



LONDON COLNEY PARISH COUNCIL

To: Cllrs D Gordon (Chair), Lillico, MacMillan, and Pakenham

14 September 2021

You are hereby summoned to attend a **FINANCE & GENERAL PURPOSES COMMITTEE** meeting to be held on **TUESDAY 26 OCTOBER 2021**, to be held at **6.00PM, CALEDON COMMUNITY CENTRE, CALEDON ROAD, LONDON COLNEY AL2 1PU**

A handwritten signature in black ink, appearing to read 'Emma Payne'.

Emma Payne
Clerk

AGENDA

1. **APOLOGIES**
2. **DECLARATION OF INTERESTS**
Members are reminded to make any declarations of disclosable pecuniary and/or personal interests that they may have in relation to items on this Agenda.
3. **MINUTES**
To approve the minutes of the meeting of the Finance & General Purposes Committee held on 29 September 2021.
4. **REPORTS TO COMMITTEE**
 - 4.1 **Parish Council Vehicles**
To receive a report on the parish council vehicles
 - 4.2 **Bowmans Cross**
To receive an update on the parish council's public meeting on Wednesday 10 November 2021.
5. **CONFIDENTIAL ITEMS**
To resolve to exclude the Press and public from the following items in accordance with the Public Bodies (Admissions to Meetings) Act 1960.
 - 5.1 Land at Coursers Road
6. **DATE OF NEXT MEETING**
18 November 2021

LONDON COLNEY PARISH COUNCIL

MINUTES OF THE FINANCE & GENERAL PURPOSES COMMITTEE MEETING MONDAY 20 SEPTEMBER 2021, AT 7.00PM CALEDON COMMUNITY CENTRE, CALEDON ROAD, LONDON COLNEY AL2 1PU

PRESENT: Councillors D Gordon (Chair), T Lillico, M MacMillan and H Pakenham

IN ATTENDANCE: E Payne (Clerk)

1. APOLOGIES

All Councillors were present.

2. DECLARATIONS OF INTERESTS

Cllr Gordon declared a personal interest in item 4.2 as she is the Chairman of the Charity. She took no part in the discussion.

3. MINUTES

The minutes of the meeting held on 8 July 2021 were received as a true record of the meeting.

5. REPORTS TO COMMITTEE

4.1 Hirers Projected Income 2021-22

Members received a report outlining the projected income for regular hirers to 31 March 2022. Members asked the Clerk to prepare an Income and Expenditure Report to 31 March 2022 which will include the downturn in regular and ad hoc hirers so that savings could be identified in the budget.

The Clerk was asked to enquire with commercial estate agents about hiring the Margaret Hopkins Suite. The Clerk advised the meeting that Wi-Fi had been installed to the offices so make it more attractive to hire. A separate Wi-Fi network could be set up for a regular hirer. It may be possible to lease the entire suite, individual rooms or hot desks. It was

RESOLVED:

- a) *To note the report.*
- b) *The Clerk will prepare a forecast Income and Expenditure Report to 31 March 2022 for the next Committee meeting.*
- c) *The Clerk will actively market the Margaret Hopkins Suite for individual or company leases.*

4.2 Grant Application

Members received an application for a grant of £500 from The Base. It was **RESOLVED:**

To approve the grant application of £500 for The Base Youth Project

4.3 Parish Council Vehicles

Members received a report on the condition of the parish council vehicles. Members were advised that one of the vehicles had failed its MOT and it was not economic to repair. Members asked the Clerk to investigate leasing a replacement vehicle so this option could

be compared against releasing funds from general reserves to purchase a vehicle. It was **RESOLVED:**

- a) ***That the Clerk will investigate lease vs purchase. This information will be distributed via email.***
- b) ***The Chairman and the Clerk have delegated powers to proceed following feedback from Members via email***

4.4 Bowmans Cross

Members discussed the decision by Hertsmere BC to proceed with the Bowmans Cross development on the boundary with London Colney and Colney Heath. There will be a six-week consultation from 11th October 2021. Colney Heath PC are planning to hold a public meeting on 3 November 2021. Members discussed holding a public meeting in London Colney and several dates were discussed before deciding on Thursday 21 October, 7pm at the Caledon Community Centre.

Invitees will be: Daisy Cooper MP, Chris White (leader of SADC), Harvey Cohen (Chair of Planning, Hertsmere) and a representative from Urban & Civic; in addition to Peter Cook and Mike Rawlins from Colney Heath PC; all three district councillors and Shenley Parish Council. Speakers will be Daisy Cooper, Chris White, Harvey Cohen and Urban and Civic. The event would be hosted by Cllr MacMillan.

Cllr Gordon reported that she had been liaising with Mike Rawlins from Colney Heath and a set of questions had been submitted to Urban and Civic. Legal or technical advice may be needed depending on the answers received and there is an Earmarked Reserve to cover these costs.

Cllr Pakenham was asked to liaise with the Head of Planning at SADC for their response to the previous proposal to develop a garden village on the boundary.

