ISSUES AND OPTIONS 2017

PLANNING FOR GROWTH
LOCAL PLAN
HERTSMERE

HAVE YOUR SAY IN SHAPING HERTSMERE'S FUTURE

Our new Issues and Options report covers the main planning issues facing the borough over the next 15 years.

We know more new homes need to be built if we are to meet local housing needs but communities need more than new housing alone to thrive.

We recognise the need for local infrastructure to be provided alongside new homes and jobs, such as schools and GP surgeries, and facilities including sports centres and open spaces.

WE WANT YOUR VIEWS ON THE ISSUES AND OPTIONS WE HAVE IDENTIFIED.

This will influence how our new Local Plan is drawn up.

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

The Local Plan is a long-term growth strategy for the borough. It 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. It helps us to protect the area from speculative, uncoordinated and unsustainable development proposals.

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.

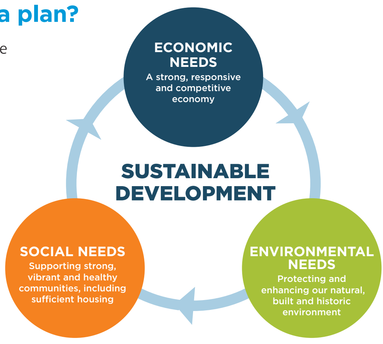
The lack of new homes is not just a local problem

There is an acute housing shortage across England which the planning system needs to address by making sufficient land available for new homes.

Does the council already have a plan?

Our current Local Plan is based on a strategy which gave priority to locating new development on land within existing built-up areas, including the Elstree Way Corridor in Borehamwood.

The current plan only identifies 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.



46% favour a new settlement

Hundreds of people across Potters Bar and the rest of the Hertsmere borough have responded to the council's consultation over the need to

NINA MORGAN

while 35 per cent agreed with this option.

Sixty-one per cent disagreed with building on the edge of the borough's larger settlements.

What you've already told us

We sent our first 'Planning for Growth' newsletter to all homes in the borough at the end of 2016, asking for your initial views on how best to plan for new homes, jobs and infrastructure in Hertsmere. Almost 300 people responded by answering our questionnaire.

A significant number of you supported growth within or adjoining our towns, provided the infrastructure is in place first. However, over half of those responding did not want any more growth in our towns.

Building a new garden village was the idea that received the most support

46% of those who answered our survey question about the new settlement were in favour, 34% disagreed and 19% were undecided.

What about infrastructure?

A major theme of the comments we received was concern about whether local infrastructure would be able to cope with growth. It is clear that many of you are already worried about the pressure on existing schools, GP surgeries and other local facilities.

Local infrastructure will need to be provided alongside growth

Any significant new development will need to be supported by investment in local services and infrastructure from the outset.

BACKGROUND

PLANNING FOR GROWTH
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FACTS AND FIGURES

People

Our population has risen by nearly 13,000 since 1981 to 103,000 (based on 2015 projections).

We have a diverse population spread throughout the borough's towns and villages.

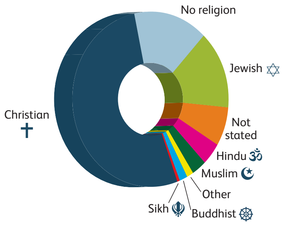
Population spread within the borough

Location	Numbers in 2015
Hertsmere Borough	103,000
Borehamwood	34,979
Bushey (including Bushey Heath)	27,109
Potters Bar	22,383
Aldenham (including Radlett)	9,338
Shenley	4,995
Elstree	4,236

Hertsmere's population is set to grow by 20,000 over the next 20 years

Yet the proportion of working age people is expected to reduce and the 75+ age group will increase by more than 50%.

Hertsmere's faith communities



Housing

Studies show that 78% of total housing need across the borough is for affordable housing; and current supply is meeting less than 50% of that need.

