen, Portfolio Holder for Planning and Localism, speaking on local radio in February to discuss the New Local Plan. This followed press releases and contact from the Council's Communications Team;
- Presentations to local Parish and Town Councils and participation in Community Strategy Workshop;
- Developer and agents forum at Metrobank, Borehamwood (February 2017) (see Appendix C);
- Attendance at Elstree and Borehamwood Town Council meeting (February 2017);
- Stand at the Hertsmere Youth Conference (March 2017) to gauge the views of young people in the borough (see Appendix D);

- A second business engagement event is planned for later in the year, to be held at the Enterprise Centre in Potters Bar.
- Approximately 500 individuals in total attended presentations in Borehamwood, Radlett and Shenley.

Summary of consultation responses

‘Planning for Growth: What do you think?’ survey

We publicised a survey asking residents of the borough to let us know their thoughts on a range of different options about the future growth of the borough. The survey was published online through Snap Surveys with a link from the Council’s website. It was also available as a download in Microsoft Word (with one version suitable to be completed electronically and another version able to be printed). The original deadline for survey responses was 31 January 2017, but this was extended to 30 April 2017 as publicity about the new local plan was continuing beyond the end of January, for example several local newspapers picked up our press releases including the Welwyn Hatfield Times (Potters Bar Edition), and Councillor Cohen discussing the new local plan on local radio in February.

The survey consisted of six topic areas with between four and six questions within each (some with sub-questions), and an additional section to capture personal information.

The online Snap Surveys version split the survey up so as to have one survey for each of the six topic areas, which respondents could then complete individually.

The six topic areas were as follows:

- New homes: how many and where should they be?;
- New homes: what type?;
- Jobs: where and what type?;
- Community facilities: what's needed, where and when?;
- Travel and transport; and
- The natural environment.

Answers to all questions were in the form of a response on a 5-point scale, with the available options for each question being Strongly Agree, Agree, Neither Agree nor Disagree, Disagree and Strongly Disagree. Respondents were able to add free text comments after each question and also at the end of each section of the questionnaire. All questions were optional and there was no limit set on the number of characters that could be entered into the free text boxes.

Survey responses

- We received responses from almost 300 individuals and organisations.
- Responses were received in the following formats (most numerous first):

- online surveys;
 - electronic survey forms (Microsoft Word) sent by email;
 - emailed responses which did not use the survey; and
 - postal responses.
- More detailed submissions were made on behalf of Hertfordshire County Council and 4 developers/landowners. It should be emphasised that the initial survey was targeted at local residents with developers being invited to submit sites as part of a concurrent Call for Sites exercise.
 - The largest number of responses were received on the ‘New Homes: how many and where should they be?’ section of the questionnaire (almost 200 separate responses).

Survey response summaries by issue

New homes: how many and where should they be?

Building within or extending existing larger settlements

We asked whether respondents thought new homes should be built within the existing towns and villages – filling in spaces and greatly increasing the number of homes built on each site - in preference to anywhere else in the borough, and whether they thought the best way to provide new homes is by building in areas on the edges of existing built-up areas (i.e. Borehamwood, Potters Bar, Bushey and Radlett).

The majority of respondents who answered these questions indicated that they disagreed with building more homes within or on the edges of the existing larger settlements.

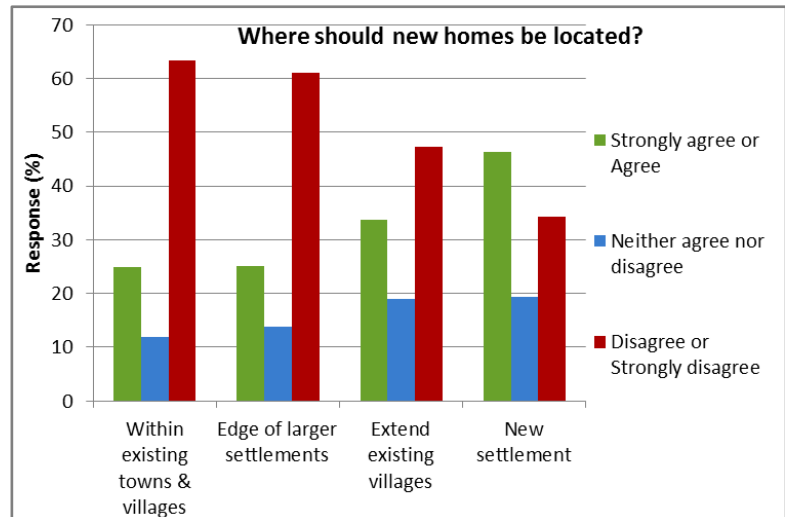
63% of respondents answered that new homes should not be built within the borough’s existing larger settlements, while 25% agreed with this option. The remaining 12% neither agreed nor disagreed.

61% of respondents disagreed with building on the edge of the borough’s larger settlements, and again 25% agreed with this. 14% neither agreed nor disagreed.

The comments received on this issue indicated that many people feel the infrastructure within the main settlements is already struggling, so is not sufficient to serve large numbers of additional homes. Particular issues noted were traffic, GPs surgeries and school places.

Most of those who agreed with this option commented that improvements to infrastructure would be required first, and others said they would support this option as an alternative to building within the Green Belt.

A fairly large number of people commented that they did not think there should be any more housebuilding in Hertsmere or that this should be restricted, and some said that new housing should be built in other parts of the country or even elsewhere in Europe. We are not in a position to export local housing need to other areas of the country or beyond as the current National Planning Policy Framework requires local authorities to do all they can to



accommodate their own housing need, and where this is not possible work with neighbouring authorities to see whether they might be able to accommodate it. Only in limited circumstances will it be possible to plan for a level of housing which is significantly less than the objectively assessed need figure, which for Hertsmere is 9,000 homes over 15 years.

Extending existing villages

We asked people to tell us whether they thought the best way to provide new homes would be by building on the edges of existing villages. Almost half of the respondents (47%) disagreed with this option, while 34% agreed and the 19% neither agreed nor disagreed.

The main reasons people disagreed were again related to a lack of infrastructure and essential services in the villages, and concerns were also raised over extending villages into the Green Belt and altering the character of rural villages.

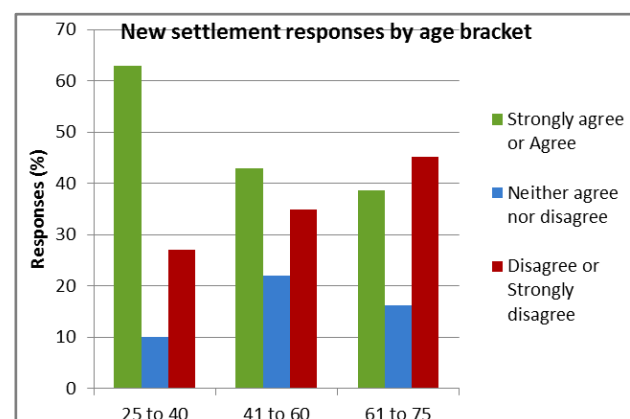
Those who agreed felt that the villages should take a degree of expansion alongside the larger settlements, and some suggested that a larger expansion of one or two villages would be more likely to bring with it improvements in infrastructure than if it were just a few homes on the edges of each village.

A number of people neither agreed nor disagreed, saying that it depends on infrastructure improvements and a balance being struck between providing new homes and retaining the existing character of the smaller villages.

New settlement

We asked respondents to tell us whether they thought the best way to provide new homes would be by building a new settlement somewhere in the borough.

46% of respondents agreed that a new settlement should be built, while 34% disagreed or strongly



disagreed with this option and 20% neither agreed nor disagreed.

This was the only option to which more respondents agreed than disagreed.

This option was fairly well-supported across age brackets, however the largest proportion of positive responses were from respondents aged 25-40 (there were only 3 respondents in the age bracket 75 and over, so this has been excluded from the graph as it is not equivalent to the number of responses received from other age groups so would appear to be more significant than it is).

Key issues raised in comments

A lot of the respondents said that they thought a combination of the different options would needed to find a reasonable solution.

- Infrastructure capacity
- Protecting the Green Belt
- Recognition that some Green Belt land will need to be developed in order to accommodate the projected housing need
- Homes should be built in the Green Belt rather than within existing settlements where there are existing infrastructure issues
- Balance needed between losing as little good quality greenbelt land as possible, providing new homes to enable young people to have affordable housing, and ensuring there is enough infrastructure in place
- Protecting open spaces within towns and villages
- A balanced approach should be taken involving all of the options set out in the survey so as not to alter the character of settlements too much
- A high proportion of affordable homes should be provided
- A variety of sizes and tenures of housing is needed to enable a wide range of people to continue to live in the borough
- More suitable housing for an aging population
- New homes should be of a decent size
- Any new town or village should have a railway station/tube line
- A new town or village would allow provision of new infrastructure, rather than further overloading existing infrastructure
- When sites are being redeveloped, smaller homes should be encouraged over very large ones (5+ bedrooms)
- Any extensions to towns and villages should be limited in size so as not to alter their character. A new settlement is a preferable option to greatly increasing the size of existing settlements
- Building at higher densities on brownfield sites could help avoid having to release Green Belt land
- Building at higher densities does not foster a good community – a better solution is to build a new village in order to create a new community with its own facilities

- A number of responses advocated building all homes in an area of the borough furthest from the place the respondent lived in
- The additional houses are not needed here and/or homes should be built in other parts of the country or in other countries

New homes: what type?

Affordable housing

We asked whether respondents wanted to see more homes built in the borough which local people could afford. Most respondents across the borough agreed or strongly agreed with this, although 19% in Borehamwood, 25% in Bushey, 14% in Potters Bar and 11% in Radlett/Shenley either disagreed or strongly disagreed.

Most of those who disagreed commented that they did so because they felt that no new homes of any sort should be built due to a lack of facilities to support them, rather than because they are against the idea of affordable homes.

Of those who agreed, a number commented that they felt more smaller family homes were needed (2-3 bedrooms) to meet the needs of people already living in the borough and wanting to either move up from small flats to small family homes, or downsize from larger homes and remain in the area. Most respondents who commented on this question felt that housing in the borough is overpriced and there are few decent homes to rent, and that too many recent developments have consisted of large 'executive' homes and 'luxury' flats which are unaffordable to most local people.

Homes specifically for older people

We asked people to tell us whether they thought there should be more housing developments specifically for older people.

Nearly half of respondents (48%) agreed or strongly agreed that there is a need for more housing developments specifically for older people, while 17% disagreed and 35% neither agreed nor disagreed.

Comments included acknowledging that there is an ageing population in the borough, so housing stock must reflect this, and that if older people are better able to downsize or move into more suitable accommodation within the local area, this would help to free up family homes for others.

Building more sheltered housing for older people with good quality facilities could help reduce the need for people to move into care homes, and reduce hospital stays.

