

# ELSTREE and BOREHAMWOOD TOWN COUNCIL

Tel: 020 8207 1382  
Fax: 020 8953 7645



Fairway Hall,  
Brook Close,  
Borehamwood,  
Herts. WD6 5BT

All Committee Members are hereby summoned to attend a meeting of the  
**ENVIRONMENT AND PLANNING COMMITTEE**  
**SPECIAL MEETING**

which will be held on  
**Wednesday 5 December 2018 at 7.00pm**  
in the Meeting Room at Fairway Hall,  
Brook Close, Borehamwood, WD6 5BT  
[Meeting Open to Press & Public]

1. **Apologies:** To receive and accept apologies for absence. At the time of agenda despatch, no apologies have been received.
2. **Declarations of Interest:** To:
  - a) receive declarations of interest from Councillors on items on the agenda;
  - b) receive written requests for dispensations for declarable interests; and
  - c) grant any requests for dispensation as appropriate.
3. **Minutes:** To note that the Minutes of the meeting held on 27 November 2018 will be approved at the next ordinary meeting on 15 January 2018.
4. **Local Plan - Planning for Growth:** To consider any additional comments/amendments in relation to Hertsmere Borough Council's Local Plan Consultation response (previously circulated to Members and with areas of particular concern in shaded text).
5. **Close of Meeting:** To close meeting.

- attached

A handwritten signature in black ink, appearing to read 'H R O Jones', written in a cursive style.

H R O Jones  
Town Clerk  
29 November 2018

Distribution List:

| Name                        | Organisation | post | e-mail | courier |
|-----------------------------|--------------|------|--------|---------|
| Cllr C Barker               | EBTC         |      | X      |         |
| Cllr C Butchins             | EBTC         |      | X      | X       |
| Cllr R Butler               | EBTC         |      | X      |         |
| Cllr A Coleshill            | EBTC         |      | X      |         |
| Cllr V Eni                  | EBTC         |      | X      |         |
| Cllr G Franklin             | EBTC         |      | X      | X       |
| Cllr Mrs A Mitchell         | EBTC         |      | X      |         |
| Cllr Mrs S Parnell          | EBTC         |      | X      | X       |
| Cllr S Rubner               | EBTC         |      | X      |         |
| Cllr E Silver               | EBTC         |      | X      | X       |
| Cllr G Silver               | EBTC         |      | X      |         |
| Cllr Mrs P Strack           | EBTC         |      | X      | X       |
| Cllr Mrs F Turner           | EBTC         |      | X      |         |
| Library                     | Agenda only  | X    |        |         |
| Borehamwood & Elstree Times | Agenda only  | X    |        |         |

Mark Silverman  
Planning Policy and Transport Manager  
Planning and Building Control  
Civic Offices  
Hertsmere Borough Council  
Elstree Way  
Borehamwood  
WD6 1WA

DATE

Dear Mr Silverman

**Consultation - Local Plan Hertsmere: Planning for Growth (October 2018 Public Engagement)**

Thank you for providing Elstree and Borehamwood Town Council with the opportunity of commenting on the above document.

Introduction

The Town Council has previously submitted comments on past consultations relating to the Local Plan. The Authority has taken a pragmatic view to the consultation exercise and whilst, in an ideal situation, it would prefer for no or minimal development to take place within the area, it is recognised that there is a need for 'affordable' housing (by which it would emphasise 'affordable' in a realistic and meaningful way) and it is believed that this need is generally understood and accepted by local residents.

In addition, the types of homes built should take into account the need for family sized dwellings and not focus on single occupancy units despite any financial incentives for developers to do so.

However, the Council's overriding concerns about the capacity for the infrastructure to cope with such increases remains. The Council would, therefore, wish to re-emphasise its stance that any development should be balanced with the infrastructure capacity, especially with regard to the local transport network and parking, Council services, schooling, policing, utility services and the provision of quality health services (e.g. GP and dental surgeries).

The Council also promotes the provision of leisure, entertainment and recreational facilities as important for the wellbeing of residents and believes that access to such facilities is important (including shops, green spaces, entertainment and places of religious worship).

It is suggested that some of the growth in population in the Elstree and Borehamwood has been achieved by change from offices to accommodation Studio apartments and one and two bed properties. Families are moving out of the Town to secure better housing for less money. This migration through north Herts and beyond has been happening over a number of years from the 1990s as housing (both buying and renting) becomes more expensive in the Town. In addition, as many as 20% of school aged children attend schools outside the Town, including of course Shenley, Radlett and Barnet. For secondary pupils attending schools out of Town allows more choice but adds to the traffic on the roads. As such, there is a recognised need to address the urgent family housing and schooling needs of the Borough.

