



PLANNING FOR GROWTH

LOCAL PLAN
HERTSMERE
 ISSUE #1 • WINTER 2016

A NEW LOCAL PLAN FOR HERTSMERE • SUMMARY NEWSLETTER



Image credit: The Bushey Academy

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 reviews

POSSIBLE OPTIONS FOR FUTURE

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.



GROWTH



Redevelopment of the Old Fire Station in Radlett



Redevelopment of former retirement home in Potters Bar

BROWNFIELD DEVELOPMENT
 (sites within existing urban area)

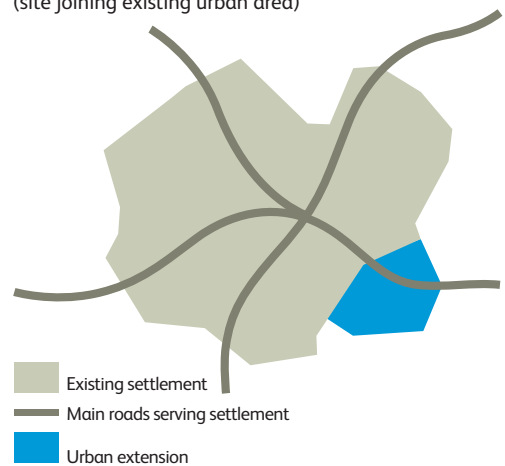


New mixed-use community centre in New Clay Farm, Cambridge



New primary school in Upton, Northampton

URBAN EXTENSION
 (site joining existing urban area)



New offices in Great Park, Newcastle upon Tyne



New housing in Newhall, Harlow

NEW SETTLEMENT
 (site away from existing urban area)





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:
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