

## SADMS Response from

Elstree and Borehamwood Green Belt Society  
September 2015

Overall there is little change from the previous document. While the EGBGS welcomed the use of Brownfield Sites for housing, specifically the Elstree Way Corridor, instead of Green Belt land, few believe that the town infrastructure will be able to support the number of people who will occupy the homes.

### **Housing**

On many of the sites coming forward, developers will argue to build less than the 35% of affordable housing as it will damage the financial viability of their schemes. This will mean that people will be drawn from outside the area to live: as most of the people on the Hertsmere housing list cannot afford to rent or buy on the open market. There is a move towards building flats and apartments with amenity spaces not suitable as family homes.

There are not enough family homes coming forward.

*2.18 One conclusion was that there is consistently high need for .. significant number of larger homes.*

Car parking provision, although in line with national policy, will not cope with the actual number of cars that could follow each development. Tradespeople, health workers and visitors will all struggle to park in or near these developments. This will lead to many other problems including congestion on top of congestion already with us.

**Elstree Way corridor:** Overall the total is likely to be closer to 2000 homes. There is still the threat that a well used Maxwell Community Centre could be torn down for a 2FE primary school.

**Thrift Farm lane** development for Hertswood Academy will result in the loss of a community amenity; The Ark. Most people are convinced that the proposed Theatre at Hertswood Academy will just be a school theatre with some community use.

EGBGS welcome the following statement

*5.21 re provision of key facilities .....there may also be an opportunity to provide a new primary school on land immediately adjacent to the development envelope.*

This is not easily identified on the map in the appendix.

**H3 Land S of Station:** Taylor Wimpey have submitted their proposal to Network Rail for ensuring the homes do not slip onto the track. Section 106 from this development will be spent on WHVG around £35k.

**Directors Arms** This site could also provide a very much needed GP surgery/health facility in south Borehamwood.

**Gas Holders Site** Traffic problems are expected here.

It was noted that the site at Sunnybank Potters Bar had a caveat attached H9 Noted that this development, *'dwellings should either be detached or semi detached with spacious plots including front and rear gardens. Building heights should not exceed 2 storeys.'* No developments in Borehamwood have thus been so protected. Fish and fowl?

### **Green Belt**

2.11 Acknowledgement restated that WHVG has long moved from 'safeguarded' status and has Village Green Status!

(d) Safeguarded land at Vale /Ave Byron Ave restored to full GB status

4.76 (c) Designated as Safeguarded for Employment Development in Policy and is removed for the green belt.

Land on Rowley Lane adj. to Elstree Way Employment Area B/wood

EBGBS welcome this but want HBC planning department to keep a close eye on the project. The number of buildings, the size of the community facility promised and access for the community are a cause for concern. Light pollution, noise pollution and flow of traffic must be carefully monitored.

4.83 Key Green Belt Site

Elstree Aerodrome Hoggs Lane

EBGBS support this.

#### **Heritage Assets**

EBGBS support this.

#### **Conservation Areas**

Support this but needs to be related to what is happening at Elstree Village Conservation area. There is a lack of oversight of neglected buildings and ways to protect them are not coming forward or being enforced.

A list of buildings is needed, in this document or appendix, that HBC will have to be protected in this way.

### **Neighbourhood Planning**

5.14 EBGBS support this. EBGBS note that Elstree and Borehamwood Town Council are starting the process.

### **Infrastructure**

EBGBS acknowledge that this will lag behind development as money from section 106 and CIL come as the housing is being built.

**Roads** will not be able to cope with extra traffic generated, as they do not cope now.

Extra particulates in the air will harm the very young and very old and those with breathing problems.

EBGBS has concerns that Herts County Council will only adopt access roads in new developments. It is unclear how roads within developments will be managed over time.

**Public transport** struggles to cope with pressure points during the day, particularly the rail service.

**Health Services** are another cause for concern, even though a health facility is planned and will come forward. There is a national shortage of GPs and all sectors of trained professional in the NHS and lack of funding for staffing.

**Schools** It is noted that expansion of school building into the green belt is to be considered.

Haberdashers Boys School seek to expand.

A site is sought for a Hindu Faith School, associated with Bhakidiventa Manor.

A green belt site has been identified for Harperbury Free School. Permission has not yet been given.