4.5 Library Redecoration

Members received a request from HCC that the external decoration of the library was refreshed. The Clerk had considered the head lease between HCC and the community organisation who had initially administered the community centre. The lease stipulates that it is the responsibility of the tenants for interior and exterior decoration. There is an underlease which was agreed in 2019, when the HCC library service was transferred for Libraries for Life. The terms and conditions of the head lease prevail. The Clerk will discuss the matter with the county council and ask them to get quotations for the work. Members considered that they would make a contribution towards the costs. The Clerk will report to a future meeting.

4.6 Splash Pad

Members received a verbal report on the splash pad project. The Clerk and Grounds Maintenance Manager are having a site visit on 22 September 2021 with the contractor. It is planned to undertake most of the groundwork before Christmas, with the safety surfacing and installation of equipment in the Spring. The Clerk reported that she is investigating a mural for the wall of the changing room.

4.7 Parish Council Utility Suppliers

Members received a verbal report on the current situation regarding utility suppliers to the parish council. The heating/lighting of the parish council's buildings is quite expensive, and the Council currently has a 2-year utility deal with SSE and Corona Energy for gas and electricity supplies. The broker, who organises these contracts, has approached the Clerk to discuss the rising utility bills and has suggested that either the existing contracts are

extended when they reach, they end of their term (October 2022) or a new contract is agreed with another supplier from October 2022.

Members were advised that Council's climate change and biodiversity policy specifically mentions that green energy suppliers should be considered when renewing utility supply contracts. Members considered that this should be considered with a comparison for a non-green supplier.

4.8 Bank Reconciliations

Members signed the bank reconciliations for July 2021 and noted that the bank reconciliation for June 2021 had been approved outside of the meeting.

5. FORWARD WORK PROGRAMME

Members received the forward work programme for this committee which was noted. Members considered that the workload for the November meeting was quite high, and discussed the feasibility of holding budget discussions as a working party, which was a more informal meeting and could be held without the normal governance constraints including being held online. It was **RESOVLED** to recommend to Council that:

A Budget Working Party is constituted for the sole purpose of discussing and recommending a budget to be ratified by Council.

6. CONFIDENTIAL ITEMS

To resolve to exclude the Press and public from the following items in accordance with the Public Bodies (Admissions to Meetings) Act 1960.

6.1 Land at Caledon Community Centre

Members received a confidential report on this item and were advised that no progress has been made to date. The Clerk is waiting for the third parties to respond.

6.2 London Colney Village Club

Members received a confidential report on this item and noted that the directors of London Colney Village Club (Property Holdings) Ltd have recently changed. They noted the contents of the report and there were no actions.

7. DATE OF NEXT MEETING

18 November 2021

The meeting closed at 2015 hours.

Signed: Date:

LONDON COLNEY PARISH COUNCIL

COMMITTEE: FINANCE & GENERAL PURPOSES COMMITTEE

DATE: 26 OCTOBER 2021

REPORT BY: EMMA PAYNE, CLERK

SUBJECT: PARISH COUNCIL VEHICLES

1. SUMMARY

- 1.1 This report updates Members on the work undertaken by the Clerk and Grounds Maintenance Manager to source a new vehicle for the parish council.
- 1.2 When information was circulated via email, there wasn't a consensus on the preferred option for the replacement vehicle, so the Clerk has called this meeting (with the agreement of the Chairman of the Committee) for a decision to be made.
- 1.3 Members are urged to take a decision at this meeting, as the Grounds Maintenance Manager is currently using his own vehicle, and is being reimbursed mileage at 45p/mile

2. RECOMMENDATION

- 2.1 Members are asked to:
 - a) Advise the Clerk how they wish to proceed regarding the replacement vehicle
 - b) Advise the Clerk about disposal of the old Transit.

3. BACKGROUND

- 3.1 The Council's Transit failed its MOT and has been designated as dangerous to drive. It is not economic to repair.
- 3.2 At the meeting held on 20 September, the following was resolved:
 - a) ***That the Clerk will investigate lease vs purchase. This information will be distributed via email.***
 - b) ***The Chairman and the Clerk have delegated powers to proceed following feedback from Members via email***
- 3.3 The following information was made available to Members via email:

There are three options to look at:

1. *A lease to purchase the vehicle after 5 years – new and used*
2. *Contract hire - a lease for 5 years and at the end hand back the vehicle*
3. *Outright purchase of vehicle (new or second hand).*

The figures are examples, based on a tipper vehicle.

