



## **ANNUAL GENERAL MEETING**

Allum Manor Hall, Allum Lane, Elstree

Wednesday 14th May 2025

At 7.00pm for 7.30pm

### **AGENDA**

- 1 Welcome and Opening of the AGM – past Town mayor, Cllr Farida Turner
- 2 Apologies for absence
- 3 Approval of minutes of the AGM on 21<sup>st</sup> May 2024
- 4 Chair's Report
- 5 Treasurer's Report Year End 31<sup>st</sup> March 2025 and appointment of auditor
- 6 Membership Secretary's Report
- 7 Election of Officers and Committee for 2025/26 and review of roles
- 8 Any Other Business
- 9 Guest Speaker: Simon Braidman, Head Warden Stanmore Common Nature Reserve
- 10 Close

New Members Welcome

Website [www.ebgreenbelt.org](http://www.ebgreenbelt.org)



## **Newsletter May 2025**

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### ***Your Committee 2025***

<b><i>President</i></b>	<b><i>Ann Goddard BEM</i></b>
<b><i>Chair</i></b>	<b><i>Pat Strack</i></b>
<b><i>Secretary</i></b>	<b><i>Marjorie Davies</i></b>
<b><i>Treasurer And Webmaster</i></b>	<b><i>Helen Stammers</i></b>
<b><i>Membership</i></b>	<b><i>Karen Forrester</i></b>
<b><i>Planning Applications</i></b>	<b><i>Jon Supran</i></b>
	<b><i>Martin Doe</i></b>
	<b><i>Clive Butchins</i></b>



## President's Overview

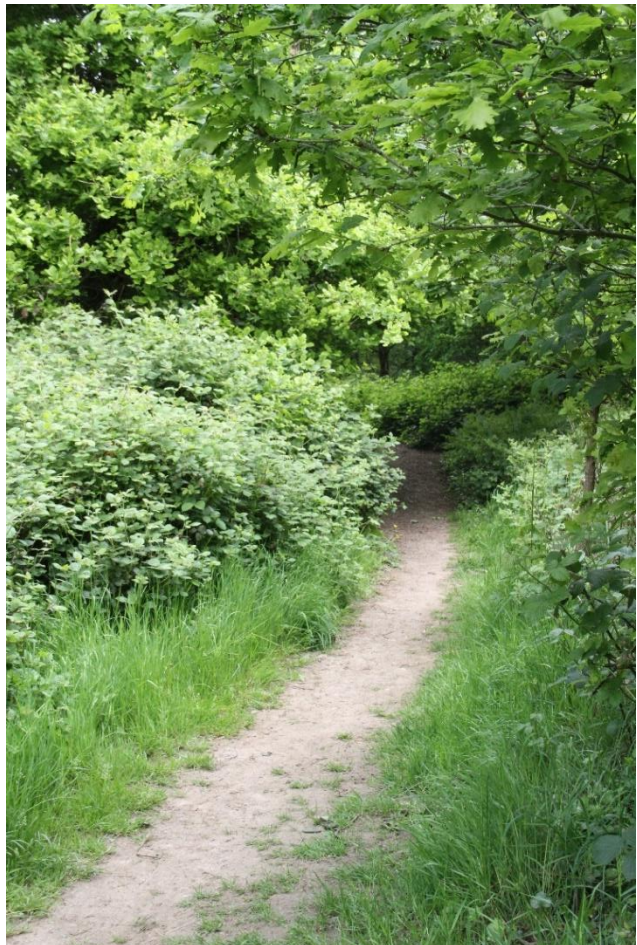
The last year has been troubled for the Green Belt Society. The power of Local Authorities to refuse planning applications may be affected by proposed changes to planning laws including reform of planning committees and a national system of delegation. This can only mean loss of Green Belt as housing needs are fulfilled - except they are not. The more profitable executive type housing is preferred over social and 'affordable' for obvious business reasons.

It remains a truth that all development means loss of habitat and increased carbon production with decrease in absorption by trees and green areas with worsening of climate change. It also brings increased traffic load onto our over congested road grid.

The Battle of Woodcock Hill has been fought and lost with permission granted for 220 houses which will have a negative impact on the Village Green site, a historic community leisure asset. (23/1123/FUL).