There are 850 households on our housing register

Hertsmere Borough Counil's housing register helps people with a local connection find a social rented or affordable rented home. Those on the register are waiting for suitable accommodation..

The cost of a new home in Hertsmere is more than 11 times annual incomes

To put into context, in 1997 house prices were less than six times income levels. A typical householder now requires an income of at least £75,000 in order to get on the housing lader.

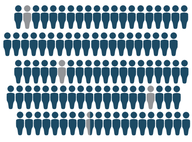
Employment and business

Numbers of jobs in construction, wholesale and retail trade, motor vehicle repair and financial and other business services are all above regional and national averages.

We have a high number of business start-ups in Hertsmere

In 2016 there were more than 6,500 registered business in the borough. This is around 2,000 more than we had in 2010.

The unemployment rate is lower in Hertsmere than the national average



In Hertsmere the unemployment rate is 3,5%, compared to 4,3% nationally in 2017. Only 1% of people of working age were claiming out of work benefits.

Education

There are projected shortfalls in schools places across the borough, including a need for a new primary school to serve the needs arising from development within Elstree Way in Borehamwood.

In 2016, the proportion of the borough residents with NVQ qualifications and above is higher than the national average.

We have 23 state-funded primary school and 7 secondary schools in the borough, including academies and faith schools. There are also 16 independent schools.

Transport

We have good links to the motorway network, as well as access to three mainline railways from our largest towns

Levels of car use in Hertsmere are high

Most of our residents travel to work by car or van.

Environment and heritage

In Hertsmere we have:

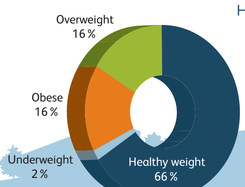
- 1000s of tree perservation orders (TPOS)
- 130 wildlife sites, covering 7% of the borough
- Three regional important geological sites (RIGS)
- Two sites of special scientific interest (SSSI)
- More than 330 listed buildings, 350 locally listed buildings and 16 conservation ares
- Four ancient monuments and part of an historic batterfield

79% of Hertsmere is designated Green Belt

This has stopped the outward expansion of London. But has been a factor in driving up the cost of housing in the borough and the South East.

Health

Hertsmere and Hertfordshire as a whole are generally perceived to be prosperous areas but there are areas of deprivation caused by a range of factors.



Hertsmere has average levels of childhood obesity

16.1% of year 6 children in Hertsmere are overweight or obese. This is close to the England average, but presents a major health problem.

Life expectancy and general health in Hertsmere are better than England averages

Life expectancy in Hertsmere's most deprived areas is around seven years lower than in the least deprived areas.

BACKGROUND

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VISION

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.

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

Do you agree with the proposed Local Plan Vision Statement?

BACKGROUND

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PRIORITIES

The Local Plan will:

RESPOND TO LOCAL HOUSING NEED THROUGH:

- 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

DELIVER ECONOMIC GROWTH AND ENTERPRISE BY:

- 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

HELP PEOPLE IN HERTSMERE CONNECT BETTER BY:

- 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
- 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

HELP CREATE A BETTER ENVIRONMENT BY:

- 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
- 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

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

NEW HOMES

We commissioned a study with other councils in south west Hertfordshire to establish the level of housing need.

Based on government forecasts, around **600 new homes** per year are needed over the next 15 years.

The Government is currently consulting on a national method for calculating housing numbers, which may result in a different number of homes for Hertsmere.

QUESTION 3

Do you agree that the Council should aim to meet the actual level of housing need (600 homes per year) we have identified Can you identify any other issues about housing need which have not been identified?

The local housing market

A new home in Hertsmere now costs more than 11 times annual income compared with less than six times in 1997. On average, a household income of at least £75,000 is needed to get onto the housing ladder in Hertsmere, based on a mortgage of 4.5 times household income.

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

Affordable homes

Providing new affordable homes has been one of our priorities for many years; we already require 35 to 40 per cent of new homes in larger developments to be affordable. More than 900 affordable homes have been built since 2001. We aim to continue this requirement in our new plan, and ensure that a range of types of affordable housing are delivered to meet local needs.

