

ELSTREE and BOREHAMWOOD TOWN COUNCIL

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

All Committee Members are hereby summoned to attend a meeting of the
ENVIRONMENT AND PLANNING COMMITTEE
which will be held on

Tuesday 14 February 2017 at 6.00pm
in the Meeting Room at Fairway Hall,
Brook Close, Borehamwood, WD6 5BT
[Meeting Open to Press & Public]

Ordinary Part of Meeting 6.00pm (Committee Members) Agenda Items 1-7

Environment and Planning Committee Members are asked to note the agreed start time of 6.00pm. As per standing orders, all Members regardless of Committee membership may attend meetings as observers.

Local Plan Part of Meeting 7.00pm (All Councillors) Agenda Items 8-9

All Town Councillors are asked to note that they are invited to attend from 7.00pm to consider the Local Plan.

- 1. Apologies:** To receive and accept apologies for absence. At the time of agenda despatch, apologies have been received from no Committee Members (Apologies have been received from Cllr Mrs F Turner in respect of the invitation to all Members).
- 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 confirm and sign the Minutes of the meeting held on 17 January 2017.

- Attached

4. **Planning Applications:** To consider Planning Applications from Hertsmere Borough Council.

- Attached

5. **Planning Decisions:** To receive any decisions reached on applications upon which the Committee submitted comments. At the time of agenda despatch there were none.

- To be tabled (if any)

6. **Street Furniture and Civic Memorials:** To receive update report on:

- Benches
- Notice Boards
- Film Plaques
- Church Clocks
- War Memorials

7. **Allotments:** To consider all sites update report.

7.00pm Meeting Open to all Town Councillors by invitation

8. **Local Plan:** At the meeting on 22 November 2016 the Committee received a working group update report following the meeting with Hertsmere Borough Council on 22 November 2016. It was noted that the Town Council's assistance was sought in receiving comments on the Hertsmere Borough Council consultation/questionnaire on the Local Plan issued with a newsletter to all households in December 2016.

"It was RESOLVED that:

the 14 February 2016 meeting of the Environment and Planning Committee be arranged to commence at 6.00 pm in order that normal business be transacted between 6.00-7.00pm and all Town Councillors (regardless of Committee Membership) be invited to attend from 7.00pm onwards in order to consider the Hertsmere Borough Council consultation/questionnaire issued to all households on the Local Plan."

Attached to the agenda are:

- Planning for Growth (colour copy) Local Plan Hertsmere Issue #1 Winter 2016. [It is noted that the Town Council has been provided with approval to comment on this document after the 20 January 2017 deadline].

- Attached

- Local Plan Review Town and Parish Councils (November 2016) slides.

- Attached

Members are asked to consider a Town Council response to the Planning for Growth document and any further actions in connection with assisting with the preparation of the Hertsmere Local Plan.

9. **Close of Meeting:** To close meeting.



H R O Jones
Town Clerk
6 February 2017

Distribution List:

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

ELSTREE AND BOREHAMWOOD TOWN COUNCIL

ENVIRONMENT AND PLANNING COMMITTEE

MINUTES of a meeting held in the Meeting Room of Elstree & Borehamwood Town Council Offices, Fairway Hall, Brook Close, Borehamwood on **Tuesday 17 January 2017** at 7.00pm.

Present: Cllr G Franklin (Chairman) (in the Chair)
Cllr Mrs S Parnell
Cllr Mrs P Strack

In attendance: J Cartledge - Resident
H R O Jones – Town Clerk

61. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Cllr C Butchins (Other Business) and Cllr E Silver (Sickness).

62. DECLARATIONS OF COUNCILLORS' INTERESTS

There were none.

63. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting of the Environment and Planning Committee held on 22 November 2016 were signed as a true record by the Chairman.

64. PLANNING APPLICATIONS

It was noted that Hertsmere Borough Council had provided feedback to the Committee's request for clarification on the use of the online planning system.

Whilst the Town Council had been previously asked to submit all comments online it was now recognised that the system did not always allow this to occur - on occasion because the application had already been determined at the time of the Committee meeting, but not only for this reason.

The Committee had, therefore, been advised by the planning authority as follows:

"...where possible, please submit your comments through our online comment system (via your in-tray). I can confirm that if you wish to submit comments to the council that are no longer available through the online comment facility (through your in-tray), and have not had a decision, you can do so by sending your comments by email to consult.planning@hertsmere.gov.uk. Please be aware that If your comments are received after an application is decided, we will not be able to take your comments into account..."

