

**The Elstree and Borehamwood  
Green Belt Society (EBGBS)**

The UK Green Belt was formed by law in 1949 to prevent speculative ribbon development around London and other large cities in the United Kingdom. The first records of our EBGBS date from 1959 when the battles against building on Woodcock Hill on the south side of Borehamwood started and the Woodcock Hill Society (now merged with the EBGBS) was founded under Dr Lewis Wilde. We have been contesting Green Belt and conservation issues to the present day.

**Our aim is to preserve as much as possible of the peaceful green and pleasant countryside, which has been left to us after the ravages of road and building developments.** If you care about your environment do please join us. All are welcome. See <http://www.ebgreenbelt.org/> for a membership form or contact us using the form on the website or you can contact us via Karen Forrester, Membership Secretary, on 0208 953 9322 or by email: [ebgbsmembership@gmail.com](mailto:ebgbsmembership@gmail.com).

**Your support is vital to us. We really need more members, not just to join, but to help the committee run efficiently. If you think you have the ability and enthusiasm please join us: go to our website [www.ebgreenbelt.org/joincontact-us](http://www.ebgreenbelt.org/joincontact-us) to complete the membership form online.**

**Committee:**

Dr Ann Goddard, BEM - Chair	Karen Forrester - Membership Sec.
Pat Strack - Acting Chair	
Helen Stammers - Treasurer and Webmaster	Clive Butchins
Marjorie Davies—Minutes Sec.	Jonathan Supran—Planning Applications.



**Elstree & Borehamwood Green Belt Society**



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Please join us for our **Annual General Meeting**

on

21st May 2024 at 19.00 for 19.30

Allum Manor (Room 3) Allum Lane, Elstree WD6 3PJ

Our speaker will be

**Debbie Hougie**  
*Senior Lecturer, UOH*

**The Legal Challenge  
to Save the Village  
Green land at Mase-  
field/Byron/Vale,  
Borehamwood is lost**

**Help us stop this**



**Becoming this**



**THE FIGHT GOES ON WITH YOUR HELP**

## Report from the Chair

The Elstree and Green Belt Society continues to lead the fight to preserve the green belt both in our Town, in Hertsmere and for our neighbours in Barnet and Hertfordshire. EBGBS works with local environmental groups Woodcock Hill Village Green, Elstree Village Preservation Society, Aldenham Country Park Trust Ltd, Radlett Society and Green Belt Association, Aldenham Country Park Liaison Panel, Save Hertsmere and the Barnet Society. EBGBS works in partnership with National environmental groups CPRE, RSPB, HMWT, OSS and FoE for advice and support.

EBGBS recognises that there is need for good quality, truly affordable, social housing and eco-friendly homes, but it has to be on brownfield with minimum use of Green Belt except in very special circumstances as mandated in the NPPF. This does not, we believe, include simply providing housing. Climate change makes this even more vital. We must not destroy the finely balanced eco-system, for the survival of all life forms.

Successful campaigning since 2016, led to planning permission being given for a business park on land off Watford Road belonging to Liberty Aldenham Ltd. In exchange, this will yield funds to repair the dam and maintain the Reservoir through a Community Interest Company (CIC.) on land owned by Jewel of Hertsmere Ltd. We supported this development in the green belt as very special circumstances specifically to save the Historic Aldenham Reservoir for posterity.



Work on the Dam at Aldenham Reservoir should begin soon. This is being funded from section 106 money coming from the development on land south of Watford Rd.

23/1114/FUL: EBGBS supported this application for a new synagogue, housing and the restoration of the Old School House (on Theobald Street).

Finally, EBGBS continue to monitor sales of land by Herts CC. and will object to any development on these sites.

The care of our neighbourhood environment is so important. Please join the Green Belt and support our work.

They state that the countryside of London and the South East is under greater threat than at any time since the Green Belt was established. Committee members are knowledgeable and experienced on planning laws and how to protect local Green Belt from development and are available to consult if needed.