Option 1	Option 2	Option 3
Lease to purchase	Contract hire (various options depending on amount of deposit paid)	Purchase
	Vehicle handed back at the end of the lease	
Second-hand vehicle	New vehicle	Second-hand Vehicle
Length of term: 5 years	Length of term: 5 years	Can be purchased between £10-20K, depending on mileage
Deposit: £11,973	Initial payment: £1, 967,40	If a second-hand vehicle was purchased at £20,000 over 5 years it would cost £333 per month
Monthly payments: £391	Monthly payments: £327.90	
Total repayable £35,433	Total paid £21,641.40	
New vehicle	New vehicle	
Length of term: 5 years	Length of term: 5 years	
Deposit: £12,056.06	Initial payment: £3,599.52	
Monthly payments: £586.06	Monthly payments: £299.96	
Total repayable £40,186.94	Total paid £21,597.12	
	Length of term: 5 years	
	Initial payment: £1, 031.61	
	Monthly payments: £343.87	
	Total Paid £21,664.07	

- 3.4 The original Transit van was purchased in 2009 and cost approximately £8000. The equates to £667 per annum plus running costs.
- 3.5 Insurance on the vehicle fleet is £1100 pa which includes the other van, tractor, and mowers. Irrespective of whether it's HP, lease or purchase, the council is responsible for insurance.
- 3.6 Maintenance on the vehicle is undertaken in house unless there are repairs that require more specialised equipment. There is an annual maintenance budget for vehicles of £2,000. The Council will be responsible for maintenance of any lease vehicle.

3.7 Undertaking vehicle maintenance in house is time consuming, and is not recommended, as our grounds maintenance resources are stretched. The Clerk has instructed the Grounds Maintenance Manager to keep maintenance to a basic level and leave more complex maintenance to a local garage.

3.7 There is a shortage of new vehicles on the market now, due to manufacturing delays. This has meant that the price of second-hand vehicles is inflated.

4. DISPOSAL OF THE OLD VEHICLE

4.1 There are various options for disposal:

- a) Sold as seen
- b) Sold as scrap
- c) Donated to Fire Service for practice vehicle

5. FINANCE

5.1 There are the following EMR available which could be used towards a replacement vehicle:

EMR Vehicles £2,671
EMR Equipment £5,000

5. IMPACT ASSESSMENT

Strategic Plan	Objective three
Equalities	N/A
Environmental/Sustainability	Purchase of diesel or petrol vehicle is contrary to the Council's adopted Climate Change and Biodiversity Policy.
Crime & Disorder	N/A
Financial	Use of EMR and General Reserves
Resources (including workforce)	N/A
Risk Management	N/A

LONDON COLNEY PARISH COUNCIL

COMMITTEE: FINANCE AND GENERAL PURPOSES

DATE: 26 OCTOBER 2021

REPORT BY: EMMA PAYNE, CLERK

SUBJECT: BOWMANS CROSS PUBLIC MEETING

1. SUMMARY

1.1 This report is to update Members on the public meeting being held for residents on the proposed Bowmans Cross development by Hertsmere BC.

2. RECOMMENDATION

2.1 Members are asked to consider the report and advise the Clerk if they wish to make any changes to the arrangements.

3. FORMAT FOR EVENT

3.1 The date, time and venue for the meeting is Wednesday 10 November, 7pm in the large hall at the community centre (capacity 120 seated, 150 standing).

3.2 The following have confirmed they are able to attend and speak for 5-10 minutes:

- Daisy Cooper MP
- Cllr Chris White
- Martin Varco (Chief Executive) or Chris Berry (Planning Manager) - CPRE Hertfordshire
- Peter Cook/Mike Rawlins - Colney Heath Parish Council
- Urban and Civic

3.3 The attached parish council leaflet is being distributed across London Colney w/c 25 October.

3.4 Hertsmere BC have delivered to the parish council offices documentation relating to the regulation 18 consultation on the draft Hertsmere Local Plan. They have also confirmed with the Clerk that all residents in Colney Heath and London Colney will be leafleted. Other information made available electronically to the Clerk includes:

- An electronic copy of the **newsletter** - this is being delivered to every household in London Colney and Colney Heath (attached)
- A copy of the **high-level survey** and **response form** that is on microsite (attached)
- Step by Step guide to responding through [online consultation portal](#) (attached)
- A **Frequently Asked Questions** sheet (attached)

These can all be reproduced for distribution at the public meeting.

4. FINANCE

4.1 Costs to date:

Leaflet design, printing, and distribution £441

4.2 Earmarked reserve - £5,000

5. IMPACT ASSESSMENT

Strategic Plan	Objective two
Equalities	N/A
Environmental/Sustainability	N/A
Crime & Disorder	N/A
Financial	N/A
Resources (including workforce)	N/A
Risk Management	N/A

STANDING UP FOR THE COLNEYS



MAKING YOUR VOICE HEARD
AND YOUR OPINIONS COUNT

YOU ARE INVITED TO ATTEND A JOINT MEETING
BETWEEN LONDON COLNEY PARISH COUNCIL
AND COLNEY HEATH PARISH COUNCIL ON

WEDNESDAY 10 NOVEMBER, 7PM

CALEDON COMMUNITY CENTRE, CALEDON ROAD, LONDON COLNEY



STANDING UP FOR THE COLNEYS




**MAKING YOUR VOICE HEARD
AND YOUR OPINIONS COUNT**

**COME ALONG AND FIND OUT ABOUT THE PROPOSALS OF
HERTSMERE BOROUGH COUNCIL FOR THE BOWMANS CROSS
DEVELOPMENT OF 6,000 HOMES ON THE BOUNDARY WITH
THE TWO VILLAGES OF LONDON COLNEY AND COLNEY HEATH**