It was AGREED that:

concerns of the Committee in using the online consultee planning system for the purpose of making comments on applications to the planning authority by expressed in the form of a letter to the Planning Improvement Project Supervisor at Hertsmere Borough Council, especially where these related to the “user friendliness” of the system and the status of applications that had not yet been determined but where the consultee could not comment online.

A total of 49 applications received from the Borough Council were examined, on 35 of which the Committee had no specific objections to make, subject to the views of neighbours.

The Committee made the following observations on the remaining applications:

16/2196/FUL - 22 The Rise, Elstree WD6 3JU

Part retrospective application for the demolition of existing dwelling and erection of replacement detached five bedroom house with accommodation in the roof space (Revised following approval under 14/0671/FUL)

Observation: The Environment and Planning Committee on 17 January 2017 commented that retrospective applications were outside the spirit of planning law.

[Post Meeting Note: At the time of comment submission, the application had been determined]

16/2248/HSE -18 Novello Way, Borehamwood WD6 5RT

Conversion of garage to habitable space including insertion of front window to replace existing garage door and replacement of rear door with double French windows. Erection of rear conservatory following removal of existing conservatory

Observation: The Environment and Planning Committee on 17 January 2017 raised concerns about the adequacy of parking provision.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2292/HSE - 74 Masefield Avenue, Borehamwood WD6 2HG

Erection of two storey side extension following removal of existing garage, first floor rear extension, conversion of loft to habitable room with insertion of three front roof lights and rear dormer and new front porch

Observation: The Environment and Planning Committee on 17 January 2017 raised concerns about the adequacy of parking provision resulting from the loss of garage and considered the application to be overdevelopment.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2123/FUL - 50-52 Cardinal Avenue, Borehamwood

Erection of two storey front extension to number 52. First floor front extension to number 50 and first floor rear extensions to both properties

Observation: The Environment and Planning Committee on 17 January 2017 raised concerns about the adequacy of parking provision.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2376/CLP - 78 Stevenage Crescent, Borehamwood WD6 4NS

Conversion of loft into habitable room with rear dormer incorporating Juliet Balcony and 3 front roof lights

Observation: The Environment and Planning Committee on 17 January 2017 raised concerns about the adequacy of parking provision.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2366/FUL - Accident Repair Centre 22 Glenhaven Ave B/W WD6 1BB

Retrospective application for the erection of a single storey front extension

Observation: The Environment and Planning Committee on 17 January 2017 commented that retrospective applications were outside the spirit of planning law.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2391/HSE - 26 Drayton Road, Borehamwood WD6 2BX

Retrospective application for single storey side extension

Observation: The Environment and Planning Committee on 17 January 2017 commented that retrospective applications were outside the spirit of planning law.

[Post Meeting Note: At the time of comment submission, the application had been determined]

16/2353/HSE - 14 Tilehouse Close, Borehamwood WD6 4AS

Retrospective application for the erection of a canopy to the rear elevation

Observation: The Environment and Planning Committee on 17 January 2017 commented that retrospective applications were outside the spirit of planning law.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2392/FUL - The Hollybush High Street, Elstree

Change of use from A4 (Public House) to C3 (Residential) to create 3 x 1 bed flat at ground floor level, to include demolition of beer store and outside WC block and erection of single storey side and rear extensions, internal alteration, provision of parking, bin storage and associated amenity space

16/2393/LBC - The Hollybush, High Street, Elstree (Application for Listed Building Consent)

Observation: The Environment and Planning Committee on 17 January 2017 commented that the heritage of the building should be retained, noting that the Hollybush was the possibly the oldest building in the Parish area (dating back to the 15th Century). In addition, The Committee reaffirmed the Town Council's view that family sized dwellings were preferable for the local area in meeting the needs of the Community rather than single unit dwellings.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2368/HSE - 46 Ranskill Rd, Borehamwood WD6 5ET

Erection of single storey outbuilding in rear garden following removal of existing shed and garage

Observation: The Environment and Planning Committee on 17 January 2017 commented that the application was out of keeping with the local area and that the application represented "back garden development".

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2421/HSE -15 Kensington Way, Borehamwood WD6 1LH

Retrospective application for conversion of garage to habitable room, replacing garage door with window

Observation: The Environment and Planning Committee on 17 January 2017 commented that retrospective applications were outside the spirit of planning law.

