



# PLANNING FOR GROWTH

**LOCAL PLAN**  
**HERTSMERE**  
ISSUE #3 • AUTUMN 2018

## A NEW LOCAL PLAN FOR HERTSMERE • NEWSLETTER

### Planning for the future

We're planning for the future by producing a new Local Plan and we would like your help.

Hertsmere is a great place to live and work and we're trying to make sure it stays that way, both for existing communities and for our future generations. We know the borough will have to grow and develop. Your views will help us to make decisions on the best way to achieve this growth.

**This newsletter is being sent to all households within Hertsmere, and also to some households outside of the borough where residents might have an interest in how Hertsmere grows.**

### Why do we need a new Local Plan?

Central government requires all councils to prepare a Local Plan which sets out how we will boost the numbers of homes and jobs in our area. It is also important for us to have an up-to-date plan in place to ensure we continue to provide the right types of homes and jobs in the right places, to meet the needs of residents.

The government is currently reviewing its forecast that sets out how many homes we need to find space for in Hertsmere – but we expect to need land for at least 500 more new homes each year, for the next 15 or more years. We will also need land for development that provides new jobs, leisure space, community facilities and other infrastructure.

### What you've already told us

We asked for your feedback on the broad 'Issues and Options' for our new Local Plan last year. In particular we asked for your views on the best ways to achieve growth. What you told us about a number of broad options is summarised as follows:

Development options	What you told us
<b>Redevelopment of urban 'brownfield' sites</b> – these are sites that have previously been built on.	This was supported by the majority of people as the first option we should consider when looking for sites for new development.
Growth through <b>new garden suburbs</b> .	There was general support for this approach, provided they are well-located and able to support the infrastructure needs of new and existing residents.
<b>Village growth</b> .	This option for growth was supported by about half of the people who responded. There were concerns that many villages lack sufficient facilities to make them suitable locations for growth.
Creating a <b>new garden village</b> .	There was general support for the idea of a new settlement, although concerns were raised about its location, particularly from residents in London Colney, and how long this would take to get started.

For more details about our previous consultation, and what you told us, please see our website.

## What happens now?

The next step in preparing the Local Plan is to look in more detail at the sites that have been put forward for our consideration by landowners and developers. This is what this next engagement focuses on.

