# Elstree and Borehamwood Neighbourhood Plan

# 2023 to 2040

## Pre-Submission Version for consultation at Regulation 14

## January 2024

**Prepared by the Neighbourhood Plan Steering Group on behalf of Elstree and Borehamwood Town Council**

## Foreword

**To be completed**

This section be a page long and include:

- A summary of the Plan
- A resume of the process
- Thanking those who have taken part throughout
- Photo credits if relevant.

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# 1.   INTRODUCTION

1.1   This document is the Elstree and Borehamwood Neighbourhood Plan (EBNP). It sets out planning and land-use policy for Elstree and Borehamwood (the parished area), over the period 2023 to 2040, forming part of the development plan for Hertsmere. Hertsmere Borough Council (HBC), as the local planning authority, designated the Elstree and Borehamwood neighbourhood area on 13 July 2022. The neighbourhood area shares its boundary with that of the Parish (*Figure 1*).

1.2   The EBNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Development Planning Regulations 2012 (as amended). Elstree and Borehamwood Town Council (EBTC), as the qualifying body, set up a Neighbourhood Plan Steering Group, comprising local councillors and volunteers from the community, to lead on the preparation of the EBNP. In consultation with the community, local businesses and others, the Steering Group has established a vision and framework for the future of the designated area and set out how that vision will be realised through planning land use and development change over the plan period.

1.3   The EBNP policies form part of the Development Plan for Hertsmere and must be considered by any interested parties wishing to submit planning applications for development within the parish. The policies also set out how land should be considered, in planning terms, locally, and is a material planning consideration in the determination of applications, alongside the policies of the local development plan.

1.4   The process of producing the EBNP has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance in the area. Within each section there is a summary of what the policy seeks to achieve and a justification, providing the necessary understanding of why the policy is needed and how it should be applied. The policies themselves are presented in the **green** boxes and these will be used to determine planning applications. To understand the full context for any individual policy, it should be read alongside the supporting text and evidence documents that have been compiled to underpin the EBNP.

1.5   Beneath each policy is a conformity reference, listing the relevant policies in the HBC adopted Local Plan documents and the paragraphs of the National Planning Policy Framework (NPPF) that the policy conforms to.