Aldenham Reservoir is once again in peril as the development which was to have provided funds for the repair of the dam has been shelved, hopefully only temporarily.

We continue to fight against the use of Green Belt along Barnet Lane (24/1663/FUL) and Allum Lane (24/0442/FUL) to provide care settlements of which we already have an over profusion, with the future care home on Watford Road (Cecil's Horse Sanctuary), Hill House and Elstree View all within a stone's throw.



Your local Green Belt Society will continue the fight to preserve the green and pleasant environment we have now for the health and wellbeing of our community. Please support us.

*Ann Goddard BEM*  
Hon. President

## Aldenham Reservoir



Dating from 1795 it was dug out by French prisoners of the Peninsular Wars and supplied water for the mills on the River Colne. The Reservoir is a beloved feature of the Elstree landscape giving human recreation and exercise space and a 65 acre wildlife habitat.

In 2016 Herts County Council gave up its lease and the future of the Reservoir was

threatened. The current owners have pledged to repair the 260 year old clay dam and fund a community Interest Company to maintain the Reservoir for the public with money from development of a piece of Green Belt land known as The Mere, on the opposite side of Watford Road, for housing. This was refused by Hertsmere Borough Council though supported by Elstree and Borehamwood Green Belt Society.

Eventually a cross party alliance of HBC councillors gained consent for a small business park on the site. There was huge relief for all parties involved and negotiations proceeded until the developer suddenly withdrew. The Reservoir is again in danger unless another developer can be found.

The national economy today is facing possible recession so that may be difficult. We are still hopeful that sailing will once again be able to return to this Jewel of Hertsmere.

As Hertsmere has a housing target of 1034 units per year, surely it would be sensible to revert to the original goal of housing to help HBC provide much needed homes and **SAVE THE RESERVOIR?**



*Dr. Ann Goddard BEM*

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## Outline of Government Planning Policy

The government's Plan for Change includes building 1.5 million homes over the Parliament and reform of the planning system.

Proposed reforms to the National Planning Policy Framework (NPPF) and other changes to the planning system went out for consultation on 30 July 2024 and a new version was published on 12 December 2024. This sets out the government's

planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans can provide for housing and their development in a sustainable manner.

The planning practice guidance to support the framework was updated in February and includes a section on the Green Belt and the identification of grey belt land.



Grey belt is land in the Green Belt that includes previously developed land, and land that makes a limited contribution to protecting the countryside or characteristic of historic towns. Examples given include disused car parks or old petrol stations.

The Hertfordshire branch of the Council for the Preservation of Rural England (CPRE) is very concerned about the definition of grey belt in the revised NPPF. It has highlighted an inconsistency between the NPPF paragraphs on the Green Belt and the NPPF glossary of grey belt. It considers that this inconsistency could result in the loss of Green Belt countryside forever as well as habitat loss for wildlife. It wants the NPPF definition of grey belt to be amended so this inconsistency is removed and Green Belt protections remain in place. CPRE Hertfordshire has written to all Hertfordshire MPs requesting support for their campaign. Website [www.cpreherts.org.uk](http://www.cpreherts.org.uk)

## **Planning and Infrastructure Bill 2024/25**

The Planning and Infrastructure Bill was introduced to Parliament on 11 March 2025 and aims to streamline planning processes, accelerate housing delivery and facilitate key infrastructure projects. The main elements affecting planning are sub delegation of planning fees and Planning Committee reforms. The Government published a Guide to the Bill (updated 24 April 2025).

### ***Planning fees and charges***

The bill would enable local authorities to set planning fees and charges locally, and it would allow additional fees to be ring fenced for planning services.

### ***Planning Committees***

It would establish a national scheme of planning delegation that will set out which types of applications should be determined by officers and which should go to committee, have controls over the size of planning committees to ensure good debate is encouraged with large and unwieldy committees banned, and require mandatory training for planning committee members.

*Marjorie Davies*

## Hertsmere Local Development Scheme

The Planning and Compulsory Purchase Act 2004 requires a Local Planning Authority to prepare and maintain a Local Development Scheme. The main purpose of which is to inform the community of the documents being prepared and the envisaged timescales, including the stages during which public consultation will take place.

The overall Development Plan for the Borough also consists of Neighbourhood Development plans, which currently include Radlett and Shenley.

