

February 2021

Dear Member and Resident,

As you may be aware Taylor Wimpey have sent out their response to our submitted objections. The Woodcock Hill Village Green Committee finds that their response does not adequately answer many of the concerns or issues raised by ourselves, residents or other well respected organisations. While we can't really offer a template or indicate every point where what you could object to in their response we do have a few useful hints we would suggest.

**In General:**

- 1) Check if their response answers any of your original concerns - If they have not answered or have failed to answer the point adequately bring this up in your response.
- 2) Check if their argument makes a valid point - If the argument does not feel strong, it is likely they know this is the case too, highlight it!
- 3) Use the thier template and copy the structure of the response - they have people employed that do this for a living.
- 4) Respond to each point in order - if you have not got a response move onto the next.

**Points that you could object to:**

**a) Residents of Borehamwood**

The replacement land is in Elstree it might allow closer access to a few residents of the Deacons Hill Road area of Elstree but deprive the large majority of Borehamwood residents of the beloved Woodcock Hill Village Green.

- Comment on the fact that Pegsaus have confused Borehamwood and Elstree.
- Comment that the replacement land is in south east Elstree not south west Borehamwood.
- Comment on the distance and inaccessibility from your actual home.

Existing resident will be impacted in these ways:

1. Residents from Milton Drive will not have access to the flat land of the release land
2. There are steep hills to be negotiated at the Vale and Masefield and Carrington.
3. Residents from Poets Rise /Gilpin Way, Byron Ave, Fire Research estate, Station Rd, Byron Ave, Melrose Tennyson and Vale will have to access the land via a footpath and lose easy flat access to the release land

**b) Land Use**

The immediate and foreseeable consequence of the Release land being deregistered and exchanged will be the retention of its open and rural state in terms of its character and appearance. If successful in deregistering the Release Land, Taylor Wimpey will fence the site and restrict access to all residents making it not for public use and the biodiversity value of this land will be left to become scrubland and reduced in it's overall value to the point where it would be easier to gain permission to develop on.

The Replacement site is:

- It is approximately half a mile to one mile from Furzehill road.
- is only reachable from the north side down a steep hill down across the railway tunnel and on Barnet Lane along a narrow pavement by a busy main road.
- Access for residents from south west Borehamwood is safe once across Furzehill road on the Right of Way footpath.

**c) Plans for replacement land**

The replacement land is still being proposed as a rural nature park, which residents have extensively objected to. Residents have already expressed preference to the existing land already available. Possible introduction of sheep to keep the grass down will inevitably

*conflict with people particularly dog walkers. The sheep will need to be tended and separated from people and dogs, especially during lambing.*

*Comment on the fact you enjoy a Nature Reserve and do not want a rural park in Elstree. Say what you do enjoy on the existing land*

***d. Biodiversity***

*The existing village green land is a wildlife haven and has already got an established species assemblage unique to the site which is not matched anywhere else in Borehamwood . Whilst the plan to deregister the green does not immediately impact biodiversity the future proposals and lack of any indication of how TW will manage the release land should deregistration be given, inevitably leading to a poor condition.*

- TW ecologists have inaccurately recorded the value of the release site*
- TW ecologists have said both sites are of similar biodiversity value - residents would prefer to see the investment set for the replacement land used to improve the existing site.*

***Remember:***

- It is true that TW have not got planning permission to build on the release land . It is in green belt and does have Wildlife Conservation Status*
- While it is true that TW have submitted the site for consideration for development to the Hertsmere local plan for 110 homes.*
- It is true that the replacement land has also been submitted to Hertsmere Local Plan to be considered for housing*

*Taylor Wimpey has been inconsistent and have been attempting to put forward a case for developing the site and will remove or amend proposals to suit requirements by the planning inspectorate. Keep reminding them that we do not want the Village Green to be replaced with another piece of land nor do we want any of the greenbelt land developed and any and all arguments put forward by Taylor Wimpey are just attempts to reduce the barriers to them developing the land in the future, even if it's not for a decade!)*

*You may have your own reasons and opinions to express and the above is just a few examples. Please do let us know if there is something we may have missed*

*We hope you can take the time to read their response and comment from your point of view.*

*All the Best,  
Woodcock Hill Village Green Committee*