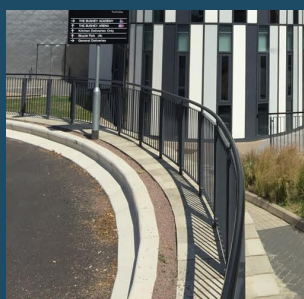
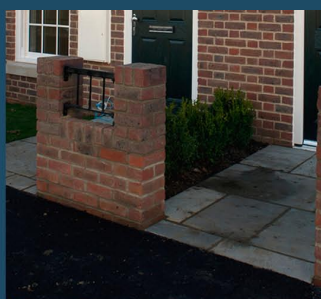
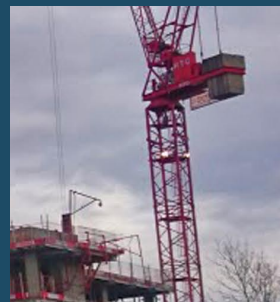


PLANNING FOR GROWTH



Issues and Options

September 2017

Public consultation



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Foreword

Foreword

Have your say in shaping Hertsmere's future

This is an important time for Hertsmere, which like many districts across the UK will need to accommodate significantly more development over the next 15 years and beyond than it has in the past. Our studies show that by 2034 we will need to find space for approximately 9,000 new homes along with 9,000 new jobs and the services and facilities we need to support them. It is important that we ensure the economic growth and sustainability of our communities whilst protecting our valued environment.

We are working on a new Local Plan which will direct growth to the most sustainable and suitable locations around the borough, and will guide, manage and encourage development to meet our needs up to 2034. It is an important document and we want the community and stakeholders to get involved in the process. Our Local Plan needs to address the increased need for new housing to serve the needs of a growing population and support business growth. We also recognise that growth needs to be sustainable and take place without undue harm to the environment. This is a challenging task.

We have an adopted Local Plan which consists of 3 documents: our Core Strategy (2013) sets the overarching vision up to 2027, including numbers of homes and jobs; the Elstree Way Corridor Area Action Plan (2015) guides housing development in a specific area of Borehamwood; and the Site Allocations and Development Management Policies Plan (2016) allocates land for housing and other uses, and sets policies for all kinds of development in the borough.

We need to work on a new plan because as a condition of adopting the Core Strategy in 2013 we agreed to start work on reviewing the housing numbers within 3 years. This was because the housing numbers in the Core Strategy were based on the former East of England Regional Spatial Strategy which provided the context and set the scale of development for Hertsmere. This strategy was abolished in 2013, and we have since carried out a new assessment of housing and economic development needs.

This consultation is your chance to have your say on the new plan, which the Council believes will build on the vibrant communities we already have across the borough, and play a significant part in the borough's future.

At this stage in the process we would like your views on where new homes and employment space should go. We need to plan for a range of development approaches, which we have set out in this document. These approaches include building at higher densities than we are used to in Hertsmere.

This Issues and Options document sets out broad locations, or 'areas of search', for development but does not propose specific sites.

We look forward to receiving your comments.

Introduction

Background

This Issues and Options consultation is the second opportunity for you to have a say in the preparation of the new Local Plan for Hertsmere. At the end of 2016 we asked you for your initial views on some of the issues that you thought the new Local Plan should cover. We would now like your views on how the Plan should approach providing for the growth in homes, jobs and infrastructure that we need over the next 15 years.

This report sets out the main planning Issues facing the borough as we look to meet the need for growth, and examines different approaches, or Options, for how best to provide for this growth.

What is a Local Plan and why do we need one?

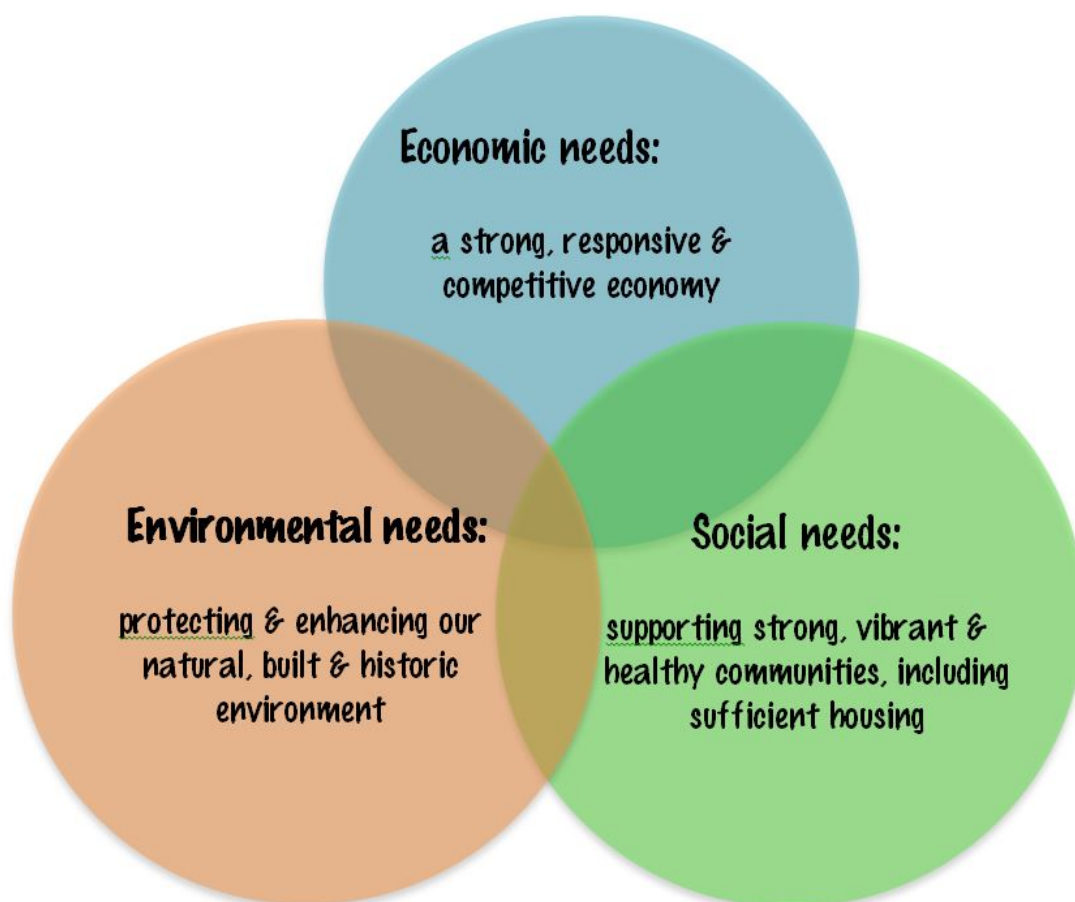
At Hertsmere Borough Council, we are responsible for developing a long-term growth strategy for the borough, through our Local Plan. The Local Plan is a 15 year plan to guide decisions on the delivery of new homes, schools, employment and services while also protecting and enhancing our local environment.

Development is best managed where there is an up-to-date Local Plan setting out clearly where and how future growth should take place. Without this, we will be unable to ensure that the needs of our community are met through the right level of future growth and infrastructure provision. We will also be less able to defend our community against speculative, uncoordinated and unsustainable development proposals.

A Local Plan is about achieving ‘sustainable development’; to be sustainable, development must meet the needs of existing local communities without compromising the ability for future generations to meet their own needs. Sustainability is not just about the physical environment within which we live; it is also important that we do not overlook the economic and social needs of our communities. The Government expects us to place sustainability at the centre of our Local Plan and we will need to balance economic, environmental and social factors throughout the preparation of the plan.

Introduction

Sustainable Development



Does the council already have a plan?

Our current Local Plan is based on a series of strategies drawn up between 2008 and 2016 which gave priority to locating new development on land within existing built-up areas, including the Elstree Way Corridor in Borehamwood.

The current plan however could only identify land for around 45 per cent of the housing needed in the borough by 2027, mainly because of its focus on protecting the green belt.

The lack of new homes is not just a local problem. Due to the acute housing shortage across England the planning system needs to make sufficient land available for new homes. It is the Government's clear intention that every community should have an up-to-date, sufficiently ambitious local plan in order to help achieve this.

Homes:

All types of residential accommodation including houses, flats, mobile homes etc.

Introduction

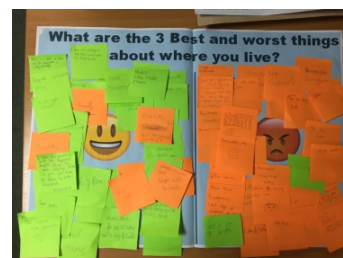
We are committed to addressing this problem locally and to identifying the best and most sustainable approaches to delivering the additional number of new homes needed in Hertsmere. We have now started the process of preparing a new Local Plan for the borough. In 2016, in line with an earlier commitment to do so within three years of adopting it, we launched a review of our current plan. The end product of this process will be a new Local Plan for the borough.



