

# Hertsmere Local Plan

## Site Allocations and Development Management Policies

Consultation Draft



### About the new Local Plan for Hertsmere

In 2013, the council approved its Core Strategy, setting out how we will accommodate future housing and economic development needs, community facilities and the protection of the environment. Government policy requires us to plan for a significant amount of new development in order to meet housing and other local needs. Almost 4,000 new homes need to be built over 15 years along with supporting jobs and infrastructure.

The Core Strategy provided the planning framework for this to happen and was the first of three documents which make up the new Local Plan for Hertsmere, following a public examination.

**The document which we are consulting you on now is the second part – the Site Allocations and Development Management Policies Development Plan Document (SADM for short).**

A third part of the Local Plan, an Area Action Plan for the Elstree Way Corridor in Borehamwood, was published in February. We are engaging the local community separately in Borehamwood on this Plan which is set to have its own public examination later in 2014.

The Council is also introducing a new Community Infrastructure Levy on new development, which will require developers to help fund the new infrastructure required to support growth in the borough. Hertsmere is set to be the first authority in Hertfordshire to introduce this levy.



## About the SADM

The SADM has two main purposes:

(1) to provide environmental criteria, against which proposals and planning applications can be judged; and

(2) to define sites and areas, on a map, known as a Policies Map.

The detailed Policies Map includes the green belt, towns and villages, town centres, employment areas and housing sites and open spaces. For site-specific proposals, the draft plan includes some specific planning criteria or constraints which should be followed.

The draft SADM contains 15 new sites, many of which could accommodate new housing. There are a few extra pitches for Gypsies and travellers, but no new sites. Changes have also been made to some of our employment areas, the types of businesses which will be supported in different parts of our town centres and locations where limited development might be acceptable in some of our villages in the Green Belt. This consultation is also an opportunity for other sites for development to be promoted and the council will consider carefully all proposals which are put forward.

<b>Housing</b>	Directors Arms, Borehamwood
	Gas Holders site, Borehamwood
	Land to the south of Elstree & Borehamwood Station
	Hertswood Upper School, Borehamwood
	Land at Bushey Hall Golf Club
	Land at Rossway Drive, Bushey
	Unused land at Lincolnsfield, Bushey
	Birchville Court and adjoining haulage yard, Bushey Heath
	Europcar House, Aldenham Road, Bushey
	Former Sunny Bank School, Potters Bar
	Potters Bar Bus Garage
<b>Mixed Use</b>	29-71 Shenley Road, Borehamwood
	Burrell & Co, former fire station and Radlett Service Station/Regency House
<b>Cemetery</b>	Former Watford Council depot site, Paddock Road, Oxhey
<b>School and community uses</b>	Hertswood Lower School, Borehamwood

The document provides more detailed policies on the following areas:

<b>Housing</b>	New housing allocations and residential development
	Safeguarded land for housing
	Accommodation for Gypsies and travellers
<b>Employment and the economy</b>	Employment areas and sites
	Safeguarded land for employment use
<b>Open land and the environment</b>	Natural resources
	Pollution and Environmental Impacts
	The Green Belt, including minor adjustments to the boundary and standards for appropriate development
	Key Green Belt sites
	Protecting the natural environment
<b>Building sustainable communities</b>	Design
	Protection of community facilities
	Allocation and protection of green spaces
	Bushey Heath MoD Estate Special Character Area
<b>Transport and parking</b>	Detailed highway standards
	South Mimms Special Policy Area
<b>Town centres and shopping</b>	Town and district centre boundaries and frontages

## Find out more

More detailed information, including the SADM and various technical reports, is available on our website: [www.hertsmere.gov.uk/sadm](http://www.hertsmere.gov.uk/sadm)

Copies are also available to read at local libraries across the borough and at the Civic Offices in Borehamwood and local area offices in Potters Bar and Bushey. We are also running a series of exhibitions where you can raise questions with Council officers.

<b>Borehamwood</b>	Monday 17 March (12pm – 8pm)	96 Shenley Road, Borehamwood, WD6 1EB
<b>Radlett</b>	Thursday 20 March (4pm – 8pm)	Radlett Centre, 1 Aldenham Avenue, Radlett WD 8HL
<b>Bushey</b>	Monday 24 March (12pm – 8pm)	Bushey Country Club, High St, Bushey, WD23 1TT
<b>Shenley</b>	Thursday 27 March 4pm – 8pm)	Shenley Village Hall, London Rd, Shenley, WD7 9BS
<b>Potters Bar</b>	Thursday 3 April (12pm – 8pm)	Wyllyotts Centre, Darkes Ln, Potters Bar, EN6 2HN

## We want to hear your views

We would welcome your comments which should be with us no later than **Monday 14 April 2014**. Please use the response forms which can be downloaded from the Council website at [www.hertsmere.gov.uk/sadm](http://www.hertsmere.gov.uk/sadm) and send your completed form to [local.plan@hertsmere.gov.uk](mailto:local.plan@hertsmere.gov.uk). Alternatively, you can write in with your comments, preferably using one of the response forms, to:

**Planning Policy Team**  
**Hertsmere Borough Council**  
**Civic Offices**  
**Elstree Way**  
**Borehamwood**  
**WD6 1WA**

When commenting, please remember that the Council has committed to the amount of development in the Core Strategy and the broad locations for this to take place. The SADM provides much of the detail for how and where this development will take place.

The Council will carefully consider all comments and decide what changes need to be made to the document before it is re-published and submitted to the Secretary of State for a public examination to be held by an independent Inspector.