Those who neither agreed nor disagreed commented that there are already a lot of retirement homes in certain areas of the borough (Potters Bar was mentioned), so the focus should be on building more affordable homes for the general population. The need to provide people with choice was mentioned as not all older people wish to downsize or move into a retirement community, so support is also needed to enable people to keep living within mixed communities.

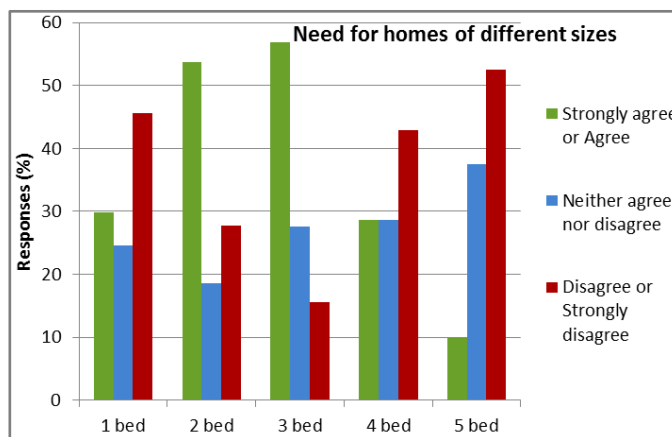
Size of new homes

We asked people to rank the need for homes of particular sizes over and above other types of housing.

The largest proportion of respondents thought there is a particular need for more homes with 2 and 3 bedrooms, and over 50% of respondents disagreed there is a need for more homes of 4 bedrooms and above. A number of respondents thought that there will always be need for a balance between all the listed sizes of housing, and that they should not be mutually exclusive.

Publicly built homes to rent

We asked respondents to tell us whether they think there should be more publicly built or subsidised homes for rent (e.g. housing association, council).



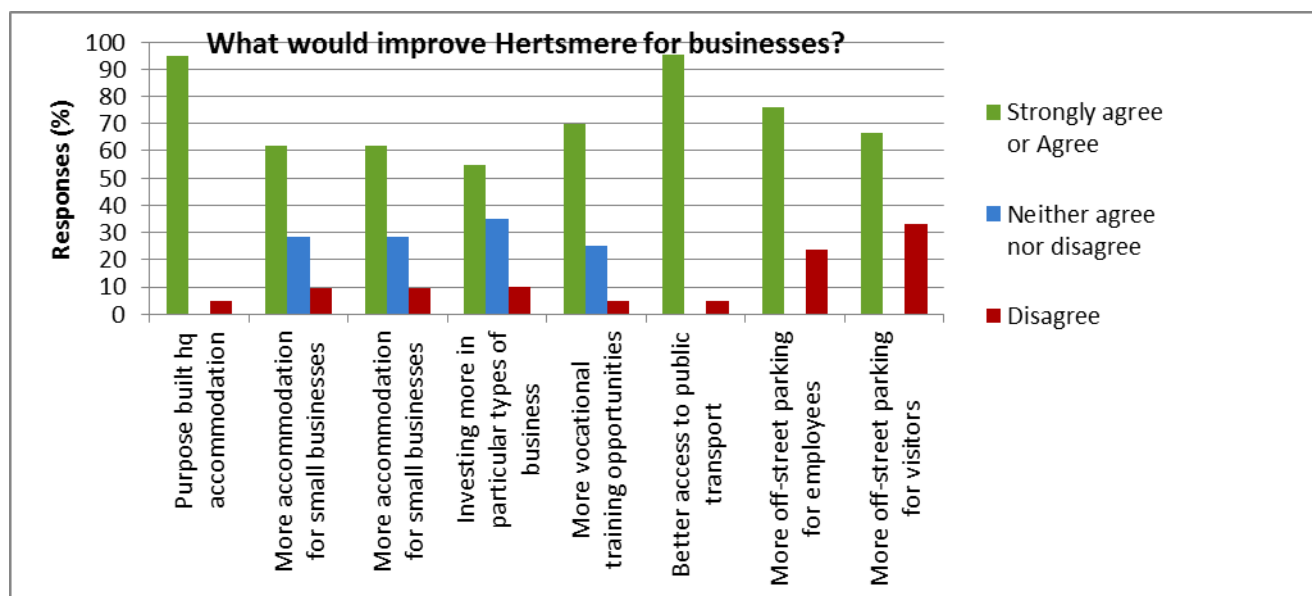
Just over half of the respondents (55%) agreed or strongly agreed with this, while 27% disagreed or strongly disagreed and 18% neither agreed nor disagreed.

Similar to the response to the question on the need for more affordable homes, those respondents who disagreed with this and left a comment said they either did not want to see any more homes built of any sort, or that facilities, including public transport, are currently insufficient to cope with more public housing. Others felt that offering subsidised housing to buy would work better in this area alongside publicly rented housing, contributing to more balanced communities.

Some of those who agreed felt that market rents in the area are very high, and that the right to buy has had a significant impact on the availability of affordable homes to rent. The length of tenancy agreements was also mentioned, noting that short-term tenancies in the private rental sector do not provide stability for families.

Jobs: where and what type

This section asked people for their views on jobs and business in Hertsmere. Fewer respondents



completed this section— around 40 respondents – which is too few to allow us to draw conclusions.

All respondents said they agree or neither agree nor disagree that there is a mismatch between the local workforce and the types of jobs available in the borough.

The majority – 28 out of 39 respondents to this question – said they thought Hertsmere is a good place for businesses to thrive, and some who disagreed commented that it would be a good location if there were better public transport links and/or less congestion on the roads. Others thought Hertsmere has good access to London and the north due to its access to railways and major roads.

When asked what could improve Hertsmere for business, the top responses were better access to public transport, purpose built headquarters accommodation, and more off-street parking for employees.

Community Facilities

This section asked about the types, locations and timing of provision of community facilities in the borough. Around 70 people answered the questions in this section.

The need for essential services

Most respondents either agreed or strongly agreed that schools, health centres and other essential services should be located as close as possible to new homes and be provided as soon as possible once people move in, with 2 people saying they neither agreed nor disagreed, and a further 2 saying they strongly disagreed.

Shopping facilities

There were mixed responses on whether more shopping facilities are needed in the borough. Most of the responses came from people in Borehamwood, some of whom cited specific shops they would like to see in the area, while a number of others thought there were already sufficient shops in Borehamwood in particular.

Sport, leisure and cultural facilities

The responses to the question on outdoor sports and recreation facilities indicated a strong view that existing parks and open spaces should be retained and improved, and similar responses were received on arts and cultural facilities.

Transport

In this section we asked respondents whether they think people should be encouraged to use their cars less, whether they would use public transport more often if it was easier to use, whether they would cycle more often if it were easier and safer, and whether they would use a car club if there was one nearby. We also asked about people's normal travel destinations and whether they think there are any particular travel issues affecting Hertsmere.

Encouraging people to use their cars less

Of 26 respondents, 18 strongly agreed or agreed that people should be encouraged to use their cars less, and 8 disagreed. The majority also agreed that they would use public transport more often if it was easier, citing that a more comprehensive and joined-up bus network, cheaper fares, and easier ticketing arrangements (e.g. contactless payments) would encourage them to use buses more frequently, while thoughts were generally that the trains are overcrowded and expensive, although they are well-used and serve useful destinations.

Around an even number of respondents agreed (40%) as disagreed (35%) that they would cycle more often if it was easier and safer to do so, and 25% neither agreed nor disagreed. Comments mentioned that more provision for cycle parking might help, as well as signs pointing out cycle routes. Others mentioned that cycling would not suit them due to their commuting distance, or did not think cycling was appropriate as a mode of transport but only for leisure/fitness.

Local transport issues

A number of suggestions made about local transport issues mention congestion on the roads (particularly in Borehamwood) and inadequate bus and train services throughout the borough. School travel was also raised as an issue in all areas, with some expressing a desire for the Council to work with schools to encourage more children to walk to school rather than travel by car. It was also mentioned that the ability to use an Oyster card (or similar) on buses and trains throughout the Borough would make the bus network easier to use.

Car clubs

Most respondents said they would not use a car club if there was one locally, with some commenting that they either do not drive or prefer to have their own car. A few respondents strongly agreed, citing benefits for those who commute to work by public transport and do not make use of a car very often.

The Natural Environment

Rural character

We asked people if they think it is important that the Council continues to protect the rural character of the borough. No respondents disagreed or strongly disagreed with this. Some commented that this character was the reason they had chosen to live where they do, and others said they felt that a new settlement would better protect the rural character of the borough than allowing incremental growth of existing settlements.

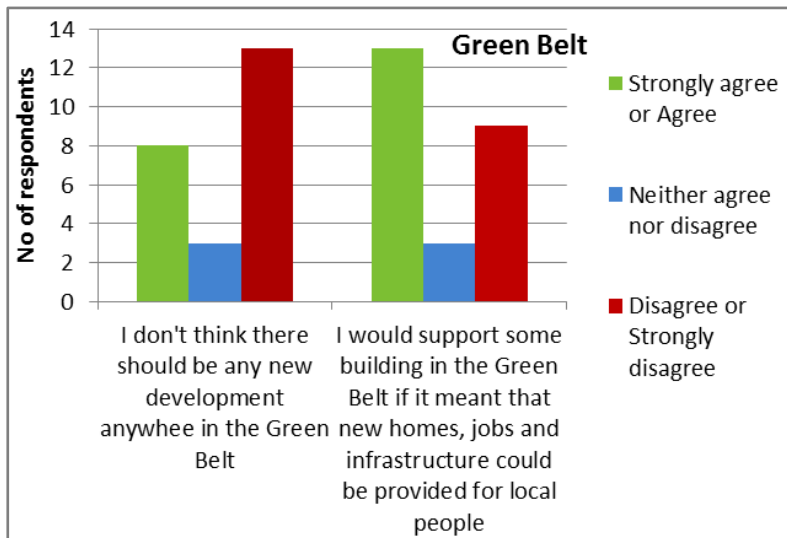
The Green Belt

Respondents were asked whether they would support some new building in the Green Belt if it meant new homes, jobs and infrastructure for local people could be provided.

Although from a small sample size, 59% agreed or strongly agreed with this, while 41% disagreed or strongly disagreed.

More specifically, 38% respondents strongly agreed or agreed there should be no development anywhere in the Green Belt, while 52% disagreed or strongly disagreed with this statement, and 10% neither agreed nor disagreed.

Most respondents supported better access to the countryside, in particular walking and cycling routes, and there were several comments made about protecting biodiversity.



Submissions from statutory consultees

Hertfordshire County Council (HCC) – Public Health

The response stated that HCC is “keen to see development that promotes health and wellbeing through positive planning and high quality design, and would welcome further discussion in relation to reflecting the wider determinants of health more strongly throughout the new Local Plan and its supporting policies.”

HCC Public Health commented on health and wellbeing and air quality.