[Post Meeting Note: At the time of comment submission, no facility was available to provide online consultee comments. Comments were emailed to the Planning Department].

16/2410/HSE - 11 Barham Avenue, Elstree WD6 3PW

Retrospective application for 2 story side extension

Observation: The Environment and Planning Committee on 17 January 2017 commented that retrospective applications were outside the spirit of planning law.

[Post Meeting Note: Comments were submitted online through the Consultee comments facility].

17/0045/HSE - 1 Arundel Drive, Borehamwood WD6 2LE

Demolition of existing garage and construction of part single part two storey side extension

Observation: The Environment and Planning Committee on 17 January 2017 raised concerns about the adequacy of parking provision resulting from the loss of garage.

[Post Meeting Note: Comments were submitted online through the Consultee comments facility].

17/0046/HSE - 53 Winstre Road, Borehamwood WD6 5DR

Retrospective application for single storey rear extension

Observation: The Environment and Planning Committee on 17 January 2017 commented that retrospective applications were outside the spirit of planning law.

[Post Meeting Note: Comments were submitted online through the Consultee comments facility].

65. PLANNING DECISIONS

Details were received of decisions by the Borough Council relating to applications on which the Committee had submitted comments.

66. ALDENHAM RESERVOIR

The Committee Chairman set out the rationale for the proposal to establish a working group to help to facilitate an outcome to the advantage of the community in respect of Aldenham reservoir (i.e. to seek to safeguard it as an amenity space for current and future generations).

It was noted that some Council Members were already involved in seeking the above outcome and that Hertsmere Borough Council would be seeking a dialogue with the site owners.

In order to avoid duplication, it was felt on balance that at the present time the Town Council's involvement through the Environment and Planning Committee should be limited to the offer of Council facilities for any meetings, if required, by the respective parties involved.

It was AGREED that:

representatives of Hertsmere Borough Council be asked to keep the Environment and Planning Committee informed of substantive developments in connection with decisions relating to the future of Aldenham Reservoir as an amenity space for the community to enjoy.

67. STREET FURNITURE AND CIVIC MEMORIALS

Benches

It was noted that the damaged bench in Theobald Street on the corner of Gateshead Road, near the bus shelter, did not appear to be on the Town Council's register of assets.

Further investigations would be carried out to ascertain ownership and, if appropriate, the Town Council would seek to repair the item of street furniture.

War Memorials

It was noted that the Committee Chairman, working with representatives of the British Legion, had arranged for a satisfactory solution to the poppy wreaths on display at Borehamwood War Memorial. No further action was, therefore, required.

Notice Boards

It was noted that Rev T Warr (All Saints Church) had been asked by Cllr Mrs P Strack to contact the Council Offices in order to discuss further the possibility of installing a Town Council notice board of the same type as that at Elstree and Borehamwood Railway Station at or near All Saints Church.

68. ALLOTMENTS

It was noted that lack of remaining space entailed that allotment trophies could no longer be used to display the names of competition winners.

It was RESOLVED that:

plaques be purchased and prepared to display the names of allotment competition winners from 2016/17 onwards.

69. CLOSURE

The Meeting closed at 8.50 pm.

Members were reminded that the 14 February 2016 meeting of the Environment and Planning Committee was arranged to commence at 6.00 pm in order that normal business be transacted between 6.00-7.00pm and all Town Councillors (regardless of Committee Membership) be invited to attend from 7.00pm onwards in order to consider the Hertsmere Borough Council consultation/questionnaire issued to all households on the Local Plan.

[Post Meeting Note: Hertsmere Borough Council has confirmed that as this is not a statutory consultation with timescales set down by Government regulations it is able to extend the deadline of 20 January 2017 until after the next Environment and Planning meeting. It is also noted that there will be several further phases of consultation, and although this 'pre-consultation' engagement is largely directed at local residents, the Town Council's input would be most welcome.]

Date:.....

CHAIRMAN.....