### **Barnet Society**

EBGBS are in close contact regarding local issues. Robin Bishop who spoke at our last AGM, along with BS Chair, Frances Wilson, and has advised us on the old Local Plan. Robin is also on the LGBC committee.

### **Radlett Society & Green Belt Association**

Their aims and objects are to improve, protect and preserve for the benefit of the public the countryside and the country around the village of Radlett, the village of Radlett and the green belt around Radlett and secure the preservation, protection, development, and improvement of features of historic or public interest in the area. We work closely with RSGBA as many proposed developments have a direct impact on Elstree & Borehamwood and vice versa.

*Helen Stammers*

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### **WHVG, land north of Barnet Lane, is under threat on 3 sites All Green belt!**

**1 Hel 209**, The Horses' Field, Furzehill Rd/Barnet Lane, is in the New Hertsmere Local Plan for development of 250 homes. This application, 23/0937/OUT was refused by the planning committee with the most important statement that 'building homes on the green belt is not a very special circumstance.'

**2 Woodcock Hill Village Green** at Masefield Ave/Byron Ave/Vale Ave, Borehamwood, by Public Inquiry and Judicial review is now in the hands of Taylor Wimpey, unless the challenge our legal team have made is upheld. WHVG Committee still await the decision. This site is not in the New Hertsmere Local Plan.



TW will fence in the land until they receive permission to build. 110 homes in previous Local Plan.

The new part of the Village Green (exchange land) will be in Elstree. TW do not own the site but will purchase from the landowners and pay Herts County Council £350,000 to upkeep it.

*Pat Strack*

## Affiliated Organisations

EBGBS rely on a network of organisations, local and national, to help us in our endeavours to protect the Green Belt, and we in turn support them with subscriptions and / or shared resources.

### Campaign For Rural England (CPRE)

CPRE, the countryside charity, promote a thriving, beautiful countryside for everyone, countryside and green spaces that are accessible to all, rich in nature, playing a crucial role in responding to the climate emergency.

They advocate nationwide for the kind of countryside we all want: sustainable, healthy communities and available to more people than ever, including those who haven't benefited before. They stand for a countryside that enriches all our lives, regenerating our wellbeing, and that we in turn regenerate, protect and celebrate.

We have worked closely with the local Hertfordshire branch, Chris Berry in particular, who has advised us on local planning issues and has spoken at an EBGBS AGM in the past.

Ongoing campaigns: solar panels on roof tops, planting and restoring hedgerows, climate emergency.

### Open Spaces Society

OSS have been defending the open spaces people love in England and Wales since 1865. They are Britain's oldest conservation charity, fighting for village greens, commons and footpaths for everyone to enjoy. They give advice to individuals, campaigning groups, local authorities and town/parish councils.

OSS have been a significant help to Woodcock Hill Village Green in their fight against the developers, Taylor Wimpey Homes, providing financial support of £6,000 towards their legal costs.

### London Green Belt Council

LGBC brings together members of the public and over 100 organisations including councils and environmental groups who share a concern for protecting the Metropolitan Green Belt. They work with politicians, experts and decision-makers, including the All-Party Parliamentary Group for London's Green Belt publicising its value and highlighting threats, analysing and seeking solutions to pressures to develop it.

BS is a non-political organisation that campaigns for the preservation and improvement of the environment of Chipping Barnet and surrounding areas and for protection of the Green Belt.

## About our speaker

Debbie Pearlman Hougie BSc, MA is a geographer and planner. She has worked in the planning profession and brings a wealth of practitioner experience to her teaching.



Debbie is a member of the Royal Town Planning Institute and continues her practical role by advising local organisations. For the past 30 years, Debbie has taught human geography and planning at the University of Hertfordshire.

