

South Mimms Village Housing Development Residents' Consultation

Your Village Your Opinions

Hertsmere Borough Council is currently developing their plans for the future growth of the area. This is part of a government requirement to increase the number of new homes across England over the next decade and beyond.

Having new homes built in South Mimms is not something we can avoid; however, it is important to recognise the potential benefits that growth can bring.

The parish council acts as your voice with Hertsmere Borough Council, so we are writing to seek your views on how our village should be shaped going forward, so we can advise them.

Please take a few minutes to read this leaflet and answer the questions.

Only one reply should be submitted per household - ideally via the SMPC website www.southmimms-pc.org.uk or on this leaflet, which can then be placed in the special box outside The Village Hall before 13th August.

Thank you,

South Mimms Parish Council

What Should Our Village Look Like in the Future?

A large number of landowners and promoters have responded to Hertsmere's call for housing sites to be considered in its new Local Plan. Before South Mimms Parish Council engages with any of the land promoters, we want to know your opinions on three broad choices for future housing. All proposals are on undeveloped land and roughly the same number of homes will be built whichever route we take. Potential areas for housing are shown in green on these maps.

Option 1 would be to only build on the northwestern edge of the village as the road heads towards Shenley and London Colney. This option would have benefits in terms of protecting more of the existing village from the impact of growth and new residents being able to quickly head towards London Colney or St Albans. However, it does run the risk of creating two very separate halves of the village.

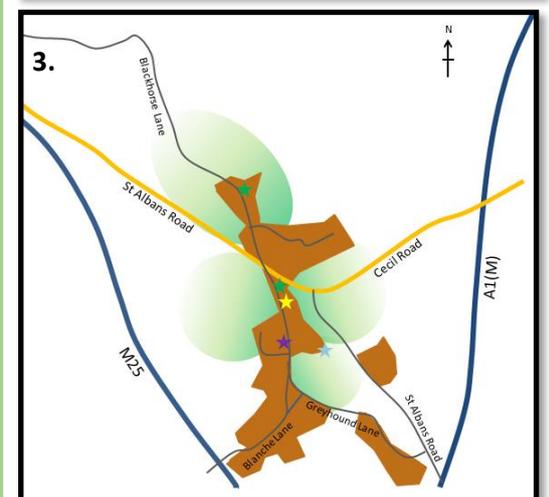
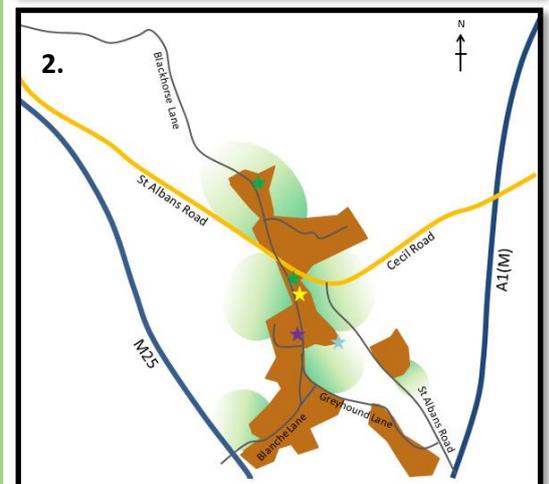
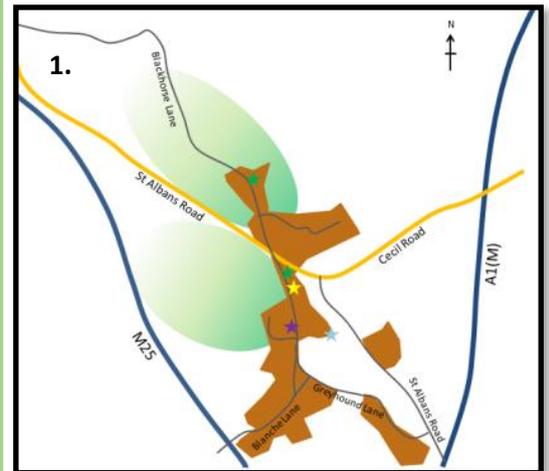
Option 2 would be to fit all the new housing across the current village footprint, with a number of much smaller developments. This would assist in integrating new residents into the community, but traffic flow around the village may be impacted to some extent. The total number of homes would still be the same.

Option 3 is to have a mixture of options one and two. This option would mean some homes would be built on plots around the village, but ideally in places that would have less impact on traffic and the existing feel of the village. The rest of the homes would be built on the north western edge of South Mimms, still elongating the village's footprint, but not by as much.

3 broad choices for future housing

Key

- ★ Public House
- ★ St Giles Church
- ★ Village hall
- ★ St Giles School
- Potential area for housing



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www.southmimms-pc.org.uk

This will not be your last chance to have your say on any potential development within the village.

Hertsmere Borough Council has conducted three rounds of public consultation so far and additional public engagement will be held once the new version of the draft Local Plan is published.

More information on this can be found at www.hertsmere.gov.uk/newlocalplan

At this stage, we would like you to comment on the broad approach that you consider should be taken, when planning growth within South Mimms. Although we don't know the exact number of homes that will be built in the village yet, we do know that they won't all happen all at once.

We know South Mimms will have to grow but Hertsmere's new Local Plan can help us plan for that growth and ensure it can be achieved in a way which brings benefits to our community. Consideration should therefore be given to the potential benefits extra homes could bring.

As part of any proposal, developers are required to contribute to the wider needs of the community in proportion to the number of homes built. You may feel it will be worth having more homes built in the village, if this would bring the benefit of certain amenities.

To ensure the Parish Council can make informed recommendations to Hertsmere, we need to understand what you see as a priority.

If possible, please submit for your household via the SMPC website:

www.southmimms-pc.org.uk

Otherwise this reply section can be completed and placed in the special box outside The White Hart during the next three weeks.

Our preferred choice for future housing is

Option Number []

Reason (optional):.....

.....

Family Name/s:.....

Address:

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.....

Our wish-list could be endless, but please only tick your top four priorities.

Affordable Housing []

Public footpath improvements []

A village shop []

A village green []

New or improved play areas []

Improved shielding from M25 []

A further extension to the primary school. []

Road improvements []

Office Space []

Something else: []

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