What you've already told us

Our first [Planning for Growth newsletter](#), which sought your initial views on how best to plan for new homes, jobs and infrastructure in Hertsmere, was sent to all homes in the borough at the end of 2016.

Following the publication of the newsletter, we gave presentations to groups of local people, including parish and town councils. We also held briefings for the business community and developers and met with younger people. Our aim has been, and



remains, to engage with all members of the community at the earliest possible stage.

You were also invited to respond to a survey; we received replies to questions about the number and location of new homes, jobs, and local services that you thought should be provided. Overall, several hundred responses to the consultation were received from members of the local community. Thank you to all those who took part in the survey.

The approach which generated the most support was for the building of a new settlement in the borough.



A significant number of you supported growth within or adjoining our towns, provided the infrastructure is in place first. We also know however, that many of you have concerns about new development; over half of those responding did not want any more growth in our towns.

Introduction

We asked for your individual comments too and a major theme was your concern about whether local infrastructure would be able to cope with growth. It is clear that many of you already worried about the pressure on existing schools, GP surgeries and other local facilities.



This Issues and Options report emphasises that any significant growth will need to be supported by investment in local services and infrastructure from the outset.

A full summary of the consultation responses can be viewed on our website at www.hertsmere.gov.uk/newlocalplan.

What is an Issues and Options report?

This Issues and Options report sets out the scale of growth anticipated in Hertsmere over the next 15 years and asks questions about where and how to achieve it. We know more new homes need to be built if we are to meet local housing needs but we also recognise that communities need more than new housing alone in order to thrive. This report recognises that we need local infrastructure to be provided alongside new homes and jobs. Infrastructure can range from improved roads, public transport and utilities to other local services such as schools and GP surgeries, and facilities including sports centres and open spaces.

We want your views on the issues and options which we have identified and this will influence how our new Local Plan is drawn up. We are still at an early stage of preparing the new Local Plan and are not setting out detailed proposals at this stage. It is therefore important for us to hear your comments now so that they can be taken into account as we work on the next stages of preparing the new plan.

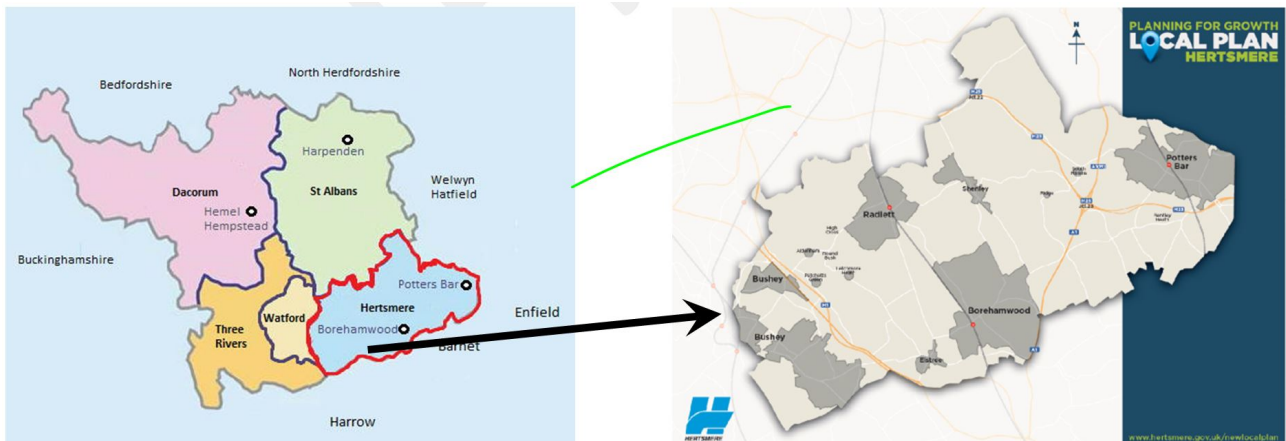
Look for the yellow question boxes throughout this document.

A detailed profile of the area has also been produced to provide background to this report. This can be viewed on our website at www.hertsmere.gov.uk/newlocalplan

Working with neighbouring councils

Many planning issues cover a much wider area than Hertsmere alone. Increasingly we have been working with other councils, in south west Hertfordshire in particular, on planning issues that affect these areas as well as our own. That work will continue over the coming months and years.

Introduction



This report contains three parts:

- **Part 1: 'Vision Statement'** sets out our proposed vision and priorities for the new Local Plan.
- **Part 2: 'Background'** summarises the social, economic and environmental characteristics of Hertsmere and the key planning issues which we face; and
- **Part 3: 'Where should new development be built?'** sets out some different approaches to meeting the future needs of the borough in a Local Plan which reflect the vision and priorities proposed in Part 2.

In each part we have some questions and there will be an opportunity for you to provide any extra comments.

Vision Statement

Vision Statement

We're planning for the future and we need your help. Hertsmere is an attractive and popular place to live and work and we're trying to ensure that it stays that way, while meeting the needs of future generations. We have drawn up a vision for the future of Hertsmere which sets out what the new Local Plan is to deliver over a 15 year period. It takes account of both the views expressed during our initial consultation last year and the amount of growth which we think will be required to meet local needs. We would like your views on whether this is the right vision for the planning of our area over the next 15 years.

Vision Statement

The Hertsmere Local Plan will deliver a high quality environment which meets the needs of the entire community over the next fifteen years. By 2034 Hertsmere will:

Be an attractive and more affordable place to live

Land to build approximately 3,000 new homes in Hertsmere, including the continued regeneration of the Elstree Way Corridor in Borehamwood, is already in the pipeline. We may need to accommodate around 6,000 homes to meet the needs of local people and communities.

We want new homes to be built with good facilities in easy-to-reach places. This may include areas which have been previously used for industry or business, known as brownfield sites, or it might be on green belt land which has been specially earmarked for a new garden suburb or village. We want a choice of homes which meet the needs of everyone in our community, including homes which people can afford to rent, buy, or build themselves through the government's new self-build initiative.

To support this growth, we will need more schools, doctors' surgeries, clinics, community facilities, green space for leisure and recreation and improved public transport, especially better routes for pedestrians and bikes. More shops and leisure facilities will also be encouraged across the borough.

Have a strong local economy

We want Hertsmere to build on its strong economy and attract more enterprises and businesses. Over the next 15 years we need an estimated 9,000 additional jobs in total, of which around 3,650 are anticipated to be within high-quality industrial and commercial premises.

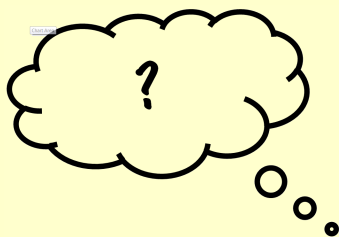
To help achieve this we will earmark accessible sites for new industrial and commercial development. This will attract more businesses to the borough and create new employment opportunities for local people.

Vision Statement

Vision Statement**Have a better environment**

We want to continue to protect our beautiful countryside and our historic buildings and places. We also want to make it easier for people to get out into the countryside and green spaces. This will help people to improve their health and to stay healthier for longer.

We're also going to make sure that the design and construction of new homes and other buildings minimise the impact of new development on the environment and climate. This will be achieved by thinking carefully about their location, whether they are at risk of flooding and what kind of energy and other resources they use. We also want to see not just more renewable energy being generated in our borough, but also different kinds, such as biomass, solar and wind power.

Question 1**Vision****Do you agree with the proposed Local Plan Vision?**

Please explain your answer. Where possible, please include reasons.

Priorities: what do we want to see from the Local Plan?

Priorities: what do we want to see from the Local Plan?

We have drawn up some priorities to enable our proposed vision for the Local Plan to be achieved by 2034. These priorities will need to be delivered by us and other service providers, working in partnership with the local community and the development industry.

Our Priorities for the Local Plan	
<p>It will respond to local housing need through:</p> <ul style="list-style-type: none"> • Planning for increasing the supply of new homes • Planning for more affordable homes for local residents • Ensuring all new homes are built in places where there are or will be roads, schools, cycle routes, shops, and other services and facilities nearby • Ensuring a range of homes are built that are different in size • Ensuring there are enough suitable homes for everyone in our community, including our growing elderly population 	<p>It will deliver economic growth and enterprise by:</p> <ul style="list-style-type: none"> • Responding to the needs of new businesses • Identifying more sites for employment development and promoting investment • Supporting start-ups and the growth of existing businesses • Ensuring our shopping centres can continue to grow and thrive • Supporting the rural economy
<p>It will help people in Hertsmere connect better by:</p> <ul style="list-style-type: none"> • Planning for better public transport, cycle and pedestrian routes and other sustainable transport initiatives including car clubs. • Planning for new and improved schools and health facilities in the borough 	<p>It will help create a better environment by:</p> <ul style="list-style-type: none"> • Encouraging well designed public spaces, which enhance the local area and build a safe, strong and cohesive community • Supporting the building of greener, more energy efficient homes, offices and commercial buildings to help minimise flood risk and the impact of climate change

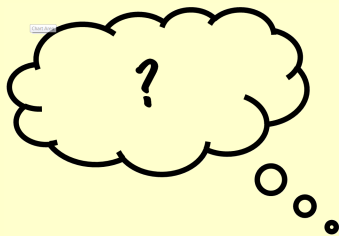
Priorities: what do we want to see from the Local Plan?