Health and Wellbeing

The comments set out how the HCC Health and Wellbeing policy fits in with the existing Hertsmere Local Plan, and how the new local plan might “set out explicit Health and Wellbeing Policy hooks that can set expectations and shape healthy places”. The County Council’s Public Health Department is preparing a Health and Wellbeing Planning Guidance document defining its expectations to developers in the delivery of healthy development and communities, with signposts to further advice.

The comments recommend that a Health and Wellbeing policy is included in the new local plan, in order to set out a “framework which sets out a clear expectation to developers of the need to maximise the impact it can make in promoting good physical health and mental wellbeing.”

Air Quality

There also needs to be “recognition of the role that development can play in mitigating exposure to poor air quality through design.” A specific air quality policy is recommended to set out a framework for delivering development, and liaison with the Herts and Beds Air Quality and Herts Environmental Health Network is also recommended, as well as consideration of air quality and mitigation in all housing allocation policies.

Hertfordshire County Council (HCC) – Environment Department

The response highlights the need for upfront and effective ongoing liaison arrangements with regard to the main issues that need to be progressed during the preparation of the Local Plan.

Minerals

To ensure that minerals and waste issues are adequately taken into account the plan should consider minerals if any large-scale residential development are made in the Green Belt. The comments also mention the need to consult HCC on any planning applications within a Mineral Consultation Area or affecting a Rail Aggregate Depot.

Waste

Reference should be made to the incorporation of the Waste Hierarchy set out in the Waste Core Strategy and Development Management Policies document within all development projects, and developments must ensure waste issues are taken into account as part of the site planning and design requirements, in line with the Hertfordshire Waste Hierarchy. Emphasis should be placed on consideration of waste arising during demolition (if required) and construction.

Existing waste sites (including Household Waste Recycling Centres) need to be taken into account and the potential for Employment Land Areas of Search (ELAS) to provide for future waste uses, particularly with additional growth resulting in an increase in waste produced which needs to be managed.

Local Plans should recognise that any operational waste management facilities or sites with an extant planning permission are safeguarded in line with Waste Core Strategy and Development Management Policies document.

The HCC Guide to Districts setting out Waste Management Issues for Local Plan Making should be referred to.

Transport

To enable the Local Highway Authority (LHA) to assess the Local Plan there will be a need for Hertsmere BC to consider the traffic impact of their proposals and identify mitigation measures, and early and ongoing engagement is recommended.

Hertsmere and the County Council need to work together to agree the evidence requirements and identify opportunities for developing a suitable evidence base. The County Council as Highway

Authority has produced a document called “Requirements for Local Plans- August 2016” which sets out the level of transport/highway information and evidence already available as well as providing a clear picture of what is required to enable a sound understanding and evidence base to be developed at each stage of the Plan making process which is consistently applied across the County.

Mitigating some of the consequences of growth is likely to be challenging and cannot solely be solved through capacity driven highway infrastructure improvements. Policies should encourage and enable short journeys by sustainable means, strongly advocating walking and cycling with the wider benefits for these types of journeys.

Any new sites identified as part of this Local Plan process will need to be fed into the COMET model. The cumulative impact of proposed growth will be assessed as part of the twice yearly COMET runs and may highlight unforeseen impacts on the network as a result of a number of smaller scale developments that individually were not considered likely to cause problems. The next run is due in early Autumn 2017.

Any new growth in the area is likely to further impact on these junctions or links or provide stress on additional parts of the network. Sites already identified include Stirling Corner, the A1, Hartspring roundabout, parts of Potters Bar and Borehamwood and Elstree. The modelling also shows that only the main centres of Borehamwood and Potters Bar have a good Public Transport modal share due partly to being on mainline rail services and having good local bus services. Any growth outside of these core areas would require improvements to public transport to ensure sustainable developments and to reduce pressure on the highway network.

Historic Environment

A Historic Environment Strategy for the next Local Plan should set out a positive strategy for the conservation and enjoyment of the historic environment in line with paragraph 126 of the NPPF. The Local Plan should include policies that will appropriately conserve and enhance the historic environment in its widest sense, including the potential to contain currently unknown heritage assets.

The Hertfordshire Historic Environment Record (HHER) holds information about known heritage assets and is also a vital tool in identifying sites which may contain currently unknown heritage assets.

Sites identified as potential allocations in the next Local Plan should be assessed for their archaeological significance before being included within it.

Biodiversity protection, mitigation and enhancement

A Biodiversity Planning Strategy for the next Local Plan should seek to conserve and enhance the natural and local environment by protecting valued landscape, recognising the wider benefits of ecosystem services, minimising developments impact on biodiversity and providing net gains where possible. (NPPF, para 109).

The current Hertsmere Local Plan has sought to take on board the requirements of the NPPF. It follows therefore that these same principles covering the value of ecosystem services, the need to identify the hierarchy of international, national and locally designated sites of importance for biodiversity, and the need to minimise the impacts on biodiversity from development must also be taken forward into the next phase of Plan development, and particularly in identifying growth locations in the Borough.

Modernisation of the major commuter routes will need to happen over the coming years, and Hertsmere should see this as an opportunity to create a system that works for both commuters and for biodiversity.

Landscapes of value

NPPF paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

The Landscape Strategy for the new Local Plan should ensure the continued protection and enhancement of existing open/green space assets, and the identification of other landscapes of local value, based on good practice guidance for valuing landscape (Guidelines for Landscape and Visual Impact Assessment, Third edition).

Quality of Design

NPPF section 7 sets out how Local Plan policy should deliver high quality design. In particular there is reference to the reinforcement of local distinctiveness and the integration of new development into the natural, built and historic environment. It would be beneficial for policies in the new Local Plan to reference Building Futures, a Hertfordshire guide to promoting sustainability in development

The reinforcement of local distinctiveness should be underpinned by an understanding of local character as set out in the East of England Landscape Typology (Landscape East <http://landscape-east.org.uk/>), the Hertfordshire Landscape Character Assessments.

It would also be beneficial also to see the next Local Plan promoting the Hertfordshire Design Review Service in line with NPPF paragraph 62 which promotes local design review.

Green Infrastructure

The new Local Plan should include a strategic GI policy; it should also be embedded across all relevant strategic policy areas such as water management, sustainable transport, etc. There should also be reference to the Hertfordshire GI Strategy, Hertsmere GI Strategy and how these translate into local projects.

The delivery of GI should be secured through planning obligations and a priority for delivery in Infrastructure Delivery Plans. Sustainable aftercare/maintenance and monitoring should also be included.

Hertfordshire County Council (HCC) – Property

The provision of any new housing, and the associated population growth, will result in an increase in demand for HCC services, particularly school places. This needs to be considered when planning new development within the Borough. HCC would welcome the opportunity to be involved in assessing proposed development options and the impact upon County Council services as the new local plan evolves.

Elstree and Borehamwood Town Council

Comments received indicated that none of the proposals for growth set out in the Planning for Growth newsletter were deemed to be desirable. In particular, it was felt that the local infrastructure would be inadequate to cope with any significant increase in population, noting the traffic flow problems highlighted at Transport Forum meetings as one of several factors of concern.

The Town Council commented that none of the options should be pursued.

Any housing should meet the needs of the local population and should be affordable, family-sized homes with 3-4 bedrooms rather than smaller flats, and taller buildings are not supported.

The site on Rowley Lane (safeguarded for employment in the current Local Plan and with planning permission for a sports centre and hotel) would be a good location for an urban extension to Borehamwood if required.

The Council should reconsider the possibility of developing the land in the triangle from the Fisheries, Watford Road, Elstree to the A41 in view of the timing suggested by the Borough Council to prepare a new Local Plan by early 2019

St Albans City and District Council (SADC) – Planning Department

SADC commented that the Council should carefully consider all the implications of the Duty to Cooperate in relation to nearby and adjoining districts.

Call for Sites exercise

The Council carried out a call for sites exercise alongside the early consultation on the Local Plan. We have received over 80 responses to this, putting forward around 100 different sites in the borough of varying sizes and locations for consideration through the Housing and Economic Availability Assessment (HELAA).

The HELAA is a technical study which will form part of the evidence base for the new local plan, and is used to identify sites with future development potential.

The HELAA does not allocate sites to be developed, and neither does the inclusion of potential housing sites within the study preclude them from being developed for other purposes. The allocation of sites for future housing development will take place in the local plan itself.

The identification of potential housing sites within the SHLAA does not imply that the Council would necessarily grant planning permission for development, and conversely the exclusion of sites from the study does not preclude the possibility of planning permission being granted on them. For the

purposes of the HELAA, the Council's planning policies are set aside in the assessment of sites. All applications will continue to be considered against national policies, the Council's adopted Local Plan and other relevant material considerations.

This piece of work is ongoing, and the HELAA report will be published after the Issues and Options consultation has taken place.

Conclusions

The early informal consultation on the new local plan undertaken between November 2016 and April 2017 resulted in representations being made on a range of issues, primarily from those who live and work in the borough. These representations have been carefully considered and views incorporated into the Issues and Options document, and will be considered further alongside responses to the Issues and Options consultation. There is now an opportunity for further comments to be made on the more detailed proposals being put forward through the Issues and Options document.

Appendix A

Planning for Growth Newsletter Issue1

PLANNING FOR GROWTH LOCAL PLAN HERTSMERE
ISSUE #1 • WINTER 2016
A NEW LOCAL PLAN FOR HERTSMERE • SUMMARY NEWSLETTER

Planning for the future
Hertsmere is a great place to live and work, but we need to make sure it's a place where local people can continue to find a home, a job and the facilities and services that meet their needs and enable them, and their children, to live life to the full well into the future.
To help achieve this, we are going to produce a new Local Plan. A Local Plan has a major influence on how the local area will change, develop, look and feel in the future. It identifies what sorts of development will be allowed where, and the factors that we will take into account when planning applications for any sort of development are put forward.
Hertsmere's new Local Plan will guide growth and development across the borough to 2036 and beyond, and we need you to tell us what you think are the most important issues for your area and its future.

Main issues facing Hertsmere
Amount of Growth – Latest evidence suggests the borough needs around 9,000 new homes and 9,000 new jobs over the next 15 years*. These jobs are expected to be across a range of sectors including the creative industries, scientific, research, financial services and information technology. We will need to decide whether Hertsmere can accommodate this level of growth.
Type of Growth – We need to produce a Local Plan that can provide for local communities' aspirations for and expectations of the types of homes, jobs, facilities and services they want.
Form of Growth – We need to ensure that any new growth fits well with existing communities, businesses and the environment – in terms both of its appearance and function.
Locations for Growth – All options for growth, including brownfield sites, urban extensions and areas currently designated as Green Belt will need to be assessed and considered.
Supporting Growth – We need to secure funding for the infrastructure needed to support growth, including roads, schools, GP facilities, parks, shops, affordable housing and public transport. The timing and location for new infrastructure will also need to be determined.
*These figures will be subject to further review.