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## Practical Tips for Individuals to Make a Difference in Green Belt Conservation

If you're concerned about the future of the Green Belt there are many things you can do as an individual to make a difference in its conservation. Here are some practical tips to get you started:

1. Get involved with local conservation groups such as EBGBS: Joining one of these groups can provide you with opportunities to participate in events, learn about conservation efforts, and connect with like-minded individuals.
2. Educate yourself and others. Take some time to learn more about the Green Belt, its benefits, and the threats it faces. Share your knowledge with others, and encourage them to get involved. In particular I would recommend familiarising yourself with the National Policy Planning Framework section that defines what is and isn't allowed to be built on Green Belt Land, and use this knowledge when objecting to inappropriate planning proposals.
3. Support sustainable living practices which can help reduce the demand for new development on Green Belt land. Consider reducing your carbon footprint by using public transportation, cycling, or walking. Eating locally sourced food, reducing waste, and using eco-friendly products are other ways to support sustainable living.
4. Plant trees and native plants which can play a crucial role in maintaining the health of the Green Belt. Planting native plants can also help maintain the local ecosystem. Watch out for any proposals that advocate the cutting down of mature trees without sufficient justification and object.
5. Advocate for policy change: Contact your local councillors and advocate for policies that support Green Belt conservation. Encourage them to invest in sustainable infrastructure, protect Green Belt land from development, and support conservation efforts. By taking action to protect the Green Belt, you're helping to ensure that future generations can enjoy this valuable resource.

*Clive Butchins (with help from AI)*

## Footpaths

Footpaths are a health and recreational asset.

The Committee has built a good relationship with the officers at Hertfordshire County Council who are responsible for footpaths and rights of way. We invited them to join a recent Committee meeting when they explained the basis for their involvement and updated us on progress in a number of cases.

Areas of concern cover damage and access to footpaths, requests for diversion of footpaths and the effect of planning applications. In the case of planning applications that affect footpaths HCC can consider applications for Definitive Map Modification Orders (DMMOs) They asked the Committee to let them know about any relevant planning applications.

### Tykeswater Lane (Byway 60)

As a result of continued dialogue with the HCC Footpaths officer, work is taking place to restore and protect the footpath and deter flytippers. The physical work, including the installation of barriers, will coincide with consent to be secured to allow motor vehicle and horse drawn vehicle access to permit holders only.



These works to the right of way will require a temporary closure of up to four weeks of Tykeswater Lane between Theobald Street and Tykes Water Lake. The closure is currently scheduled to start after 29 April 2024. An update on the closure date will be provided on our website if it changes. A footpath diversion is available using Elstree and Borehamwood footpath 050, but there is no suitable bridleway or byway diversion.



**Shenley Footpath 3** A request was made by the Scouts Association to divert the footpath that currently runs across the Well End Scout Activity Centre to make that site safe for children. Designs and plans are in place to divert the footpath and HCC is waiting for the diversion order to come before Hertsmere Borough Council as landowner. This work is in hand starting soon.

## Green Belt plans awaiting a decision

### Woodcock Hill Village Green

The Court hearing took place on 24th January 2024. The decision was against us.

### Organ Hall

Organ Hall Farm is on Theobald Street Borehamwood. The proposal is for the erection of up to 110 dwellings and a medical centre, with access from Theobald Street.

The original plans were submitted on 28<sup>th</sup> December 2022. These plans were later resubmitted with amendments (reducing the number of houses and excluding the 75 bed care home). The planning meeting took place on 21<sup>st</sup> September 2023. We are awaiting the decision.

### Elle Dani Farm, Allum Lane, Elstree

Plans for the development of Elle Dani Farm on Allum Lane, Elstree were published on 23<sup>rd</sup> August 2023. The plans have changed from the erection of 8 luxury homes to the demolition of existing buildings and redevelopment of the site to provide residential units, together with associated landscaping, amenity space, bin store, parking and relocation of existing access from Allum Lane.



This site is not in the Hertsmere Local Plan.