Our Priorities for the Local Plan

- | | |
|---|--|
| <ul style="list-style-type: none"> • Helping to provide community facilities which meet the changing needs of our diverse community • Supporting expansion and improvements to electronic infrastructure including high speed broadband | <ul style="list-style-type: none"> • Supporting the protection and enhancement of biodiversity • Protecting the green belt against inappropriate or unplanned development • Ensuring the conservation and enhancement of our historic, culturally important buildings and places • Encouraging the provision of an expanded green infrastructure network • Making sure our towns and villages retain their own distinct and separate identities |
|---|--|

Question 2

Priorities



Do you agree with our proposed priorities for the Local Plan?

Please explain your answer. Where possible, please include supporting information with your answer.

Hertsmere is located in south west Hertfordshire and is very much a gateway to the county. This is reflected in the name given to the borough when it was created in 1974; 'Herts', a common abbreviation of Hertfordshire was combined with 'mere', an old word for a boundary, to give us 'Hertsmere'.

Most of the population live in one of five main communities - Borehamwood and Elstree, Bushey, Potters Bar, Radlett and Shenley. Despite being so close to Greater London there are also several smaller villages and hamlets with much of the borough remaining fairly rural in character. Seventy-nine percent of our area is designated as green belt, the ring of countryside around London which has been in place to control urban growth for over 60 years. The green belt has successfully stopped the outward expansion of London, but in reducing the amount of land available for building it has also been a factor in driving up the cost of housing across London and the south east.

Since 2001 the population of the borough has increased steadily from 94,450 to more than 103,000 in 2017.

The Office for National Statistics forecasts population growth and provides us with an idea of how the local population is expected to change in the future. Our population in Hertsmere is forecast to grow by more than 20,000 people over the next 20 years. However the number of people of working age is expected to reduce proportionally, while the number of people aged 75+ is likely to increase by more than 50 per cent.

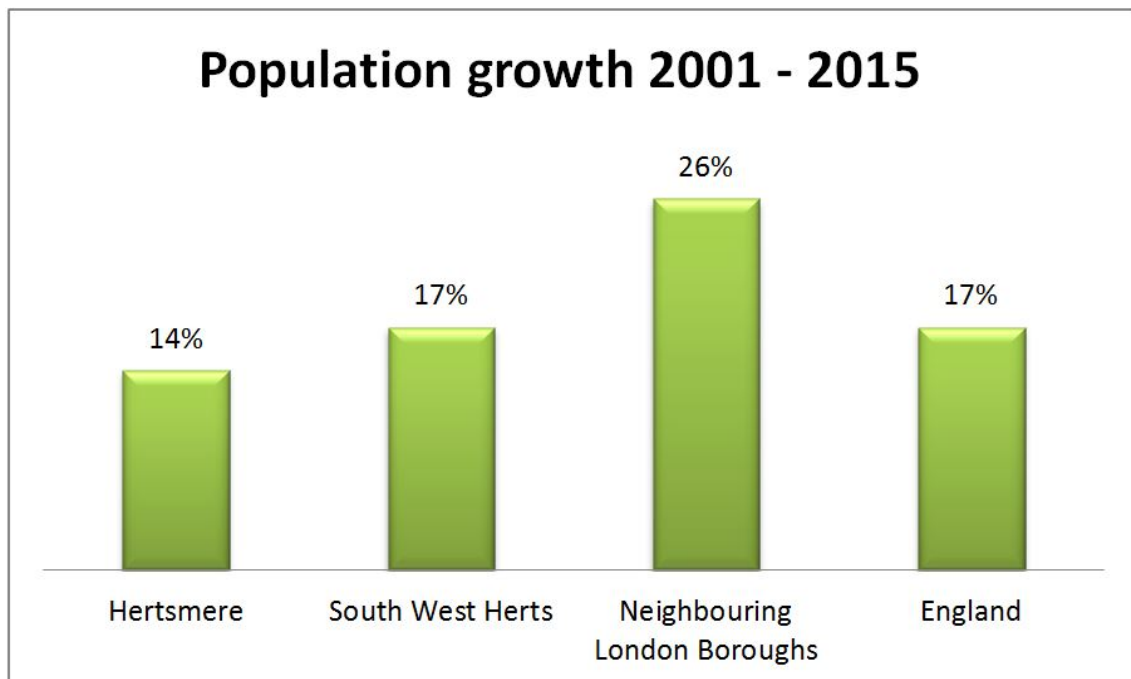
These forecasts are based partly on what we already know about the movement of people within England, including those relocating from Hertsmere to other areas. Information such as NHS and GP registrations helps us to understand the extent to which people are already

Background

moving in to and out of an area. The existing lack of affordable housing options for people under 45 is likely to be one of the factors behind why some younger people move out of the borough.

We need to increase the number of new homes built, but it is equally important to ensure that many of the new homes are affordable to younger people. The gap between local incomes and the cost of housing is a particularly severe problem in Hertsmere.

Population growth 2001 - 2015



How much growth do we actually need?

How much growth do we actually need?

Understanding local housing need

The Government now leaves councils to determine their own housing requirements. This is not as easy as just selecting a target or saying that the area is full and cannot take any more development. In fact local councils are required to undertake a very rigorous process to assess how much growth - particularly new homes and jobs - is needed.

We will need to justify our plan to a government appointed Planning Inspector, who will decide if we have complied with national planning requirements. One of the main areas which will be scrutinised is the scale of growth – particularly how many new homes and jobs - that the plan aims to deliver.

We know that demand for housing in Hertsmere is very high. We commissioned [a study](#) with other councils in south west Hertfordshire to establish the level of housing need. Based on government forecasts alone, the number of predicted new households equates to around **600 new homes** being needed each year over the next 15 years. Our study looked at a range of alternative approaches to calculating how many homes will be needed, including approaches based on levels of economic growth above the national average. This would have resulted in even greater levels of housing need being identified. Our view is that planning for such high levels of economic activity is not justified locally, and planning for 600 new homes per year would meet local housing need.

NB: For the time being, for the purposes of calculating the council's current five year land supply, the existing adopted housing target of 260 homes per year will continue to be used when considering current planning applications.

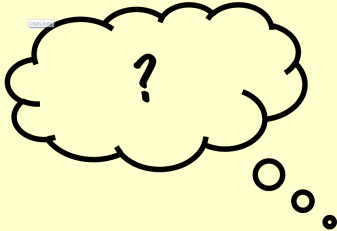
Standard method for calculating housing need

The government recently published long awaited proposals that would introduce a standard method for calculating local authorities' housing needs. This new method will not be finalised until later in 2018 and it may result in some changes to the level of housing need identified for Hertsmere. Housing requirements in our Borough will need to reflect this standard method which the government introduces. It is clear that the need for significant growth in Hertsmere will remain high, given the levels of demand for housing we are already experiencing and our projected population growth.

How much growth do we actually need?

Question 3

Housing need



Do you agree that the Council should aim to meet the actual level of housing need (600 homes per year) we have identified above?

Can you identify any other issues about housing need which have not been identified?

Please explain your answer. Where possible, please support your answer with reference to any evidence.

The local housing market

The cost of housing within the borough has gone up steadily over the last 20 years and has become increasingly unaffordable for many. The cost of a new home in Hertsmere is now more than 11 times annual income levels. To put this in context, in 1997 house prices were less than six times income levels. A typical household in Hertsmere now requires an income of at least £75,000 to get onto the housing ladder within the borough. This is based on a mortgage of 4.5 times household income which is currently difficult to obtain.

Private rental levels are also very high with typical private rents starting at around £1,000 per month for a two bedroom flat.

Households on very low incomes may access social rented homes which are typically capped at 40 to 60 per cent of local market rents, or affordable rented homes, which are capped at 80 per cent of local market rents. At the same time however, our housing register, which requires applicants to have a local connection, currently has more than 850 households waiting for suitable accommodation.

Ensuring the provision of new affordable homes has been one of our priorities for many years; the current local plan requires 35 to 40 per cent of properties within larger developments to be affordable. Since 2001 more than 900 affordable homes have been built. We aim to continue this requirement in our new plan. We also want to ensure that developers deliver a range of types of affordable housing so that the needs of different families can be met.

How much growth do we actually need?

Affordable housing/homes:

Housing provided to eligible households whose needs are not being met by the market. A more detailed description can be found in the [National Planning Policy Framework \(NPPF\) Annex 2](#)

Although many housebuilders are able to provide some affordable housing, the government does not require them to do so if they can show that it would be financially unviable. The best way for us to guarantee significant numbers of affordable homes is to make their provision a requirement where any large areas of land are identified for new homes in our Local Plan. This will mean that developers will know from the outset how many affordable homes have to be delivered in each location and will have to build the cost of providing them into the financing of their developments.