What we want to know from you
Producing a Local Plan takes time as it has to be consistent with Government planning policy and also based on strong local evidence. Detailed studies of the need for different types of development, infrastructure and services have to be undertaken. There is also a need to thoroughly consider all options for development before the plan can be finalised.
The plan also has to be drawn up in consultation with local people, and reflect the issues you think are important and the vision you have for Hertsmere's future. That is why we are asking for your input now, and will continue to do so throughout the plan making process. The issues and preferences people raise now will help us put together a further, more detailed **Issues and Options** document which will be published for public consultation in spring/summer 2017. We anticipate the new Local Plan to be in place by early 2019.
A short on-line survey is available on our website for those who would like to participate. You can also respond in other ways – please see the **How to Get Involved** box for further details. If you wish to submit potential sites for any type of development please visit our **Call for Sites** page.

HOW TO GET INVOLVED
You can find out more about the many issues raised in this leaflet on our website. You can also complete a short on-line survey about the new Local Plan: please do so by 20 January 2017.
The survey can be viewed at: www.hertsmere.gov.uk/newlocalplan
Alternatively you can contact us by email at: local.plan@hertsmere.gov.uk
or by post:
The Planning Policy and Transportation Team
Hertsmere Borough Council,
Civic Offices
Estree Way,
Borehamwood,
Herts
WD6 1WA

www.hertsmere.gov.uk/newlocalplan

www.hertsmere.gov.uk/newlocalplan

POSSIBLE OPTIONS FOR FUTURE GROWTH

OPTION 1 BROWNFIELD DEVELOPMENT AND INCREASED DENSITY
Brownfield land (sometimes referred to as Previously Developed Land) is generally land which is, or was, occupied by a permanent structure e.g. an industrial park or an empty office building.
Given the nature of the land these are typically (but not always) smaller sites located within, or near existing towns and villages, which means that they are generally better served by existing infrastructure and public transport.
However, the pressure on local roads and services from the development of these sites can be significant.
Building on brownfield sites can reduce the pressure to build on Green Belt land, but land contamination, adjacent uses such as factories, and a poor location, such as out-of-town industrial estates can make it difficult to provide homes here.

OPTION 2 VILLAGE / TOWN EXTENSION
A Village / Town extension can vary in size (circa 200 to 2,000 new homes). The larger the development, the easier it is to deliver new affordable housing, schools, GPs, jobs and plan in new parks, gardens and landscaping. As any extension would be near to an existing village or town, the community would benefit from existing transport links and local services, and those services could be improved.
Given the nature of this option, and the fact that almost all land outside of existing settlements in the borough is in the Green Belt, any village / town extensions will have to involve building in areas currently in the Green Belt. The scale and complexity involved in the planning and delivery of these extensions also means that they will take longer to deliver. This means they may not be able to provide for the short term need for more housing and employment in the local area.

OPTION 3 NEW SETTLEMENT
A brand new, stand-alone settlement (circa 4,000 homes or more) which would have its own infrastructure and services such as schools, GP surgeries and shops. The option benefits from its ability to provide a significant amount of new homes, retail and employment space. The size of the development will also make it possible to fund major new infrastructure projects which might be needed, such as a new secondary school, bypass or country park.
One of the main challenges for this option is whether there are suitable Green Belt sites in the borough. A new settlement would take a long time to plan and build (10 years+) due to its size and complexity. This may mean that we will have to identify other smaller development sites to maintain the short to medium term supply of new homes and jobs.

PLANNING FOR GROWTH LOCAL PLAN HERTSMERE

BROWNFIELD DEVELOPMENT
(sites within existing urban area)

URBAN EXTENSION
(site joining existing urban area)

NEW SETTLEMENT
(site away from existing urban area)

www.hertsmere.gov.uk/newlocalplan

Appendix B

Press releases and communications through December and January, promoting the online survey



Planning for growth in Hertsmere



Residents are being asked for their views on what they like about Hertsmere and what they think should change as a major consultation to shape the future of the borough is launched.

Work is starting on a [new Local Plan for Hertsmere](#). This document will identify what sorts of development will be allowed where, and the factors that we will take into account when planning applications for any sort of development are put forward. It will have a major influence on how the local area will change and develop over the next two decades.

[New estimates](#) suggest 9,000 new homes and 9,000 new jobs will be needed in the borough over the next 15 years, which means the rate of housebuilding could have to more than double from what has been achieved in recent years. How to meet and manage this growth will therefore be a key cornerstone of the new plan.

All comments and suggestions will help us put together possible options for how much and what sort of development we should plan for; where it should be located and what other facilities and infrastructure is needed e.g. schools, GPs, parks, public transport and roads. This will be set out in a follow-up Issues and Options document.

Look out for a copy of the Planning for Growth newsletter being delivered with the December edition of Hertsmere News this week.

Working with you, for you, improving our communities, our places.

Contact us

www.hertsmere.gov.uk

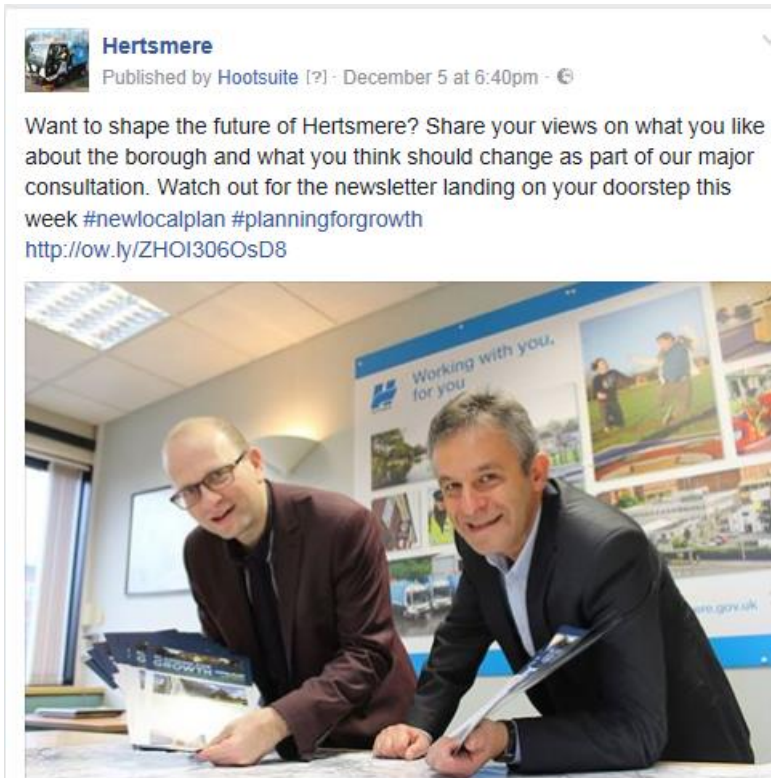
customer.services@hertsmere.gov.uk

020 8207 2277

Civic Offices, Elstree Way, Borehamwood, WD6 1WA

News for You, 05/12/2016

Hertsmere BC Facebook update, 05/12/2016



News for You, 18/01/2017



Your borough, your future



Residents have until Friday (20 January) to give their views on what they like about Hertsmeire and what they think should change in the first phase of a major consultation.

As we look to create a [new Local Plan for Hertsmeire](#), we're inviting people who live and work in the borough to give their thoughts on a range of issues which will influence how the borough will change and develop over the next two decades. Comments can be made on the existing [jobs market](#) and how it should change; [what sort](#) of new homes should be provided; [how many and where](#) they should be located; what [open spaces](#) should be protected and the degree of protection; what [social, recreational and community facilities](#) are needed and how [transport and travel links](#) should be improved.

[New estimates](#) suggest 9,000 new homes and 9,000 new jobs will be needed in Hertsmeire over the next 15 years, which means the current rate of housebuilding will have to more than double. Listen [here](#) to our Policy Holder for Planning and Localism, Cllr Dr Harvey Cohen, talk about the new Local Plan on BobFM.

All comments and suggestions will help us put together possible options for how much and what sort of development we should plan for in Hertsmeire.

Working with you, for you, improving our communities, our places.

Contact us

www.hertsmeire.gov.uk

customer.services@hertsmeire.gov.uk

020 8207 2277

Civic Offices, Elstree Way, Borehamwood, WD6 1WA

Hertsmere BC Facebook post, 18/01/2017



Hertsmere
Published by Hootsuite [?] - January 18 at 6:35pm - 🌐

According to new estimates, we need to build 9,000 homes in Hertsmere over the next two decades, but what sort and where should they go? Give your views on this important issue and others by filling out our online survey before Friday. <http://ow.ly/FXAJ3085iKe>



PLANNING FOR GROWTH
LOCAL PLAN
HERTSMERE

Appendix C

Business Engagement Event at Metrobank, Borehamwood (November 2016)

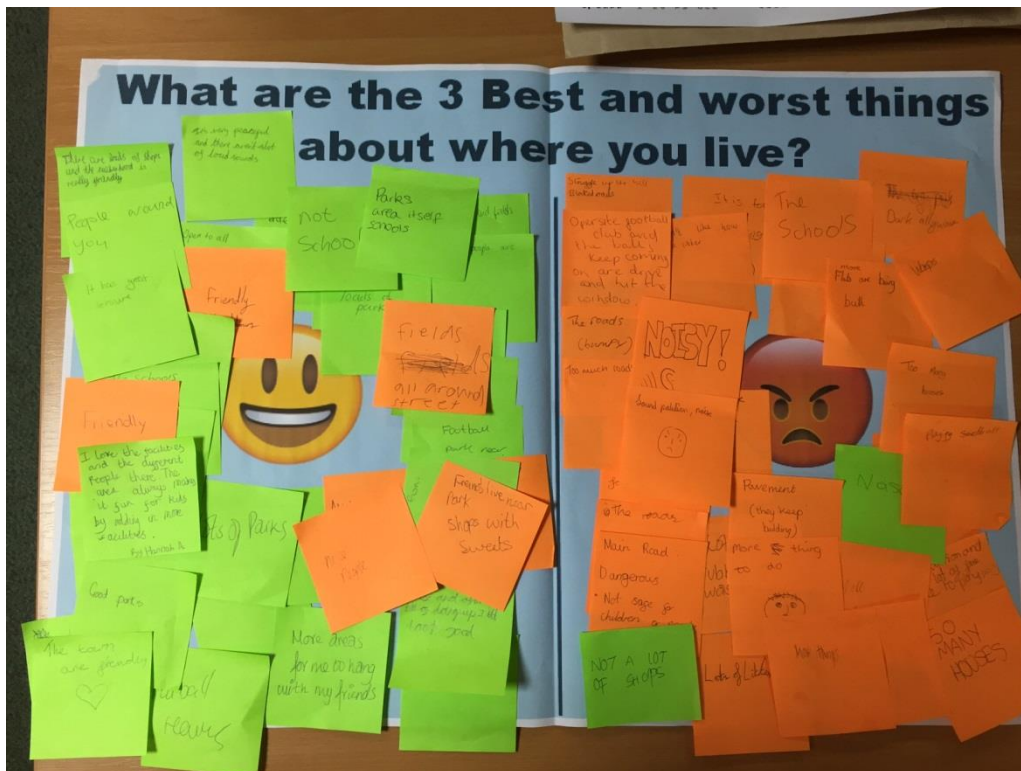


Developer and agents forum at Metrobank, Borehamwood (February 2017)



Appendix D - Hertsmere Youth Conference (March 2017)

What are the three best and worst thing about where you live?

