

PLANNING FOR THE FUTURE

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 and we would like your help in planning for the future and producing a new Local Plan.

Why do we need a 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. A plan ensures we continue to provide the right types of homes and jobs in the right places, to meet the needs of residents.

We expect to need land for over 500 new homes each year, for the next 15 or more years. However, the government is seeing many more homes built across England and is reviewing how local need is calculated. We anticipate that this figure could increase further.

What you’ve already told us

We asked for your feedback on the best ways to achieve growth. The table below summarises what you told us about a number of broad approaches for growth.

Development approach	Overall feedback
<div></div> <div>Redevelopment of urban brownfield sites (land which have previously been built on).</div>	Supported by the majority of people as the first option we should consider when looking for sites for new development.
<div></div> <div>Growth through new garden suburbs.</div>	General support for this approach, provided they are well-located and able to support the infrastructure needs of the new and existing residents.
<div></div> <div>Village growth.</div>	Supported by about half of the people who responded. There were concerns that many villages lacked sufficient facilities to make them suitable locations for growth.
<div></div> <div>A new garden village.</div>	General support for the idea of a new settlement, although concerns were raised about its location and how long it would take to get started.

Residents from most areas expressed support for a new garden village. We received responses from outside of our borough, particularly from London Colney, where some residents raised concerns about a garden village near to junction 22 of the M25. Local organisations, infrastructure providers and the development industry also sent a wide range of views.

There is further information about the feedback you gave on the previous consultation on our website.



HOW MANY NEW HOMES ARE NEEDED?

The target for the number of homes required across the borough comes directly from central government which introduced a standardised method for calculating this in 2018. The local housing requirement is derived from population and household projections with adjustments made to take account of local house price to earnings ratios.

The most recent forecasts, issued in September 2018, point to a need for 444 homes per year in Hertsmere. However, the government is now consulting on further changes to how all Councils’ housing requirements are calculated which could potentially increase this figure further. Councils are also required to include an extra 20 % on top of the level of housing need identified to ensure there is sufficient choice in the housing market, to take account of fluctuations in the market and to help make up for a previous under-delivery of new homes.

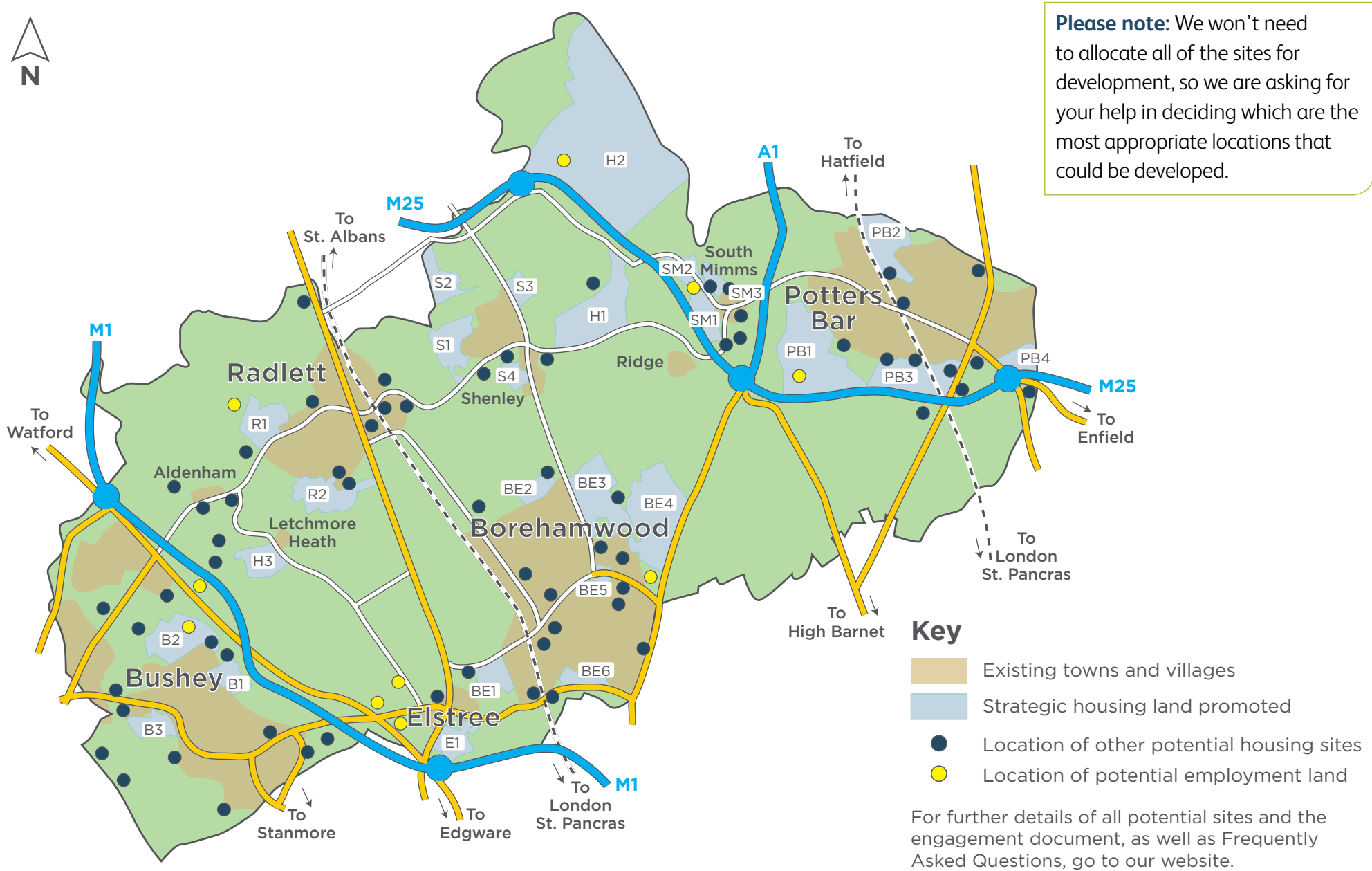
Although the basic figure for Hertsmere is currently 25 % lower than we indicated in our consultation last year (because of recent changes in national population and household projections), the level of overall housing need across South West Hertfordshire has not changed much. We anticipate a need to plan for at least 500 homes per year, in Hertsmere.

