

# OBJECT TO HERTSMERE'S NEW SMALL TOWN ON COURSERS ROAD

URGENT: submit your objections by 5<sup>th</sup> December!

E-mail [local.plan@hertsmere.gov.uk](mailto:local.plan@hertsmere.gov.uk) or write to:

Hertsmere Local Plan Consultation  
Hertsmere Borough Council  
Elstree Way  
Borehamwood, WD6 1WA

Hertsmere Borough Council propose a “new settlement” – effectively a small town – on Green Belt land on Coursers Road, which would join London Colney with Colney Heath. The draft Local Plan proposes to build 2,400 houses by 2038 and 6,000 houses by 2050. Even more houses have not been ruled out.

To assist residents in making objections, 4ColneyHeath Residents' Association provide the main topics for objections and brief points that residents can make.

It is preferable that you make objections in your own words rather than copy and paste.

**In a nutshell: the main points to include:**

- **Hertsmere's housing requirement is excessive, 6,000 houses are not required at Bowmans Cross**
- **Much less land for housing is required, Bowmans Cross is not required**
- **Bowmans Cross is good quality agricultural land in the Green Belt**
- **Bowmans Cross location is unsuitable and access is impractical**
- **The social infrastructure cannot support Bowmans Cross**
- **Hertsmere's plan for 2038 is to build a huge housing estate of 2,400 houses and one primary school.**

## **6,000 houses are not required**

Hertsmere's housing requirement projections are based on out of date data. More recent projections available should be used as these show a projected decrease in new households in the Borough for the plan period, and therefore a reduced number of houses that should be planned for.

Additionally, Hertsmere can, and should, reduce the number of houses it plans to provide because 75% of the Borough is Green Belt land. Additional housing would be in the Green Belt which would be substantially harmed.

## **Much less land is required**

Hertsmere are using a density of houses per hectare that is too low, which is increasing the demand for land. Hertsmere must reassess available land, including brownfield sites, for higher density development in accordance with Government policy, which requires a quarter of Hertsmere's plan.

## **The site for Bowmans Cross is good quality agricultural land in the Green Belt**

About 85% of the Bowmans Cross site is good quality agricultural land in the Green Belt.

The Green Belt Assessment stage 1 report concluded that the land at Tyttenhanger Estate should not be considered further. The Stage 2 Green Belt assessment included the Tyttenhanger Estate, which identified a small area in the corner below Redwell Wood.

The quarry works comprise around 15% of the total site and will continue to be worked in the 2030s. Hertfordshire's Minerals Policy is that when completed, sustainable after-use is required as part of the reclamation scheme including improved and increased public access to the countryside and recreation and create public open space; new or enhanced existing water bodies for wildlife; new water bodies for sport and recreation; support and enhance national, regional, and local biodiversity action plan objectives and sites of nature conservation importance, especially Special Protection Areas, Special Areas of Conservation and Ramsar sites.

The Green Belt is intended to be permanent. Bowmans Cross would cause significant harm to the Green Belt and Local Wildlife sites including the Tyttenhanger Gravel Pits and the Common at Colney Heath.

Any proposal for development in the Green Belt must not result in 'coalescence' of existing developed areas. Bowmans Cross would merge London Colney and Colney Heath as a continuous development.

#### **The location and access are unsuitable**

The location of the proposed site next the M25 with noise and air pollution would never be chosen by a Town Planner. It is chosen because an absent landowner has offered it.

Access is by Coursers road only, there are no other links. Coursers Road is a minor unclassified road, that connects to roads that are already congested and frequently saturated. Towards London Colney the Bell Roundabout links to the M25, the A1081 and the A414. In the other direction traffic would pass through Colney Heath via the High Street towards the A414 and Tollgate Road towards Welham Green. Bowmans Cross would add significantly to the congestion which is not in the interest of adjacent communities or any resident in the new town.

#### **The social infrastructure cannot support Bowmans Cross**

Bowmans Cross would rely on London Colney and Colney Heath for healthcare, social and community services and St Albans for secondary school education until 2038 at the earliest. The social infrastructure within St Albans District cannot support the current population, let alone any more requirements. The facilities in Hertsmere are far away, in Borehamwood and Radlett, and would not be used by residents in Bowmans Cross.

#### **Phasing**

The draft Local Plan only proposes 2,400 homes with one primary school for the next 16 years to 2038. A huge housing estate where residents will commute to work and drive to schools, for shopping and recreation.

The master developer, Urban & Civic plc, is owned by the Wellcome Trust. We say YOU ARE NOT WELLCOME HERE.