## Potential Green Belt plans not yet published

### Allum Lane Fields

The plans for the Allum Lane Care Community are expected to comprise a new doctors surgery and a retirement care village, incorporating communal well-being and leisure facilities and 20 Bungalows & 130 Apartments. See 24/0442/ FUL.

### Allum Lane Cemetery Extension

The field between the Recycling Centre and Elle Dani Farm is expected to be put forward as a site to be used as an extension to Allum Lane Cemetery. This field with a tree in the centre, is adjacent to the cemetery. This use of Green Belt land is acceptable.

## Success Stories for Green Belt

### BE6 Barnet Lane 'Horses Field' - SUCCESS!

Planning permission submitted for 220 homes by Barratt homes off Barnet Lane was **refused** at the HBC Planning Meeting on 11th March 2024. This will save 4.5 hectares / over 11 acres of Green Belt land being built on.

*However*, we expect the developers to go to Appeal and this site is in the new Hertsmere Local Plan.

### Solar Plant - SUCCESS!

After much money raising, extensive research and public consultation, and a very long wait, the Solar Farm **Appeal was turned down**. On 8th April 2024 HBC received a letter from the Department of Levelling Up, Housing and Communities stating that the appeal was dismissed, and planning permission was refused. This will save 130 hectares / over 320 acres of Green Belt land on the outskirts of Elstree and Borehamwood.

### Sky Studios - SUCCESS!

Plans were submitted for a further development on Green Belt land. These plans were **refused** on 21st April 2024. This will save 15 hectares / 38 acres of Green Belt land next to the existing Sky Studios.

### Nicoll Farm – SUCCESS!

The listed buildings on Nicoll Farm at 34 Allum Lane had been falling into disrepair for many years. After continued communication with HBC plans were submitted on 22nd November 2023, to restore and improve the buildings on this site. These include the conversion of existing grade II listed barn to single storey 4 bed dwelling, and internal and external alterations to existing grade II listed farmhouse; construction of 3 x single storey 4 bed detached dwellings with accommodation at loft level and of 1 x single storey 3 bed detached dwelling with accommodation at loft level.

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### Not such Good News

23/0053/OUT Hartfield Ave Elstree Development by Inland Homes for 75 dwellings including flats. This was turned down by the HBC Planning Committee but allowed on appeal by the applicant. The inspector seemed to think that the need to build housing was **Very Special Circumstances**". **We profoundly disagree!**

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## Aldenham Country Park Reservoir

Maintenance of the newly designated footpath around the reservoir on Jewel of Hertsmere land is the responsibility of the owner. Recent repairs have been made to a footbridge over the culvert.

When work begins on the Dam the footpath across the Dam will temporarily have to be diverted.

**Volunteers needed** John Cartledge has always reported blockages and other problems with footpaths in the Town. John also carried out minor works such as cutting back vegetation. He is no longer able to do this. We are looking for volunteers to take on this work. If anyone is interested please contact us and we will point you to the correct contact.



### Hertsmere Golf Club Footpaths (formerly Radlett Park Golf Club)

Footpath 56 through the wooded area behind the golf course has been upgraded and now provides a safer route across the golf course. There is a marked permissive footpath from there across to Parkfields.

*Marjorie Davies*

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### Note on Health Walks

The Health Walks are running again in Borehamwood starting at St Michael & All Angels Church, 142 Brook Rd, WD6 5EQ.

Mondays 10:45am every week GRADE 1 - 2

Mondays 11am every week FIRST STEPS (Suitable for pushchairs and wheelchair and buggy users) .

Wednesdays 11 am every week GRADE 3. Starting at Aberford Community Centre WD6 1 PL.

