



## Elstree & Borehamwood Residents Association

### Minutes of Meeting for 11<sup>th</sup> October 2016

**Date :** 11<sup>th</sup> October 2016

**Held at:** St Theresa's Church Centre, Shenley Road, Borehamwood WD6 1TG

**Committee Members Present :** Suzanne Alford (Treasurer) standing in for the Chair, Clare Newton (Membership Secretary) and John Fort (Committee Member)

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#### September Update:

- Triple AAA taxi Planning Application: The Planning Department have recommended that that retrospective planning permission is granted. This Planning Application is due to be heard by the Planning Committee on 13<sup>th</sup> October 2017. We will be putting in our objection letter very shortly.
- Aldenham Reservoir update will be covered later in these minutes

#### Police Update:

- No Police attended but a written update was kindly provided.

#### Aldenham Reservoir Update:

Clare Newton (Committee Member) updated us as follows:

- The Liberty Aldenham Planning Application (Planning Ref: 16/1302/OUT) will be heard at the Planning Committee meeting on 13<sup>th</sup> October 2016.
- EBRA will be requesting to give the three minute speech against this Planning Application at this meeting.
- On the Hertsmere Borough Council Planning application web page there were, to date, 90 objections to this Planning Application to develop 150 homes on Green Belt land, with only 42 responses supporting this Planning Application.
- EBRA have been busy promoting this campaign in person and by social media and had an article in the local paper.
- There had been complaints about Liberty Aldenham's PR company, MPC's, campaign, over the last two campaigns, in that it generated fear, and members of the public felt intimidated by the approach and threats made. EBRA perceived this campaign run by MPC, to be unethical and unprofessional in parts and also it was highlighted that in fact MPC were not a member of any professional PR consultants associations.

The following people and groups were however in support of this Planning Application and voiced their opinions as follows:

- Norman Shuker (NS)(Elstree resident and a Trustee of a number of local trusts) had the following points to make:
  - NS objected to some of these points raised by EBRA and asked how Liberty Aldenham had been threatening. *Sue Alford (SA) responded that EBRA were aware of various threats which included examples from correspondence sent from Liberty Aldenham and the marketing material issued by their PR Company,*

MPC. SA also said that she would show him an old photo of the Aldenham Reservoir being fenced off, that was currently visible on their Facebook campaign page, which was reasonably perceived to be a threat.

- NS also confirmed he had been told by Liberty Aldenham that they would fence off their land and deny the public access and palisade off the reservoir with a 6ft steel fence, drain the reservoir and turn it into a rubbish tip. It would cost them £55k to fence off this area and this was their Plan B option. He said this was not a threat but a promise made by Liberty Aldenham when he had spoken to them. *Although other EBRA members present added that despite this being private land, that the public had walked around Aldenham Reservoir for many years. Note: As a point in law, this aspect is being looked into by Cllr Clive Butchins, who is requesting any evidence or memories of anyone walking around the reservoir before 1974.*
- NS said that Liberty Aldenham claimed they had asked to speak to the Council repeatedly regarding this whole case and had not got anywhere.
- NS added Milton Keynes had lakes and they needed a lot of work to keep them in good order.
- Simon Ray - Chair of Aldenham Country Park Trust, which has 300 members, who support the Liberty Aldenham Planning Application. They see this 150 housing development on Green Belt land as the only option.
- Anne Goddard - Chair of Elstree and Borehamwood Green Belt Society, who have supported the proposal by Liberty Aldenham since the beginning, did not wish to see the Green Belt land being used but felt it was the only option available.
- Tim Waygood (TW) – Director of Aldenham Country Park (ACP) – explained that he had now been running ACP by himself since July. As ACP is a CIC, the only income they get to pay for all the park and employees salaries is the £4.50 car park fee per vehicle. They have ACP on a 30 year lease. They operate a farm, pony rides and provide a ‘social care’ function. He also said he was disappointed that there was a lack of conversation between Hertsmere Borough Council and Liberty Aldenham. TW said he had a lot of personal finances tied up in ACP which was of a great concern to him. He said that there were phenomenal misunderstandings about ‘enabling development’ and added that developers ‘can make a profit’. The issue in this case however was that Liberty Aldenham were both the landowners and developers.
- SA added that Hertsmere Borough Council had clearly stated they did not need any more housing and that as the reservoir and dam were not in any imminent danger, then there were no ‘very special circumstances’ to support this Planning Application to build on Green Belt land. EBRA understood at this stage that this Planning Application had been recommended for refusal by the Planning Department.
- SA suggested that Liberty Aldenham could build elsewhere and raise the money that way and indeed there were numerous other avenues and options that could be explored to raise the necessary £5m.
- It was agreed EBRA would follow Anne’s suggestion and agree to meet up with Liberty Aldenham to discuss the way forward in due course.

