

COLNEY HEATH PARISH COUNCIL

- ✉ **Postal Address:** Highfield Park Visitor Centre, Hill End Lane AL4 0RA
- ☎ **Telephone:** (01727) 825 314
- 💻 **Website:** <https://colneyheathparishcouncil.gov.uk>
- ✉ **E-mail:** clerk@colneyheathparishcouncil.gov.uk



Background Paper Item 140c – 18/04/2024

Hertsmere DC Local Plan reg18 Consultation

Some of the published documents do not align with the current proposals so much is currently unknown.

The most significant impact on the Colney Heath Parish is the proposed development of a new town on the southeast side of Coursers Road left hand side when driving from Colney Heath village. This would know as Bowmans Cross and new town of some 5000 new homes together with the supporting infrastructure. Only some of the new homes will be built within the current plan period which to 2040.

The first concern is the possible merging of Colney Heath Bowmans Cross and London Colney, the development zones are currently poorly defined. Hertsmere claim is that the new plan protects the Green Belt, the entire site of Bowmans Cross is within the Green Belt and scores moderately well for many of the core objectives of Green Belt policy.

The site area is bounded by Coursers Road, M25, Redhall Wood and Walsingham Wood so would fill most of the flat area.

The second area of concern is highways and traffic again this is poorly defined in the consultation documents. However, they range from the total closure of Coursers Road to 50% of the traffic leaving Bowmans Cross coming through the village. One of the core features is the negative impact on the Bell roundabout and J22 of the M25.

Sustainability – the published data does not align with the current proposals, so the rate of delivery of schools and healthcare is currently unknown. New schools both primary and secondary and a healthcare centre are included in the promised facilities. The site lacks access to railway stations so any sustainable transport would be dependent upon bus services, a new service to Potters Bar is proposed.

A possible site for secondary school is on the righthand side just beyond Warren Field again a concern is the possible harm this could cause to the current wildlife improvements currently underway on Warren Field.

A major area of concern is access to other modes of sustainable transport which include HERT (Hertfordshire and Essex Rapid Transport) possibly at a hub on the long-about and to Alban Way. Routes to these appear to come through Colney Heath, so possible harm to the Colney Heath common must be a significant concern as few other routes exist.