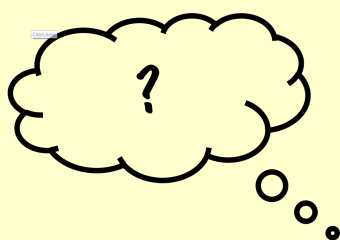
Additional housing requirements

Our Local Plan will need to deliver other types of housing including sufficient pitches for Gypsies and Travellers and Travelling Showpeople. National policy and guidance requires local plans to set targets for new traveller pitches. It must also identify and maintain a five year supply of sites to meet local needs. Further work will be carried out to establish the number of new pitches required in the new local plan.

We also want to deliver plots for self-build homes, where people design and commission the building of their new property. We already have a register of people wanting to buy a self-build plot and we would like land to be available within larger developments for up to 10 per cent of these new homes to be self-builds. There is also a need to provide suitable adaptable housing for the elderly population. Other types of specific housing needs may also be identified during the process of preparing the new local plan.

Question 4

Affordable Homes



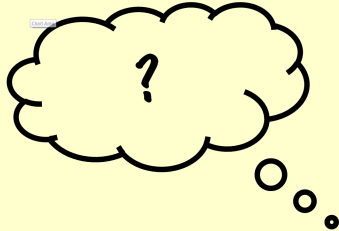
Do you agree that we should continue with our requirement for 35-40% of new homes to be provided as affordable housing?

Where possible, please include supporting information with your answers.

How much growth do we actually need?

Question 5

Self-build Homes

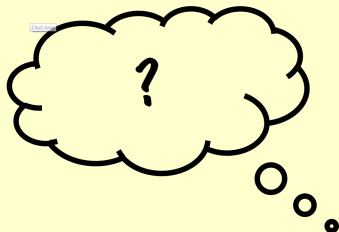


Do you agree that land within larger developments should be available for up to 10% of homes to be self-build properties?

Where possible, please include supporting information with your answers.

Question 6

Gypsies, Travellers and Travelling Showpeople

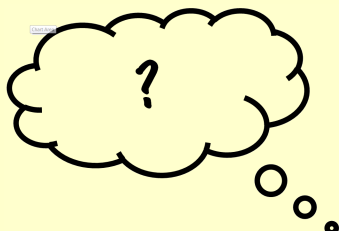


How should we meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople?

Where possible, please include supporting information with your answers.

Question 7

Other types of housing need



How should we meet other types of needs, including housing for the elderly?

Where possible, please include supporting information with your answers.

How much growth do we actually need?

Jobs and prosperity

For many years we have benefited from high levels of employment and local business creation. The unemployment rate here of 3.5 per cent is lower than the national average and in 2017 only one per cent of people of working age were claiming out-of-work benefits.

Business start-up rates are higher than those in London and almost twice the national average; this growth is reflected in local successes such as the Enterprise Centre in Potters Bar.

The Enterprise Centre, Potters Bar



We want to maintain our successful Hertsmere economy. This includes trying to meet the needs of particular sectors that are expected to grow, and providing jobs for residents to minimise their need to commute long distances. We have identified the following sectors as being particularly important to our Hertsmere economy:

How much growth do we actually need?



- Creative industries (including IT and the film and media industries)
- Scientific research and development
- Pharmaceuticals
- Finance and business services
- Wholesale and retail trade

We are able to use the Local Plan to identify locations for premises for new and expanding businesses. We have previously identified land on the edge of Borehamwood (between the A1 and Rowley Lane) and Potters Bar (Cranborne Road industrial estate) for future growth, but we think that some additional land will be needed to attract the extra jobs which are needed to accompany an increasing population and to enable continued economic prosperity.

Attracting and retaining businesses to Hertsmere ensures our communities do not simply become 'dormitory towns'. It also helps us attract investment for transport, faster broadband and improved training opportunities for the local workforce.

Our aspirations for economic growth need to be realistic and based on sound evidence; we therefore commissioned a report called an [Economic Study](#) to look at different options for future economic growth. The report identified how we could expect the local economy to grow and what we need to do to best enable this to happen. It recommended that we should plan for the forecast growth in different parts of the local economy.

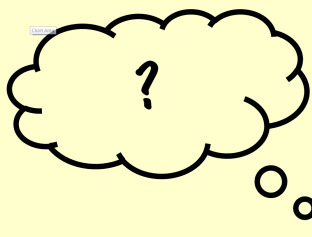
In total an increase of around **9,000 jobs across the borough is needed**. The level of new job creation predicted in Hertsmere remains high. This is because the area has a very strong track record in business start-ups, particularly in the professional and business services sector. We know that many of the jobs being created over the next 15 years will be in the service sector, such as in retail, hospitality and leisure but we now estimate that around 10 hectares (25 acres) of extra land will also need to be found for light industry, offices, scientific research, warehouses and other commercial activities.

How much growth do we actually need?

The new plan will also ensure our current town centres continue to thrive and improve. This will be achieved through maintaining a high proportion of retail outlets and services within the borough's main shopping centres and local parades, while allowing a healthy proportion of mixed use in order to enhance diversity and viability of the centres.

Question 8

Jobs

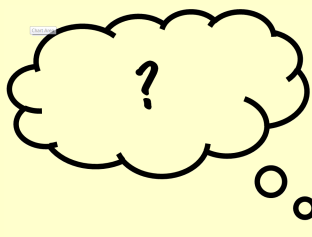


Do you agree that we should plan for this level of new jobs (9,000 new jobs over 15 years) to support business creation and meet the employment needs of an increasing population?

Where possible, please include supporting information with your answer.

Question 9

Retail and shopping



Do you agree that we should maintain a high level of retail and services within the borough's shopping centres and local parades?

What other uses may be considered appropriate in these areas?

Where possible, please include supporting information with your answer.

Providing the right community facilities

We are interested in finding out what extra facilities are needed now as well as planning for those areas where new homes are to be built. Using information such as income, education, health and barriers to local services helps us to measure deprivation and target where improvements need to be prioritised. We are already working closely with the organisations

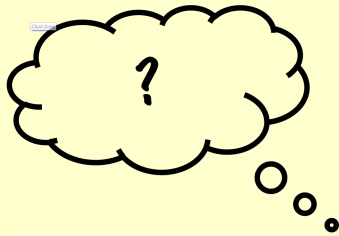
How much growth do we actually need?

responsible for providing many of these facilities, as we are not responsible for all the services on which local communities depend. Proposals are currently being developed for a new health hub and a primary school in Borehamwood, and a possible secondary school between Bushey and Carpenders Park, relieving pressure on schools in that area.

Hertsmere is more diverse than it was in 2001; this Local Plan will reflect the needs of the different groups in our community.

Question 10

Community facilities



What community facilities or local infrastructure improvements do you think should be given priority?

Movement

National policy and guidance requires all new Local Plans to promote sustainable transport, walking and cycling, and to focus significant development in locations that are or can be made sustainable. Despite there being three mainline railway stations in the borough, a large proportion of residents travel by car. The proportion of the local population commuting by car is much higher than in the outer London suburbs, which benefit from being part of the London Underground network.

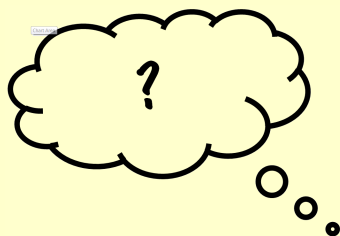
Recent and planned improvements to our local rail services and facilities, including platform extensions, more train services and the introduction of 12 carriage trains, have the potential to reduce the amount of car-based commuting.

We want to ensure that in future local residents can be less dependent on having access to a car for getting to services, jobs and other facilities. This means that these facilities need to be located within or close to the new homes they serve, as well as ensuring there is extra public transport for those jobs and services which are not located nearby. We may also look at new approaches such as car clubs to reduce the number of car journeys and car ownership. The significant cost of extending the rail network means that options such as new bus routes, guided busways and park and ride also need to be considered. We are working closely with Hertfordshire County Council, which has overall responsibility for transport planning in the county.

How much growth do we actually need?

Question 11

Sustainable travel



What types of sustainable transport improvements would you like to see prioritised locally as part of the future planning of our borough?

Where should new development be built?

Where should new development be built?

The Government wants development to be focused on previously developed land - known as brownfield sites - to deliver new housing and economic growth. We agree with this approach: our current plan directs all new developments to the borough's existing built up areas. There is, however, a limited supply of brownfield land, and many of the sites which were previously available have been, or will be, built on in the next few years. There is insufficient brownfield land in the borough to meet all the need for new homes and jobs we have identified.

