

Colney Heath Parish Council Hertsmere Local Plan – Issues and Options

Public meeting 20th November 2017

Overall Housing numbers for	Hertsmere Borough	9,000
	Possible St Albans numbers	16,000 plus

The recent Government White paper sets out a standardised annual housing need calculation method to be used in all Planning Authorities Districts in England based on Office for National Statistics (ONS) data.

Hertsmere	377 homes per year
St Albans District	913 houses per year

Some of St Albans need will fall within Colney Heath Parish.

Districts are also required to add to their requirements any short falls which occurred over the last five years.

Garden Village Proposal

The proposal is to build 4000 new homes with the related infrastructure covering an area of 200 hectares with area to build additional 2000 at a later date.

The evidence from the Hertsmere 1st survey is weak with an evidence base of 77 people supporting the proposal out of 103,000, while 89 people did not know or did not support the building a new Garden Village.

The survey also produced a NIMBY (Not In My Backyard) response, so Hertsmere propose to dump their problem on the very edge of their area.

Hertsmere's potential sites have the area to build 20,000 new homes as part of their proposals are to expand the villages of South Mimms, Ridge and Shenley.

Do they need to develop this site and build 233 homes per year above the government required number?

Analysis of Likely area

Hertsmere area of search is north of the M25 between junctions 22 and 23, suitable to build 4000 new homes in first stage then with an additional 2000 in the second stage together with the required infrastructure.

Due to the Topography of the south of Redwell Wood and the flood risk north of Willows Farm, the most likely area is centred east of Coursers Road.

Issues

Green Belt Loss on edge of Hertsmere and St Albans

Long term damage to green belt south of St Albans from this and other developments – Railfreight Depot
St Albans Local Plan Call for Sites

Traffic – the southern St Albans area already has some of the worst traffic delays in Hertfordshire, before the developments already approved are completed.

Damage to woodland areas, wild life etc identified in Hertsmere documents as areas that should be protected.

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Watling Chase Community Forest,

Supported by 7 local Councils as a way of improving the local environment.

The proposed site is at the heart of the Community Forest.

Infrastructure

- Only accessible by car
- Additional traffic air and noise pollution – as per SADC Planning Policy Paper
- 6,000 homes will not large enough to provide new railway links
- Likely to rely on bus services – currently being cut by Hertfordshire CC

Traffic

Herts County Transport 2050 vision ONLY upgrades A414 & Abby flyer.

This site is not compatible with HCC policies (HCC 2050 proposal is that they force people to use more sustainable forms of transport.

10,000 (Ten thousand) additional daily vehicle movements Rail Freight terminal

Other housing developments impacting the Parish

	TOTAL dwellings
Oaklands College, Sand Pit Lane 350 approved	1,000 likely
Symondshyde	2,500
Hatfield West and Hatfield North	Unknown

Contacts for Hertsmere consultation

Reply to consultations **by 30 November 2017**

www.hertsmere.gov.uk/newlocalplan

localplan@hertsmere.gov.uk

Or at ... **Policy and Transport Team**
Hertsmere Borough Council
Civic Offices, Elstree Way
Borehamwood Herts
WD6 1WA

Herts County Council for traffic by 23 Jan 2018

St Albans District Council new Local Plan

The Planned consultation period is from 9th January to 21st February 2018

As part of our Neighbourhood Plan work the Parish Council will hold a number of Public meetings in late January early February 2018