**+ELSTREE AND BOREHAMWOOD TOWN COUNCIL
ENVIRONMENT AND PLANNING COMMITTEE: 14 February 2017
Planning Applications from Hertsmere Borough Council**

16/2418/FUL	4 Links Drive, Elstree WD6 3PS Demolition of existing house and construction of replacement detached, two storey, six bed dwelling with accommodation in the roof space
17/0071/HSE	22 Tennison Avenue, Borehamwood WD6 2BE Retrospective application for removal of existing detached garage and erection of single storey rear extension
16/2489/HSE	42 Ayot Path, Borehamwood WD6 5BL Erection of detached outbuilding in rear garden for use as a gym for the enjoyment of dwelling house
17/0075/HSE	10 Bishops Avenue, Elstree WD6 3LZ Two storey front & side extension, single storey rear extension & conversion of loft into habitable room with 3 front, one rear and one side rooflights
17/0060/HSE	90 Deacons Hill Road, Elstree WD6 2JQ Single storey rear extension
17/0113/HSE	11 Gables Avenue, Borehamwood WD6 4SP First floor rear extension and conversion of loft to habitable room with new rear dormer
17/0095/HSE	5 Linster Grove, Borehamwood, WD6 2EY Part single, part two storey front & rear extensions; single storey side extension following demolition of existing garage; conversion of remaining garage into habitable room; conversion of loft into habitable room with increase in ridge height and 3 front roof lights and new pitched roofs to both side extensions
17/0149/PD42	23 Cranes Way, Borehamwood WD6 2ET Single storey rear extension
17/0146/HSE	2 Warenford Way, Borehamwood WD6 5EW Erection of single storey side extension
17/0062/COU	1 Station Road, Borehamwood, WD6 1DP Change of use of shop from A1 to A2
17/2424/FUL	183 Balmoral Drive, Borehamwood WD6 2QP Erection of part single, part two storey rear extension and loft conversion incorporating hip to gable roof alteration to include insertion of rear dormer window to facilitate conversion of existing 1 bed house into 1 x 1 bed flat at ground floor level with 1 x 2 bed maisonette above.

ELSTREE AND BOREHAMWOOD TOWN COUNCIL
ENVIRONMENT AND PLANNING COMMITTEE: 14 February 2017
Planning Applications from Hertsmere Borough Council – continued

17/0158/HSE	33 Cardinal Avenue, Borehamwood WD6 1EN Single storey front extension
17/0145/VOC	34 Grosvenor Road, Borehamwood WD6 1BT Application for removal of condition 4 to allow for clear glass in the side facing dormer window following grant of planning permission 16/2169/HSE
17/0171/PD42	56 Whitehouse Ave, Borehamwood WD6 1HD Erection of single storey rear extension
17/0170/PD42	58 Whitehouse Ave, Borehamwood ED6 1HD Erection of single storey rear extension
17/0186/FUL	34A Shenley Road, Borehamwood WD6 1DR Conversion of existing flats (2 x 1 bed and 1 x studio) into a house of multiple occupation comprising five bedrooms
17/0163/HSE	23 Grange Road, Elstree, WD6 3LY Installation of front boundary wall; single storey front extension; demolition of existing detached garage and erection of single storey side and rear extension
17/0007/PD56	National Westminster House 225 Shenley Road, Borehamwood Change of use of ground floor rear, first, second and third floors from office (B1a) to residential (C3) to create 91 self contained flats (87 studio & 4 x 1 bed)
17/0188/HSE	121 Bullhead Road, Borehamwood WD6 1RG Erection of part single part double storey rear extension following removal of existing rear extension; erection of new front porch
17/0199/HSE	19 Novello Way, Borehamwood WD6 5RT Erection of single storey rear extension following removal of existing conservatory
17/0060/HSE	90 Deacons Hill Rd, Elstree WD6 3JQ Single storey rear extension
17/0206/VOC	The Stables Allum Lane Elstree Removal of condition 7 attached to planning permission 14/1550/FUL as all demolition works and most construction works have been completed



