

ELSTREE and BOREHAMWOOD TOWN COUNCIL



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Hertsmere Borough Council
Elstree Way
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Fairway Hall,
Brook Close,
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10 September 2015

Dear Mr Silverman

Site Allocations and Development Management Policies Plan (SADM)

Thank you for providing Elstree and Borehamwood Town Council with the opportunity of commenting on the above document. It is noted that the deadline for comments is 14 September 2015. The Council last responded to a consultation on this topic on 11 April 2014.

Distribution of Consultation Documents

As mentioned in my email of 7 August 2015, the Council was disappointed that Elstree and Borehamwood Town Council was excluded from the hard copy distribution of this document. Given that the Town Council Offices are often the first port of call for residents wishing to inspect documents, some Members prefer to view hard copies and the fact that this Authority has a great stake in the content of the reports, it is felt that a request should be made to amend the table, please, to include EBTC Offices. For the purposes of opening time details these are:

Monday - Thursday 9.00 – 5.00 pm and Friday 9.00 to 4.00 pm

General Comments

The primary concern, as made by the Town Council in its submission on the previous comparable consultations is the ability for the local infrastructure to be able to meet the requirements of the scale of envisaged development in the local area.

In addition, the Council sought assurances that:

- The impact on wildlife (especially inhabiting railway banks and those in gardens which are potentially lost to development) is considered;
- The cycling track and bus network is sufficiently structured to afford realistic alternatives to car use;
- There would be no loss of sporting facilities in Elstree and Borehamwood;
- The impact of conversions from Borough owned sites (such as garages) would not cause undue negative impact (with loss of storage and parking);
- Any proposed building on railway banks was realistic and did not pose a significant nuisance to local residents (see 2.9 on page 15);
- Attention had been paid to the impact of the temporary closure of Ark Theatre and shared Sports Centre; and
- Clarity on the responsibility for services such as lights and drainage on new roads in estates.

Specific Section Comments

2.5 (page 14): The Town Council's understanding was that the net number of units arising from the Elstree Way Corridor would be higher than that published in the table (i.e. 813). It was understood that the envisaged number over the course of the plan was anticipated as being c.1,800.

H9 (page 18): Some Members expressed concerns that the planning restrictions at Potters Bar were not extended to Elstree and Borehamwood, namely "*...dwellings should be either detached or semi-detached with spacious plots including front and rear gardens. Building heights should not exceed two storeys...*"

2.11 (page 19): Members welcomed the assertion that Woodcock Hill Village Green was designated Green Belt Status.

2.18 (page 20): It is the policy of the Environment and Planning Committee of the Town Council to encourage family sized dwellings (3 and 4 bedrooms) to be built rather than a disproportionate number of single person units (which does not reflect a local need and potentially causes families to be disadvantaged).

4.83 (page 44): Members welcomed the assertion that Elstree Aerodrome on Hogg Lane was designated Green Belt Status.

Policy SADM30 – Heritage Assets (page 52): The Council supported the policy.

Conservation Areas (page 52): The Council supported the policy but felt that a list of sites was required for inclusion or as an appendix to the document. Special attention should be paid to the Elstree Village conservation document.

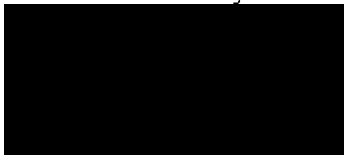
5.14 and 5.15 (page 57): The Town Council is considering the formation of a Neighbourhood Plan. It is noted that Hertsmere Borough Council has stated that it will “support these groups” and that once adopted a Neighbourhood Plan will become part of the development plan (subject to a conformity test). Some 1,500 Town and Parish Councils have commenced the Neighbourhood Plan procedure (with 76 to date having had referendums). The Town Council wished to emphasise that Neighbourhood Plans were community led initiatives (taking a “bottom – upwards” approach) and that they were intended to focus on the needs of the neighbourhood.

5.21 (page 58): The Council sought further detail on the statement “...there may also be an opportunity to provide a new primary school on land immediately adjacent to the development envelope.” The Council might well support such an initiative provided that this protected the existing Maxwell Community site in the future.

The Town Council looks forward to being kept informed of developments and would formally request to be consulted again, where appropriate.

I hope that this is helpful.

Yours sincerely



H R O Jones
Town Clerk