

PLANNING FOR GROWTH – NEW LOCAL PLAN FOR HERTSMERE

‘POTENTIAL SITES FOR HOUSING AND EMPLOYMENT’

CONSULTATION – STARTED 25th OCT. CLOSES 20TH DECEMBER

KEY

SNP = Shenley Neighbourhood plan HBC = Hertsmere Local plan

Both Hertsmere’s references and the SNP references are shown

Highlighted in **yellow** land to be considered to be taken out of the Green Belt and therefore going forward to stage 2 Green Belt review

Highlighted in **green** land not being considered to go forward to stage 2 Green Belt review :

It is sensible to consider that all land mentioned is potentially at risk.

SNP Site 1 HBC H2 Tyttenhanger Estate and HBC EMP7 4000+

Tyttenhanger Estate AL4 OPG. HEL332 – 522 hectares including Willows Farm – number of homes 4000+ Possible New Garden Village of 4000 to 6000 homes.

Appears in Hertsmere's document as H2, new garden village 4000+

Needs major infrastructure but could be done. Site 382D immediately adjoins the site and would be potentially capable of joining with the main site. Additional land south of the M25/B556 in the same ownership was submitted to the Call for Sites but not currently being promoted. Largely recommended to go forward to Stage 2 Green Belt review.

SNP Site 2 HBC S2 Land between Harperbury hospital and Porters park - 230 +

230 Part at risk Bloor Homes Site Ref. HEL350a – Harperbury Hosp, Harper Lane.

Further documents were also submitted to St Albans District Council see also HEL174 - They say that their land could form the basis of an extension to the village type development now formed by the new hospital and the existing committed development. In other words, we could have 'Harperbury Village'!

Ultimately another 1500 homes over and above what is being built currently. *Major* coalescence consequences. Just developing the blue areas considerably reduces the gap between Harperbury and Shenleybury/Shenley. Will generate lots of extra traffic through Shenley. Huge strain on infrastructure.

AECOM Site 2 but it only includes a very small section of this submission as we did not know about Bloor Homes aspirations then.

Developer is strongly promoting two blue areas – 230 homes plus has permission for 206 homes in adjacent land which is part of St Albans. There is twice as much available.

HBC – S2 Not recommended be taken forward to stage 2 Greenbelt review.

SNP Site 3 HBC S1 Land West of Porter Park Drive (back of Porters Park next to Cricket club - 530 homes) Site Ref. HEL370 – Promoted by Heronslea Group

AECOM Report Site 3 -400 homes HBC S1 -530 homes.

There are major coalescence consequences with this site as it forms part of the essential gap between Shenley and Radlett which is currently a little over 0.5m apart at the closest point.

Currently no vehicular access directly onto either Radlett Lane or Porters Park Drive. It is in Flood zone FZ3 and there is a Local Wildlife site within and adjoining the south of the west of the site.

Landscape and visual impact considerable plus there are a number of protected trees around the perimeter of the site. It is extensively used by walkers – Shenley and wider community. Extending Porters Park here would spoil part of the Timberland Trail, the Cow Bank path would run between the two halves of the enlarged Porters Park development!

Please note that Porters Park Golf Course want to build 30 homes on the edge of the golf course, near our border. It is likely to be a 'Rural exception' application. Ref HEL 220 in HBC's report.

Not recommended to be taken forward to stage 2 Greenbelt review.

SNP Site 4 HBC S4 Back of London Road 380 homes

Mr E. McGuire & Mr R Prince – Sites Ref. HEL348 & 349 – Re HEL348 Shenley Grange, 43 London Road – 200 homes suggested as part of Call for Sites submission. The two sites are part of Aecom's Shenley Site Allocation Report Site 4.

HBC S4 – A strategic site proposal which would mean S4 being taken out of Green Belt for 380 HOMES. Please note that this is Hertsmere's proposal. Aecom's report for Shenley Neighbourhood Plan recommends the site and their Housing Needs Assessment tells us we only need 220 homes to meet our needs. There is a suggestion that Site 4 could be developed via a Neighbourhood Development Order, keeping the Site in Green Belt with an open, rural design for around 220 homes which would be voted on by the Community in a special referendum.

SNP Site 4 HBC HEL196 Wilton End Cottages - 45 homes

Site Ref. HEL196 – Land Adjacent to Wilton End Cottage, Radlett Lane. Part of Aecom Report Site 4 HBC - Not shown as strategic. As the number of homes is under 250 it is unlikely that HBC will be looking at this.

Fox Hollow's Farm HBC HEL 354 Rectory Lane - 75 homes

No comment from Hertsmere on this site as Hertsmere's report is only interested in sites of 250+

SNP Site 5 HBC HEL360 Woodhall Estate land next to Radlett lane - 200 homes

Woodhall Estates (Fairfax Acquisitions Ltd), Site Ref. HEL360 – Fields next to Radlett lane, land south of Radlett Lane – number of homes 200 Aecom Report -Site 5
At meetings with HBC Planning in the past they have suggested that it would be good to develop the fields in conjunction with Site 4, an idea we know Shenley residents would not be in favour of for good planning reasons listed previously – insufficient infrastructure, Green Belt, not sustainable etc. The fields constitute attractive rural landscape which should be protected. Hertsmere County Council (HCC) has highlighted that the revised NPPF (July2018) has made provisions to give stronger recognition of the Government's 25 Year Environment Plan as a key strategy 'for sustaining a prosperous future for rural communities'. HCC are

suggesting that we strengthen our SNP Policies and have Design Guidance protecting arable land and landscape character and rural amenity. This applies to these fields and the rest of our rural landscape.