WHEN YOU COME TO THIS MEETING YOU WILL:

- 1. PARTICIPATE IN THE DISCUSSION ABOUT THE DEVELOPMENT WITH LOCAL POLITICIANS INCLUDING YOUR MP**
- 2. LEARN ABOUT CHANGES TO THE NEW PLANS**
- 3. HOW TO MAKE YOUR VIEWS EFFECTIVE**
- 4. KNOW WHERE TO SUBMIT YOUR OBJECTION**
- 5. BE GIVEN A TIMELINE AND DEADLINE DATES**



**LONDON COLNEY PARISH
COUNCIL, CALEDON COMMUNITY
CENTRE, CALEDON ROAD
LONDON COLNEY AL2 1PU**

01727 821314

INFO@LONDONCOLNEY-PC.GOV.UK



PLANNING FOR GROWTH

HERTSMERE'S EMERGING LOCAL PLAN – GIVE US YOUR VIEWS

Hertsmere's new Local Plan will shape our borough for the next 15 years and beyond. By planning for growth locally, we can ensure that we deliver the homes we need, alongside the jobs, infrastructure and services to support growth in a way that's appropriate for our area.

Like every council, we receive central government requirements for increasing provision of homes. They have told us that we need to plan for the delivery of 760 homes every year until 2038, including much-needed affordable housing.

We have identified locations where we propose to focus growth over this period, as shown on the map overleaf. Not all of this land will be developed for homes and economic development. A third of the land will be earmarked for new infrastructure and open space.

The growth areas make the best use of brownfield sites, or are extensions to existing urban and rural communities. There is also a new settlement proposed between South Mimms and St Albans.

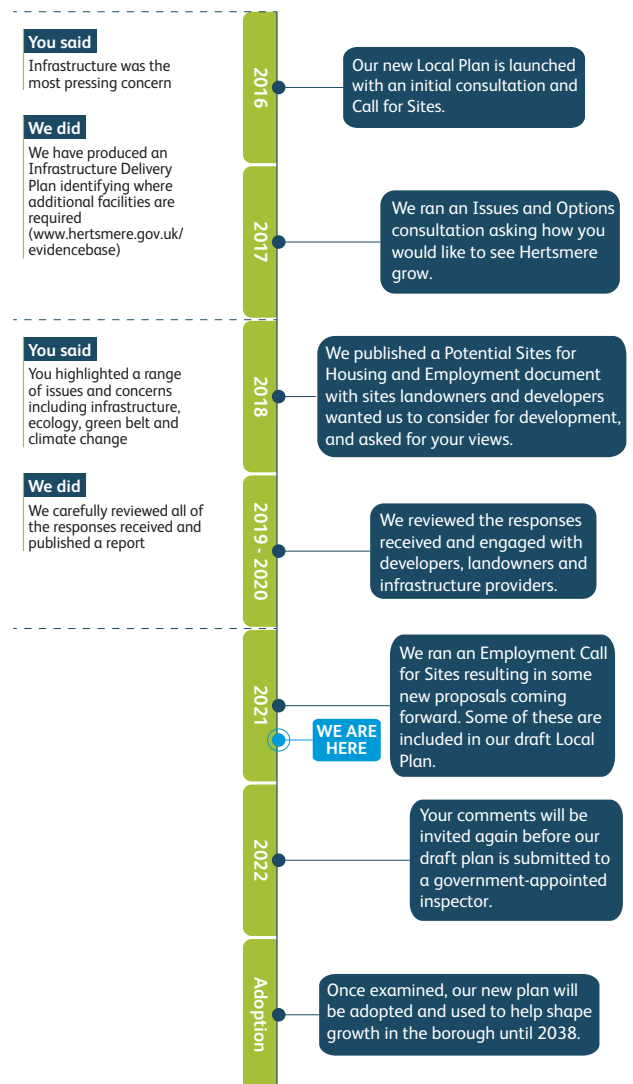
What is a Local Plan?

Our draft Local Plan aims to ensure that our borough grows in a way that benefits our residents by providing homes for the next generation, as well as the infrastructure, jobs and training opportunities needed to support these new homes.

Each of the unique areas within Hertsmere has been considered and our plan drawn up to reflect local needs. In 2019, we declared a climate emergency and the policies in our plan seek to deliver zero carbon development, ensuring that our high-quality environment is protected and enhanced.



Why are you engaging with me now?



We previously received over 2,000 responses when we asked for your views on potential sites put forward to us by landowners and developers.

Our emerging plan has been developed responding to feedback from organisations and residents, both within and outside of our borough, as well as evidence from specialist studies and government requirements.

At this full draft stage, we want to again hear what you think about the plan.