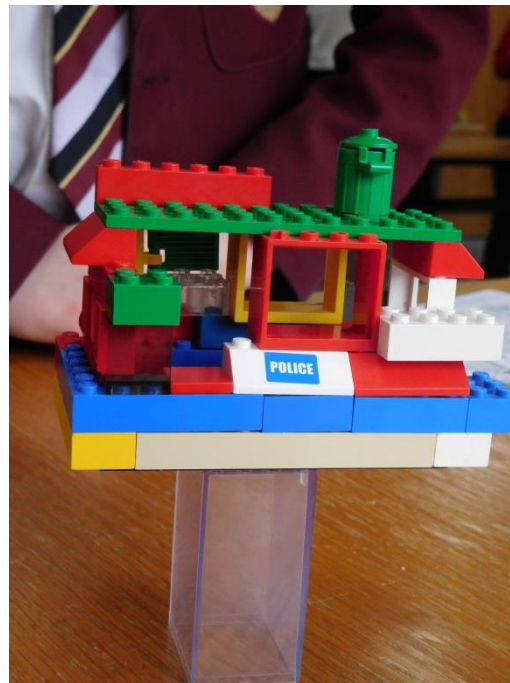
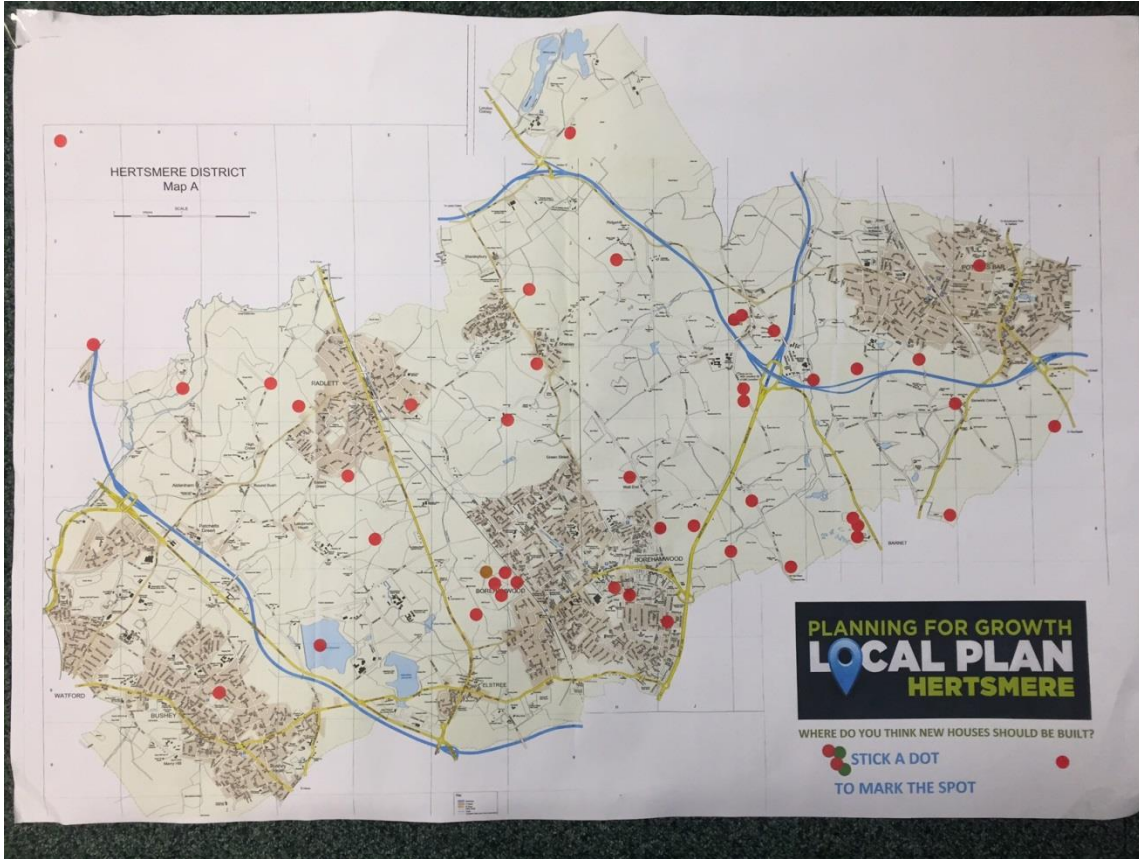


Where would you

like to live?



Where do you think houses should be built?



Appendix E - Press articles

Herts Advertiser, 08/12/2016

2

Thursday, December 8, 2016 | www.hertsad24.co.uk

THISWEEK Go to www.hertsad24.co.uk for all the latest local news

INSIDE:

WHAT'S ON Pages 32-34

TV Page 35

LETTERS Pages 28-29

FAMILY NOTICES Pages 26-27

CHILDREN'S EVENT

Tots Tales returns to Verulamium

Youngsters are invited to a story, craft activity and museum hunt as part of Tots Tales at Verulamium Museum next Wednesday, December 14.

Suitable for children aged between two and four years, the event runs from 10.30-11.30am and again at 1.30-2.30p, and costs just £2.

Please book in advance either by phone or in person. Call 01727 751810.

HOUSEBUILDING

Hertsmere Local Plan in pipeline

Hertsmere residents are being asked to have their say on the borough's future as work starts on their Local Plan.

New estimates suggest 9,000 new homes and 9,000 new jobs will be needed in the borough over the next 15 years, which means the rate of housebuilding could have to more than double from what has been achieved in recent years.

ASTRONOMY

Pupils take a look at the final frontier for space evening



Reaching for the stars were children and parents at a St Albans primary school as invited guests led a special astronomy evening. Skyswood Primary School in Marshalswick had invited Professor Marc Sarz and former headteacher, Alan Willson, back to the school to lead the event. The Herts Astro Club delivered a series of workshops, giving the children the opportunity to find out about telescopes, stars, infra-red cameras and planets. They also enjoyed a special presentation in a giant inflatable planetarium and then tested their knowledge through an Astro Quiz challenge.

APPEAL FOR DONATIONS



Foodbank manager Emma Dalton with Helen Price, Charlie Hughes and Debbie Bigg from Mercer & Hole.

Accountants step in to help at district's foodbank

A team from a St Albans chartered accountants has been helping out with the vital work of the district's Foodbank.

Mercer & Hole private client partner Helen Price was joined by Charlie Hughes and Debbie Bigg, to provide customers at the St Peter's Street Tesco branch with an emergency items shopping list, encouraging them to buy a much-needed donation to the foodbank.

St Albans and District Foodbank is run by The Trussell Trust, the UK's

largest foodbank network.

The charity provides a minimum of three days emergency food for local people in crisis and is supporting a growing number of individuals and families across the district. Donations are sorted and stored by volunteers, with frontline professionals identifying those in need for emergency food. Volunteers then help clients in signposting them to support agencies, enabling them to address any underlying problems and to find more permanent solutions.

CHRISTMAS

Festive afternoon with Cantilena

The Wonder of Christmas - an afternoon of carols and readings - is being performed by the Cantilena Choir this Sunday.

Audience carols will also be included in the concert at St Saviour's Church in Sandpit Lane, St Albans, which starts at 3pm. The musical director is Margaret Johnstone and admission is free with a retiring collection.

CAMPAIGN

Put your mobile away, drivers told

Herts Road Safety Partnership has launched a new campaign urging drivers to leave their mobile phones out of reach at the start of a journey.

The Put It Away initiative aims to tackle people who check their texts, answer calls and browse social media, the penalties for which will soon double to a £200 fine and six points on their licence.



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Welwyn Hatfield Times (Potters Bar edition), 12/04/2017

Welwyn and Hatfield Times (Potters Bar Edition)

Wednesday 12 April 2017

46% favour a new settlement

Hundreds of people across Potters Bar and the rest of the Hertsmere borough have responded to the council's consultation over the need to build an estimated 9,000 new homes.

Hertsmere Council is working on its Local Plan, which outlines how the borough should grow over the next 15 years, and has held a series of consultation events across the borough.

The council has received more than 350 responses from individuals and organisations with the online survey remaining open for responses until April 30.

About 500 people have attended

NINA MORGAN
nina.morgan@whitimes.co.uk

presentations and a second business engagement event is planned for later in the year at the Enterprise Centre in Potters Bar.

Current estimates are that land for 9,000 new homes and the same number of jobs will have to be found in the borough over the next two decades in order to meet existing and future need.

A summary of survey responses so far shows that 63 per cent of respondents think new homes should not be built within existing settlements,

while 25 per cent agreed with this option.

Sixty-one per cent disagreed with building on the edge of the borough's larger settlements, while 25 per cent agreed.

Almost half of respondents (47 per cent) disagreed with extending existing villages while 34 per cent agreed with this.

The only option where more people agreed than disagreed was when asked whether a new settlement should be built.

A total of 46 per cent agreed while 34 per cent disagreed or strongly disagreed.

According to the council: "This option was fairly well supported across age brackets, however the largest proportion of positive

Front page



An estimated 9,000 new homes are needed in Hertsmere.

PICTURE: GETTY IMAGES/ISTOCKPHOTO

responses were from respondents aged 25-40."

The council also asked the public for views on building on the Green Belt.

Fifty-nine per cent strongly agreed or agreed that they would support some building on the Green Belt if it meant that new homes, jobs and infrastructure could be provided for local people, while 41 per cent disagreed with this.