1.6   The EBNP also identifies local community projects that are not met through planning policy but which are important to the well-being of the community. Finally, the Plan sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.
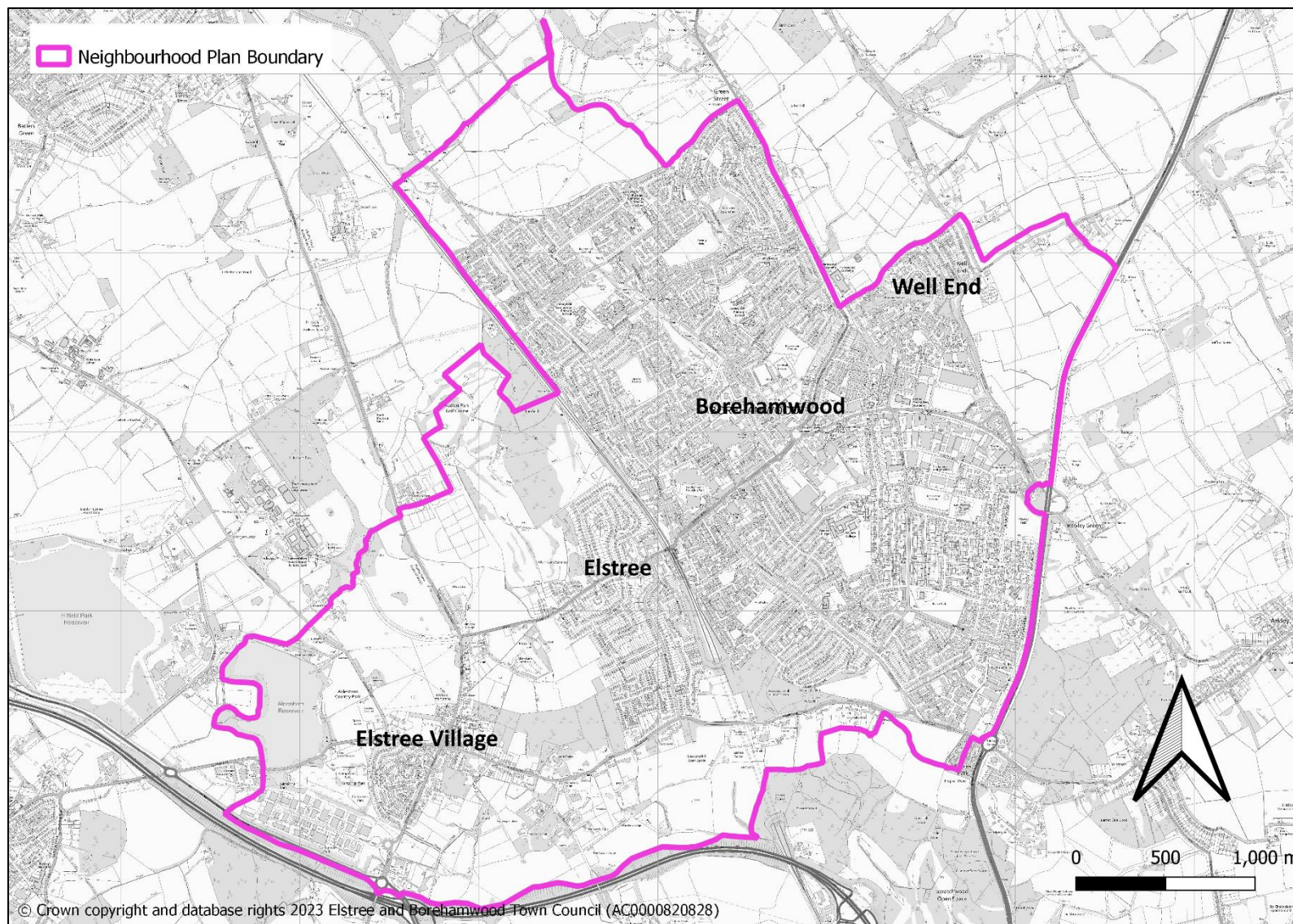
*Figure 1: Elstree and Borehamwood Neighbourhood Plan designated area*

**The Planning Policy Context**

<u>National Planning Policy</u>

1.7 The EBNP has been prepared in accordance with the NPPF (most recently revised in December 2023). Paragraphs 29 and 30 state:

> *"Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. **Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies** (Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area).*
>
> *Once a neighbourhood plan has been brought into force, **the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict**; unless they are superseded by strategic or non-strategic policies that are adopted subsequently."*

<u>Local Planning Policy</u>

1.8 The Development Plan for Hertsmere comprises the following documents:

Prepared by Hertsmere Borough Council (HBC):

- The Core Strategy (adopted January 2013)
- Elstree Way Corridor Area Action Plan (adopted July 2015)
- Site Allocation and Development Management Plan (adopted November 2016); and
- Policies Map (adopted November 2016)

Prepared by Hertfordshire County Council:

- Hertfordshire Minerals Local Plan Review 2002-2016 (adopted March 2007);
- Hertfordshire Waste Core Strategy and Development Management Policies (adopted November 2012); and
- Hertfordshire Waste Site Allocations Document (adopted July 2014).

Prepared by Parish Councils:

- Radlett Neighbourhood Plan (made 2021) (Aldenham Parish Council)
- Shenley Neighbourhood Plan (made 2021) (Shenley Parish Council)

1.9 Legislation dictates that the policies of the ENBP must be in general conformity with the strategic policies of the adopted Hertsmere-produced documents. HBC has prepared a range of Supplementary Planning Documents (SPDs) that may also be relevant to the EBNP.

