



# Newsletter 2017

AGM Tues 9th May 2017

7.00 for 7.30 pm at Allum Hall, 2 Allum Lane, Elstree WD6 3PJ



Looking back over the last few years, our concerns have remained remarkably constant.

The menace of the Rail Freight Interchange is still with us as permission has been granted. Herts County Council is likely to sell the land eventually and then in view of the astronomic costs and disruption to the rail system the end result may be a road-road interchange or a housing estate.

Recent changes in government targets and the reassessment for the use of Green Belt land make the latter quite possible.

Meanwhile the titanic struggle for Aldenham Reservoir continues. The Green Belt Society, Aldenham Country Park Trust and Elstree Village Preservation Society are in favour of allowing building of 150 houses on the plot alongside Watford Road Elstree in exchange for £5 million to rebuild the dam and fund a Community Interest Company to own and manage the Reservoir. We took this position only because there seems to be no other source of funding. Elstree and Borehamwood Residents Association and Hertsmere Planning are opposed.

The new Local Plan and the reassessment of Green Belt may in due course make development possible.

All parties wish to preserve the Reservoir which is a beloved and important local recreational and historic asset.

We have objected with EVPS to the Reviva plans for new buildings because they seem unlikely to succeed in controlling the obnoxious and noxious effluvia emanating from their composting site on Elstree Hill South. Local residents are intermittently plagued by appalling stench, with a possible health hazard, which can be smelt as far away as Stanmore. There is a primary school, a care home and a hospital nearby. The waste accepted may not be according to regulations. The site should be moved away from populated areas.

We have all noticed the increasing congestion on our roads as the building programme progresses. We are all living in a traffic jam with the pollution and noise associated.

Our road grid cannot cope with the increasing volume of traffic. Reorganising the lights and roundabouts may help a little. The provision of better public transport (frequent electric minibuses) and cycle lanes would be a good idea. The poor air quality here is a health hazard for all of us so diesel engines should be banned and electric vehicles phased in. Development must be controlled and further new building –with the exception of the Watford Road site for which there are Very Special Circumstances- should not be in Elstree / Borehamwood.

Change is inevitable but please, please let it be undertaken with care for the fragile remains of our countryside.

**Ann Goddard.**

## Objectives 2017 / 2018

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.

We live in an exceptionally fragile habitat. Major motorways radiate out from London through Hertsmere and the urban creep of London is always a danger. The proposed construction of a huge Rail Freight Interchange Station at Park Street is the current greatest threat. If it goes ahead it will undoubtedly blight the whole area and cause endless road and rail problems.

We are opposed to it together with every other local conservation organisation and the local councils.

Sadly the Green Belt though protected in Law from 1947 is not immune to Central Government edict and we await the outcome of recent developments with great anxiety.

It is not our policy to interfere with reasonable improvements to private property and we are in favour of brownfield development.

We accept that a community has changing needs and cannot be preserved as in a museum. Playing fields, community centres, libraries and some new housing have to be provided. Our quality of life depends on careful planning especially in the control of traffic.

We try to retain those buildings with interest, history or architectural merit.

The destruction over the years of many landmark houses has robbed Elstree and Borehamwood of much of its visual amenity. I include the razing of the old cottages on Elstree High Street, the loss of the timber framed house at the Shenley Road / Theobald Street junction and the current demise of Little Organ Hall Farm. We must preserve what is left.

We are trying to serve the community and speak up for you all.

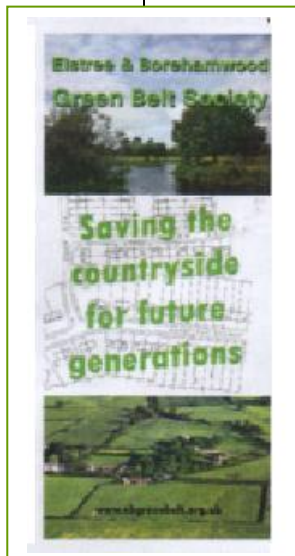
### Contact details

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**Planning: Jenny Jacoby:**  
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**Website:** www.ebgreenbelt.org





## Newsletter 2017

### Report on 2016 for the Elstree and Borehamwood Green Belt Society.

#### Woodcock Hill Village Green (WHVG)

Monthly working parties led by Alex Melson continued throughout the year. The main tasks were clearing brambles and non-native trees, clearing litter, construction of trial ponds and constructing habitats.

**March:** Work on the path had to be undertaken as an emergency prior to the Beacon Event as the path leading to the beacon was so boggy. The path and work on installing it cost WHVG £2000, £1500 from funds and a grant of £500 from EBTC.

**April:** Celebrating the Queen's 90<sup>th</sup> birthday was a major event, This was undertaken as a joint initiative with Elstree and Borehamwood Town Council. The field was decked with bunting. David Boakes commenced the evening with his tribute to Michael Jackson. Borehamwood Brass entertained us with marching tunes and patriotic music; compered by Paul Welsh and Nick Male. The Mayor of E & B/wood, the Mayor of Hertsmere, Stuart Nagler, Deputy Lieutenant for Hertfordshire and our MP Oliver Dowden all gave short speeches. Fred Grimes attended with the Royal British Legion Standard. Thank you to the police cadet force that helped. Many local organisations sent representatives and local councillors attended to join in the celebrations. The Town Council staff worked tirelessly.