All exclude bank holidays. Join for a cuppa afterwards. For more details of the Hertsmere walks and other in Hertfordshire see:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-management/hertfordshire-health-walks/hertfordshire-health-walks.aspx#timetables>

## Hertsmere Local Plan

The 2024 replacement draft Local Plan was published by Hertsmere on 3<sup>rd</sup> April 2024. The consultation period will remain open for eight weeks until Wednesday 29<sup>th</sup> May 2024.

Details of the plan can be found on the HBC website:

<https://hertsmere-consult.objective.co.uk/kse/event/37932>

Register and login to download the document.

An extract from Cllr. Nic Oakley, the Portfolio Holder for Planning:

“A new public consultation is being held on the housing and employment sites for inclusion in our Local Plan.”

“We are committed to protecting more of the borough’s Green Belt, by allocating far fewer sites than were included in the previous Draft Local Plan, following your feedback in 2021.”



We recognise it is much more advantageous to have a Local Plan to avoid developers submitting one-off proposals that are not in line with Hertsmere’s overall goals, set to meet local needs. However, the last plan was shelved due to the objections to the release of too much Green Belt.

When canvassing for votes for the 2023 local elections, those councillors now in control promised to use less than 1% of our Green Belt land for development. This would have been far more acceptable. The reality is that the new plan includes 2.6% Green Belt release for housing and 6.25% including housing and employment. Even more concerning is that this figure excludes the sites *not included* in the Local Plan for which planning permission has been submitted on Green Belt Land, all known about prior to the new Local Plan being published. Hertsmere doesn’t have to build on Green Belt land. We need to stop it making that irreversible choice.

Please follow our website for further information about the Green Belt at risk and how to respond. It is vital we get as many responses as possible to defend our green spaces.

*Helen Stammers*

fore being put to a local referendum. If approved by a majority of residents, the Neighbourhood Plan becomes part of the statutory development plan for the area and carries significant weight in the planning process.

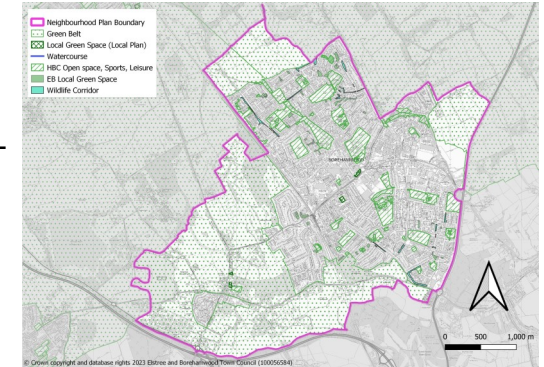
The Neighbourhood Plan for Elstree & Borehamwood covers the whole of the Parish of Elstree & Borehamwood. See map. It is nearly ready to be submitted for examination and has already been sent to HBC for an initial screening. There are a few more elements to add or amendments to make and it will then be ready for the first round of public consultation, although this will not begin until the Local Plan consultation has been completed on 31<sup>st</sup> May 2024.

Two important documents provided by ‘Locality’ (A government organisation to support Neighbourhood Plans) have been received. These are:

- \* **The Design Guide**, which mandates what design features are to be encouraged and which are not acceptable in buildings in the Plan area.
- \* **The Housing Needs Assessment**, which indicates what type of housing is most needed in the Plan Area. This is a rather powerful planning resource once the NP has been adopted as it potentially can stop developments such as executive homes, assisted living developments and doctors’ surgeries being built in the wrong places. There was a recent example of this in Radlett where a development and re-siting of a surgery was turned down as it was not deemed central enough.

Current information is available from the website

<https://neighbourhoodplan.elstreeborehamwood-tc.gov.uk/>



*Clive Butchins*

A Neighbourhood Plan and a Local Plan are both crucial components of the planning framework in many countries, particularly in the United Kingdom. While they serve similar purposes in guiding development and land use, they operate at different scales and have distinct roles within the planning hierarchy.