### **Consultation on draft Design Guide Part D: Guidelines for High Quality Sustainable Development**

- Sue Alford read the details about what was required regarding reviewing this 85 page document. These details are available online at [www.hertsmere.gov.uk/designguidepartd](http://www.hertsmere.gov.uk/designguidepartd) or can be read in **Appendix A** attached below.
- In essence this document forms part of Hertsmere’s ‘Local Plan’ and has already been written and it was now available for people to comment on.
- This consultation opened the day before our EBRA meeting on 10th October and the deadline was 21<sup>st</sup> November for this 85 page document.

### **Transport Vision for 2050 – Public Consultation on a new Local Transport Plan for Hertfordshire**

- Sue Alford introduced this topic to those present with a view to it being discussed more fully by John Cartledge – Transport Expert - at our November meeting. In essence Hertfordshire County Council want to hear our views on the future of transport in our county, in advance of preparing their full strategy in 2017. This strategy is called the ‘Local Transport Plan’ or LTP. They will set out their objectives and approach for improving transport in Hertfordshire. At this stage they are consulting with us on some of the possible content of this strategy, which includes some new policy options and major schemes. This will help define the ‘big picture’ direction of travel and transport in Hertfordshire. Following this consultation in 2017 the full strategy will be developed and consulted on.
- For more details please see **Appendix B** attached or go to <http://www.hertfordshire.gov.uk/your-council/consult/transportconsult/TV2050>
- The deadline for this consultation is 14<sup>th</sup> December 2016

**Any other business:**

**Changing Frequency of EBRA meetings:**

After a review and survey of our members regarding a preference of meeting frequency, it was agreed by the Committee to reduce the nine meetings per year to six meetings. These meetings will typically be held bi-monthly.

Our new dates for 2017 are:

- 17<sup>th</sup> January 2017
- 28<sup>th</sup> March 2017 (was 21<sup>st</sup> March)
- 9<sup>th</sup> May 2017
- 4<sup>th</sup> July 2017
- 12<sup>th</sup> September 2017
- 7<sup>th</sup> November 2017

**Our Next Meeting:**

Our next meeting is on 29<sup>th</sup> November 2016 at 7.50pm at St Teresa's Church Hall, 291 Shenley Road, WD6 1TG.

Our future meeting dates for 2017 are:

- 17<sup>th</sup> January 2017
- 28<sup>th</sup> March 2017 (was 21<sup>st</sup> March)
- 9<sup>th</sup> May 2017
- 4<sup>th</sup> July 2017
- 12<sup>th</sup> September 2017
- 7<sup>th</sup> November 2017

**The End**

**Appendix A**

# Draft Revised Planning and Design Guide Part D (2016)

Last Modified October 07, 2016

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The Planning and Design Guide is the council's planning guidance, for securing higher standards of planning and design in Hertsmere across all forms of development. This guidance was first adopted in 2006 and we updated Part D in 2013. We are now proposing a comprehensive update to Part D in response to changes in national and local planning policy, and to reflect the types of development which come forward in the borough.

Part D covers many aspects of the design and layout of development, and has been prepared as a guide for those who are proposing new housing or commercial developments. It sets out design principles for the borough, and covers the design issues that we will consider when making decisions on planning applications. It aims to influence:

- how buildings look and fit with their setting;
- the layout and organisation of public spaces; and
- the appearance of street frontages.

This updated guidance will be a Supplementary Planning Document (SPD) to complement our statutory Local Plans (the Core Strategy 2013 and emerging Site Allocations and Development Management Policies Plan (SADM) published in 2015.

This draft was approved at the council's [14 September Executive meeting](#), and we have started to use the Planning and Design Guide on an interim basis to assess all planning applications determined on or after 15 September 2016

The local community and other stakeholders now have an opportunity to influence the document before it is finalised and adopted.

Following this consultation, we will take into account all views received and make any necessary amendments to the document.

You can read the revised Part D online below, or you can view paper copies during the consultation period at the Civic Offices in Borehamwood and at various locations around the borough (see the table at the bottom of this page).