Underpinned by the Neighbourhood Planning Regulations, Neighbourhood planning has been introduced by the government as a way for local communities to shape the future of places where they live and work at the most local level.

Hertsmere Borough Council is currently reviewing elements of the local plan for which it has direct responsibility.

In addition to Local and Neighbourhood plans neighbouring authorities are increasingly being encouraged by government to work together in order to provide the homes, jobs and infrastructure where people want to live.

In Spring 2018 Dacorum, Hertsmere, St Albans and Watford Councils formally endorsed a proposal to begin work on a statutory Joint Strategic Plan (JSP) for South West Hertfordshire. Each council will still be responsible for preparing its

own Local Plan but the JSP will provide the platform to consider how the challenges of growth in the wider SW Herts area can be addressed in the longer term.

By working together, the SW Herts Councils will also be in a stronger position to deliver, and better fund essential local transport links, health services and educational facilities that local people want to see alongside new homes and jobs.

The timescale for the Local Plan Programme has been ongoing with engagement with statutory bodies and key stakeholders; this phase is scheduled to end in March 2026.

The Consultation, Review, Publication and Submission of the Plan is scheduled for the period January to July 2026.

HERTSMERE | Local  
Development  
Scheme



The examination of the Plan in Public, is due to take place between August 2026 and July 2027, with consultation on the main modifications taking place in May/June 2027. The Plan is scheduled for adoption in September 2027.

However, due to recent changes to the National Planning and Policy Framework and associated guidance, particularly in relation to 'grey belt', mandatory housing requirements and the methodology for calculating local housing needs it may take more time to ensure that these changes have been reflected in the Local Plan.

It is imperative that our Green Belt is protected and that Brownfield and grey belt sites are developed first. We will be monitoring the proposals and in the coming months will bring to your attention ways in which you can help to protect our precious Green Belt.

*Karen Forrester*

Footnote: Some Information taken from Hertsmere Local Development Scheme document

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**The Elstree and Borehamwood Neighbourhood Plan** has been prepared under the auspices of the Elstree and Borehamwood Town Council. An important milestone in the process, having finalised the draft (Pre-Submission) version of the document, views of residents are invited on the proposals contained within the it.

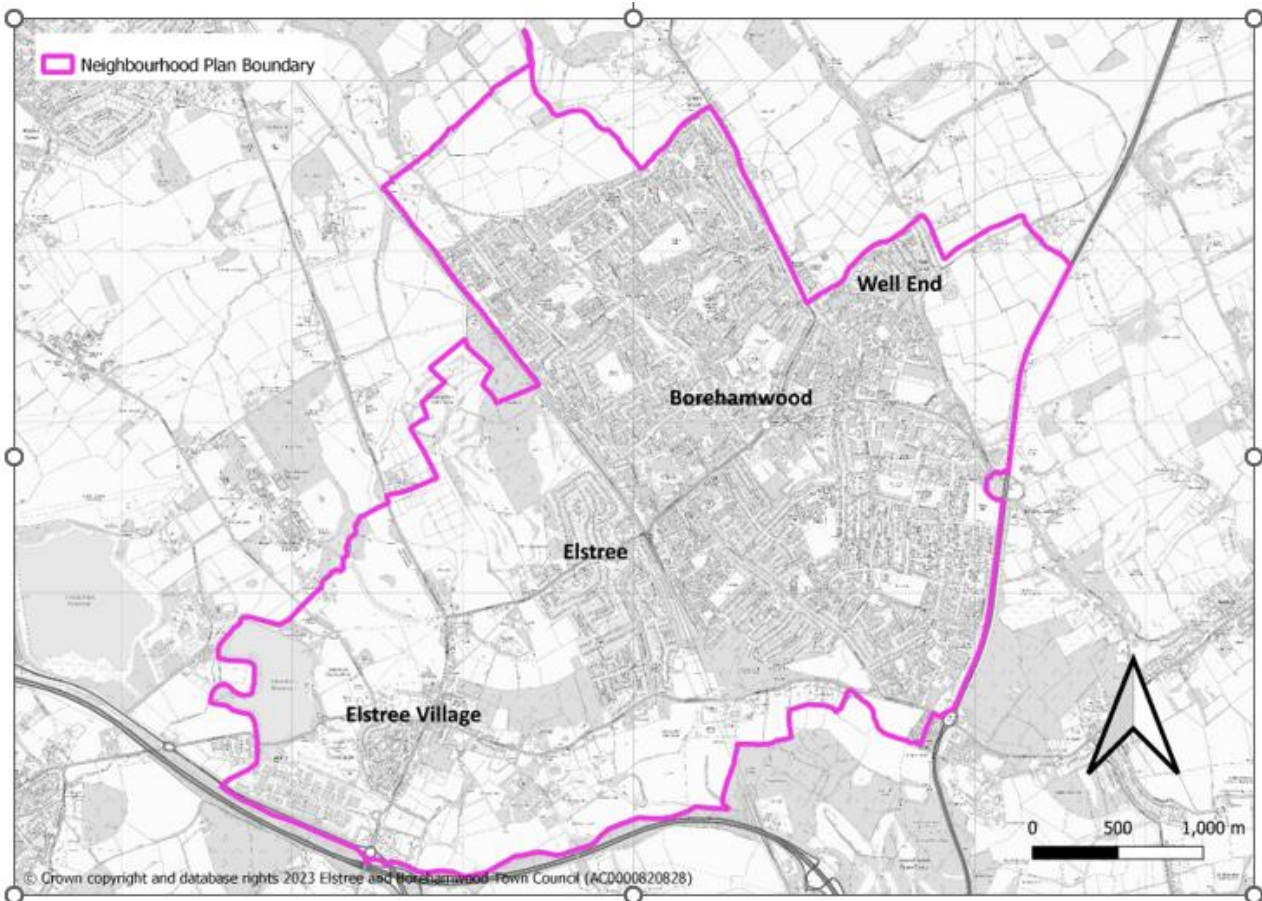
The consultation will run from **Monday 28 April**