#### Preferred sites

It is the Town Council's view that the preferred development sites should be as follows:

| <b>Activity</b> | <b>Preferred Sites</b>   | <b>Note</b>  |
|-----------------|--|--|
| Housing<br>✓    | BE4 - Land off Well End Road, Borehamwood<br><br>Pages 27-29                 | Good road links and transport access.<br><br>Outline permission for business use already provided (Hotel/astroturf sports site).<br><br>Near potential new Cowley Hill School.<br><br>Sufficient in size to make new GP surgery viable.<br><br>(600 homes) |
| Housing<br>✓    | BE5 - Elstree Way Corridor Opportunity Sites, Borehamwood<br><br>Pages 30-32 | Protects Maxwell Community Centre<br><br>(585 homes)   |
| Housing<br>✓    | EMP1 - Land North of Centennial Park, Elstree<br><br>Pages 118-120           | The benefit Aldenham Reservoir   |
| Leisure<br>✓    | EMP6 - Perimeter Land around Aldenham Reservoir<br><br>Pages 124-126         | Whilst the perimeter of the site could be suitable for some leisure related activities that benefited Aldenham Country Park, it would not be suitable for most employment use or industry.   |

|  |  |   |
|--|--|---|
|  |  | The continuing viability of the Reservoir and its environs for leisure use should be protected. |
|--|--|---|

### Unsuitable Sites

It is the Town Council's view that the following development sites should be avoided:

| Activity         | Unsuitable Sites   | Note  |
|------------------|--|---|
| Housing<br><br>X | BE1 - Land South of Allum Lane, Elstree<br><br>Pages 18-20         | Problems of flooding are well reported at this site.<br><br>Difficulties for access.  |
| Housing<br><br>X | BE2 - Land North of Stapleton Road, Borehamwood<br><br>Pages 21-23 | Site is isolated from core services, facilities and amenities.<br><br>Development would abolish a 'buffer' zone at edge of Borehamwood. |
| Housing<br><br>X | BE3 - Land off Cowley Hill, Borehamwood<br><br>Pages 23-26         | Site is isolated from core services, facilities and amenities.<br><br>Difficulties with transport links.                                |

### Other Potential Development Sites

The Town Council objects to the proposed residential use of the other sites listed in 8.3 of the document on the following basis:

| Sites  | Objection to Residential Use  |
|--|---|
| HEL171- Land North of Centennial Park, Elstree<br><br>Pages 127-128<br><br>X | Deemed suitable residential rather than industrial                          |
| HEL212 - Land Off Watford Road   | The existing use as a horse sanctuary is beneficial and not easily replaced |

x

Key Principles: A need for protection

Whilst the decisions to propose the above recommendations have been taken largely by the Council's Environment and Planning Committee, they do reflect the views of the Authority as a whole. Certain principles in reaching these conclusions are fundamental to the Authority's position; namely:

- **The need to protect** Maxwell Park Community Centre for public use as a much used and much loved community facility;
- **The need to protect** Aldenham Park reservoir and the land surrounding it for public use as a green space;
- **The need to protect** the green belt as a meaningful green barrier between settlements (this should continue to be a prime directive in any planning decisions);
- **The need to protect** Haberdashers Playing Fields in Croxdale Road (which help against flooding and would pose access difficulties). In addition, traffic congestion in Theobald Street is well known. The aforementioned lack of infrastructure capacity to cope with development in this area is also noted;
- **The need to protect** wildlife, trees and green spaces (especially those with an historic, scientific or local interest and which contribute to the 'rural charm' of this part of Hertfordshire); and
- **The need to protect** family life in Elstree and Borehamwood (with affordable and suitably sized dwellings forming the basis of future development).

Conclusion

**In the long term, it is suggested that Hertsmere Borough Council should consider seriously the option of building a New Town. In the medium term, it is suggested that preference should be given to the building of a new Garden Village.** However, the above consultation response has sought, as far as possible, to restrict itself to comments about proposals within Elstree and Borehamwood only.

In respect of the smaller sites, the Town Council has expressed concerns about infrastructure capacity, especially because of the cumulative effect of such smaller developments.

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

Yours sincerely

H R O Jones  
Town Clerk

cc Town Council Members:

Cllr V Eni (Mayor) (Brookmeadow Ward)  
Cllr Mrs A Mitchell (Deputy Mayor) (Elstree Ward)  
Cllr C Barker (Brookmeadow Ward)  
Cllr C Butchins (Mayor) (Hillside Ward)  
Cllr R Butler (Cowley Hill Ward)  
Cllr A Coleshill (Cowley Hill Ward)  
Cllr G Franklin (Cowley Hill Ward)  
Cllr Mrs S Parnell (Hillside Ward)  
Cllr S Rubner (Brookmeadow Ward)  
Cllr E Silver (Kenilworth Ward)  
Cllr G Silver (Kenilworth Ward)  
Cllr Mrs P Strack (Hillside Ward)  
Cllr Mrs F Turner (Elstree Ward)