

# Act now to prevent 280 houses being built in the field in Allum Lane, behind The Rise, Bishops Avenue and Lodge Avenue!

## Possible access via Allum Lane and The Rise!

Increased congestion on Deacons Hill Road, Allum Lane etc – peak journey times may take an extra 9 minutes according to the council

### CALL TO ACTION

#### 1. Respond to the council consultation TODAY or by 20 December 2018 latest!

**Online:** Consultation Portal is <https://hertsmere-consult.objective.co.uk/portal/>. Please register and get a password.

**Email:** [local.plan@hertsmere.gov.uk](mailto:local.plan@hertsmere.gov.uk)

**Write:** Planning Strategy Team, Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood WD6 1WA

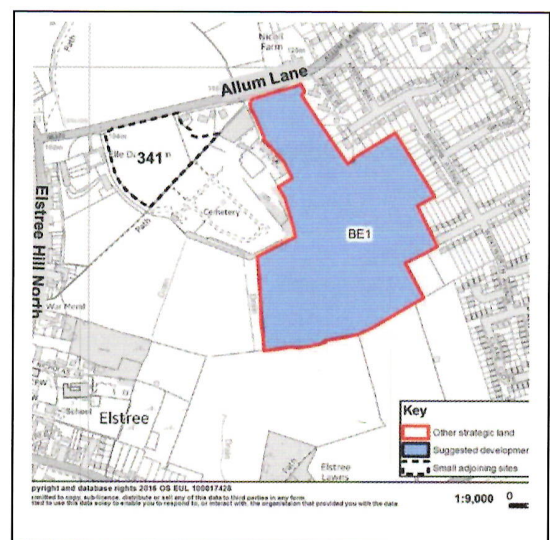
It is vital that everyone objects, and tells their neighbours and other friends in Borehamwood to object to any building of homes in Borehamwood and Elstree generally, particularly on plot BE1 (see map on right - it is the land off Allum Lane, behind the Rise, Lodge Avenue and Bishops Avenue).

Every adult in a household can and should object!  
The more the better please. Don't delay, respond TODAY!

#### 2. Provide reasons for not building on plot BE1

Use your OWN WORDS... Here are some suggestions

**Increased traffic density in The Rise, Lodge Ave, Bishops Ave, Deacons Hill Road and Allum Lane.** The council's forecasts are that journey times at peak times may increase by 9 minutes and by 6 minutes at off peak in our area. Traffic is already gridlocked at peak times. The road infrastructure can't cope with more housing!



**Loss of Green Belt, urban sprawl and the joining up/coalescence of settlements** Borehamwood and Elstree have separate characters. By building on this green belt, it will lead to Borehamwood and Elstree village merging. BE1 helps to prevent outward sprawl of Borehamwood and forms a natural gap between Borehamwood and Elstree Village. The Hertsmere Greenbelt report says "BE1 in its entirety plays an important role in the wider strategic green belt".

**Lack of infrastructure (GPs, schools and roads).** The BE1 site is housing only with no infrastructure. In Elstree and Borehamwood, GP surgeries and NHS dentists are at full capacity and 280 extra homes will mean an extra 1000 patients! The BE1 development will lead to a lack of school places and parking locally is already fully stretched. **Borehamwood has had 5 times more homes built in recent years compared to other areas e.g. Potters Bar, without enough supporting infrastructure put in place.** Plans are already agreed for the Elstree Way Corridor in Borehamwood to have more development than any other part of Hertsmere over the next 3 years as well. Other areas in Hertsmere should now share the burden.

**Increased risk of flooding.** There are existing issues with flooding in the area with houses in Lodge Avenue, Bishops Avenue and the Rise all having experienced flooding due to underground streams and the high water table (If you've experienced flooding in your garden/home, let the council know details). Allum Lane, near the recycling centre, floods every time there is heavy rainfall. Concreting over this piece of Green Belt land would compromise the 'natural soak away sponge' effect, which could be detrimental to the local environment, when we experience heavy rainfall. Given climate change, rainfall in the UK is likely to increase.

**Landscape and visual impact.** The loss of this important area of green belt will have negative impact on the general landscape and the character of the area. The view of the countryside from both Allum Lane and the Rise will be destroyed, and the destruction of the views from Allum Lane will change the character of the entrance to Borehamwood.

**Recycling centre.** This is an important well-used resource. It is not good practice to have a housing development next to a recycling centre due to noise, smells etc. The impact of any housing development could result in the closure of the recycling centre in the future.

Other issues that could be mentioned: **Environmental, wildlife and archaeological considerations**

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### **3. Provide reasons for building in other areas instead**

It is not enough just to object however, as the houses have to be built somewhere....

The council needs to find land for 7500 homes in total.

Use your OWN WORDS... Here are some suggestions in favour of other proposals:

#### **The Garden Village**

**Near London Colney – 4,000 homes (H2) & North of Shenley 1,500 homes (H1)**

H2 provides a garden village with land for new homes and jobs supported by a village centre and schools. This means that new homes will have less of a negative effect on established areas in Hertsmere as they enable people to work and live within the new garden village without lots of congestion and the inclusions of schools and surgeries in the garden village also means less pressure on existing facilities in Hertsmere. The council should also consider building slightly higher buildings in the centre of the village - in a well-designed way – to accommodate more homes.

H1 will have some supporting facilities, again meaning less pressure on existing facilities.

#### **South Mimms**

**1,110 homes (SM1, SM2, SM3)**

South Mimms is an area that could accommodate some growth in housing (according to the council's report)

The land proposed is close to an existing primary school

#### **Potters Bar**

**1,300 homes (PB1) 880 homes (PB3)**

Potters Bar, despite having excellent connections into London, has been protected from the large scale development unlike Borehamwood - **Borehamwood has had 5 times more development than Potters Bar over the last 5 years – we have built 750 homes per year, whereas Potters Bar have only built 150 per year.** There is some capacity at GP services in Potters Bar, which is better than other areas, and these two proposals include schools **within** them. Therefore Potters Bar is better equipped to cope with development than Borehamwood and Elstree.

**IT IS VITAL TO COMMENT AS SOON AS POSSIBLE. DON'T LEAVE IT UNTIL THE LAST MINUTE AS THE WEBSITE MAY CRASH ON 20/12/18!**

**Please also:**

#### **Write to your MP**

**Write to Oliver Dowden, to oppose any further building in Elstree & Borehamwood, particularly on plot BE1**  
[oliver@oliverdowden.com](mailto:oliver@oliverdowden.com)

#### **Join our Action Group**

**Join the Allum Lane Fields Association (ALFA) to get updates on the latest developments! We will need a large number of members to show the strength of our opposition to building on BE1.**

**To join, please email your details – your name and address to [alfa2018group@gmail.com](mailto:alfa2018group@gmail.com)**

*Your details will be stored on our database and used to keep you informed of updates to our campaign to save the field from housing development. We will never share your details with third parties.*