WHVG volunteers

About 600 residents turned out to wave flags and sing patriotic songs. The evening ended with the Beacon being lit to several verses of Rule Britannia and ended with The National Anthem led by

Nick Male. Thank you to all who helped and attended.

**June:** Installation of Beacon Board. To celebrate the Queen's Official birthday WHVG Committee had commissioned a Beacon Interpretation Board. The designer was James Woolston from the Museum. Local Borough Councillors funded the Board through their Ward Improvement Initiative Scheme.

The picnic party was a great success with Pymms enjoyed on a sunny, hot afternoon. The Woodmen

entertained with songs, music and poetry readings. Town Mayor Cllr. Clive Butchins unveiled the Board. A grant for the party was given by HBC.



**September** The application for a Tesco Green Bag Award was successful. The £10,000 grant will be used to employ environmental contractors to clear the brambles, restore ponds, enhance the footpaths and general work to improve access for residents. This will be on going throughout the year.

**October:** Campaign to Protect Rural England



(CPRE) Award. Alex was awarded a Certificate of recommendation for his untiring commitment to the work on Woodcock Hill. The Mayor of Hertsmere presented the award at County Hall, Hertford, during the evening ceremony organised by the CPRE.

**November:** Mitzvah Day. This was a successful event drawing together 50 + people from the community irrespective of faith and none.

**December:** The stolen bench was found and replaced (see photo below).

WHVG Committee: Pat Strack, (Chair), Clive Butchins, Yvonne Harris, Jo Kay, Alex Melson, Sandra Parnell, Sue & Pete Williams.



## ELSTREE VILLAGE PRESERVATION SOCIETY

**EVPS** This group, a sub committee of EGBS, meets to ensure that

- building applications are dealt with in accordance with the Conservation Area.
- better parking for residents and shopkeepers are provided
- the smell nuisance and air pollution is controlled at Reviva
- the Reservoir at Aldenham Country Park is retained for the use of all.



EVPS Sub committee: Pat Strack (Chair.), Tony Cox, Ann Goddard, Pamela Glover, Ernest Jacoby, Jenny Jacoby, Sheron Lindley, Norman Shuker.

**STENCH** was formed to bring together all the protest campaigners involved with the application by **Reviva** to extend the building at it's site on Elstree Hill South. The Court at St Albans made judgment that Reviva had to ensure that it controlled the odour emanating from it's site after HBC Enforcement Officer took Reviva to court.

The Campaign group: Pat Strack, (Chair), Ann Goddard, EGBS; Sue Alford, EBRA; Tony Cox, EVPS; Mike Branston and Mike Tucker, Brockley Hill Residents Association; EBTC, and Elsa Reyes rep of the residents of the Composers Estate.

Support has come from Andrew Dismore, GLA member for Barnet, Oliver Dowden Hertsmere MP and Matthew Offord, Hendon, MP, County Councillor Caroline Clapper and Ward Councillor Morris Bright. STENCH campaigners do not believe that any evidence exists or has yet been demonstrated to show that a new building will alleviate the odour and pollution.

The application was refused in October and more evidence requested. Not all of which has yet been

produced. Much of the massive amounts of paperwork were resubmitted from the 2011 application

On a site visit in December, I saw the piles of household wood that could contaminate the green waste, paper pellets that could pollute the green waste with chemicals used in the manufacture of paper and print. Wood, for wood burning stoves, and gravel were on sale, a breach of planning conditions set down in 2011.

**Main Objections.** The main objections:

- Reviva directors were advised by their own 'experts' that they needed to produce an Air Management Scheme and Odour Management Plan. They would not do this unless their application was successful. The AMS and OMP must be produced ahead of the resubmission with evidence that they have worked effectively on similar sites.
- No guarantees were given that groundwater would not be polluted although the site was guaranteed by the Environment Agency as in no danger of flooding. Objectors felt that the site was not sufficiently well monitored by EA and many complaints about the smell were not logged correctly..

1,000 leaflets were delivered around Elstree encouraging residents to make their own objections and comments. Officers recommended refusal of the application. Reviva directors withdrew their application on Tuesday 21st March ahead of the hearing at HCC on Wednesday 22nd March.



Matthew Offord MP (Hendon), Cllr Pat Strack and Oliver Dowden MP (Hertsmere).

## ALDENHAM COUNTRY PARK TRUST LTD

(ACPT) The application to have the complete path around the lake declared a public right of way was declined by HCC in November. The submission of evidence of use of the path was made in 2013 but the Committee were given 28 days to appeal. With massive help from the Ramblers' Association and pro

bono legal advice an appeal was submitted. Evidence of use of a footpath around the lake was coordinated with particular emphasis of the years between 1954 and 1974 and earlier. 1974 was the year the lease was taken by HCC

Trustees: Simon Ray (Chair), Clive Butchins, Ann Goddard, Clive Hinds, Debbie Hougie, Roger Kutchinsky, Sandra Parnell and Pat Strack.

