

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

Dear Sir/Madam,

Harts Farm and fields, Little Bushey Lane, Bushey (site B1)

I am objecting to the proposed development of Harts Farm, as shown in the Draft Local Plan, for the following reasons:

Loss of Green Belt

This is a plan for excessive economic development which takes no account of the loss of Green Belt. The Government says brownfield sites are to be used before Green Belt but you have failed to make representations or alter the Local Plan accordingly.

Fall in housing demand

Housing demand has fallen according to Government figures as has been highlighted by both the CPRE and Hertsmere opposition councillors.

Traffic

The development at Harts Farm will generate some 1200 extra cars on the already congested Little Bushey Lane, more with the other local developments. In a recent Little Bushey Community traffic study, the figures demonstrated an increase of 12% in three years. The biggest being 0900-0930 with an increase of 32 %.

Flood risk

The site and surrounding roads have been identified a flood plain by the Environment Agency ranging from medium to high risk. Little Bushey Lane already floods as does the new development at Rossway Drive. 350 more houses will increase that risk.

Loss of wildlife

The inclusion of a flood plain in this site creates a unique biodiverse environment. This area, which is constantly sodden can be considered to be a water meadow and coupled with the hedgerows, lends itself to be a micro-nature reserve of wildlife including protected muntjac deer, pipistrelle bats and Canada geese.

Lack of public transport

The nearest bus route with limited evening and Sunday services is 10 minute walk away. This lack of accessible public transport makes any development entirely car dependent

Loss of ancient rights of way

Two ancient Right of Way public footpaths that cross the land giving people the opportunity to visit the wildlife area. Marked as B40 and B33 they are designated as 'definitive' on all walking maps and maintained by Hertfordshire County Council.

Yours faithfully,