We have asked landowners and developers to put forward possible development sites through our recent 'call for sites'. More than 80 sites have been suggested and a number of these are on undeveloped land outside of existing towns and villages. We need, however, to ensure that any decision to permit development outside of existing built-up areas is only taken after all other opportunities have been exhausted, including the re-use of previously developed land and long-term vacant homes.

We are now reviewing all of the sites which have been proposed by landowners and developers. We have also carried out an initial assessment of all local green belt land, which can be found at www.hertsmere.gov.uk/newlocalplan to understand whether this land continues to meet the Government's stated purposes for green belt. These purposes include the need for green belt land to act as buffer in preventing nearby towns and villages merging.

Following consideration of identified opportunities, issues and constraints, five potential development approaches have been identified. They are:

- Redevelopment of urban brownfield sites;
- Growth through new garden suburbs;
- Supporting larger rural communities and growth of key villages;
- Meeting the needs of other villages; and
- Creating a new garden village.

A combination of approaches for planning our future growth may well provide the way forward. At this stage, however, we have presented these ideas individually so that the implications can be more easily set out.

The following sections provide more detail on each growth approach, with further explanations of their benefits and potential challenges. We would like to hear your views and thoughts on these approaches, or any other approaches you may like to suggest.

Where should new development be built?

Redevelopment of urban brownfield sites

Objective: To continue delivering homes and jobs within the existing built up area making as much use as possible of brownfield sites

This approach would involve re-using land that has typically been used for industry or business but is no longer required. These are known as brownfield sites. This could either involve building at similar densities to those existing in the local area, or significantly increasing the amount of development on these sites, including through allowing taller buildings.

Area of Search:

- Borehamwood, Potters Bar, Bushey and Radlett

Amount of development:

- Up to 3,000 new homes
- Additional industrial and commercial development across built up areas
- Significant increase in densities in more central locations
- Limited increases in building densities elsewhere

Required Infrastructure:

- Additional primary school places/new primary school(s)
- Additional secondary school places
- Additional healthcare provision
- Improved pedestrian/cycle connectivity
- Improvements to bus services within and between towns
- Local highway network improvements and more electric charging points
- Potential improvements to the wider strategic highway network
- Open space, leisure, recreation and community facilities
- Enhanced green infrastructure within new developments (including parks, green spaces and other natural features)
- High speed broadband network improvements

Main considerations

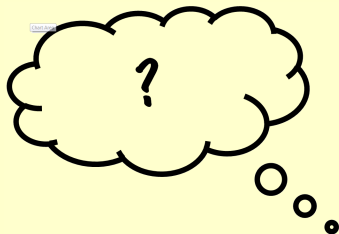
Benefits	Challenges
<ul style="list-style-type: none"> • Continues to focus development on existing built-up areas which already have a wide range of services, facilities, transport and employment 	<ul style="list-style-type: none"> • Significant growth has already taken place in Borehamwood and Bushey; continued development will impact on local services and infrastructure, and on the overall character of the area

Where should new development be built?

Benefits	Challenges
<ul style="list-style-type: none"> • Reduces the extent to which green belt land needs to be built on • Encourages additional homes in town centres which will benefit shops, restaurants and leisure facilities, boosting both the daytime and evening economy 	<ul style="list-style-type: none"> • This alone will not address the housing needs, including sufficient numbers of affordable homes, which exist across the borough • Higher density development in the urban areas will put greater pressure on existing local services and infrastructure and could also change the character and appearance of our towns, particularly within residential areas • Development across a large number of small sites will not provide the funding needed for the additional infrastructure required

Question 12

Redevelopment of urban brownfield sites



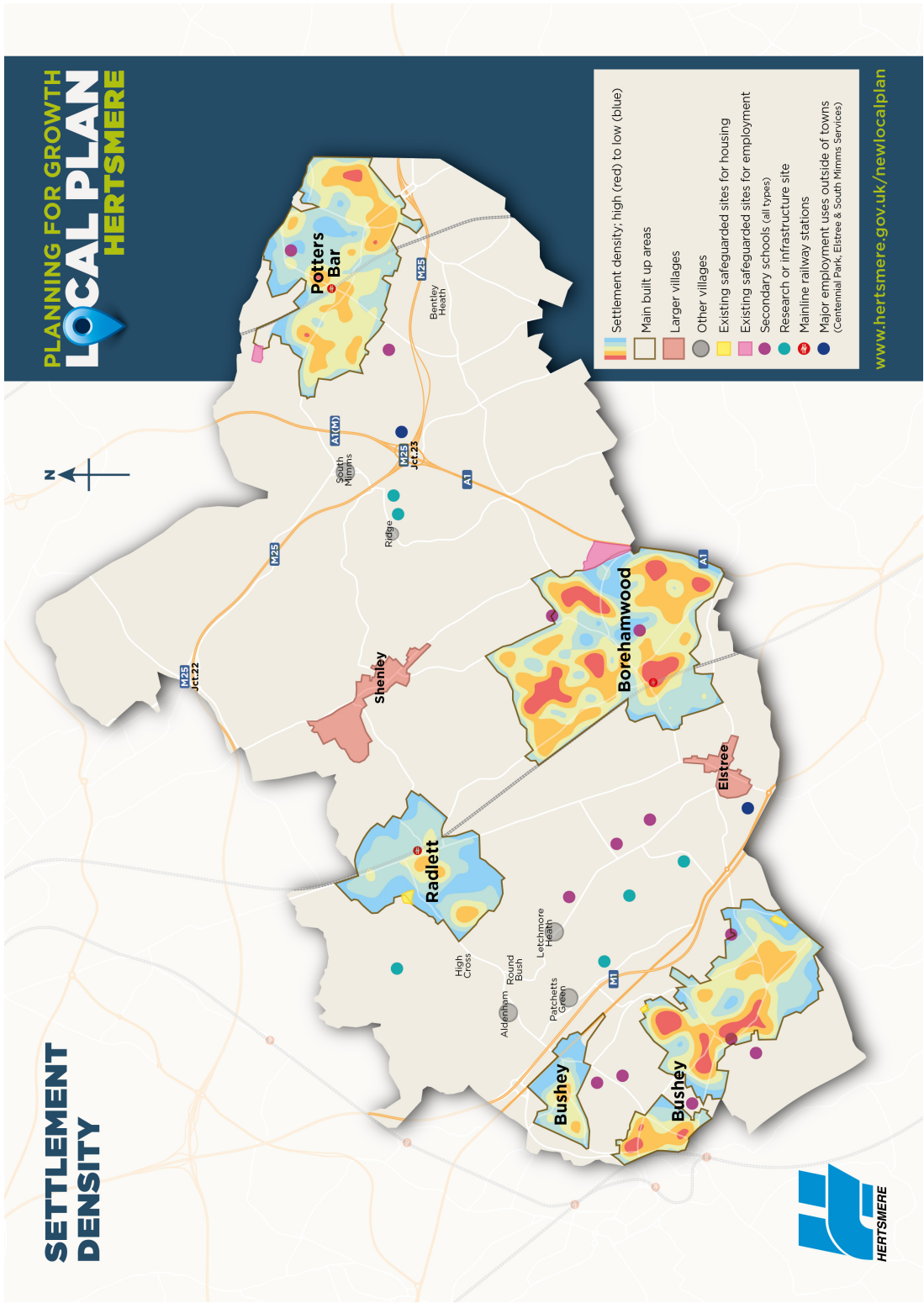
Our existing urban areas will need to take some brownfield development at higher densities than Hertsmere is used to.

Which areas do you think are best placed to accommodate this type of growth and why?

Where possible, please include supporting information with your answer.

Where should new development be built?

Relative settlement density



Please note: the densities shown on this map compare areas within Hertsmere only. They do not compare densities in Hertsmere with London or anywhere else.

Where should new development be built?

Growth through new garden suburbs

Objective: To deliver growth of Borehamwood, Potters Bar, Bushey and Radlett by meeting the housing and infrastructure needs of these areas with new sustainable neighbourhoods linked by public transport, cycling and walking networks.

This approach would involve expanding our existing towns through the creation of new neighbourhoods. These would integrate with surrounding communities but provide a full range of housing choices, employment and local services for the new communities they serve.

Area of search:

- Borehamwood, Potters Bar, Bushey and Radlett

Amount of development:

- Up to 300-500 new homes in each garden suburb with a new local centre containing a range of shops, services and small business units.

Required Infrastructure:

Any new garden suburb with up to 300 to 500 new homes requires:-

- New primary school(s)
- Additional secondary school places
- Additional healthcare provision
- Policy compliant number of affordable homes
- Strategic pedestrian/cycle connectivity
- Improvements to inter-urban bus services
- Local highway network improvements
- Potential improvements to the wider strategic highway network
- New neighbourhood centre
- Open space, leisure, recreation and community facilities
- Enhanced green infrastructure network (including parks, green spaces and other natural features)

Main considerations

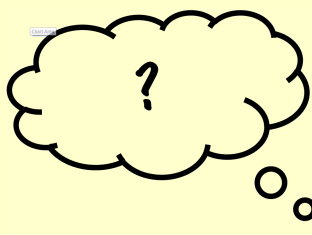
Benefits	Challenges
<ul style="list-style-type: none"> • Enables growth to be more planned, avoiding many of the difficulties caused by piecemeal development on small sites 	<ul style="list-style-type: none"> • Requires the release of some green belt land • Not all of the impact will be contained within the new

Where should new development be built?