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

PLANNING FOR GROWTH **LOCAL PLAN** HERTSMERE

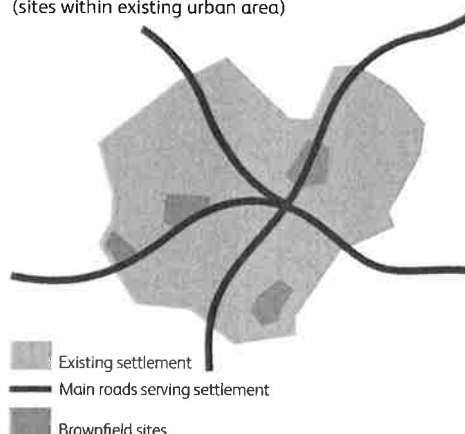


Redevelopment of the Old Fire Station in Radlett

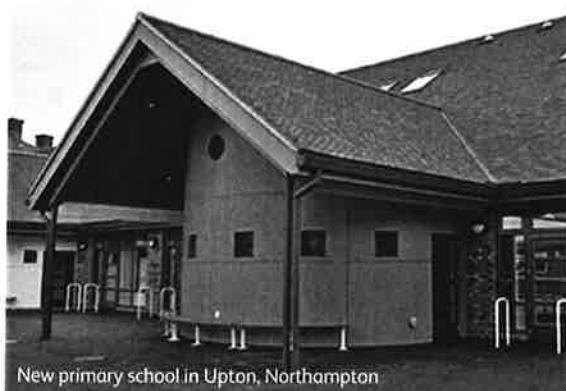


Redevelopment of former retirement home in Potters Bar

BROWNFIELD DEVELOPMENT (sites within existing urban area)

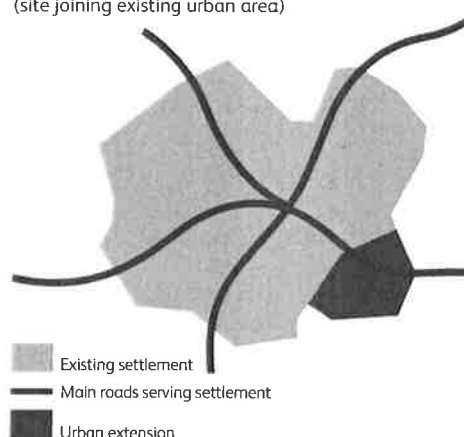


New mixed-use community centre in New Clay Farm, Cambridge



New primary school in Upton, Northampton

URBAN EXTENSION (site joining existing urban area)

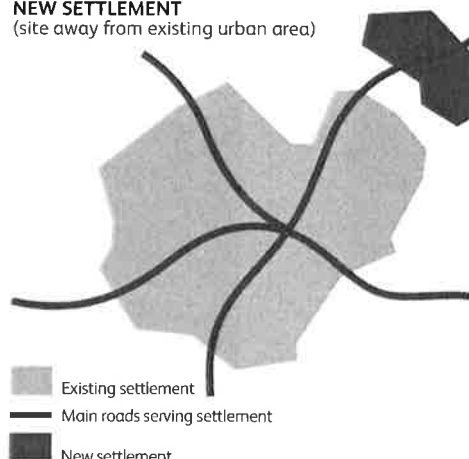


New offices in Great Park, Newcastle upon Tyne



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:
**The Planning Policy and Transportation Team
Hertsmere Borough Council,
Civic Offices
Elstree Way,
Borehamwood,
Herts
WD6 1WA**