QUESTION 4

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

Self-build homes

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 would like land to be available within larger developments for up to 10% of these new homes to be self-builds.

QUESTION 5

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

Gypsy and Traveller Accommodation

Our Local Plan will need to deliver other types of housing including for Gypsies and Travellers and Travelling Showpeople. The Government requires local plans to set targets for new traveller pitches 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.

QUESTION 6

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

Specialist housing

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 7

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

JOBS AND THE ECONOMY

Hertsmere benefits from high levels of employment and local business creation. Business start-up rates are higher than in London and almost twice the national average; local successes include the Enterprise Centre in Potters Bar.

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.

Business sectors

The following sectors are important to the economy in Hertsmere:

- creative industries (including IT, film and media)
- scientific research and development
- pharmaceuticals
- finance and business services
- wholesale and retail trade

The Local Plan needs to meet the needs of sectors that are expected to grow by identifying suitable locations for jobs for local people.

Our recent Economic Study shows that we need around 9,000 additional jobs across the borough over the next 15 years.

QUESTION 8

Do you agree that we should plan for this level of new jobs to support business creation and meet the employment needs of an increasing population?

RETAIL AND SHOPPING

Thriving town centres

The new Local Plan will ensure our current town centres continue to thrive and improve.

We want to maintain a high proportion of shops and services within the borough's main centres, while allowing a wide enough mix of cafes, restaurants and leisure activities to make sure they remain lively throughout the day and into the evening.

We also want to maintain our local shopping parades to ensure that people have easy access to shops and services.

QUESTION 9

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?

COMMUNITY FACILITIES

Prioritising services

We want to find out what extra facilities are needed to support existing communities, as well as planning for facilities alongside new homes.

Although we are not responsible for all local services, so we are already working closely with the organisations responsible for providing many of these facilities.

Current proposals

Proposals are currently being developed for a new health hub and primary school in Borehamwood, as well as a possible secondary school between Bushey and Carpenders Park to relieve pressure on schools in that area.

QUESTION 10

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

SUSTAINABLE TRAVEL

Promoting public transport, walking and cycling

National policy requires all new Local Plans to promote sustainable transport – public transport, walking and cycling – and to focus larger developments in locations that can be reached without the need for a car.

Reducing high levels of car use

There are three mainline railway stations in the borough but a large proportion of residents travel by car. The proportion is much higher than in the outer London suburbs, which benefit from being part of the London Underground network.

Recent and planned improvements to local rail services, include more train services and 12-carriage trains.

Accessible facilities and jobs, and better public transport

We would like local residents to be less dependent on their car to get to services, jobs and other facilities. This means new facilities need to be close to the homes they serve, with extra public transport to allow people to get to jobs and services which are further away.

The very high cost of extending the rail network means that 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.

QUESTION 11

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?

PLANNING FOR GROWTH
LOCAL PLAN
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A limited supply of brownfield land

The Government wants development to be focused on previously developed land – known as brownfield sites. We agree with this approach: our current plan directs all new developments to the borough's existing built up areas.

However, there is not enough brownfield land in the borough to meet the need for new homes and jobs over the next 15 years and beyond.

Over 80 sites have been put forward

We have asked landowners and developers to suggest development sites through our recent 'call for sites'. More than 80 sites have been put forward.

We need make sure that we exhaust all other opportunities (including the re-use of previously developed land and long-term vacant homes) before we permit development outside of existing built-up areas.

Five possible approaches to development

We have considered the opportunities, issues and constraints, and have identified five potential development approaches:

- 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 is likely to provide the way forward.