Benefits	Challenges
<ul style="list-style-type: none"> Provides greater scope to deliver infrastructure by requiring new facilities to be provided within the garden suburb Enables the delivery of a wide range of affordable housing types which can be integrated into the garden suburb from the outset Provides scope to deliver additional employment opportunities 	<p>garden suburb, with some impact on roads and local services elsewhere within the locality</p>

Question 13

Growth through new garden suburbs



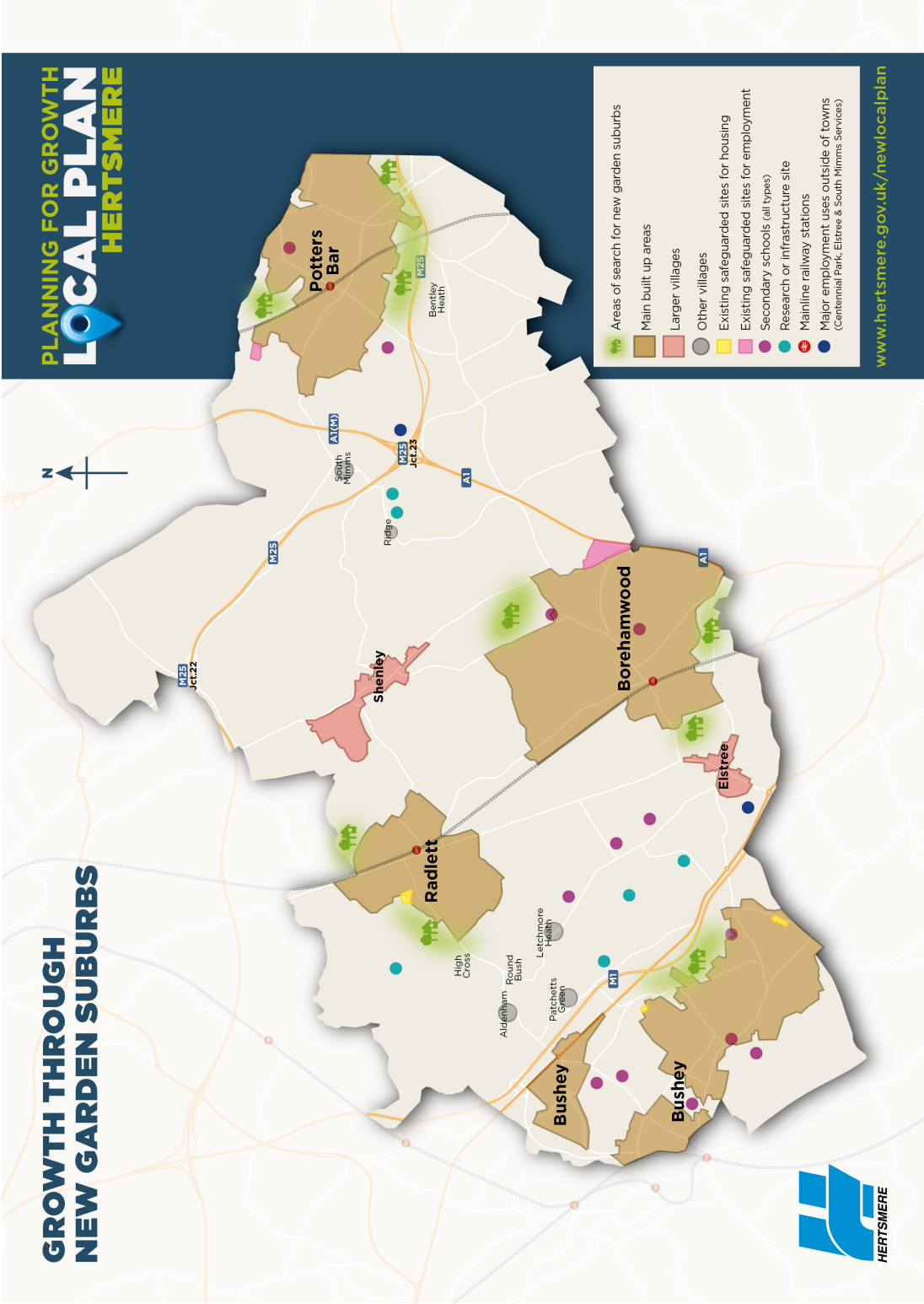
Garden suburbs which provide housing choices, employment and local services will be a part of our plans to accommodate more homes in the future, and will require building on land which is currently designated as green belt.

Where do you think would be the most sustainable locations for garden suburbs?

Where possible, please explain your answer and include supporting information.

Where should new development be built?

Growth through new garden suburbs



Where should new development be built?

Supporting larger rural communities

Objective: Delivering growth in Elstree Village and Shenley to create larger, more sustainable villages

This approach would involve extending Elstree Village and Shenley and would require the development of land currently designated as green belt. Shenley and Elstree are identified in the existing Local Plan as key service villages. Although the villages have a limited range of shops and services, these facilities make a vital contribution to the sustainability of the local community. An extension of either village could incorporate additional local employment opportunities, for example in Elstree's case an expansion of the nearby business park at Centennial Park and/or the adjacent business estates on Watford Road.

Area of Search:

- Elstree and Shenley

Amount of development:

- Up to 1,000 new homes across Elstree and Shenley with additional local shops and services and potential expansion of local business parks

Required Infrastructure

Any development with up to 300 to 500 new homes requires:-

- New primary school(s)
- Additional secondary school provision in nearby town(s)
- Additional healthcare provision
- Policy compliant number of affordable homes
- Strategic pedestrian/cycle connectivity
- Improvements to inter-urban bus services
- Local highway network improvements
- Potential improvements to the wider strategic highway network
- New neighbourhood centre/village focus
- Open space, leisure, recreation and community facilities
- Enhanced green infrastructure network (including parks, green spaces and other natural features)
- High speed broadband network improvements

Any development with up to 100 new homes requires:-

- Additional primary school places
- Additional secondary school provision in nearby town(s)
- Additional healthcare provision

Where should new development be built?

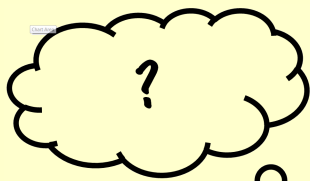
- Improvements to inter-urban bus services
- Local highway network improvements
- Open space, leisure, recreation and community facilities
- Enhanced green infrastructure network
- High speed broadband network improvements

Main considerations

Benefits	Challenges
<ul style="list-style-type: none"> • Provides an opportunity to plan comprehensively for the future of the village, including a new or expanded school, community facilities and other local services • Enables the delivery of a sufficient number of affordable homes to meet local need • Recognises that Shenley and Elstree are more sustainable places for growth than the smaller villages and hamlets, given that they already contain a number of local services 	<ul style="list-style-type: none"> • Would require development of green belt land • A major village expansion would impact on the character and function of the village(s)

Question 14

Supporting larger rural communities - growth of key villages



We have an opportunity to plan for the sustainable expansion of our larger villages, Elstree and Shenley, to incorporate employment space and additional local facilities to benefit both existing and future residents.