## Local Plan Preparation Stages

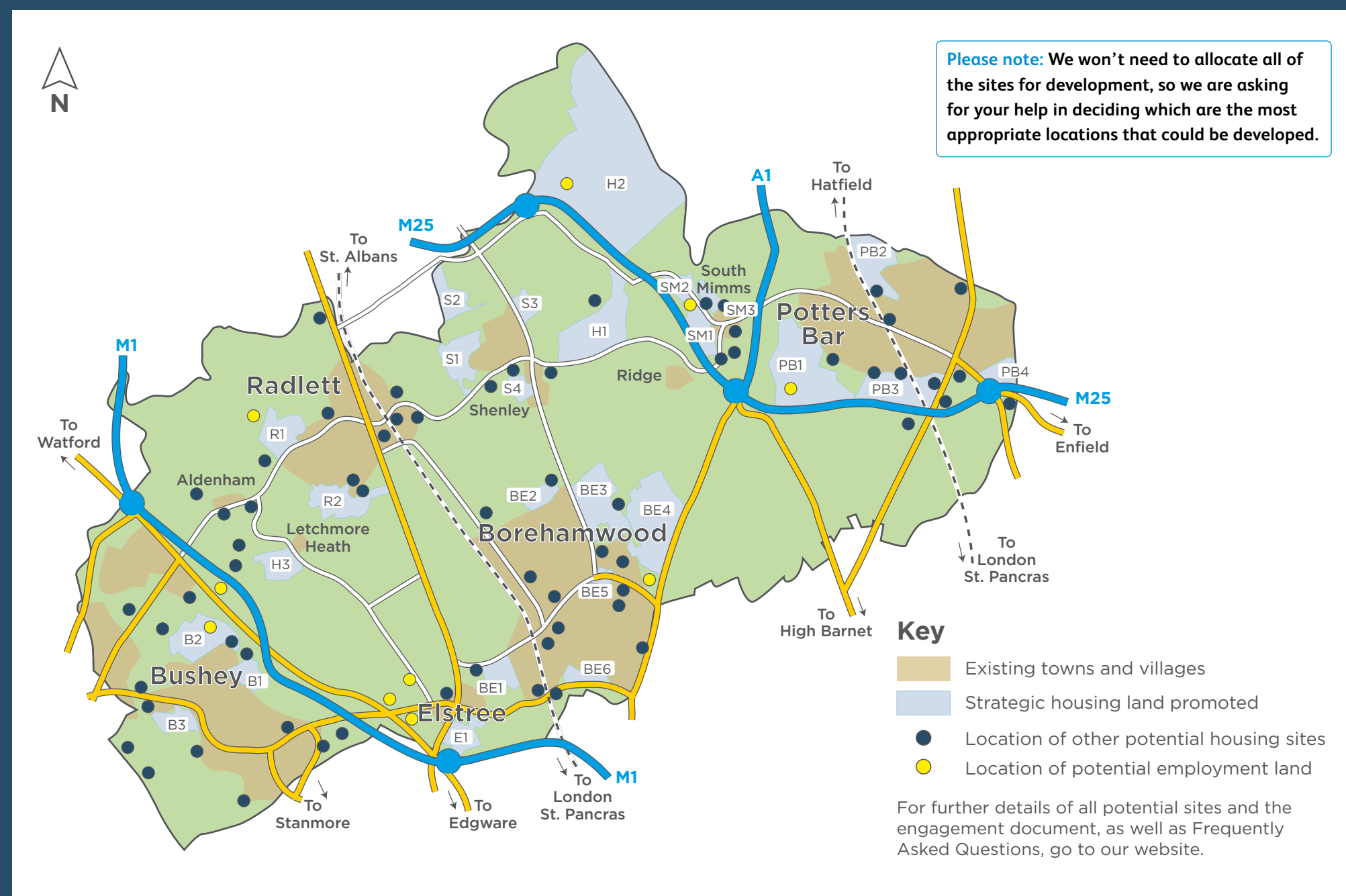


# WHAT SITES HAVE BEEN PUT FORWARD FOR US TO CONSIDER?

To help us choose where new development could take place, we would like your views on a number of potential sites which landowners and developers have put forward for consideration. We need to look at a range of sites across our area, as putting all new development in one place wouldn't help meet the different needs of our towns and villages, or meet the government requirements for Local Plans.

Our engagement on 'Potential sites for housing and employment' focuses on the larger sites that have been proposed for housing (shown in light blue on the map below), each of which could provide at least 250 new homes, or for employment (yellow dots) providing a significant number of new jobs. The reference numbers on the map will help you to identify the sites in the engagement document.

Through this engagement we would also like your views on all of the smaller housing sites that have been put forward for us to consider (shown by dark blue dots on the map below). You can find further information on all of these sites, together with more detailed maps, in the engagement document and on our website.



## What about local infrastructure?

A key message from almost everyone who responded to the previous consultation was that we shouldn't just be looking at providing new homes and jobs. It is vital to make sure we and other public bodies are planning infrastructure improvements at the same time.

To make sure this happens we are talking to providers about what types of new infrastructure will be needed to support growth in our area. Precise needs will depend on which sites are chosen for development, but we would like your views on anything specific that you feel should be provided on the sites that have been put forward for consideration.



The level of housing we need to plan for will require a new secondary school within the borough. This is because there is limited capacity for existing schools to expand. Local primary schools are also experiencing some capacity issues, so we will need to plan for extensions to some existing schools as well as find sites for some new primary schools.



We know that there are real concerns locally about how GP surgeries and other health services will cope with growth in the area. We are discussing with the local Clinical Commissioning Group how we can help them meet increasing demands.



Hertfordshire County Council has developed a traffic model for the county. As expected, this model shows that housing and employment growth in our area will put additional pressure on a number of key road corridors. The county council has also carried out a high level transport assessment for all the larger potential housing and employment sites. Further information is provided in the engagement document.



We have had initial discussions with the utilities companies regarding how to support future growth. Work is currently being carried out to look at water infrastructure needs in the area. Further discussions with utility companies will be required as the Local Plan progresses.

## HOW TO GET INVOLVED

Engagement on the 'Potential sites for housing and employment' **opens on 25 October and closes on 20 December 2018.**

You can let us have your views in the following ways:

- **Take a look online:** [www.hertsmere.gov.uk/newlocalplan](http://www.hertsmere.gov.uk/newlocalplan) where you can give your feedback on the potential sites through our online consultation portal.
- **Write to us:** Planning Strategy Team, Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood, Herts, WD6 1WA.
- **Talk to us:** we are holding a number of drop-in exhibitions in November where you can find out more about the sites that have been put forward for consideration in your local area. Our staff will be available to answer your questions. See below for details.

### Exhibition details

#### Bushey

St Margaret's Sports Centre, Merry Hill Road, WD23 1DT

Wednesday 7 November  
4pm - 8pm

#### Potters Bar

Wyllyotts Centre, Wyllyotts Place, EN6 2HN

Tuesday 13 November  
4pm - 8pm

#### Borehamwood

St Teresa's Parish Hall, Shenley Road, WD6 1TG

Wednesday 14 November  
4pm - 8pm

#### Shenley

Shenley Primary School, London Road, WD7 9DX

Wednesday 21 November  
4pm - 8pm

#### Radlett

Radlett Centre, Aldenham Avenue, WD7 8HL

Thursday 22 November  
4pm - 8pm

## What happens next?

After this engagement closes, we will look carefully at all of the feedback you give us and discuss this with our councillors before taking the new Local Plan forward to the next formal stage. This is known as the 'Publication' stage, when we will draw up a full draft plan which will include the sites proposed for development, details of the local infrastructure required to meet local needs and policies that will be used by the council when assessing planning applications across the borough.

We hope to reach this next stage by the end of next year.



If you have any questions about the engagement process, you can also contact the planning team via email: [local.plan@hertsmere.gov.uk](mailto:local.plan@hertsmere.gov.uk)



[www.hertsmere.gov.uk/newlocalplan](http://www.hertsmere.gov.uk/newlocalplan)