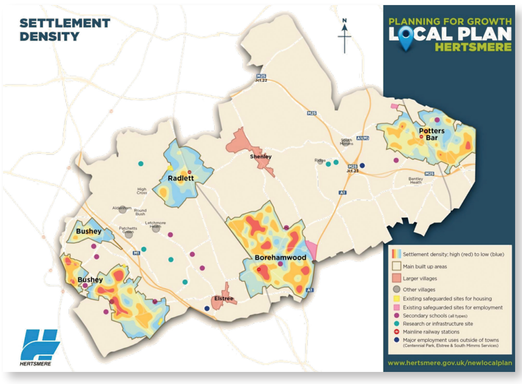
REDEVELOPMENT OF URBAN BROWNFIELD SITES

Areas of search:

- Borehamwood, Potters Bar, Bushey and Radlett

Amount of development:

- Up to 3,000 new homes
- Supporting infrastructure
- Industrial and commercial development across built up areas
- Significantly higher densities in central areas
- Limited density increases elsewhere



Benefits

- Focuses development on existing built-up areas which already have a wide range of services, facilities, transport and employment
- Reduces need to build on green belt land
- Additional homes in or /near town centres benefits local economy

Challenges

- Significant growth has already taken place in Borehamwood and Bushey)
- Higher density development in urban areas puts greater pressure on existing local services and infrastructure and affect character
- This option alone will not meet the need for homes (including affordable homes) across the borough
- Developing smaller urban sites will not provide the funding needed for additional infrastructure

QUESTION 12

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

WHERE SHOULD NEW DEVELOPMENT BE BUILT?

PLANNING FOR GROWTH LOCAL PLAN HERTSMERE

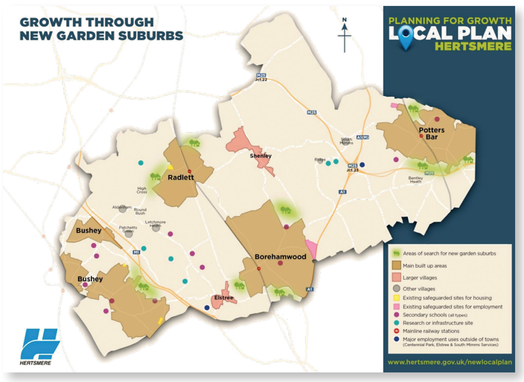
GROWTH THROUGH NEW GARDEN SUBURBS

Areas of search:

- Borehamwood, Potters Bar, Bushey and Radlett

Amount of development:

- Around 300-500 new homes in each garden suburb
- Supporting infrastructure



Benefits

- Planned growth avoids difficulties caused by piecemeal development on small sites
- Greater scope to deliver infrastructure alongside development
- Integration of a range of affordable housing types
- Scope to deliver additional employment

Challenges

- Requires the release of some green belt land
- Not all of the impact will be contained within the new garden suburb, with some impact on roads and local services elsewhere within the locality

QUESTION 13

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

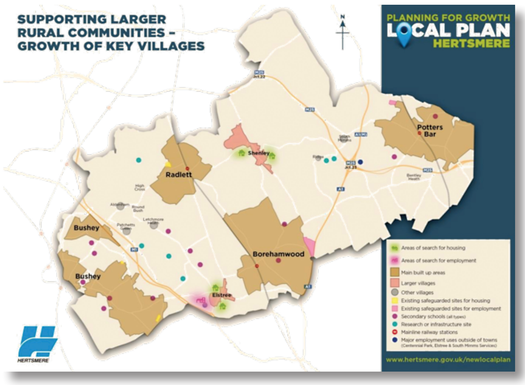
SUPPORTING LARGER RURAL COMMUNITIES

Areas of search:

- Elstree and Shenley

Amount of development:

- Up to 1,000 new homes across Elstree and Shenley plus local shops, services and potential business parks expansion
- Supporting infrastructure



Benefits

- Enables comprehensive planning for the village, including new or expanded school and community facilities.
- Delivers affordable homes to meet local need
- Local services in Shenley and Elstree make them more sustainable places for growth than smaller villages

Challenges

- Requires development of green belt land
- Major expansion would impact on the character and function of the village(s)

QUESTION 14

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

WHERE SHOULD NEW DEVELOPMENT BE BUILT?