Responses to this consultation can be made either:

by email to: [local.plan@hertsmere.gov.uk](mailto:local.plan@hertsmere.gov.uk) ; or

by post to: Policy and Transport team, Hertsmere Borough Council, Civic Offices, Elstree Way,  
Borehamwood, WD6 1WA

The consultation ends at **5pm on Monday 21 November 2016** and it is important that all submissions are received by this date.

## Consultation documents

[Draft Revised Planning and Design Guide Part D \(2016\)](#) *(Available to view online)*

## **Appendix B**

# Transport Vision 2050 – Public Consultation on a new Local Transport Plan for Hertfordshire

This consultation is open until 23:59 on Wednesday 14th December 2016

**How to take part:** Read the consultation report and submit your response to the questions via the online survey:

[Transport Vision 2050 - Consultation Report](#)

[Transport Vision 2050 - Survey](#)

**Further Information:** There is a 2000 character limit for text box answers in this consultation. For further information regarding this consultation, or to submit an extended response via email, please contact [LTP@hertfordshire.gov.uk](mailto:LTP@hertfordshire.gov.uk).

**Easy Read Version:** An easy read version of the consultation survey is [available here](#) for people to submit completed copies to us. (Transport Policy and Growth, CHN 216, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, Hertfordshire, SG13 8DN)

**Why we are consulting:** We want to hear your views on the future of transport in our county, in advance of preparing our full strategy in 2017. This strategy - called the Local Transport Plan or LTP - will set out our objectives and approach for improving transport in Hertfordshire. At this stage we are consulting on some of the possible content of this strategy, which includes some new policy options and major schemes. This will help define the 'big picture' direction of travel and transport in Hertfordshire. Following this consultation in 2017 the full strategy will be developed and then consulted on.

**Derrick Ashley, Cabinet Member for Transport, Hertfordshire County Council**-Hertfordshire County Council is planning how our transport system should develop over the next 35 years so that Hertfordshire can continue to prosper as our population and economy grow.

By 2050 forecasts predict that the population of Hertfordshire will have grown by around 400,000 to over 1.5m, having a huge impact on congestion and journey times, particularly during peak travel periods.

That is why Hertfordshire County Council is developing a new long-term transport strategy that sets out how we can manage this extra strain on our transport networks. This strategy will provide a framework to guide all our future transport planning and investment. Our goal is for Hertfordshire to remain an attractive place to live and work in. The agreed strategy will be in a new Local Transport Plan for Hertfordshire (LTP4).

The LTP requires that we highlight problems in our current transport network, identify major transport schemes required and consider a wide range of options to help support future growth. At this stage our proposals include enhancing walking and cycling provision; better public transport between towns; technology to better manage traffic on our key routes; and embracing modern technology to facilitate more shared transport schemes such as lift-share and car clubs. We also propose some additional highway capacity on the most congested parts of the network, where conditions would otherwise deteriorate due to

the forecast population and traffic growth. However we cannot simply build our way out of trouble, and we must consider ways of reducing the ever increasing demand for road space.

This paper sets out our ideas, but before we come to any conclusions on what to include in our plan we'd like to hear the views of people in Hertfordshire. This consultation asks for your views on the challenges we face, the ideas we have identified for the future of transport in Hertfordshire and the strategies to meet those proposed objectives.

I hope that you will make your voice heard and join in the conversation by reading this document and responding to the consultation questions.

### **Strategic Impact Assessments**

In addition to the Transport Vision 2050 consultation report, we are also inviting comments on the following strategic impact assessments of the LTP proposals. Please send these to [LTP@hertfordshire.gov.uk](mailto:LTP@hertfordshire.gov.uk).

[Habitats Regulations Assessments Report](#)

[Equality Impact Assessment](#)

[Strategic Environment Assessment](#)

### **Evidence Base**

[Summary of process to develop a new LTP](#)

[Transport Vision Stage 1 Report](#)

[Transport Vision Stage 2 Stakeholder Engagement Report](#)

[Transport Vision Stage 2 technical Report](#)

[Transport Vision Stage 2 Scheme Identification and Sifting Report](#)

[Transport Vision Stage 3 technical report on Major Scheme Selection](#)

[Summary of Strategic Challenges and Opportunities](#)

[Summary of LTP objectives evidence - Prosperity](#)

[Summary of LTP objectives evidence - Place](#)

[Summary of LTP objectives evidence - People](#)

[Report on current travel patterns in Hertfordshire](#)