
HERTSMERE LOCAL PLAN – SUMMARY AND NOTES FOR FEEDBACK

The Hertsmere Local Plan is a plan for development across the whole Borough of Hertsmere for the next 15 years. It has been written by Hertsmere Borough Council (HBC), and it allocates sites for where housing and employment will be built from 2023. It is currently in its engagement phase before further assessment and then the Draft Plan will be submitted to a government-appointed inspector next year. Once adopted, the new plan will be used to help shape growth in the Borough until 2038.

The Hertsmere Local Plan is available to the public via the Hertsmere Local Plan website.

<https://www.hertsmere.localplan.com/> It is a large and complex document. There is no referendum on this plan, so your comments are the only way to influence its final form.

YOU HAVE AN OPPORTUNITY TO GIVE FEEDBACK FROM NOW UNTIL 6th DECEMBER

Key plans for Shenley area:

- Extra housing: 2,000 more in our Parish, including 350 more in Shenley Village centre at London Rd and Harris Lane, with the whole village to be taken out of green belt, enabling denser development. (note: The “old village” is currently green belt, so this is a real threat to the future of the whole village).
- Development in Cowley Hill (800+) and Radlett Lane (200). “Windfall” extra 45 homes, but no information about where.
- New village - Bowmans Cross to be built near Willows Farm: 6,000 houses
- New Media Quarter at Well End: likely traffic increase
- No plans to upgrade infrastructure in Shenley

Some considerations relevant to Shenley that you may wish to cover in your feedback

In HBC’s Local plan it states that for sustainable development homes should only be built where there is ability to walk to railway station or catch a bus that runs every 3-5 mins and where there is good access to schools and GPs and where development does not add to traffic issues. Shenley does not have this, hence the proposals don’t meet the Council’s own sustainability criteria.

The plan’s objectives include protecting green belt from inappropriate development and protecting open spaces, but also include building a minimum of 12,160 homes, many on green belt land which they are planning to take out of the green belt. We feel this inexplicably high figure is based on an inexplicably high estimate of the housing need for the borough.

Aecom, the Government (and Hertsmere’s own ‘delivery partner’) estimated Shenley’s housing need over the next 15 years to be approx. **220** homes, yet HBC’s Plan is for 350 new homes in the village and 2,000 across the parish.

HBC only have the opportunity to propose taking land out of the green belt during the process of producing a local plan. Hence it is important to challenge not only the sites proposed but the overall estimates of the figures and to plan to remove the rest of the village from the green belt.

Hertsmere are proposing to take the London Road/Harris Lane sites and the main village out of the Green Belt, allowing for denser housing than desirable for a rural area. This conflicts with aims of the Shenley Neighbourhood Plan to maintain the rural feel of Shenley. HBC don’t have to take land out of the greenbelt to allow less dense redevelopment; land could be left in the greenbelt to limit future growth.

Hertsmere have not shown that they can or will deal with the infrastructure issues that will be created by the proposed developments. There is no planned increase in medical provision for increased population. No provision for additional primary or secondary school places.

Transport/traffic issues: Hertsmere does not have the remit to develop roads or provide public transport – that’s Herts County Council – so there are no plans in place to improve roads/transport infrastructure.

Borehamwood is a Zone 6 station so people commute to Borehamwood. Anything built North of Shenley will cause more through traffic of people heading to Borehamwood to commute to London.

The new Media Quarter will create a significant amount of new traffic on roads through Shenley. We also have lorry restrictions that we have been told are not enforceable, so what is there to stop the studio lorries going through Shenley and down the lanes to Well End?

Things have changed in the past two years (eg. Covid and working from home levels) yet Hertsmere’s Plan has not changed since 2018.

How will Hertsmere ensure that development meets the requirements of the Shenley N’hood Plan in terms of standards and style of new buildings? (eg. “rural character”) and also that new homes meet local needs (size/affordability)? A key finding from the Neighbourhood Plan consultation was that 98% Shenley residents wished to maintain the rural character of the village and protect our precious countryside.

Loss of precious countryside, rural approach to village, village “feel”, rural views. Loss of wildlife habitats. Ecosystem/Environmental.

Specific Sites:

S1 Land off London Road: Potential for **240** homes (140 homes + 100 senior care housing). Hertsmere propose taking this site out of the Green Belt, allowing for denser housing than desirable for a rural area. Exit to part of the site is right next to the Spinney, which needs to be protected. This is in centre of village – so would change/impact the village’s character and rural feel.

HEL390 Land off Harris Lane: up to **50** homes proposed. Increased traffic around playing fields and narrow roads of Rectory and Mimms Lane, causing potential risk to children and other users. No road improvements included. Land will be taken out of Green Belt, so could lead to high density housing, not in keeping with the Shenley Plan, and would spoil the village’s rural edge and landscape views.

BE3 Land between Cowley Hill and Well End Road: listed under the Borehamwood section but is in Shenley Parish. It has potential for **800** homes. Could also have a significant impact on the traffic through Shenley, especially when combined with the new Media Quarter in the same area.

R3 Land along Radlett Lane just before Radlett. Potential for **195** new homes. One access point is right next to a sharp bend on Radlett Lane, which could be dangerous and disrupt traffic flow.

NS1 An area of Green Belt Land within Shenley Parish to be a **New Garden Village** with leisure, educational and employment/business facilities. Initially 2400 homes proposed, with capacity for up to **6000** homes. With no new transport infrastructure provisions in place, this could have a significant impact on the traffic and congestion in and around Shenley.

E6 Media Quarter: Sky Studios Elstree development (Site A) has **12** sound stages – up to an additional **34** sound stages proposed in this area. Is this many needed or will they end up becoming houses? 40+ sound stages will have potential huge impact on commuter traffic through Shenley.

Ways to provide Feedback – please feedback your own views in your own words

- You can **view the document and leave comments** about specific sites from 11 October to 22 November: <https://hertsmere-consult.objective.co.uk/portal/> (Please note: You will need to create a login to comment online)
- Paper copies of plan available to borrow at **Shenley Post Office**, also feedback forms are available at Shenley Post Office.
- Alternatively, you can email your feedback comments to local.plan@hertsmere.gov.uk