PLANNING FOR GROWTH LOCAL PLAN HERTSMERE

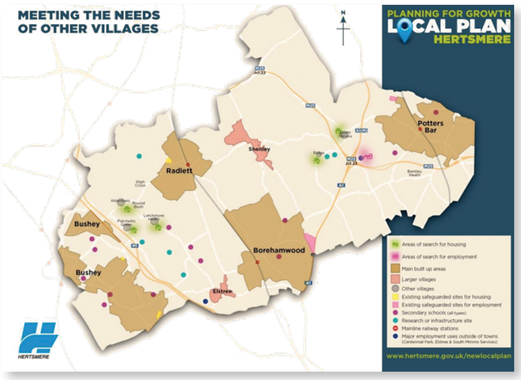
MEETING THE NEEDS OF OTHER VILLAGES

Areas of search:

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

Amount of development:

- 300 homes, local services and jobs. Business growth around South Mimms
- Supporting infrastructure



Benefits

- Opportunity to plan for the future of the village in a co-ordinated rather than piecemeal way
- Delivers affordable homes to meet local need
- Scope to increase capacity of schools and other local services
- Protects wider green belt from development by identifying areas for limited growth

Challenges

- Would require limited development of some green belt land
- Potential impact on the character of the village(s)

QUESTION 15

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

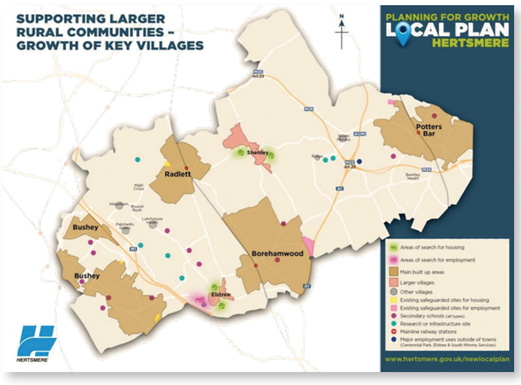
NEW GARDEN VILLAGE

Areas of search:

- Land north of M25 Junctions 22 and 23 appears the most likely area of search, as there are limited undeveloped areas in the green belt and the M25 forms a barrier to curb outward expansion of London

Amount of development:

- 4,000 new homes across around 200 hectares (500 acres), with scope to increase by at least 50%
- Supporting infrastructure including new schools, healthcare, public transport provision and walking and cycling improvements
- Village centre with local shops, services and leisure facilities
- New office park / high-tech business park



Benefits

- Well-planned local services provided from the outset
- Local facilities (e.g. schools, GP surgeries and community centres) can be planned in the best locations rather than fitted around existing development
- Focus on cycling and walking routes will enable traffic reduction
- Increased likelihood of Government funding for delivery
- Larger numbers of affordable homes
- More plots for self-build/custom-build housing
- Local employment can reduce need to commute
- Enables public transport improvements

Challenges

- Would require development of a small proportion of the borough's green belt
- Managing the wider strategic road network
- Significant up-front costs including any upgrades to M25 junctions and new link roads
- Delivery would take 10-20 years, meaning housing need would not be addressed immediately

QUESTION 16

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?