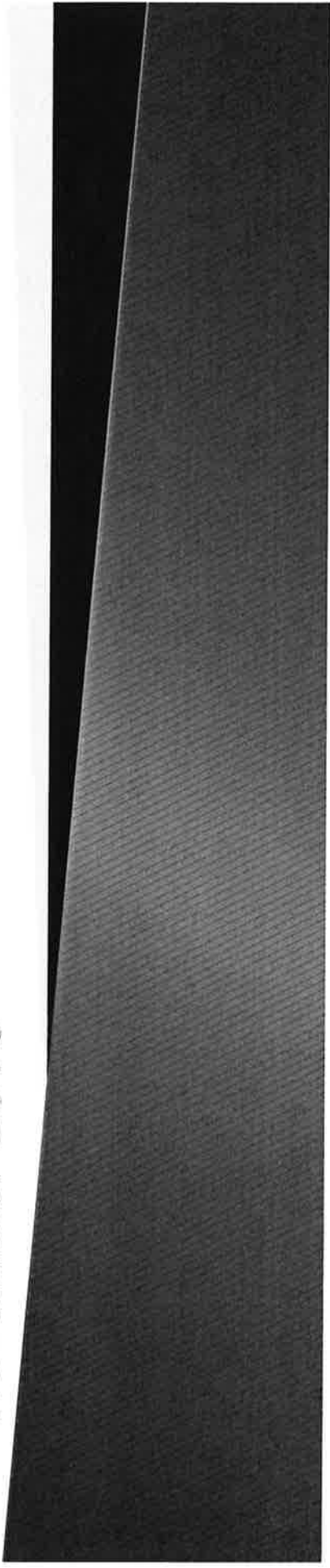




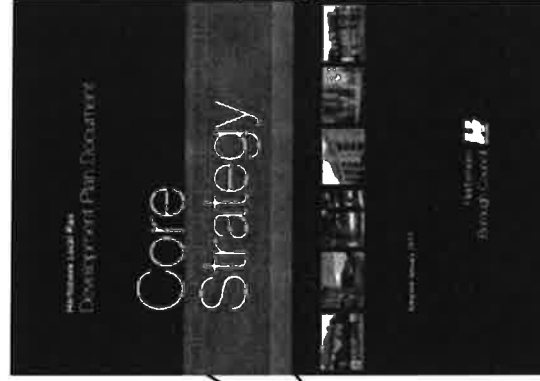
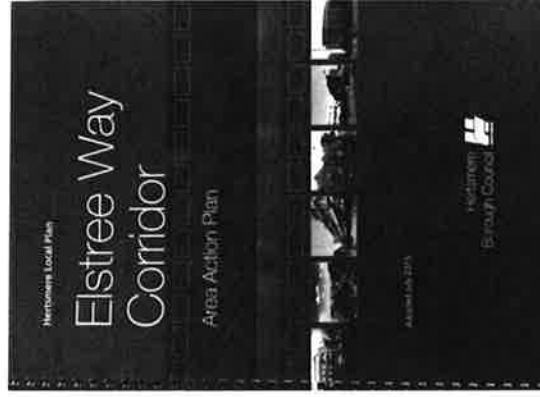
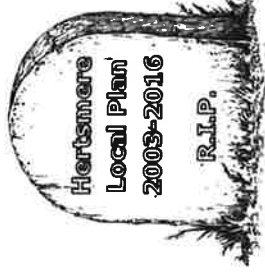
Local Plan Review

Town and Parish Councils

November 2016



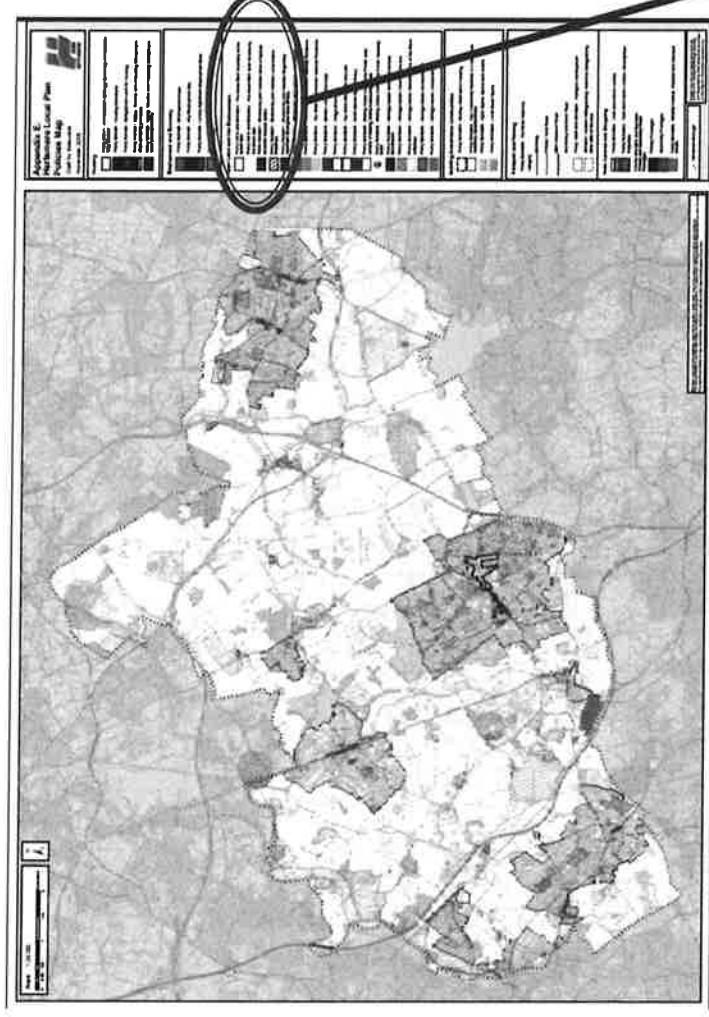
Current Local Plan



(From 24/11/16)

Well until at least 2018 anyway.....

One Policies Map



Open Land and the Environment



Policy CS13 and SADM23 - The Green Belt: boundary of
Green Belt

Quite organised really...

