

Press release Colney Heath and London Colney Parish Councils

Proposed New Garden Village at M25 Junction 22

Colney Heath and London Colney Parish Councils held a virtual meeting on 4th August 2020 with Hertsmere Borough Council representatives to discuss the proposed Garden Village now known as Bowmans Cross, being promoted by Urban and Civic.

Cllr Dreda Gordon commented

“Both parish councils appreciate the opportunity for the elected representatives for the immediate surrounding area to discuss the Garden Village proposals with Hertsmere Borough Council at this relatively early stage.

We reaffirmed both parish councils views expressed in our Local Plan submissions that If this site is developed it will result in almost continuous development between Colney Heath and London Colney effectively merging the parishes to create a swathe of new housing alongside the M25 due to the ill thought out Bowmans Cross

Hertsmere have chosen to ignore that the Garden Village could be within 350m of both London Colney and Colney Heath which as close as you can get to coalescence between the settlements without actually joining.

It seems Hertsmere are applying dual standards when considering the Green Belt. In response to one of our questions as to the selection of site for further consideration they responded... *‘In the case of urban extensions, this was limited to promoted sites which would not result in the coalescence of settlements.’*

The site makes poor use of land released from the Green Belt particularly due to particulates and noise from the M25. In addition, the site is crossed by high voltage Electricity Power lines and Colney heath especially will continue to suffer from odours from existing Composting unit and Bio digester”

The parish councils were informed that under the new proposals fewer employment site would be built than in the first proposals which would result in more commuting and traffic.

Cllr Peter Cook commented

“The proposals are to create a dormitory village highly dependent on car use. Everyone locally will have experienced the congestion during the Longabout works – Bowmans Cross will just make congestion even worse on the M25, A414, A1(M)

We had concerns with the previous proposals employment opportunities which were for relatively low paid warehousing and distribution personnel – now there are none”

In addition Hertsmere claim that the council has not made any decision about the Garden Village. We witnessed councillors at public consultation events telling residents to say they are in favour of the Garden Village.

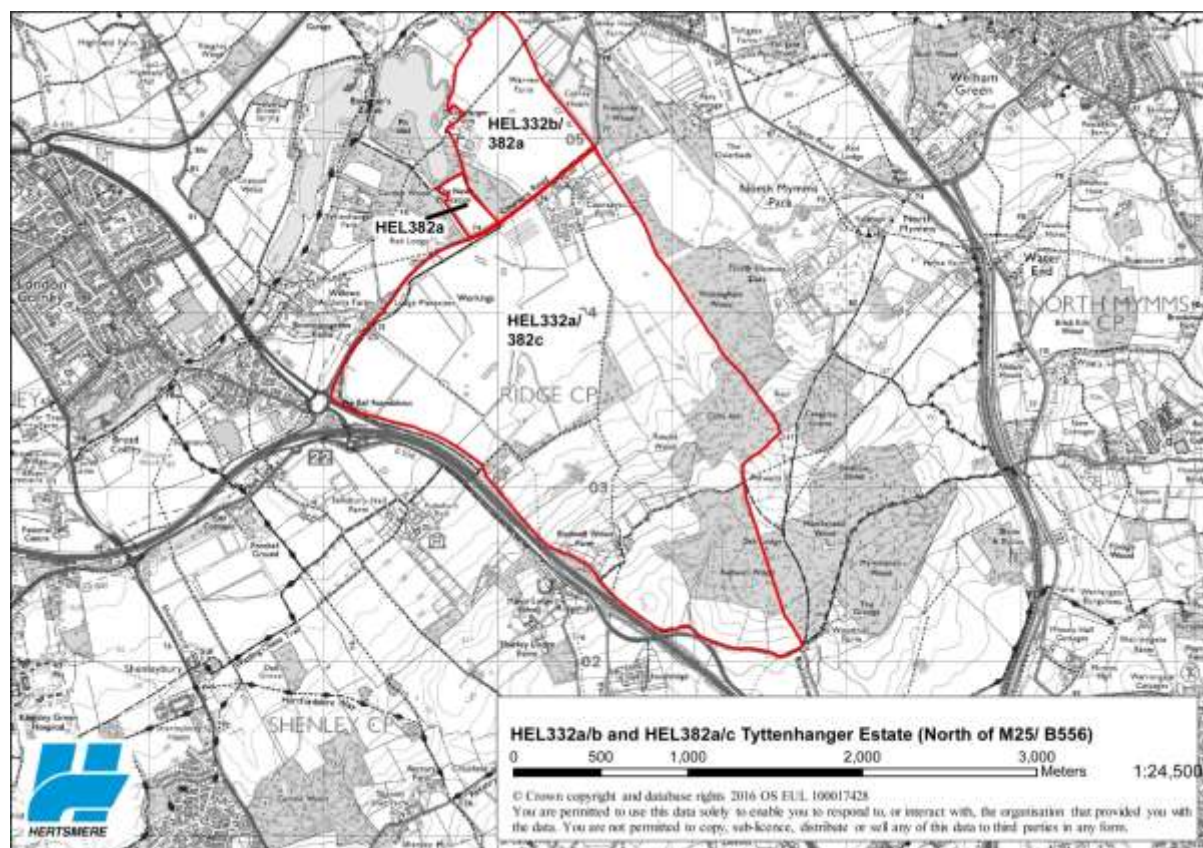
It is hard to find out exactly what they are doing as most of their Planning Panel meetings are held in private. From our research Hertsmere is the council to have held the greatest percentage of these across England

Operating in this opaque manner is poor for democracy. When a council chooses to hide its policy making process from public scrutiny by its electorate it means the residents are not informed of what is being considered.

I am well known as questioning St Albans Council processes but at least their Planning Policy Committee very rarely, if ever, goes into closed session and always has a public question session at the start of every meeting

The parish councils look forward to continuing to engage with Hertsmere and to start discussions with Urban and Civic

Ends



Traffic and sustainability

Hertsmere advise the new proposal has much less employment on site

The proposed Garden village will be a dormitory village highly dependent on car use

Enclosures

Hertsmere presentation 04 August 2020

LP update for London Colney-Colney Heath PCs FINAL VERSION

Hertsmere responses to parish council questions

Meeting with Hertsmere BC Questions Final responses for circulation

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