HOW TO GET INVOLVED

PLANNING FOR GROWTH
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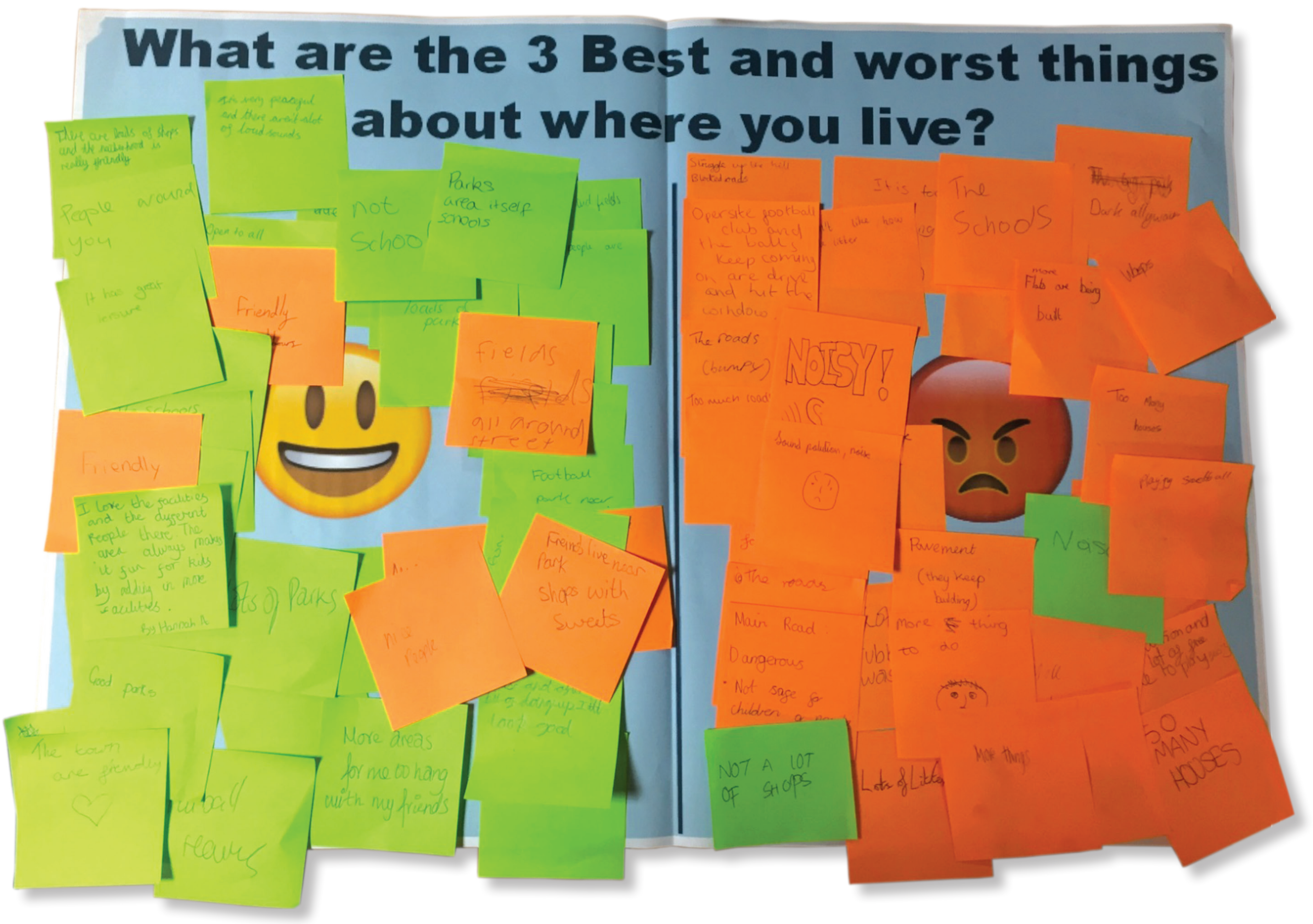
In order to meet the future needs of the borough we will need to plan for a combination of the approaches described above.

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.



To respond to this consultation:

- **fill out the question forms attached to this display:** answer as many questions as you like. You can leave your contact details or remain anonymous. You can also respond online or by post if you wish.
- **respond online at www.hertsmere.gov.uk/newlocalplan:** read the full Issues and Options report and give your views (you will need to spend a few moments setting up an online account first).
- **respond by post: post a response to us at this address:** Policy and Transport Team, Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood, Herts WD6 1WA.

Please make sure your comments reach us by 30 November 2017