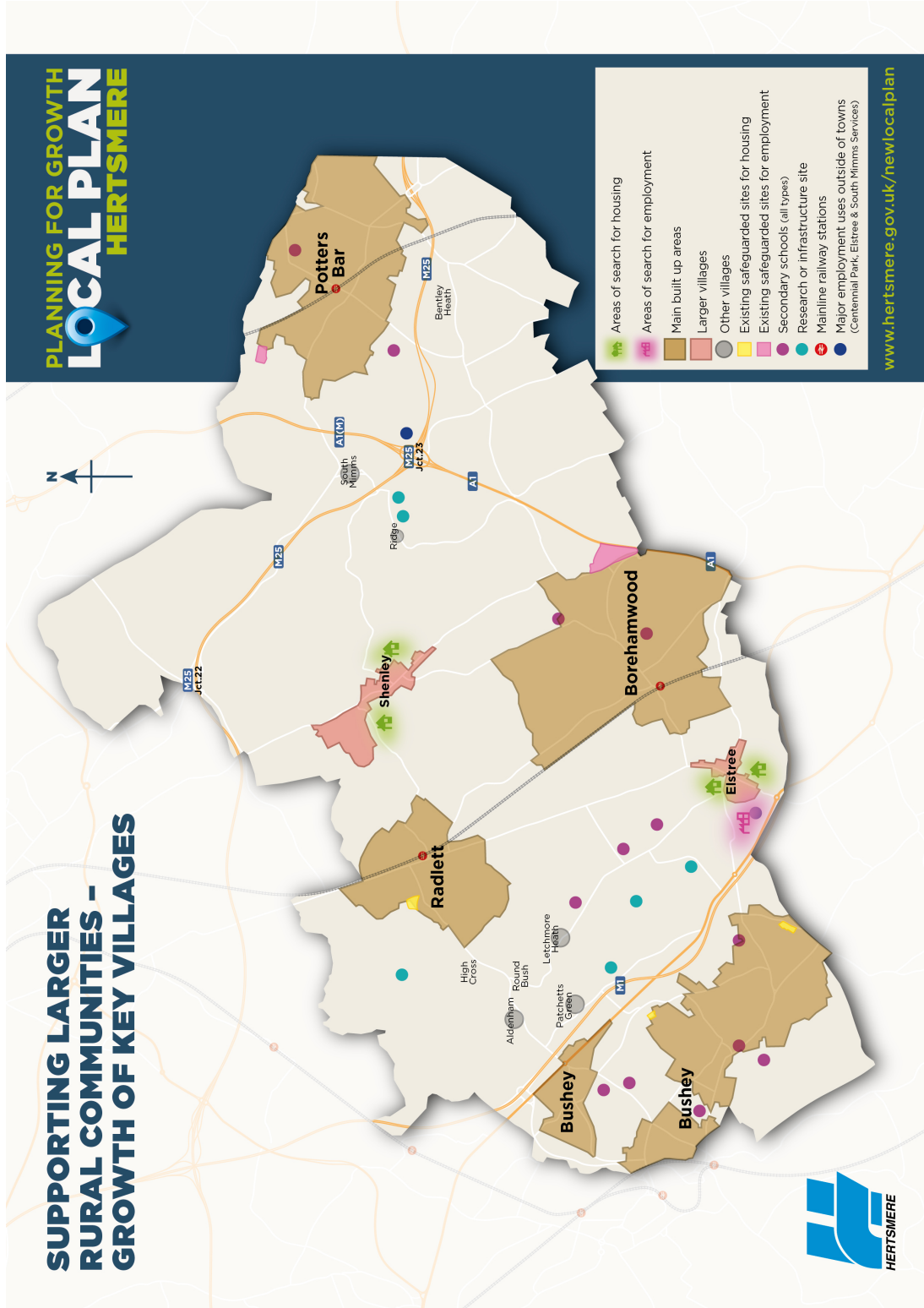
Do you agree with this approach? Where do you think this development should take place?

Where possible, please explain your answer and include supporting information.

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Where should new development be built?

Supporting larger rural communities - growth of key villages



Where should new development be built?

Meeting the needs of other villages

Objective: Expanding smaller villages to help to maintain their long-term sustainability

This approach would involve introducing new development adjoining Hertsmere's other villages, which are within the green belt, to help safeguard their long-term future as viable communities. Recent developments have been limited to occasional infill schemes. Any further growth of these villages and hamlets, including any necessary infrastructure, would require a planned extension on undeveloped green belt land and would have to be planned so as to enable the communities to remain distinct and separate. Smaller hamlets, such as Round Bush and Bentley Heath, are unlikely to be suitable for any significant growth.

Main Areas of Search:

- South Mimms, Letchmore Heath, Aldenham, Ridge, Patchetts Green

Amount of development:

- 300 new homes and additional local services and rural employment opportunities with potential business growth around South Mimms Services

Required Infrastructure:

Any development with up to 250 new homes requires:-

- New primary school places
- Additional secondary school places in nearby town(s)
- Additional healthcare provision
- Policy compliant number of affordable homes
- Strategic pedestrian/cycle connectivity
- Improvements to bus services
- Local highway network improvements
- Potential improvements to the wider strategic highway network
- New neighbourhood centre
- Open space, leisure, recreation and community facilities
- Enhanced green infrastructure network (including parks, green spaces and other natural features)
- High speed broadband network improvements

Any development with up to 100 new homes requires:-

- Additional primary school places
- Additional secondary school places in nearby town(s)

Where should new development be built?

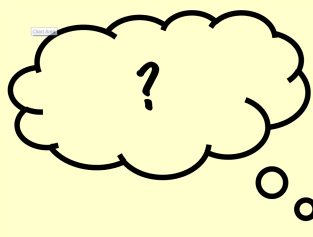
- Additional healthcare provision
- Improved pedestrian/cycle connectivity
- Improvements to inter-urban bus services
- Local highway network improvements
- Open space, leisure, recreation and community facilities
- Enhanced green infrastructure network
- High speed broadband network improvements

Main considerations

Benefits	Challenges
<ul style="list-style-type: none"> • Provides an opportunity to plan for the future of the village in a co-ordinated rather than piecemeal way • Enables the delivery of a sufficient number of affordable homes to meet local need • Provides scope to increase school capacity and/or a range of other local services • Protects the wider green belt from development once any areas for limited growth have been identified 	<ul style="list-style-type: none"> • Would require limited development of some green belt land • Potential impact on the character of the village

Question 15

Meeting the needs of other villages



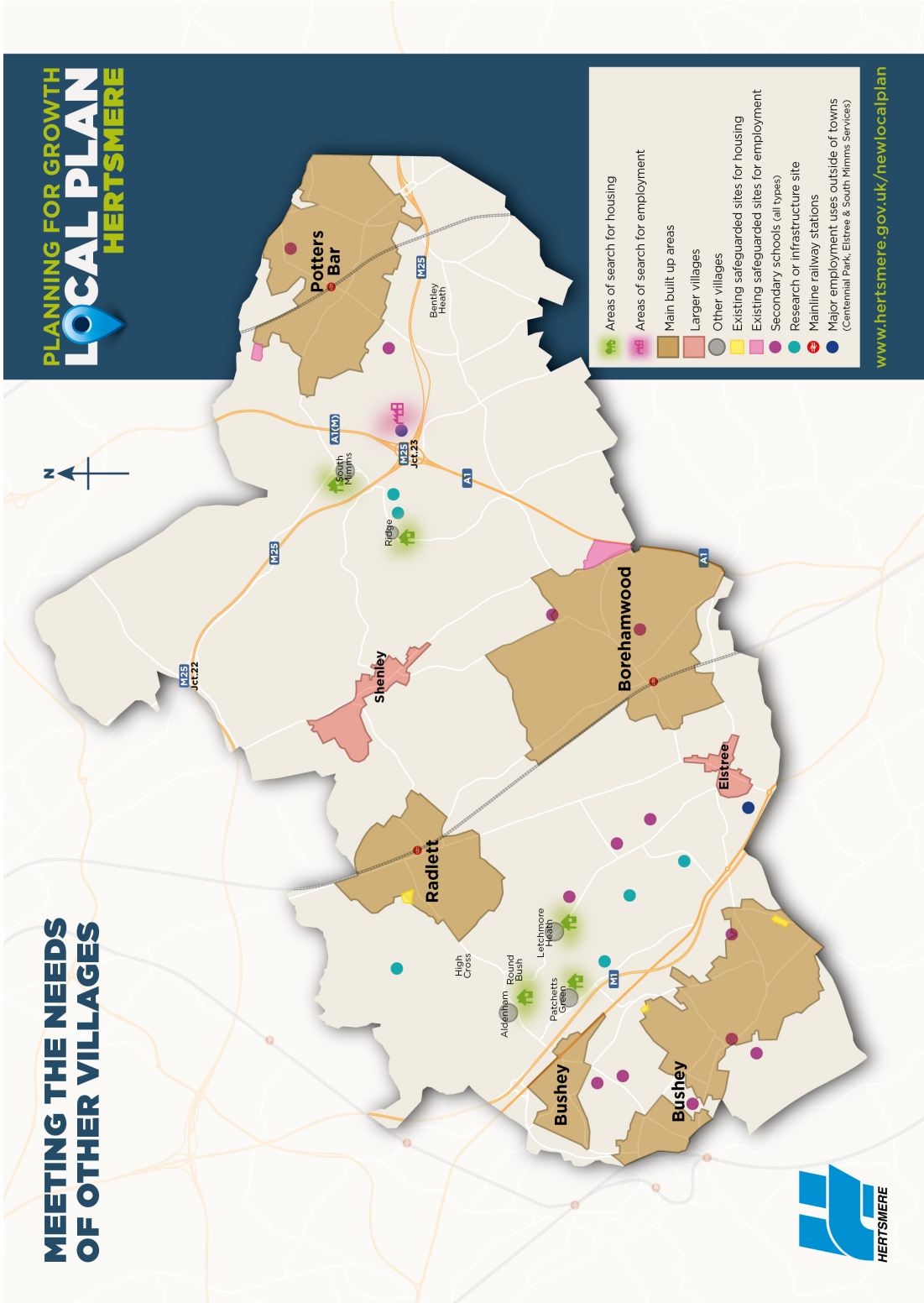
Carefully planned expansion of some of our smaller villages may be necessary, and would benefit the existing and future communities by enabling the provision of a greater range of local services and jobs.