A council spokesman said:

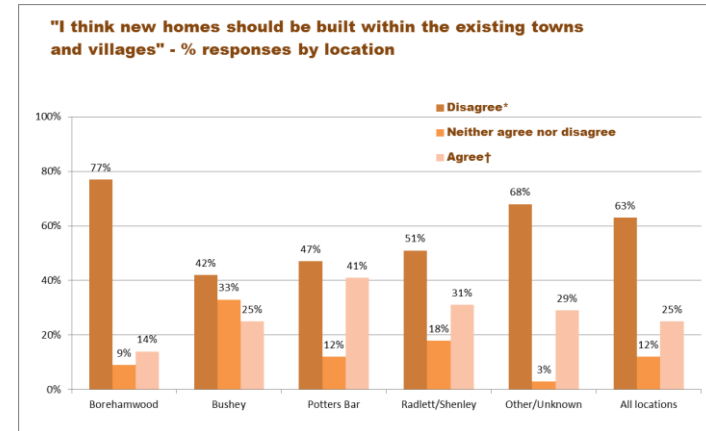
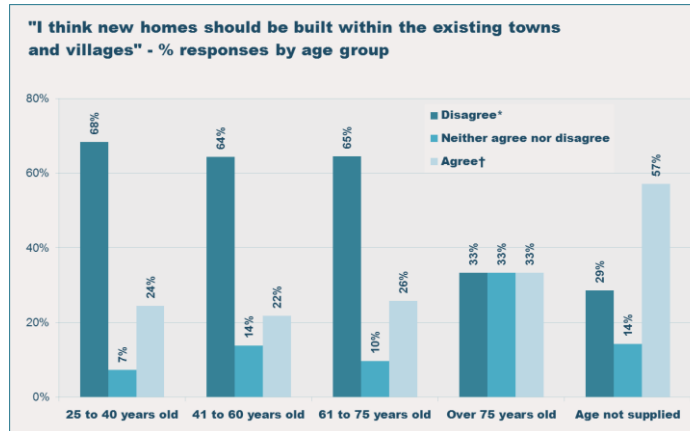
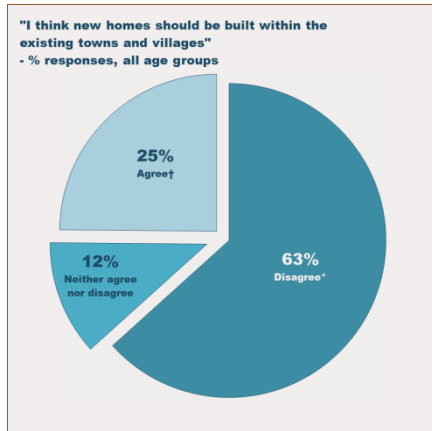
"We've been thrilled with the response to our consultation so far, but we're keen to ensure as many people as possible get a voice.

"The consultation is open until April 30, so there is still time for people to get involved.

"This is very much early stages of consultation to gauge people's views before we start putting issues and options together, which we will be consulting on later this year."

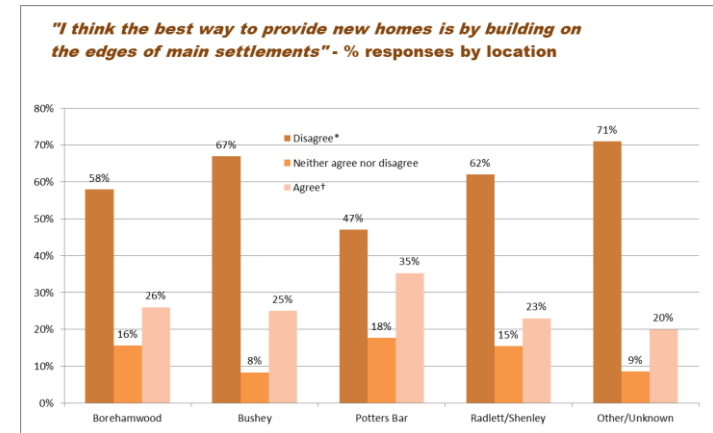
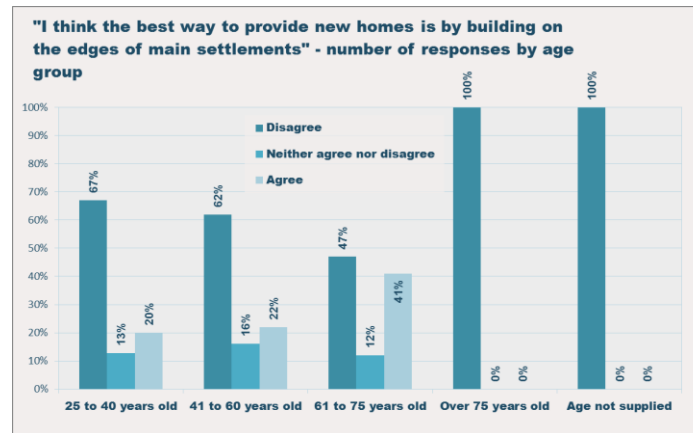
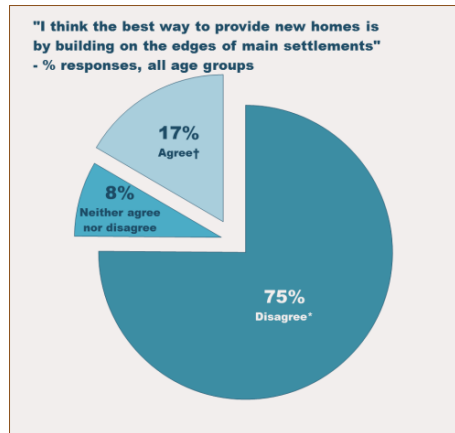
Appendix E - Responses to proposed approaches to growth

I think new homes should be built within the existing towns and villages (increasing densities)



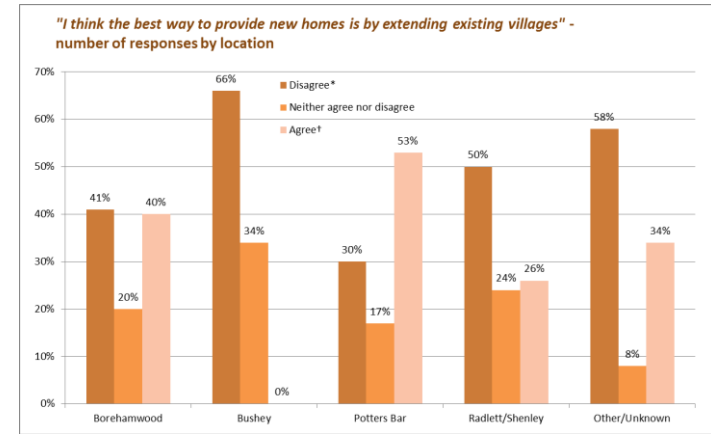
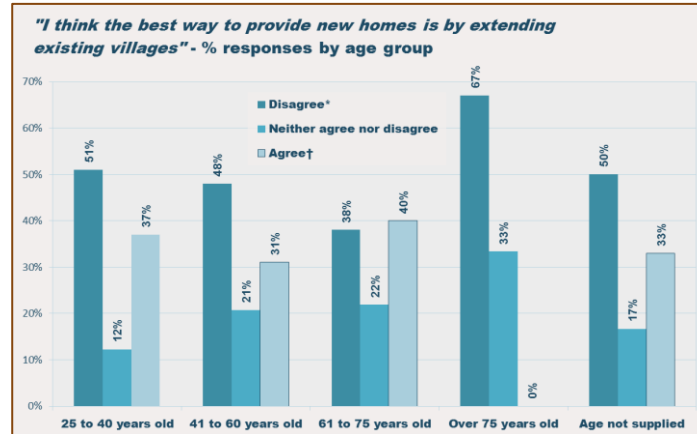
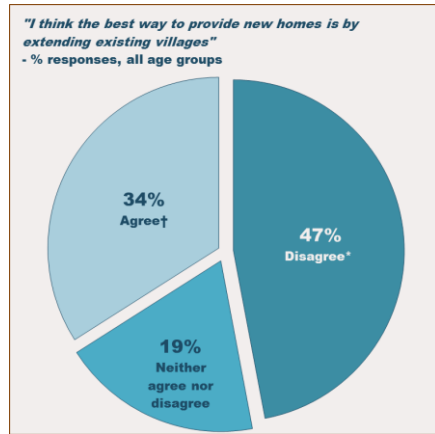
Age	Age							Location					
	25 to 40 years old	41 to 60 years old	61 to 75 years old	Over 75 years old	Age not supplied	All age groups		Disagree*	Borehamwood	Bushey	Potters Bar	Radlett/Shenley	Other/Unknown
Disagree*	28	56	20	1	2	107	Disagree*	49	5	8	20	25	107
Neither agree nor disagree	3	12	3	1	1	20	Neither agree nor disagree	6	4	2	7	1	20
Agree†	10	19	8	1	4	42	Agree†	9	3	7	12	11	42
Totals per age group	41	87	31	3	7	169	Total	64	12	17	39	37	169

I think the best way to provide new homes is by building on the edges of main settlements



	<u>Age</u>							<u>Location</u>					
	25 to 40 years old	41 to 60 years old	61 to 75 years old	Over 75 years old	Age not supplied	All age groups		Borehamwood	Bushey	Potters Bar	Radlett/Shenley	Other/Unknown	
Disagree*	26	54	15	3	4	102	Disagree*	37	8	8	24	25	102
Neither agree nor disagree	5	14	4	0	0	23	Neither agree nor disagree	10	1	3	6	3	23
Agree†	8	19	13	0	2	42	Agree†	17	3	6	9	7	42
Totals per age group	39	87	32	3	6	167	Total	64	12	17	39	35	167

I think the best way to provide new homes is by extending existing villages

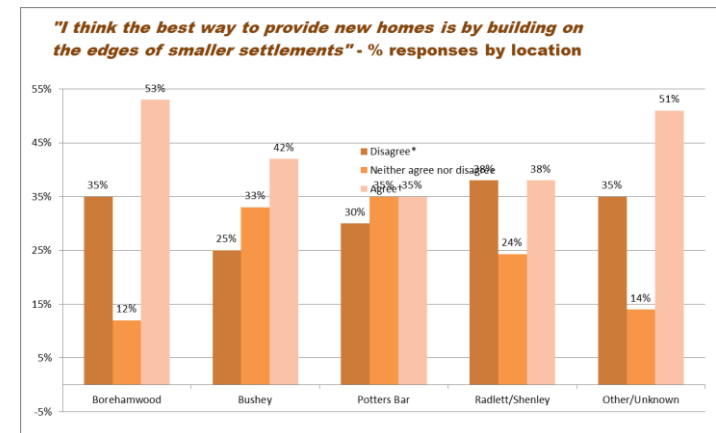
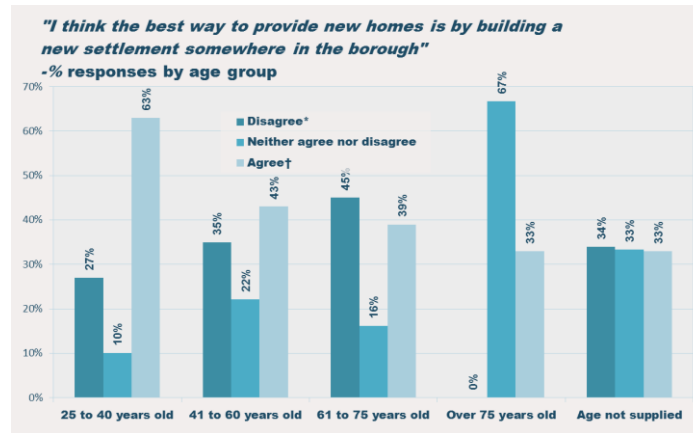
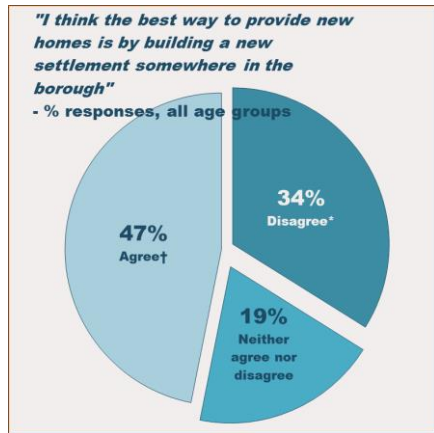