Main proposed locations for growth in Hertsmere

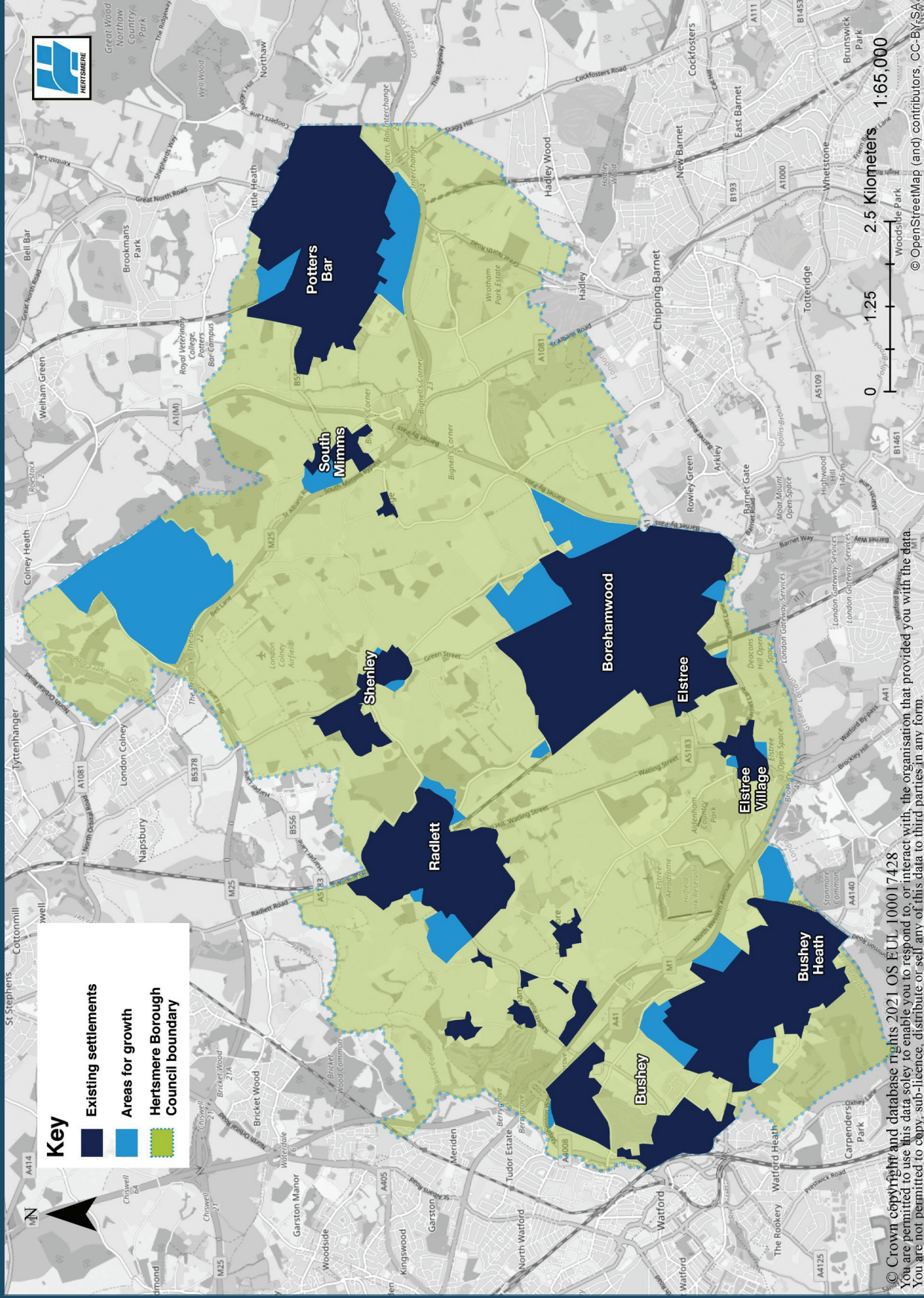
How do I have my say?

Our public engagement is live until 5pm on Monday 22 November 2021.

During this time, you can learn more about the proposals through our dedicated website www.hertsmere.localplan.com

You can give your views using the digital feedback form on this website, or provide more detailed comments by using the link to our online consultation portal. Alternatively, you can request a printed copy of the feedback form by calling Customer Services on 020 8207 2277.

If you have any questions on the **Local Plan** or the public engagement you can get in touch with us via email at local.plan@hertsmere.gov.uk.





COMMENTS FORM



Regulation 18 Local Plan 2021

This engagement closes at 5PM on Monday 22nd November 2021. Comments received after this time will not be considered.

Please return your comments to:

By post to: Planning Strategy, Hertsmere Borough Council, Civic Offices, Elstree Way,
Borehamwood, Herts, WD6 1WA
or

By email to: Local.Plan@hertsmere.gov.uk

This form has two parts:

Part A – Personal details.

Part B – Your comments.

