

# Community Development Potters Bar Golf Course

Your opportunity to support an exciting regeneration project for this landmark site.



## *Your support could make* **community development happen**

Potters Bar Golf Club, where British Open winner Tony Jacklin was a professional, closed in November 2018 after almost 100 years. The site is one of four in Potters Bar that have been proposed by their owners for massive new housing estates. We believe it is totally unsuitable for housing. The site is all Green Belt - right up to the entrance in Darkes Lane.

This is a unique opportunity to retain this site for the benefit of the community in Potters Bar and surrounding areas. Localism is when residents are involved in shaping their environment for the benefit of the community.

### The proposal:

- Bike Park, providing safe cycling for all levels
- Walking and fitness circuits
- 4\* Hotel with around 150 rooms
- Wedding / banqueting / conference facilities for up to 300 guests
- Hotel spa and restaurant
- Community Hub
- Library
- Cycle parking
- Significant re-forestation
- Additional parking for local shops

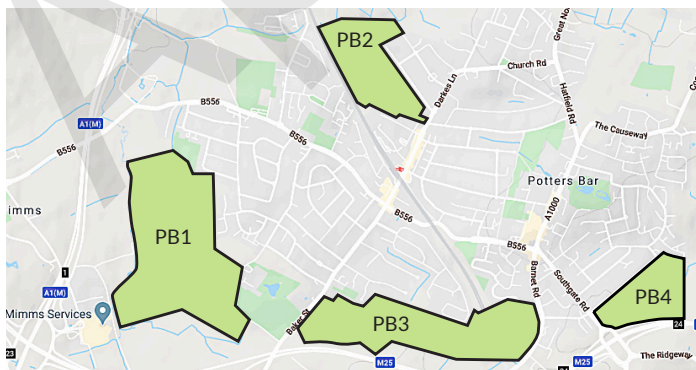
### The benefits:

- Sport / leisure / exercise facility of Regional Significance
- Brand new Community facilities
- Destination upmarket hotel with function rooms for the whole community
- Major employment provider - 120+ new jobs
- Significant commercial boost to the economy of Potters Bar
- Managed environment for family leisure activities

### ... and for the environment:

- Significant new tree planting across the site - a major contribution to cleaner air in our town
- Whole site can remain within Green Belt
- Prevents development creep and maintains important separation of Potters Bar from Welwyn Hatfield

### Major Potters Bar sites proposed for housing by their owners.



Map data ©2020 Google

This is a rare opportunity to create something special in Potters Bar - a major attraction and community facility.

The special features of site PB2 and its proximity to the commercial heart means that there are no suitable alternative locations around Potters Bar.

## Community Development - Potters Bar Golf Course



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## Why is the site unsuitable for housing and how does this proposal address the issues?

**Problem:** The site has only one viable entrance. All possible alternative entrances share the same pinch point on Darkes Lane. Gridlock is certain.

**Solution:** The hotel and bike park will generate less overall traffic and it will be spread throughout the day rather than at peak hours.

**Problem:** A substantial part of the site is in a recognised Environment Agency flood zone. The entrance is particularly vulnerable and there is a huge flood relief tank buried under the current car park. New houses will not only risk flooding for new residents, but also increase the run-off risk to existing residents.

**Solution:** Techniques used for commercial development and the layout of the much smaller development minimises flooding issues.

**Problem:** The site is surrounded by the Hertsmere / WHDC boundary. This means it is strategically significant in providing separation between settlements, one of the key objectives of the Green Belt.

**Solution:** Permanent separation will be created and preserved on the boundary with Welwyn Hatfield.

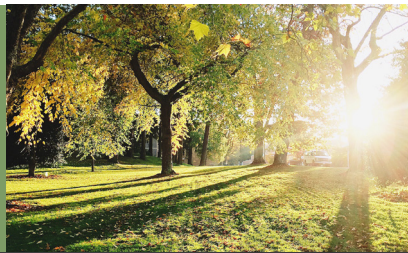
**Problem:** Housing development tends to ‘creep’. Reassurances regarding undeveloped land can’t be relied upon as the remaining site needs a viable alternative use. In our view a 9-hole golf course will not be viable.

**Solution:** Cycling is one of the fastest growing activities in the U.K. Hotel and bike park operators have confirmed that this viable business model is sustainable in the long term, protecting the green space.

### Why is this the best site for community use?

- Natural features and topography of the site ideal for a bike park
- Attractive landscape - preserving a green 'lung' for the town
- At the centre of Potters Bar and at the heart of the commercial activity
- Proximity to the station and local shops
- Makes best use of flood risk land

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## How can you comment on the proposal?

In discussions about this proposal, the committees of the following groups are being consulted:

Golfwatch Residents Association  
Heathways Residents Association  
The Royds Residents Association  
Little Heath Action Group  
The Potters Bar Society  
Elm Court Community Centre  
North Mymms Green Belt Society

If you wish to comment or give your support to this exciting proposal, please contact the local Borough Councillors for this site:

**Cllr. Paul Hodgson-Jones**  
Tel 07716 832365  
Email [cllr.paul.hodgson-jones@hertsmere.gov.uk](mailto:cllr.paul.hodgson-jones@hertsmere.gov.uk)

**Cllr. Abhishek Sachdev**  
Tel 07712 837990  
Email [cllr.abhishek.sachdev@hertsmere.gov.uk](mailto:cllr.abhishek.sachdev@hertsmere.gov.uk)

**A public meeting to gather support has been cancelled due to Covid-19.**

**We now need YOUR urgent help to get 2000 emails to support this exciting community development proposal. Here is how:**

- 1) Simply send an email supporting this development to one of the councillors above.
- 2) Forward this email to people you know locally and ask them to do the same.If

**If you want to get updates please cc your email to the councillor to [yoursaypb2@gmail.com](mailto:yoursaypb2@gmail.com).**