Please note that the Steering Group is looking to add a new objective to the Shenley Plan to specifically conserve and protect the landscape character, visual amenity and views from the countryside.

You also need to look at SITE R350 -230 homes – The field as you get almost to the houses in Radlett, which is also Woodhall Estate land

SNP Site 5 HBC HEL152 Lyndhurst Farm 150 homes

Mr T. Breen – Site Ref. HEL152 – Lyndhurst Farm, Green Street, Borehamwood – 150 homes. Aecom Report Site 6 Not commented on.

THE FOLLOWING SITES ARE IN SHENLEY PARISH DESPITE HAVING A BOREHAMWOOD REFERENCE!

SNP Site 7 HBC BE2 Land off Stapleton road, Woodhall Estate land – 350 homes - Not recommended to go forward to stage 2 Green Belt review

SNP Site 8 HBC BE3 /4 Land off Well End Road/Cowley Hill 800 homes

Site Ref. HEL347 - Wrotham Park Estates, promoted by Woolf Bond Planning LLP. Aecom Report Site 8 but only a very small part of it was assessed by Aecom as we did not know of Wrotham's aspirations! Current use – Primarily agricultural land and buildings.

First Stage Green Belt review said it scored strongly against purpose 3, (safeguarding the countryside from encroachment) as the area prevents encroachment of the urban realm into the countryside.

Cowley Hill is identified as one of a number of durable boundary features with the area as a whole largely comprising open fields with long views and an unspoilt rural character.

Draft Stage 2 Green Belt Review now recommends that the 'south east part of BE3 as making little contribution to preventing coalescence and encroachment into the countryside and being less important for its contribution to the wider Green Belt! It recommends that part of the site be subject to further consideration (in combination with part of the adjoining site BE4)! *This is a major change of view!* HBC have recently given planning permission for 58 homes and a Junior School to be built near the new Hertswood Academy. This has been done despite huge local opposition and without Green Belt review.

BE3 is being recommended to take forward for Stage 2 Green Belt review as part of 800 homes, together with part of BE4 land the other side of Well End Road for 600 homes, some of which is in Shenley Parish.

If the above happened the impact on Shenley infrastructure would be enormous. Traffic through Shenley will increase dramatically causing long delays at peak times not to mention noise and pollution.

SNP Site 9 HBC HEL390 Land at Harris lane 50 homes

Latest news is that the Draft 2nd Stage Green Belt review puts Site 9 together with Site 4 as a combined suggested release from Green Belt! On its own in the consultation document HBC make no comment about it.

SNP Site 10 HBC H1 Rabley Green, East of Shenley (Mimms Lane/Pack Horse Lane/Rectory Lane) 1500 homes

Aurora Properties Ltd – Site Ref. HEL221 – Land at Mimms Lane, Packhorse Lane and Rectory Lane – 1500 homes - New village ‘Rabley Green’?

We did not know about this last year. It looks like part of the site will go to Stage 2 Green Belt review H1 is where Rosemary Gilligan lives. HBC realised the land is owned by many more landowners than those who promoted it, 10 we think! Part of the land could be developed and HBC are classifying it as a ‘strategic site’. We think that the land owned by the Comers and Mr Perkins land could possibly be considered – the middle section.

The access roads for this site are all single track rural lanes so development on H1 would be 'crazy'.

Access issues but it is to be considered for part 2 Green Belt review.

SNP Site 11 HBC S3 Land off Black Lion Hill 500 + homes

Ref: HEL236a - Brian & Luke Comer – Rectory Farm land (main site), next to Coombe Wood & St Botolph's Cemetery and Church, Farm Close business units and Clore Shalom School to the north. Current use agricultural land. Number of homes proposed 500 but Comers say on their map '*Boundaries are flexible, so development could extend eastward depending on Council's intended level of growth for Shenley*'. Once any development started on this land there is a great danger that it would expand as Comers own a large amount of land in the area. There are many rights of way across the fields and they are extensively used by Shenley residents and the wider community. Valuable Green Belt that should be protected.

Not recommended to be considered for part 2 Green Belt review

SPC Site 12 Not noted by HBC - Pursley farm 500 + homes

Pursley Farm fields - owned by Hertfordshire County Council. Some of the land was being considered by Hertsmere for Green Belt release. It is mentioned in the first stage of their Green Belt Review but it is not mentioned in the Draft 2nd stage Green Belt Review probably because HBC have received such high response from ordinary land owners and local residents therefore don't need to consider it now.

FOR NOTING - NOT IN SHENLEY PARISH BUT ON THE EDGES AND THEREFORE DEVELOPMENT WOULD AFFECT ROADS ETC IN THE VILLAGE.

Porters Park Golf Club HEL 220 - 30 homes, looks like below existing car park.

South Mimms - SM1 450 HOMES, SM2 390 HOMES and SM3 270

SM1, SM2, SM3 - All the land either side of the road from Redwell Farm (the underpass M25) to south Mimms Not recommended to go through to part 2 Green Belt review.

EMP11 Jobs around South Mimms services Not recommended to be taken through to Green Belt review part 2