PART A

Personal details*

Title	
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First Name	
------------	--

Last Name	
-----------	--

Organisation <i>(if applicable)</i>	
--	--

Address	
---------	--

Post Code	
-----------	--

Email Address	
---------------	--

****Please note that your comments and name will be available for public inspection and therefore cannot be treated as confidential. Other personal details **will not** be published. **Your name and an address and/or email address must be completed for your comments to be considered.*****

By submitting your feedback, we will process your data under the provisions of General Data Protection Regulation and the Data Protection Act 2018. We will only retain your data to contact you with information about the emerging Local Plan and analyse the feedback we receive on the emerging Local Plan. If you do not wish to be contacted again about the Local Plan, please tick this box.

'We' comprises Hertsmere Borough Council and Atkins and Grayling Engage who are supporting the Council with the public engagement around the emerging Local Plan.

PART B

Your comments

Please state the policy(s) or site to which your comments relate.

Please tick which matters you wish to make comment on.

- | | | | |
|--------------------------------------|--|--|-------------------------------------|
| <input type="checkbox"/> Housing | <input type="checkbox"/> Transport | <input type="checkbox"/> Infrastructure | <input type="checkbox"/> Open space |
| <input type="checkbox"/> Green Belt | <input type="checkbox"/> Ecology | <input type="checkbox"/> Climate Change | <input type="checkbox"/> Design |
| <input type="checkbox"/> Environment | <input type="checkbox"/> Media/ Employment/ Retail | <input type="checkbox"/> Other (please state)..... | |

Please provide a short summary of your comments, to be made available to view online.

Please write your full comments in the box below. If providing comment on multiple policies, please make it clear to which policy each specific comment relates.

Please continue overleaf or on another page if required.

Thank you for responding to this public engagement

PLANNING FOR GROWTH



HERTSMERE'S EMERGING LOCAL PLAN - GIVE US YOUR VIEWS

About you

1. Name.....

2. Email address.....

3. Age group

18-24 years old	<input type="checkbox"/>
25-34 years old	<input type="checkbox"/>
35-44 years old	<input type="checkbox"/>
45-54 years old	<input type="checkbox"/>
55-64 years old	<input type="checkbox"/>
65-74 years old	<input type="checkbox"/>
75 year or older	<input type="checkbox"/>

4. Post code.....

5. My interest in the Local plan is because (select all that apply):

I am resident in the borough	<input type="checkbox"/>
I work in the borough	<input type="checkbox"/>
I own a business in the borough	<input type="checkbox"/>
I visit the borough for leisure	<input type="checkbox"/>
I have children going to school in the borough	<input type="checkbox"/>
I use local facilities in the borough	<input type="checkbox"/>
I have family in the borough	<input type="checkbox"/>

Other (please specify).....

Future Hertsmere

This Local Plan delivers the Government's set target of 760 new homes each year by providing homes to meet the needs of current residents and the next generation. Our plan proposes that 40% of new homes must be affordable compared to buying or renting on the open market.

6. Rate how important the local need for new homes is to you.

Highly important	<input type="checkbox"/>
Slightly important	<input type="checkbox"/>
Neutral	<input type="checkbox"/>
Low importance	<input type="checkbox"/>
Not important	<input type="checkbox"/>

7. Hertsmere needs more genuinely affordable homes.

Strongly agree	
Agree	
Neutral	
Disagree	
Strongly disagree	

Hertsmere Works

By planning for growth locally, we can ensure new homes are focussed in the areas we have identified and work towards the delivery of jobs, schools, healthcare facilities and transport links to support this growth.

8. Rate how important local infrastructure and services investment is to you.

Highly important	
Slightly important	
Neutral	
Low importance	
Not important	

9. What type of jobs would you like to see created and supported in Hertsmere? [select all that apply]

Aviation and Avionics	
Communications and IT	
Film and Television Production	
Financial Services	
Manufacturing	
Medical Research	
Retail and Service Sector	
Warehousing and Distribution	
Other (please specify)	

Green Hertsmere

Hertsmere is predominately green belt. By planning for growth now we can develop brownfield sites and a small amount of green belt land to meet Government targets and local need, while creating new and improved opportunities for recreation and open space in the countryside. Without planning for growth in this way, Hertsmere risks having unplanned development without the necessary infrastructure to support it.

10. Rate how important you think it is to plan for development which meets our environmental, social and economic needs.

Highly important	
Slightly important	
Neutral	
Low importance	
Not important	

11. I think that further opening up access to green space is important.

Strongly agree	
Agree	
Neutral	
Disagree	
Strongly Disagree	

Healthy Hertsmere

The Local Plan will make strides to tackle climate change and improve access to public services.

12. Rate how important it is that new development sites are designed so that they respond to climate change.

Highly important	
Slightly important	
Neutral	
Low importance	
Not important	

13. I would support new development in my area if new local facilities are delivered alongside it.

Strongly agree	
Agree	
Neutral	
Disagree	
Strongly Disagree	

Creative Hertsmere

The Local Plan will promote creative industries including film and TV, generating jobs and training opportunities along with investment in the borough.