The level of housing demand is more than we can accommodate within our existing settlements, and so we will need to look to Green Belt sites for the shortfall. However we must ensure that all opportunities brownfield sites are identified so that the amount of Green Belt land required is kept to an absolute minimum.

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. We have published an important report called **Potential sites for housing and employment**, to highlight land which may be available for future development.

What sites have been put forward for us to consider?

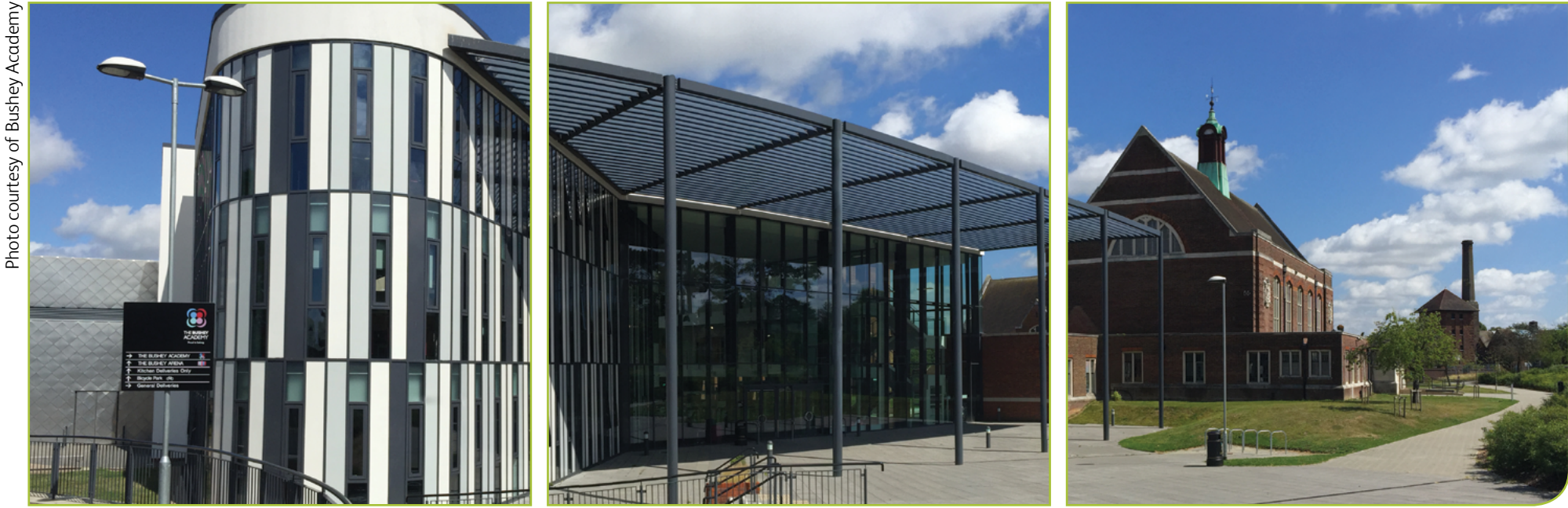


To help us choose where new development could take place, we would like your views. We cannot put all new development in one place as this would not meet the level of need which exists in different towns and villages.

Potential locations for growth have been identified through:

- Land promoted as part of responses from landowners and developers to the Issues and Options consultation in 2017;
- A ‘Call for Sites’ process where landowners and developers were invited to provide details of potential sites; and
- Any other sites we have identified as part of our Land Availability Assessment which considers the suitability, availability and achievability of land for development.

Please note that we have not reached any conclusions on which sites we will include within our Local Plan. This engagement process will help us to make these difficult decisions.



HOW TO GET INVOLVED

This public engagement closes at **midnight on 20 December 2018**.

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



Take a look online: 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.

What happens next?

After this engagement closes, we will look carefully at all of the feedback you give us before publishing a draft Local Plan.

This will include a list of what sites we wish to include, and what they need to provide in terms of new homes, jobs and infrastructure. We hope to reach this next stage by the end of next year and in the meantime will continue to engage with the community and local infrastructure providers.

Local Plan Preparation Stages