Core Strategy & SADM have the same structure:

	Core Strategy	SADM
Spatial Vision	Chapter 2	
Housing	Chapter 3	Chapter 2
Employment	Chapter 4	Chapter 3
Open Land and environment	Chapter 5	Chapter 4
Building sustainable communities	Chapter 6	Chapter 5
Transport and Parking	Chapter 7	Chapter 6
Town centres and shopping	Chapter 8	Chapter 7
Implementation and monitoring	Chapter 9	Chapter 8



Local Plan Review

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
- ▶ 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.

Local Plan Review

Main issues facing Hertsmere

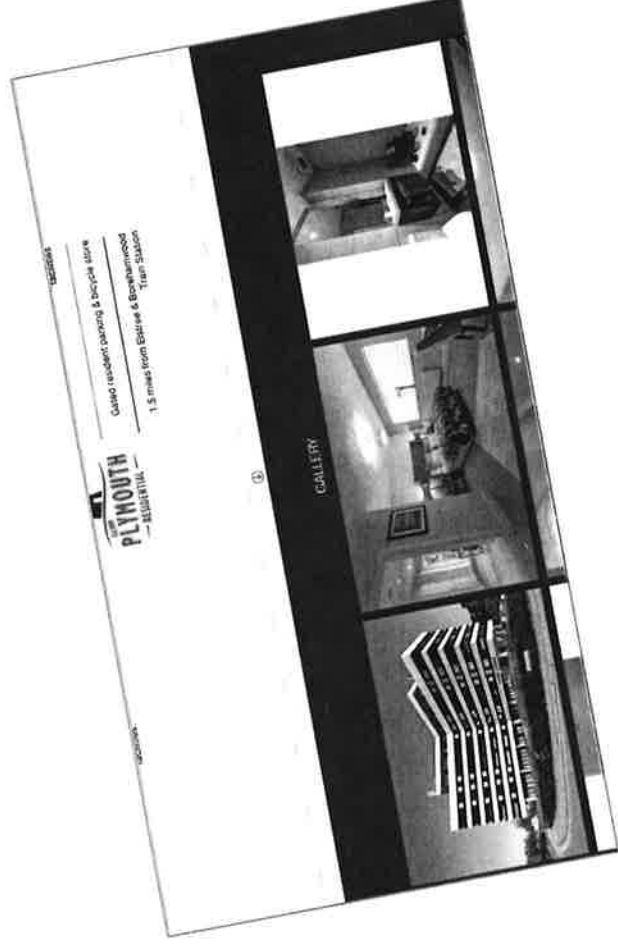
- ▶ **Form of Growth** – Any new growth must fit well with existing communities, businesses and the environment in terms both of its appearance and function.
- ▶ **Locations for Growth** – All options for growth, including brownfield sites, urban extensions and areas currently designated as Green Belt will need to be assessed
- ▶ **Supporting Growth** – We need to secure funding for the infrastructure needed to support growth. The timing and location for new infrastructure will also need to be determined.



Challenges facing Hertsmere (Housing)

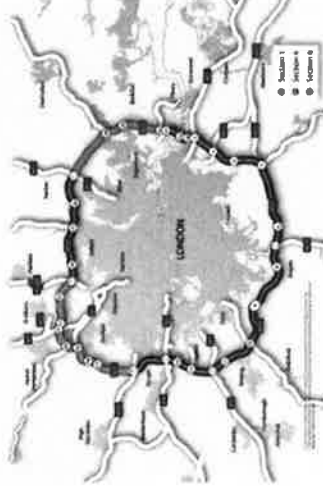
- ▶ Competition for land between housing and business uses is making the construction of new commercial space less attractive to developers
- ▶ Increased 'Permitted Development' rights to change office and commercial floor space into residential units potentially reduces commercial floorspace and does not deliver Affordable Housing or infrastructure contributions.

Problems Facing Hertsmere (Housing)



Problems Facing Hertsmere (Infrastructure)

- ▶ Some improvements undertaken





Highways Agency
Safe roads. Smoother journeys. Efficient travellers.