Age

Location

	25 to 40 years old	41 to 60 years old	61 to 75 years old	Over 75 years old	Age not supplied	All age groups		Boreham-wood	Bushey	Potters Bar	Radlett/Shenley	Other/Unknown	All areas
Disagree*	21	42	12	2	3	80	Disagree*	27	8	5	19	21	80
Neither agree nor disagree	5	18	7	1	1	32	Neither agree nor disagree	13	4	3	9	3	32
Agree†	15	27	13	0	2	57	Agree†	26	0	9	10	12	57
Totals per age group	41	87	32	3	6	169	Total	66	12	17	38	36	169

I think the best way to provide new homes is by building a new settlement somewhere in the borough

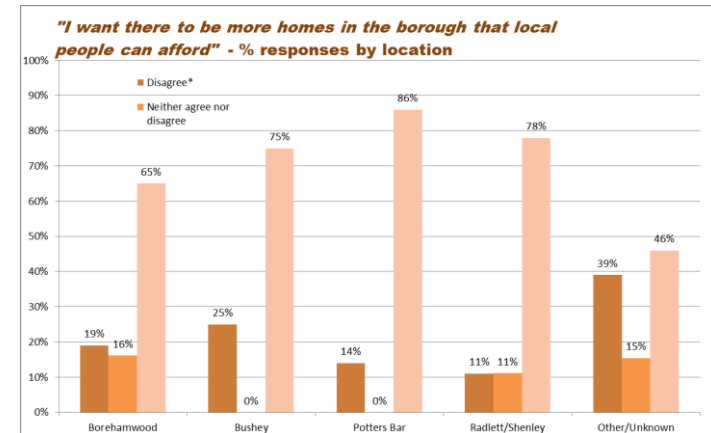
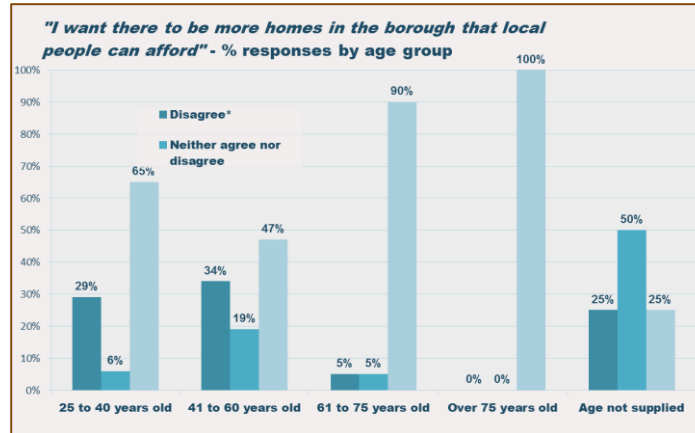
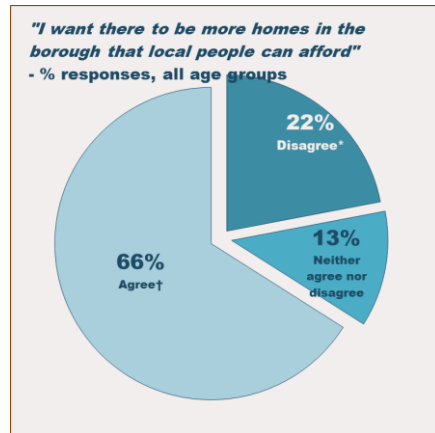


Age

Location

	25 to 40 years old	41 to 60 years old	61 to 75 years old	Over 75 years old	Age not supplied	All age groups		Boreham-wood	Bushey	Potters Bar	Radlett/Shenley	Other/Unknown	All areas
Disagree*	11	30	14	0	2	57	Disagree*	23	3	5	14	12	57
Neither agree nor disagree	4	19	5	2	2	32	Neither agree nor disagree	8	4	6	9	5	32
Agree†	25	37	12	1	2	77	Agree†	34	5	6	14	18	77
Totals per age group	40	86	31	3	6	166	Total	65	12	17	37	35	166

I want there to be more homes in the borough that local people can afford

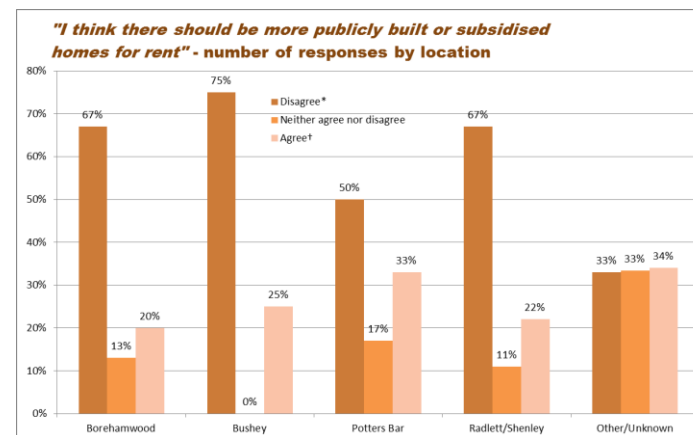
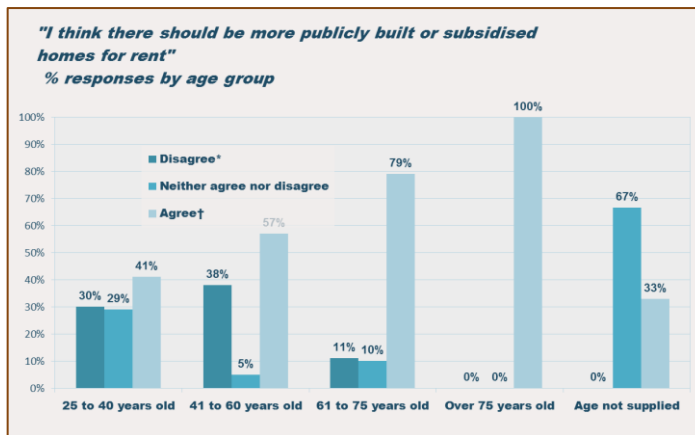
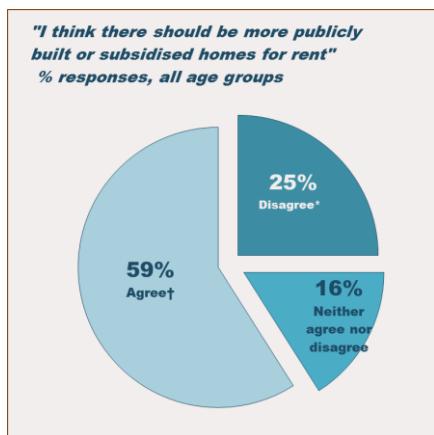


Age

Location

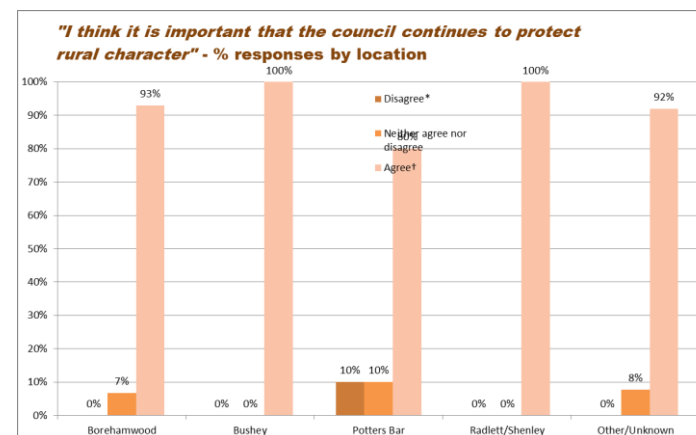
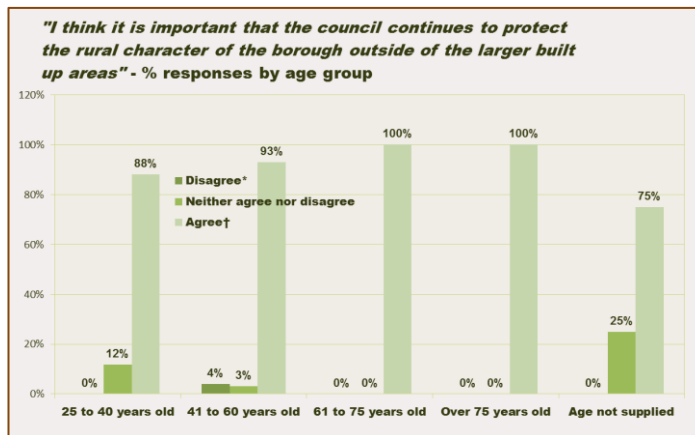
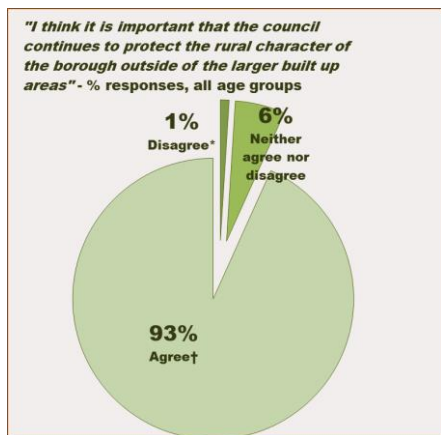
	25 to 40 years old	41 to 60 years old	61 to 75 years old	Over 75 years old	Age not supplied	All age groups		Boreham-wood	Bushey	Potters Bar	Radlett/Shenley	Other/Unknown	All areas
Disagree*	5	7	1	0	1	14	Disagree*	6	1	1	1	5	14
Neither agree nor disagree	1	4	1	0	2	8	Neither agree nor disagree	5	0	0	1	2	8
Agree†	11	10	18	2	1	42	Agree†	20	3	6	7	6	42
Totals per age group	17	21	20	2	4	64	Total	31	4	7	9	13	64

I think there should be more publicly built or subsidised homes for rent



Age	Age						All age groups	Location	Location					All areas
	25 to 40 years old	41 to 60 years old	61 to 75 years old	Over 75 years old	Age not supplied	Borehamwood			Bushey	Potters Bar	Radlett/Shenley	Other/Unknown		
Disagree*	5	8	2	0	0	15	Disagree*	21	3	3	6	4	15	
Neither agree nor disagree	5	1	2	0	2	10	Neither agree nor disagree	4	0	1	1	4	10	
Agree†	7	12	15	2	1	37	Agree†	6	1	2	2	4	37	
Totals per age group	17	21	19	2	3	62	Total	31	4	6	9	12	62	