14. Rate how important it is to develop the creative industries in Hertsmere.

Highly important	
Slightly important	
Neutral	
Low importance	
Not important	

15. Hertsmere should promote apprenticeships for local people in creative industries.

Strongly agree	
Agree	
Neutral	
Disagree	
Strongly Disagree	

Connected Hertsmere

The Local Plan looks to reflect the shifting priorities created by the pandemic, with more home working placing a greater importance on local shops, open space, and a reduced emphasis on commuting.

16. Rate how important it is to have local services within walking distance.

Highly important	
Slightly important	
Neutral	
Low importance	
Not important	

17. The pandemic has permanently changed my work habits.

Strongly agree	
Agree	
Neutral	
Disagree	
Strongly Disagree	

Distinctive Hertsmere

The Local Plan proposes planning for growth in a way that enhances what is special about Hertsmere, keeping it distinctive, connected, and creative, while ensuring that we remain a green, healthy, and happy borough.

18. Rate how important maintaining the look and feel of your area is to you.

Highly important	
Slightly important	
Neutral	
Low importance	
Not important	

19. I would be more likely to support growth that is well-designed and beautiful.

Strongly agree	
Agree	
Neutral	
Disagree	
Strongly Disagree	

Other feedback

20. Tell us what you think about the Local Plan. [Free text – 250 words max]

Thank you for completing this survey which can be returned in the pre-paid envelope. If there is no pre-paid envelope available, please send it to:

Planning Strategy Team – Local Plan Survey
Hertsmere Borough Council
Elstree Way
Borehamwood
Herts
WD6 1WA

By submitting your feedback, we will process your data under the provisions of General Data Protection Regulation and the Data Protection Act 2018. We will only retain your data to contact you with information about the emerging Local Plan and analyse the feedback we receive on the emerging Local Plan. If you do not wish to be contacted again about the Local Plan, please tick this box.

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Hertsmere's draft Local Plan – Q&A

October 2021

General

Why do we need this plan?

Like every council, we receive central government requirements for increasing the provision of new homes. A Local Plan ensures that we can plan this growth in a way that benefits our residents by providing homes for the next generation, as well as the infrastructure and jobs needed to support these. The new Local Plan also allows us to tighten up our existing policies that control development to ensure all new buildings are of the highest quality design and also help us meet our climate change commitments.

What area is covered by this plan?

The Local Plan will cover the whole of Hertsmere borough which is one of 10 local authority areas in Hertfordshire. Our borough includes the communities of Borehamwood, Potters Bar, Bushey and Radlett as well as a number of small villages including Shenley, Elstree and South Mimms.

Why are you asking us for our views now?

We have been working on the new Local Plan for a number of years and have been asking for feedback at each stage as the plan gets more detailed. We have now published a full draft document that sets out all of the proposed sites and policies and we would like your views on these before we prepare the final version.

Where can I get more information about the plan?

Please visit our website www.hertsmere.localplan.com. This website contains a summary of the draft Local Plan, a link to the full document and also links to key supporting documents such as the Infrastructure Delivery Plan.

Have the sites already been chosen for this plan?

Through previous consultations, landowners and developers have put forward a wide range of sites for housing and employment uses for us to consider. This draft Local Plan sets out which of these sites we feel are the most suitable for development, together with the various requirements they would need to meet. Further engagement with the public and other stakeholders will help us confirm whether or not these are the sites that we should include in the final version of our plan.

How do I find out about what will happen in my area?

Our website, www.hertsmere.localplan.com includes a summary of what the draft Local Plan proposes for each part of the borough. The main document also includes a series of 'place strategies' which gives further information about what is planned. We are also aware that some proposals, particularly the new settlement at Bowmans Cross, will be of interest to residents who live outside of the Hertsmere boundary and we welcome their views too.

Green Belt

Why are you building on the green belt?

We are a small borough which is almost 80 per cent green belt and there isn't room within our existing towns and villages to provide land for new homes and jobs. In fact 63 per cent of people responding to previous engagement on the Local Plan said that new homes should not be built within the existing larger settlements. The only realistic option for meeting some of Hertsmere's need for new homes, jobs and infrastructure is to build in areas of the borough which are currently undeveloped.

How much of the green belt is being redesignated?

We will be re-designating around 8 per cent of the borough which is currently green belt which is the equivalent of around 1,200 football pitches. However, only half of this area would be required for new homes with a further 7 per cent identified for new employment development. One third of the area to be de-designated would be made available for new open space, sports pitches, community facilities and the other services and infrastructure required to support growth. The remaining land to be re-designated primarily relates to parts of the built up areas of Shenley and Elstree, which are currently covered by green belt policies.

Over 7,000 hectares (17,500 acres) would remain as green belt, an area almost 50 times the size of Hyde Park in London or over five times larger than the combined urban area of Borehamwood and Potters Bar. In common with many other areas within the Metropolitan Green Belt, not all of the current green belt is high quality, unspoilt countryside with much of it being largely closed off to the general public. By planning for growth locally we will maximise opportunities to create more public open space for residents as well as new and improved public rights of way.

Housing

How many new homes will be built?

Central government tells us that to meet local housing need in the area we need to plan for at least 760 homes every year until 2038. By way of comparison, in 2019/20 there were 564 new homes built in the borough and 456 in 2020/21.

