

Letter to HBC Planners 15/02/22

## Hertsmere Draft Local Plan

I am writing on behalf of the Elstree and Borehamwood Green Belt Society. EBGBS welcomes the rethink on the Local Plan. We now expect that the new Plan will include

- stronger protection for the Green Belt, once lost is gone forever,
- provision of eco-friendly housing in accordance with the expected revision of population figures with solar panels on the roof
- denser housing to minimise use of Green Belt and more affordable provision
- the use of the Special Formula for Herts and Surrey which reduces the housing targets as stated by CPRE
- following the Environment Act
- use the new brown register that the planning department are drawing up (including any offices that may be vacant due to covid that are unlikely to be reused in part or full) be used for housing, that spare commercial sites (eg on Elstree Way) be considered for residential development to avoid the necessity to build on green belt land. Patterns' of work have changed post covid with more people working from home with less use of office space.

The proposed use of 10% of Hertsmere's Green Belt was way too high.

Although we appreciate there might be an economic advantage of the new Media Quarter as advocates protecting Green Belt, EBGBS cannot support this development as the loss of habitats and eco-systems are irreplaceable. There is no evidence that all the media sites proposed across the south east will be commercially viable.

We greet with enthusiasm the efforts of HBC to engage with all parties in the quest for preservation of Aldenham Reservoir. EBGBS would support a fair and just solution which ended with this historic and beautiful community asset in public ownership.

The retention of Woodcock Hill as a Village Green without encroachment by new housing estates is high on our list of priorities. This green open space is valuable for wildlife habitats, as well as an historic and recreational area.

Our two settlements of Borehamwood and Elstree are already suffering from traffic congestion with noise and air pollution now known to carry health problems for

young and old. We need the Green Belt more than ever. Roads are heavily congested and green spaces insufficient.

Our infrastructure cannot support all the proposed development. Please keep in mind that local schools are undersubscribed.

We hope these ideas will be contained in the New Local Plan.

EBGBS will be liaising with their members and other environment groups to ensure that local residents' views are known to each other and to our councillors.

With good wishes.

Ann Goddard.

Chair

Elstree and Borehamwood Green Belt Society.