**ACP Advisory Panel** Consists of Representatives from Stakeholders: Aldenham Sailing Club, Roger McCartney; Verulam Angling Society, Mike Ballard; Aldenham Users group, Debbie Hougie; ACPT Ltd, Sandra Parnell; EBGBS, Clive Butchins; EVPS, Ann Goddard; RSGBA, Clive Glover; Elstree & Borehamwood Town Council, Pat Strack (Chair); Aldenham Parish Council, David Lambert; Hertfordshire County Council, Alan Placey; Aldenham Renaissance, Olivier Bezhardi.

The Panel meets regularly to ensure that all interests in the Reservoir and the Country Park are addressed and preserved.

The application by the Gosrani Brothers through their Liberty Aldenham Company to HBC was rejected in October. The Gosrani Brothers own The Reservoir and its environs through Liberty Lake Leisure Ltd. Had the application been successful the Gosrani brothers would have set up a Trust with 5 members to manage the reservoir and it's land. Aldenham Renaissance, ACPT Ltd, Aldenham Sailing Club, a resident of Elstree and LLLL would each have had one of the 5 seats on the Board. An endowment of £5 million would be given to the Trust to manage the reservoir, carry out any work needed on the dam. Some of the money would be used to carry out works to the Sailing Club buildings and to secure an income for the Trust. Various suggestions from rowing boats, pedaloos, canoeing and a café/restaurant could be used to provide that income and increase recreational activities for the public.

*The stakeholders are committed to retaining Aldenham Reservoir as it is now with protection for the fauna and flora and undiminished public access.*  
A steering group is working to find a solution.

## **OLD HABERDASHERS' ASSOCIATION (OHA) SPORTSGROUND CROXDALE ROAD BOREHAMWOOD**

The Old Haberdashers' Sports Ground is not in the Green Belt but the Elstree and Borehamwood Green Belt Society (E&B GBSoc) is concerned about its possible development on two counts:

1. The loss of valuable open space within the urban area of Borehamwood and its development for 170 housing units with all the associated problems of traffic and pressure on the town's roads and infrastructure.

2. The proposal that links the development of the OHA sports ground in Borehamwood with transferring the facility to a site in Radlett is within the Green Belt  
When the housing estates in Borehamwood were built in the 1950/60's, they were planned with a nod to the earlier Garden City developments such as Letchworth Garden City in North Hertfordshire. The result is that the town of Borehamwood is relatively low rise and has many open spaces and green verges to enjoy.

This is evident when you walk or drive around the town but more so when viewed from an elevated vantage point like Woodcock Hill in summer months for example.

However, over the past few years, the pressure on housing has grown exponentially and with an ever increasing population in the town, the need to safeguard green spaces within it and to consider the effect of development on the town's infrastructure, is ever more urgent.

Therefore, E&B GBSoc is opposed to Barratt Homes proposal to develop the Old Haberdashers' Sports Ground for the above reasons and equally opposed to their plan to move the sports ground facility from the Croxdale Road site to a new site in Radlett which is within the Green Belt on land that is presently farmed.

It is to be hoped that the applications relating to these proposals are refused permission when they go before the Planning Committee on 16 March 2017.

**STOP- PRESS NEWS** we are delighted to report that both applications have been withdrawn by the applicant before the 16 March meeting namely:

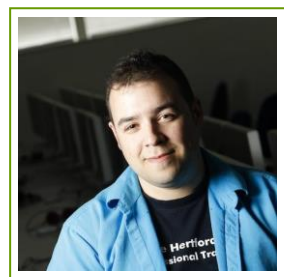
The development of the Old Haberdashers' Sports ground in Croxdale Road Borehamwood

and

The linked application for the development of the Home Farm site, Cobden Hill, Watling Street, Radlett for the replacement Old Haberdashers' Sports Ground

However, the E&BGBSoc, as part of its continuing monitoring of Planning applications, will be aware of these proposals if they are resubmitted for Planning approval.

**Our AGM is on Tuesday, 9th May 2017,  
7.00 for 7.30 pm at Allum Hall,  
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Our speaker is Howard Berry, filmmaker, broadcaster, picture editor, occasional producer and director and Head of Post-Production and Senior Lecturer at the University of Hertfordshire.





**ELSTREE and BOREHAMWOOD GREEN BELT SOCIETY**

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Membership Application/ Renewal for the year 2017 / 18

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We should be most grateful if you would return this page with your subscription (minimum £5 per household) to:

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The Committee meets monthly to examine all local planning applications and to discuss relevant Green Belt issues.

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Please give us your email address: .....

*Note that we will never share this with any other organisation or individual, it will be used ONLY for Green Belt Society business, probably not more than once or twice a year. Thank you for your support.*

\* Complete or delete as applicable

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