**2025 to Monday 30 June 2025.**

This is a statutory Pre-Submission Consultation in accordance with the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The Elstree and Borehamwood Neighbourhood Plan is a planning policy document setting out planning and land-use policies that, once 'made', will set out how land should be considered in the area, in planning terms. They will also be a material planning consideration in the determination of planning applications, alongside the policies of the adopted Hertsmere Local Plan.

The Neighbourhood Plan contains planning policies to influence how our area develops in the future. It covers a range of topics including the type of housing we should prioritise, the design of development, safeguarding our important green spaces, supporting local businesses, making our area more accessible and making sure we have the right facilities to meet local needs.



The

**Pre-Submission Draft Plan and the associated documents can be found on the Town Council website: <https://www.elstreeborehamwood-tc.gov.uk/neighbourhood-plan/>**

We welcome your views on the draft policies.

**Please submit your responses in one of the following ways:**

- **Using the online survey:** <https://www.surveymonkey.com/r/EBTCReg14>
- **By email the Town Clerk:** [clerk@elstreeborehamwood-tc.gov.uk](mailto:clerk@elstreeborehamwood-tc.gov.uk)
- **By post to:** Town Clerk, Fairway Hall, Brook Close, Borehamwood, Hertfordshire, WD6 5BT

If you have any queries or require assistance in viewing the Neighbourhood Plan documents, please contact the Town Clerk on 0208 207 1382.



Responses to the consultation must be received by 5pm on Monday 30 June 2025.

*Clive Butchins*

## **Threats to our local Green Belt in 2024/25**

It's been a busy year for Green Belt protection. More and more of our green spaces are being put forward by landowners for development and developers are keen to use the land as it is easier and cheaper than using existing brownfield sites. It's there to protect us from over development so we keep fighting to protect it. Here are some of the plans that are ongoing or were decided in the last year. See our website for more details.

### **March 2025: Lyndhurst Farm, Green Street, Borehamwood (PLANNING PERMISSION GRANTED)**

#### **24/0451/FUL**

Plans were submitted to build 186 homes on the site of Lyndhurst Farm. This site was in the Draft Local Plan 2024. EBGBS objected to the development primarily on the grounds of loss of Green Belt. It also involved relocating allotment holders. In March 2025 HBC Planning Committee decided to grant permission.

