

NEW POTENTIAL SITE for 880 homes off Allum Lane, Elstree

In 2018 we were advised of potential sites for housing in Elstree and Borehamwood, which included 280 homes on site BE1 (the field off Allum Lane) to which we responded.

On 30th July 2019 we were advised of 21 further potential sites, 2 of which are off Allum Lane.

- Site HEL514 – 830 homes on 75 hectare site on Radlett Park Golf Club
- Site HEL506 – 50 homes on 1.44 hectare site off Allum Lane (adjoining site BE1)

Officers have identified constraints, which could affect the development potential of these 2 sites:

Site HEL514, includes land that is designated as a Wildlife Site, contains protected trees, has access difficulties due to the railway acting as a physical barrier to the east, the northern part of the site is within a flood zone, numerous public footpaths cross the site and an independent assessment advises that the land is 'high performing' Green Belt.

Site HEL506, if developed, the site would fill in an important gap separating Borehamwood / Elstree and Elstree Village. Our independent Green Belt assessment therefore advises that the land makes a strong contribution to the Green Belt. The site is within several different land ownerships and it is not clear whether any / all of it is available for development. There are on-site flood issues and a designated area of archaeological interest on part of the site.

We have also identified our own reasons why these potential sites are not suitable for housing:

1. **Increased traffic** into Elstree and Borehamwood on roads that are already gridlocked at peak times.
2. **Lack of infrastructure** (GP's, schools and roads)
3. **Urban sprawl and coalescence of settlements** as the building on this green belt will almost eradicate the gap between Borehamwood and Elstree Village.
4. **Risk of flooding** with loss of a huge area of natural soak away in an area of high water table, clay soil and underground streams.
5. **Loss of green belt** with risk to nature walks and wildlife. Site HEL514 provides a valuable, healthy leisure activity, has many footpaths used by local people and is the route for the popular weekly Hertfordshire Health Walk.
6. **Landscape and visual impact** as the views across from Allum Lane and Parkfields will be destroyed and change the whole character of the area.
7. **Borehamwood has had 5 times more houses** built in recent years than other areas without sufficient infrastructure to support it.

There is no official consultation on these new sites until Spring 2020 but Officers and Councillors recognise they will generate concern locally, and that residents and local groups will want an opportunity to comment, so they are happy to receive initial feedback now to inform the on-going site assessment work.

We recommend you respond as soon as possible by:

- E-mail to: local.plan@hertsmere.gov.uk
- Or post to: Planning Strategy Team, Civic Offices, Elstree Way, Borehamwood, WD6 1WA

Join Action Group ALFA (Allum Lane Fields Association) alfa2018group@gmail.com

(Your details will be stored on our database and used to keep you informed of updates to campaign to stop developments off Allum Lane. We will never share your details with third parties)

For more information find the Planning for Growth June 2019 document at www.hertsmere.gov.uk

Click on *New Local Plan, About the New Local Plan*, link for 'overview of responses from site promoters...'

More responses = more impact.

Please write in your own words adding your personal thoughts about the impact of losing this green belt land and replacing it with 880 houses and thousands more residents. Maps on reverse.