Which villages do you think would be best suited to this form of growth?

Where possible, please explain your answer and include supporting information.

Where should new development be built?

Meeting the needs of other villages



Where should new development be built?

New garden village

Objective: Creation of a sustainable stand-alone garden village

A new garden village could accommodate a significant proportion of long-term growth and address many of our future needs. Such an approach would reduce the impact on existing communities. It could not be done in isolation from nearby towns and villages and would require improved transport connections to those areas. The village would be planned for 4,000 new homes with the scope to increase by at least 50 per cent in the future.

Area of Search:

- Due to our proximity to London and the pattern of development which has evolved over time, the countryside is relatively crowded and there are limited areas of undeveloped land within the green belt. The M25 effectively operates as a defensible barrier to prevent further outward growth of London into the green belt; consequently land to the north of Junctions 22 and 23 of the M25 would be the most likely locality for a new garden village.

Extent of initial development:

- 4,000 new homes across an area of up to 200 hectares (500 acres), equivalent to 0.75sq miles
- Village centre with local shops, services and leisure facilities
- New office/high tech business park

Required Infrastructure:

- Up to four new primary schools
- New secondary school
- New healthcare provision
- Policy compliant number of affordable homes
- New pedestrian and cycle routes
- Bus routes with possible guided busways to connect with other town centres
- Local highway network improvements
- Detailed investigations, including the modelling of the motorway junction capacity and the surrounding strategic road network
- Village centre with retail and community facilities
- Open space, leisure and sports facilities
- Enhanced green infrastructure network (including parks, green spaces and other natural features)
- High speed broadband network improvements

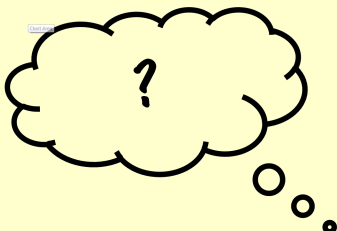
Where should new development be built?

Main considerations

Benefits	Challenges
<ul style="list-style-type: none"> • Well-planned local services and facilities can be provided from the outset • Enables local services and facilities, such as schools, GP surgeries and community centres to be planned in the best location rather than having to be fitted in around existing development • Enables a reduction in traffic and congestion to be achieved through a focus on cycling and walking routes • Increases the likelihood of Government and other public sector funding being available to support delivery • Enables larger numbers of affordable homes to be provided so as to deliver a mixed and balanced community • Enables the provision of more plots for self-build housing • Provides opportunities to allocate land and buildings for local employment, so reducing commuting • Enables provision for sustainable transport to be made 	<ul style="list-style-type: none"> • Managing the wider strategic road network • Up-front costs would be very significant including any upgrades to junctions and new link roads • A longer lead-in and delivery timescale than any other option, potentially over 10-20 years, meaning that housing need would not be addressed immediately

Question 16

New garden village



A new garden village that is carefully-planned will be able to accommodate a significant proportion of the growth we need, while minimising the impact on existing communities.

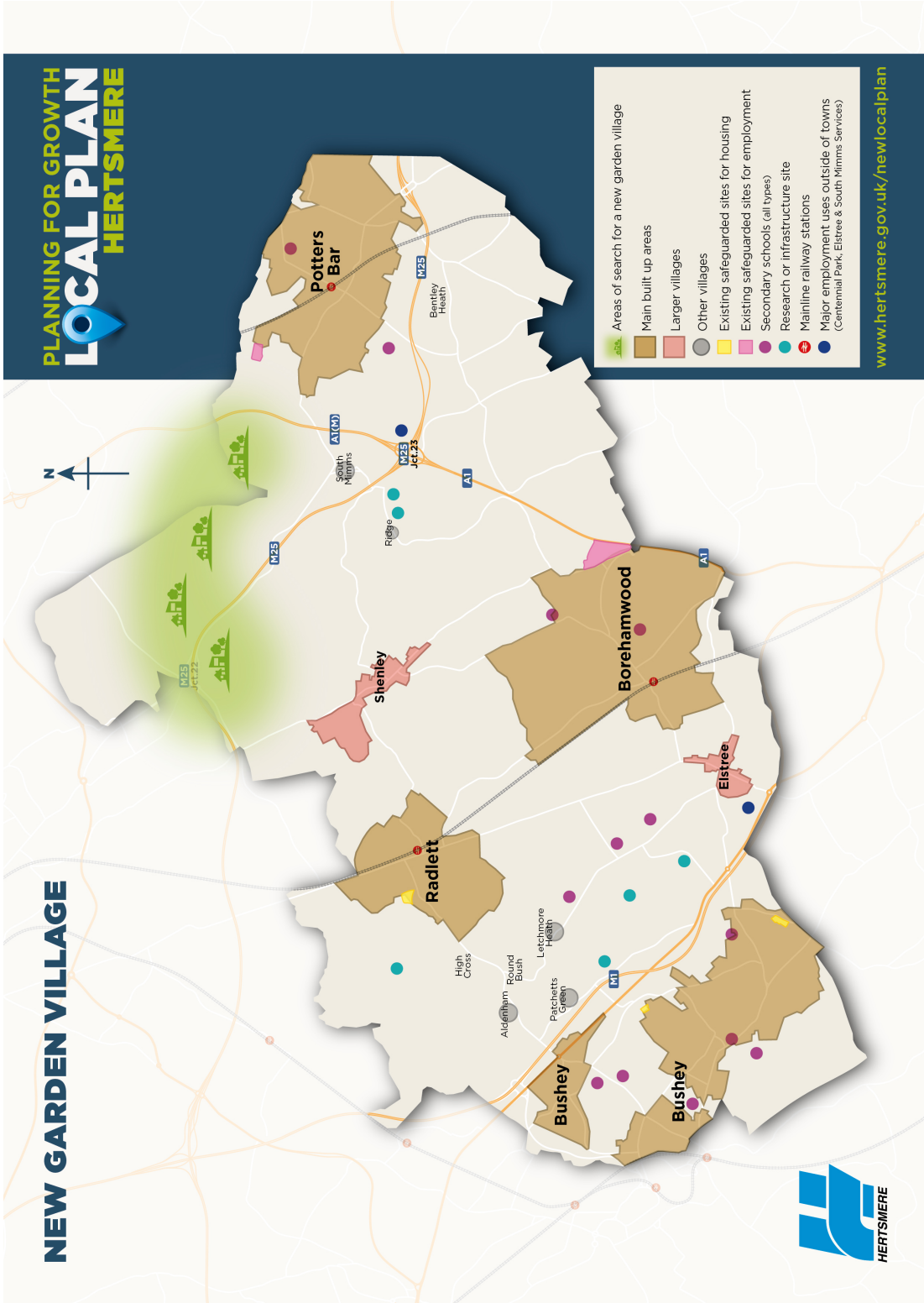
Do you support the idea of a new garden village as a long-term growth option for Hertsmere?

Can you think of any issues or benefits related to a garden village that have not been identified?

Please explain your answer. Where possible, please support your answer with reference to any evidence.

Where should new development be built?

New garden village



How to get involved

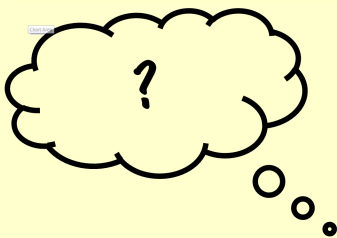
How to get involved

In order to meet the future needs of the borough we will need to plan for a combination of the approaches described above. We are currently reviewing the sites submitted to us by landowners and developers through the recent Call for Sites, and are working on a wide range of studies which will underpin our plan and help us to select the most sustainable locations for development.

We would like to hear your views and thoughts on these approaches, as well as any other suggestions you may have about other approaches that could also be considered.

Question 17

Any other comments



If you have any other comments to make on this document, please add them here.

To respond to this document, please:

- **respond online at www.hertsmere.gov.uk/newlocalplan** If you are already reading this document through our online consultation portal, the easiest way to respond is to do so directly through the portal. There are a number of questions you might like to answer (you will need to spend a few moments setting up an online account first).
- **respond by post:** if you are reading a paper copy of this document you can post a response to us at this address: Policy and Transport Team, Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood, Herts WD6 1WA.
- **come and talk to us:** we are holding a number of drop-in sessions in October and November where you can find out more about what we are doing and ask questions. There will be an opportunity to leave comments with us on the day.

October 2017	November 2017
Wylllyotts Centre, Potters Bar : Tuesday, 24 October 2017, 6:30pm - 9pm	Bushey Centre: Tuesday, 7 November 2017, 6:30pm - 9pm

How to get involved

October 2017	November 2017
Allum Hall, Elstree/Borehamwood : Wednesday, 25 October 2017, 6:30pm - 9pm	Radlett Centre: Wednesday, 8 November 2017, 6:30pm - 9pm
	Shenley Primary School: Monday, 13 November 2017, 6:30pm - 9pm

Please make sure your comments reach us by 30 November 2017.