### **March 2025: Land North of Sky Studios, Rowley Lane, Borehamwood (ONGOING) 22/1526/FULE and 24/0044/APP**

The plans for this development were submitted in September 2022 and planning permission was refused in April 2024. However, Legal and General Investment Management and Sky Studios have gone to appeal. Objections to the Appeal were sent by EBGBS in March 2025 along with donations to the Appeal fund. Although the 'determination deadline' has passed, no decision has yet been published.

### **February 2025: Land East of Hartfield Avenue, fronting Barnet (OUTLINE PLANNING PERMISSION GRANTED after a successful appeal) 23/0053/OUT and 23/0030/APP**

Developers, Cala Homes, had outline planning permission to build 74 high-end dwellings was initially refused but was approved in March 2024 after a Public Enquiry. They have now provided a leaflet detailing their proposals (see website). Access would be from Deacons Hill Road. EBGBS objected on the grounds of loss of Green Belt land with no Very Special Circumstances, access via a very busy road and the site being adjacent to other potential large developments on Green Belt land.

### **December 2024: Land adjacent to Larksmere, Barnet Lane (ONGOING)**

#### **24/1663/FUL**

Plans submitted on 19<sup>th</sup> December 2024 are for the demolition of the existing stables etc and building an Integrated Retirement Community of 90 care units with

ancillary communal and care facilities. The 'determination deadline' for the plans is 30<sup>th</sup> May 2025.

### **December 2024: Shenley Grange, London Road, Shenley (ONGOING)**

#### **24/1618/FUL**

An application to demolish existing structures and erect 95 dwellings with parking on Green Belt land was submitted on 11<sup>th</sup> December 2024. The 'determination deadline' has passed but a decision has not yet been made even though the case was discussed at the Planning Committee meeting on 24/4/25.

### **October 2024: Woodcock Hill Village Green (PLANNING PERMISSION GRANTED) 23/0937/OUT 25/0050/FUL**

On 25<sup>th</sup> April 2024 WHVG, having lost the Judicial review of the Inspector's decision, launched a further Appeal to the High Court to save WHVG from development, but this was rejected. No further action can be taken so after years of fighting to protect the Village Green the developers have been given permission to use the land. This is a sad loss of local Green Belt and community space, and a dangerous precedent for other similar sites. The second reference number is for the creation of an access path including a tree demolition which hasn't been mentioned elsewhere.

### **September 2024: Battery Energy Storage System (BESS), Letchmore Heath (AMENDED PLANNING APPLICATION WITHDRAWN)**

#### **23/1508/OUT**

The proposal was to build a 1,500mw battery energy storage system on Green Belt land near the villages of Letchmore Heath, Patchetts Green and Aldenham. It would have been the biggest in the UK and among the largest globally.



Amendments to the initial application were made on 30<sup>th</sup> September 2024 to which EBGBS objected, along with Radlett Green Belt Society and CPRE. The objections included use of Green Belt land, coalescence of settlements and, very importantly, safety. The objections were successful and the application

was withdrawn. However, a further application for a similar scheme was submitted which is ongoing even though the determination deadline passed on 8/5/2025.

## **September 2024: Shenley Hill (ONGOING)**

**24/1211/OUT**

Outline permission was submitted in September 2024 for up to 195 new homes, land for the expansion of Newberries Primary School, a new Medical Centre and parking. There have been 2452 objections to these plans. The 'determination deadline' was December 2024 but a decision has not yet been made.

## **July 2024: Cecil's Horse Sanctuary site, Elstree village (PLANNING PERMISSION GRANTED)**

**23/1123/FUL**

On 11th July 2024 at the HBC Planning Meeting the development to build an elderly residence in Elstree Village on the Celic's Horse Sanctuary site was almost unanimously approved by Councillors and Planners. Although weight is given to Green Belt, much weight was also given to providing accommodation for the older population. This was allegedly in line with HBC's housing targets from Central Government but not in line with rules for Green Belt for which housing did not at the time constitute Very Special Circumstances.

## **June 2024: Elle Dani Farm, Allum Lane, Elstree (ONGOING)**

**23/1142/FUL and 14/0748/FUL**

The plans submitted were to erect 8 luxury 3 bedroomed houses on the site of Elle Dani Farm on Allum Lane. In April 2023 the decision was still pending. In June 2024 amendments were made to the site for the 'formation of a water detention basin and associated landscaping'. EBGBS objected to the amended plans. The 'determination deadline' was September 2024 but no decision has yet been made.