#### **Local Plan:**

A Local Plan is a strategic document prepared by local planning authorities, in our case Hertsmere Borough Council. It sets out the vision, objectives, and policies for the development and use of land within the borough. Local Plans are required by law and form the foundation of the planning system, providing a framework for decision-making on planning applications and guiding the future growth and development of a locality over a specified period, often around 15 to 20 years.

The Local Plan covers a wide range of issues, including housing, employment, transportation, infrastructure, conservation, and environmental protection. It involves extensive public consultation and engagement to ensure that it reflects the aspirations and priorities of the local community. Once adopted, the Local Plan becomes a legally binding document that must be taken into account when determining planning applications and appeals.

#### **Neighbourhood Plan:**

A Neighbourhood Plan, on the other hand, operates at a more local level within the planning hierarchy, for us the Parish of Elstree & Borehamwood. It is a community-led document that allows residents, businesses, and other stakeholders to shape the future development of their neighbourhoods. Neighbourhood Plans provide an opportunity for communities to have a direct say in the planning process and to influence decisions about where new homes, businesses, and amenities should be located.

Neighbourhood Plans must conform to the strategic policies set out in the Local Plan and national planning policy guidelines. They focus on specific issues and opportunities within a neighbourhood, such as the design of new buildings, the protection of green spaces, the provision of local services, and the enhancement of community facilities. Like Local Plans, Neighbourhood Plans require extensive consultation and must be examined by an independent examiner be-

## **HAVE YOUR SAY! SAVE YOUR LOCAL GREEN BELT**

The Hertsmere Local Plan is out for  
consultation until May 29<sup>th</sup> 2024

It threatens to destroy Green Belt land the size  
of over **50 Football Pitches**

### **HELP US STOP THIS**



### **BECOMING THIS**



*Did you know:* Hertsmere **plan to build on at least 2.6%** of our Green Belt land or **6.25% including employment sites?** This excludes Green Belt developments not included in the Hertsmere Local Plan.

*Did you know:* In their May 2023 Manifesto the leading party Councillors **promised to build on only 1%** of Green Belt land.

Building on this Green Belt land will have a devastating effect on our green spaces, local wildlife, traffic congestion, pollution and public utilities.

## **WE MUST ACT!**

**Find out more from Hertsmere Borough Council here:**



**Find out more from Elstree & Borehamwood Green Belt Society here:**



## **WHY OBJECT TO THESE DEVELOPMENTS?**

- Green Belt is protected. It can and should be preserved by Councils according to the National Planning Policy Framework 2023 (NPPF 2023)
- Settlements will lose their separation and urban sprawl will occur
- Without significant improvements to the road infrastructure developments will increase traffic congestion, causing gridlock at rush hours
- Further risk of flooding as Green Belt acts as a soak away
- Developments will bring more vehicles causing both air and noise pollution
- Developments on Green Belt will have a negative environmental impact
- Loss of green spaces and footpaths, important for our health and wellbeing
- Loss of habitat for animals, birds, and plant life
- Building homes in our Town does not guarantee our residents will benefit as social housing will be allocated across the whole borough
- ‘Affordable’ is meaningless as these homes will be unaffordable for too many
- The housing needs in this plan are not compliant with the Housing Needs Assessment produced for the Elstree & Borehamwood Town Council Neighbourhood Plan, currently in production.
- Lack of GPs and strain on surgeries and other health services
- There has been insufficient local consultation before producing the plan
- The plans laid out do not follow the NPPF 2023 which only allows building on Green Belt in "Very Special Circumstances". Our view is that building housing does NOT qualify. [www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2)
- **10 Brownfield sites have been identified in this plan, mostly sited along Elstree Way, providing approximately 1,000 homes. This is sufficient to provide for the housing needs of Elstree and Borehamwood without using Green Belt land.**

*Published by Elstree & Borehamwood Green Belt Society and Woodcock Hill Village Green  
For further information see [www.ebgreenbelt.org](http://www.ebgreenbelt.org)*