Will the new housing be affordable?

We know that house prices are very high in this part of the country. The draft Local Plan therefore requires 40 per cent of all new homes to be affordable. The types of homes that meet the definition of 'affordable' is set by central government. It currently includes low cost market housing (with a discount of at least 30 per cent), properties for rent by housing associations and those offered as shared ownership or through the government's 'First Homes' initiative. Low cost market housing must be discounted permanently by at least 30 per cent to be classified as First Homes.

Who will be developing these homes?

Whilst it is the role of the Local Plan to allocate land for new homes, we do not control who actually builds these. It is likely to be a mix of large national house builders and smaller, local developers. There will also be some plots set aside for 'self-builders' who want to either build their new home themselves, or ask someone to do this on their behalf, to their own design.

Who will move into these houses?

Whilst we cannot control who buys new homes that are sold by private housing developers, we have set requirements in the plan to ensure that the types of new homes being built will reflect the needs of people currently living and working in the area. This includes family-sized homes, smaller units and specialist accommodation for older people.

We have more influence over who occupies the affordable homes on new developments. Our Housing Department works closely with developers and housing associations to ensure these homes go to people who live or work in the borough who are in greatest housing need. This will include affordable starter homes, known as First Homes, which we will be able to prioritise for local residents.

What is being done to keep the character of the area?

The Local Plan must consider the needs of the borough as a whole, but we know that there is no 'one size fits all'. Each area within Hertsmere has different characteristics and needs and the plan has been drawn up to reflect this. There are a number of design and heritage policies and the plan also references the detailed policies on design matters contained in the Shenley and Radlett neighbourhood plans.

Environment

How will the Local Plan help us respond to the climate change emergency?

In 2019, we declared a climate emergency and the policies in our plan seek to deliver zero carbon development, ensuring that our high quality environment is protected and enhanced. This is a challenging task, but we have drawn up a range of policies that seek to ensure new buildings are energy efficient, minimise greenhouse gas emissions and use building materials from sustainable sources.

Infrastructure

Will additional infrastructure will be provided to support growth?

Essential to this plan is working with a range of partners who will deliver the infrastructure we want to see in the borough and allocating land for these requirements. These organisations range from Hertfordshire County Council who are responsible for roads and schools to our local Clinical Commissioning Group who work with individual GP practices to deliver primary health services. We also need to work with neighbouring authorities to ensure that our plan works alongside theirs, as we know our residents use facilities and services outside of the borough, and vice versa.

More detail on planned infrastructure improvements is contained in the Infrastructure Delivery Plan that has been published alongside the draft Local Plan. There is a link to this document on our Local Plan website.

Do you have plans for improving public transport and reducing congestion?

We are working with Hertfordshire County Council to design new development to be more attractive for cyclists and pedestrians, and able to be served by new or extended bus routes, so that residents aren't always reliant on their cars to get to local services and facilities.

Further work is also being carried out to identify specific sustainable transport projects for each area and these will be included within the final version of the plan.

Economic Development

What type of employment opportunities will the Local Plan provide land for?

The Local Plan aims to ensure Hertsmere continues to be the natural home for TV and film production, with a new 'media quarter' in Borehamwood, next to the current Sky Studios development. We also need to support other sectors of the local economy, so are also allocating land to cater for the needs of different business sectors and protecting our existing employment areas from being redeveloped for other purposes. We know that the current Covid pandemic has changed the way people live and work, so have tried to make our employment policies flexible, so we can adapt to changing working practices.

How are our town centres being supported?

The impact of changing consumer patterns on our town centres has been accelerated through the Covid pandemic and the rapid growth of internet shopping. Our plan identifies those core shopping areas which we feel should be the focus for retail and where controls can be introduced to prevent their redevelopment or conversion for other uses.

How do I comment on the plan?

What is the deadline for commenting?

The engagement starts on 11 October and runs for six weeks, so the deadline for receiving comments is 22 November.

How do I make comments?

The engagement will start on 11 October and we welcome your comments from that date.

Ideally, we want as many people as possible to use the dedicated public engagement portal which can be accessed via our website at www.hertsmere.localplan.com

From 11 October this website will be updated to also include a short overview questionnaire that you can complete if you don't want to leave more detailed comments. You can also email your comments to localplan@hertsmere.gov.uk.

However, we understand that not everyone has access to, or is comfortable using, the internet. From 11 October, paper copies of the Local Plan, together with some feedback forms, will be available from town and parish councils, at the Civic Offices reception in Borehamwood, and at local libraries. These feedback forms need to be posted back to the policy team at the Civic Offices in Borehamwood.

What happens after my comments are made?

After this engagement closes, we will look carefully at all of the feedback received and summarise it in an engagement report. This report will set out the key issues raised and our response to these. Councillors will then be asked to agree how we will take the new Local Plan forward. There will then be a further opportunity to comment on the final version of the Local Plan next summer, before it is submitted for formal examination by a Planning Inspector appointed by the Secretary of State.