## **June 2024: Elstree Hill South hedgerow, Elstree**

**We were shocked to see that the vegetation between Elstree Hill South and the houses was cut down, including many large trees.**

**EBGBS asked HBC questions as to why the devastation occurred. They replied that the** *'works were necessary because the trees were affected by either ash die back or dutch elm disease. There was significant risk of mature trees falling across the highway either side of the copse. Although there were a small number of self-seeded saplings of other species (hazel and sycamore) in the copse it was not possible to save these during the works. The mature trees in the copse were predominantly ash with some elm.'*

*We had an expert look at the area after the clearing had been carried out. They stated the stumps showed no signs of disease. Any dead shoots should have been removed to leave the living roots to remain a resource for invertebrates. Deadwood should have remained to provide habitat. Removal of the trees has destroyed the ecology of the site.*

*We are concerned that, once again, HBC have acted without the consideration of nature conservation.*

We have observed that saplings and whips have been planted on the site.

### **May 2024: Barnet Lane / Furzehill Road (PLANNING PERMISSION GRANTED)**

#### **23/0937/OUT and 24/0029/APP**

In March 2024 permission to build up to 220 dwellings on Green Belt land was refused. The developers appealed. EGBS and many others objected to the Appeal, but it was sadly granted permission.

### **April 2024: Allum Lane Fields, Elstree (ONGOING)**

#### **24/0442/FUL**



Plans for the development of this site were first published in November 2018. Since then, EGBS along with ALFA (Allum Lane Fields Association) have investigated, communicated and objected. In April 2024 revised plans were submitted for an Integrated Retirement Village and a services complex, amounting to 150 dwellings and a Heath Centre into which Schopwick Surgery would be relocated and

expanded, with extensive parking.

There have been 417 responses to the new plans, 390 of which are objections. This development was not included as a site in the 2024 Draft Local Plan but was referred to in the document. The 'determination deadline' is 30<sup>th</sup> May 2025.

To look up more details on individual plans follow this link and enter the relevant name / reference number of the site.

<https://www6.hertsmere.gov.uk/online-applications/search.do?action=simple&searchType=Application>

*Helen Stammers*

Other Links:

NPPF

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning practice guidance on the Green Belt

<https://www.gov.uk/guidance/green-belt>

Guide to Planning and Infrastructure Bill

<https://www.gov.uk/government/publications/the-planning-and-infrastructure-bill/guide-to-the-planning-and-infrastructure-bill>



Walking the Green Belt



## EBGBS Membership Form 2025/26

Please help protect our local Green Belt and historic buildings by joining the EBGBS. Membership runs for twelve months from 1st April each year.

**Application type (please tick)**

- New member(s)
- Renewal of existing membership

**Membership type (please tick)**

- Individual
- Household (two or more people living at the same address)

Membership for 2025/26 is £5 per individual or household; I/We will pay a membership fee of £5.00

Any additional donation is most welcome. I have included an optional donation of £ \_\_\_\_

Full Names: (capitals)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Postcode: \_\_\_\_\_ Phone number: \_\_\_\_\_

E-mail address (print): \_\_\_\_\_

Date: \_\_\_\_\_

**Payment method (please tick) *Note: We prefer Bank Transfer or Standing Order if possible***

- Online Bank Transfer     Standing order  
     Use your SURNAME and INITIALS as the REFERENCE  
     Bank Account Name: Elstree and Borehamwood Green Belt Society  
     Bank Account Number: 30198889  
     Sort Code: 20-74-09

- Cheque payable to "Elstree and Borehamwood Green Belt Society"
- Cash

Please tick box if you wish to receive e-mails of club news, updates, activities and concerns. We will not share your e-mail address with any other organisation. We are responsible for ensuring the security and proper use of personal information provided to us. For more information see our Privacy Notice.

Please complete the membership form and return to:  
Mrs. Karen Forrester, Membership Secretary EBGBS, 15 Allum Lane, Elstree, Hertfordshire WD6 3LU

If paying online post this form **or** scan/photograph and email to [ebgbsmembership@gmail.com](mailto:ebgbsmembership@gmail.com)

*If payment is by cash we advise your membership form and payment are hand delivered.*

*Form last updated April 2025*