Smart motorways

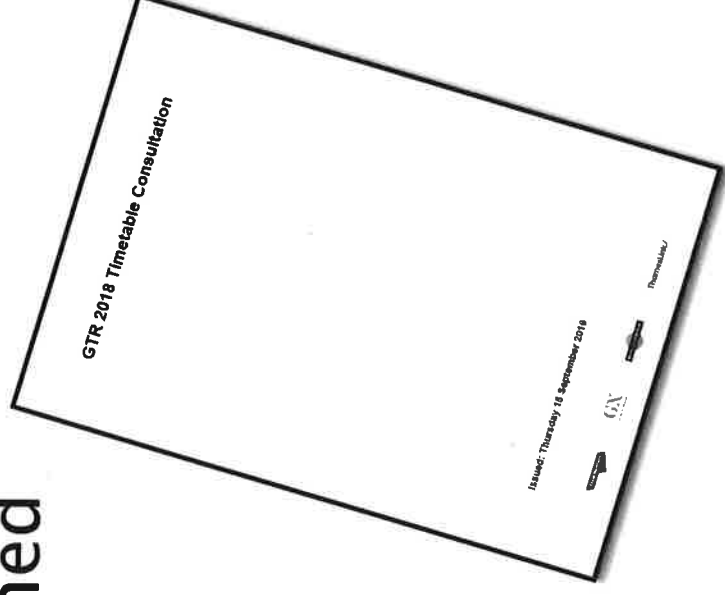
Improving the M25

Junctions 5 to 7 and 23 to 25
Get smart, know your motorways



Problems Facing Hertsmere (Infrastructure)

- ▶ Some improvements planned



Problems Facing Hertsmere (Infrastructure)

But...

- ▶ Continued congestion on the major road network (A1, A1M, M1, M25) with no spare capacity for growth.
- ▶ Poor quality road and public transport infrastructure going East to West, with the road routes suffering from significant congestion and inadequate road quality
- ▶ Lack of effective connectivity between the Borough's train stations and many commercial centres by public transport

Local Plan Review - First Steps

LOCAL PLAN REVIEW



POSSIBLE OPTIONS FOR FUTURE GROWTH

OPTION 1 BROWNFIELD DEVELOPMENT AND INCREASED DENSITY

Developing brownfield sites and increasing density in existing urban areas is a key strategy for sustainable growth. This option involves reusing land that has been previously developed, such as former industrial or commercial sites, for new housing and businesses. By increasing the density of these areas, more people can live and work in the town without the need for extensive new land development. This approach helps to preserve the surrounding countryside and reduces the carbon footprint of new development.

OPTION 2 VILLAGE / TOWN EXTENSION

Extending the village or town into the surrounding countryside is another viable option for future growth. This involves developing new housing and businesses on the outskirts of the town, following the natural contours of the land. This option allows for a more integrated approach to development, where new buildings are designed to blend with the existing village or town character. It also provides a more direct link between the town and the surrounding countryside, encouraging walking and cycling.

OPTION 3 NEW SETTLEMENT

Creating a new settlement in a previously undeveloped area is a third option for future growth. This involves developing a new cluster of housing and businesses, often around a central green space or transport hub. This option allows for a more planned approach to development, where the layout and design of the new settlement can be carefully controlled. It also provides a more direct link between the town and the surrounding countryside, encouraging walking and cycling.

HOW TO GET INVOLVED

What we want to know from you

The plan aims to provide a clear vision for the future of the town and to ensure that the needs of the community are met. We want to know what you think about the plan and what you would like to see in the future. We will be holding a series of public consultations over the next few months, where you can come along and tell us what you think. We will also be holding a series of public consultations over the next few months, where you can come along and tell us what you think. We will also be holding a series of public consultations over the next few months, where you can come along and tell us what you think.

For more information, please contact the Planning Department on 01234 567890 or visit our website at www.town.gov.uk.



Local Plan Review – First Steps

- ▶ Business Engagement Event(s) – November 2016
- ▶ Newsletter to all households – December 2016
- ▶ Stakeholder events – ongoing
- ▶ Call for sites – early 2017
- ▶ Issues and (more detailed) Options – Spring 2017
- ▶ Statement of Community Involvement revised – Spring 2017
- ▶ Draft Local Plan – Winter 2017
- ▶ Submit Local Plan for examination – Summer 2018
- ▶ Adoption of revised Local Plan – Late 2018/early 2019



Role of Parish and Town Councils

- ▶ Role in facilitating community engagement
- ▶ Ongoing dialogue particularly around development options
- ▶ Relationship with neighbourhood Plan
- ▶ Representations on draft Plan and ability to inform its development

...how would you like to be involved?