I think it is important that the council continues to protect the rural character of the borough

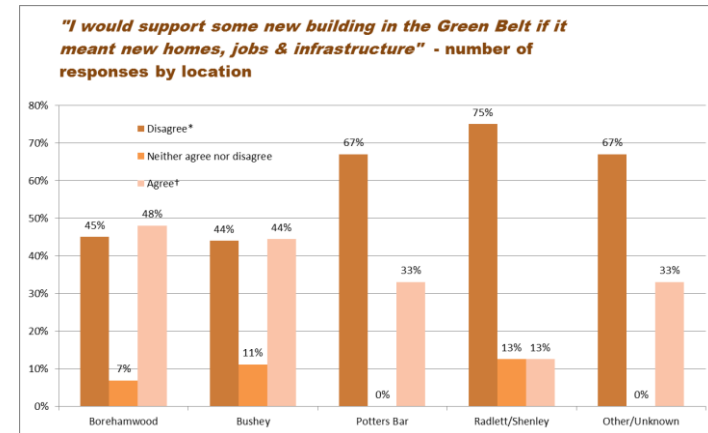
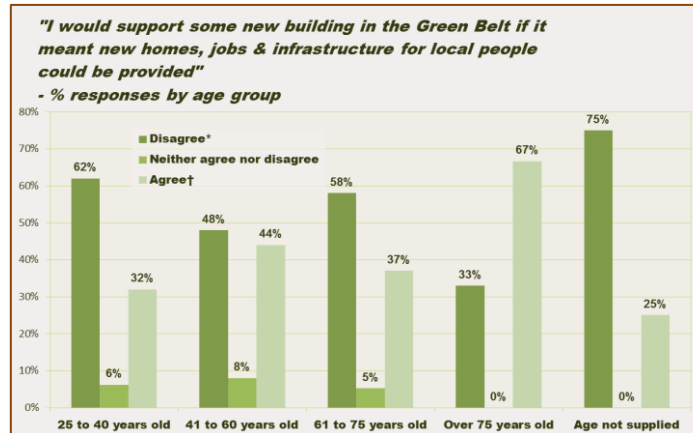
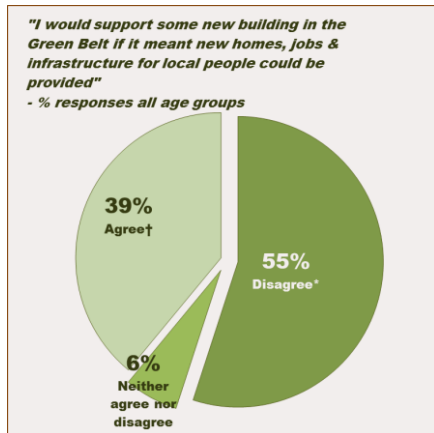


Age

Location

	25 to 40 years old	41 to 60 years old	61 to 75 years old	Over 75 years old	Age not supplied	All age groups		Borehamwood	Bushey	Potters Bar	Radlett/Shenley	Other/Unknown	All areas
Disagree*	0	1	0	0	0	1	Disagree*	0	0	0	0	0	1
Neither agree nor disagree	2	1	0	0	1	4	Neither agree nor disagree	2	0	2	0	1	4
Agree†	15	25	19	3	3	65	Agree†	28	9	8	8	12	65
Totals per age group	17	27	19	3	4	70	Total	30	9	10	8	13	70

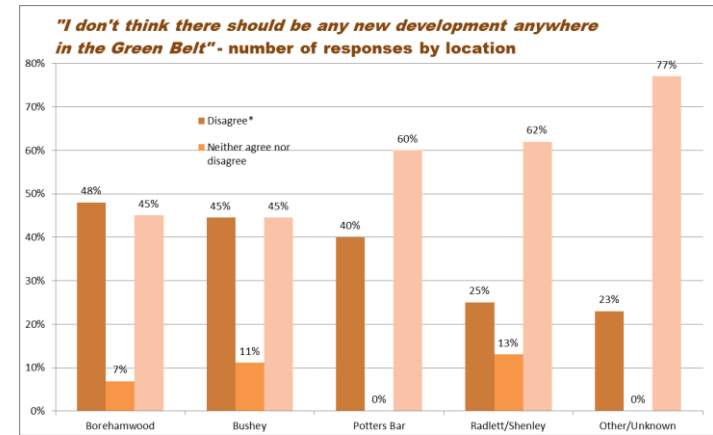
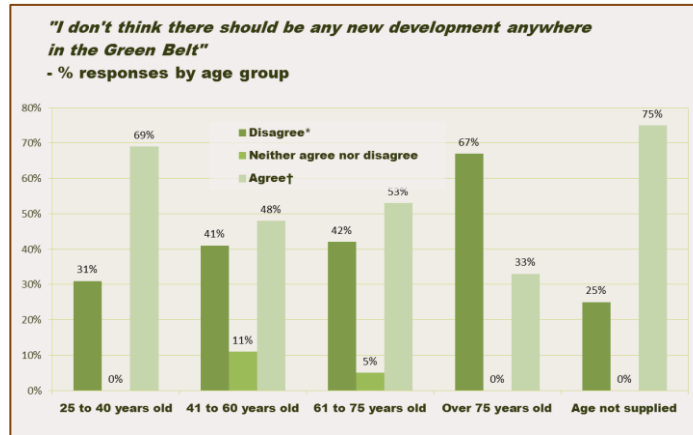
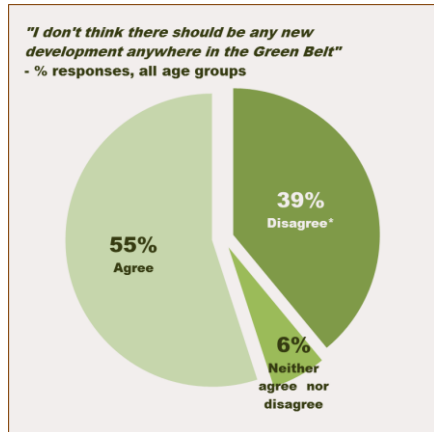
I would support some new building in the Green Belt if it meant new homes, jobs & infrastructure



	<u>Age</u>							<u>Location</u>					
	25 to 40 years old	41 to 60 years old	61 to 75 years old	Over 75 years old	Age not supplied	All age groups		Borehamwood	Bushey	Potters Bar	Radlett/Shenley	Other/Unknown	
Disagree*	10	12	11	1	3	37	Disagree*	13	4	6	6	8	37
Neither agree nor disagree	1	2	1	0	0	4	Neither agree nor disagree	2	1	0	1	0	4
Agree†	5	11	7	2	1	26	Agree†	14	4	3	1	4	26
Totals per age group	16	25	19	3	4	67	Total	29	9	9	8	12	67

New Local Plan - summary of initial public consultation (Nov 2016 – April 2017)

I don't think there should be any new development anywhere in the Green Belt

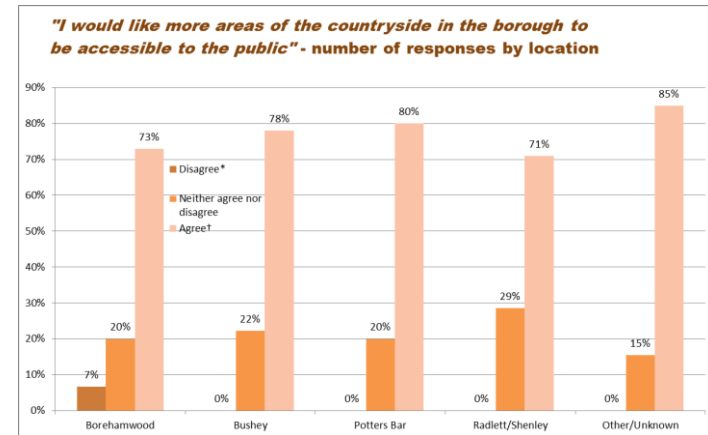
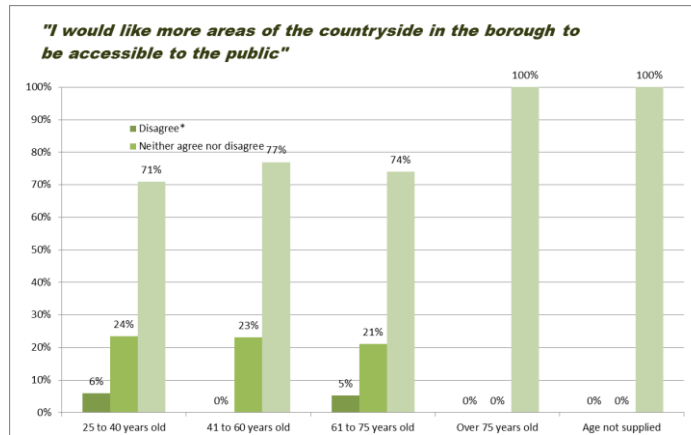
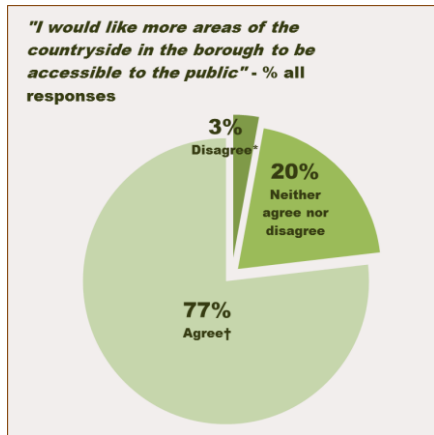


Age

Location

	25 to 40 years old	41 to 60 years old	61 to 75 years old	Over 75 years old	Age not supplied	All age groups		Borehamwood	Bushey	Potters Bar	Radlett/Shenley	Other/Unknown	All areas
Disagree*	5	11	8	2	1	27	Disagree*	14	4	4	2	3	27
Neither agree nor disagree		3	1	0	0	4	Neither agree nor disagree	2	1	0	1	0	4
Agree†	11	13	10	1	3	38	Agree†	13	4	6	5	10	38
Totals per age group	16	27	19	3	4	69	Total	29	9	10	8	13	69

I would like more areas of the countryside in the borough to be accessible to the public



Age

Location

	25 to 40 years old	41 to 60 years old	61 to 75 years old	Over 75 years old	Age not supplied	All age groups		Borehamwood	Bushey	Potters Bar	Radlett/Shenley	Other/Unknown	All areas
Disagree*	1	0	1	0	0	2	Disagree*	2	0	0	0	0	2
Neither agree nor disagree	4	6	4	0	0	14	Neither agree nor disagree	6	2	2	2	2	14
Agree†	12	20	14	3	4	53	Agree†	22	7	8	5	11	43
Totals per age group	17	26	19	3	4	69	Total	30	9	10	7	13	59