1.10 To note, HBC is in the process of developing a new Local Plan for the Borough. The Local Development Scheme (November 2023) sets out that the new draft Local Plan needs to be

submitted to the Secretary of State by June 2025, with adoption of the final version of the new Local Plan, covering up until 2040, expected by the end of 2026.

**Community engagement**

1.11 From the beginning, work on the EBNP has been guided by the need to engage as widely as possible with the local community. Efforts have been made to reach those people who are often more difficult to involve in formal consultations. Apart from the statutory requirements for public consultation at various stages, measures to draw in a wider range of contributions included presentations, parish surveys, workshops and exhibitions. These will be set out in full within the Consultation Statement, which will be submitted alongside the Submission (Regulation 16) Draft Plan, later in the process. A timeline of activity is summarised in *Table 1*.

*Table 1:Summary of engagement activity*

| Date | Milestone | Detail |
|------|-----------|--------|
| 2022 | Starting the project and understanding the key issues | • Neighbourhood Area designated<br>• Plan formally launched locally<br>• Steering Group established<br>• Engagement with the local community |
| 2023 | Building the evidence base and developing policy options | • Vision and Objectives agreed<br>• Ongoing community engagement<br>• Housing Needs Assessment prepared<br>• Design Guidance and Codes prepared |
| 2024 | Pre-Submission Version document | • Draft Plan developed and sent to HBC for informal comment.<br>• SEA/HRA Screening undertaken<br>• Pre-Submission Consultation commences |
|      | Submission Version document | • Submission Version Plan prepared and submitted to HBC |
|      | Examination | • Plan independently examined |
|      | Referendum | • Planned for late 2024. |

1.12 Discussions with HBC have taken place on each of the topic areas covered by the EBNP.

**Sustainability of the Neighbourhood Plan**

1.13    The EBNP has been screened by HBC to ascertain whether a Strategic Environmental Assessment (SEA) is required. The screening document was subject to consultation with Historic England, Natural England and the Environment Agency from [insert dates]. The Screening Determination Statement has concluded that the EBNP is [likely / unlikely] to result in significant environmental effects and therefore [does/ does not] require a Strategic Environmental Assessment.

1.14    In addition, the screening determined that the 'appropriate assessment' stage of the HRA process that ascertains the effect on integrity of the European Site) [does / does not] need to be undertaken. This conclusion was sent to Natural England for consideration and their response is [insert conclusion].

1.15    A copy of the Screening Determination statements [and SEA/HRA reports] is available on the consultation website to view at Regulation 16 and will be further discussed within the Basic Conditions Statement, which will be prepared to accompany the Submission Version Neighbourhood Plan.

**This is to be completed – once we are content with the scope of the NDP, we can ask HBC to undertake the screening.**

## 2.    ABOUT ELSTREE AND BOREHAMWOOD

2.1.    Elstree and Borehamwood neighbourhood area is a Parish located on the outer fringes of London in Hertsmere Borough within Hertfordshire. It is approximately 12 miles (19 km) northwest of central London and adjacent to the Greater London boundary. At the 2021 census the Parish had a population of 41,424 people living in circa 16,000 homes. The main settlements are Borehamwood (the principal town in Hertsmere), Elstree (the area west of the Midland mainline railway) and Elstree village.  The hamlet of Well End in northeast Borehamwood consists of about four roads. Beyond the built up areas, the Parish falls fully within the Metropolitan Green Belt.

2.2.    The area is popular with families, many choosing to stay across generations. It is also culturally diverse with significant Jewish as well as growing Asian and Afro-Caribbean communities. The Borehamwood and Elstree Synagogue (BES) is the largest Orthodox community in the UK with nearly 1,500 member families, and over 4,000 members. It is one of the fastest growing and most vibrant Jewish communities and the centre of Jewish life in Borehamwood.

2.3.    Historically, Elstree was an ancient Parish in the Cashio Hundred of Hertfordshire. One of the earliest mentions of Bosci de Boreham (Wood of Boreham), is in 1188: *"In 1188 Pope Clement granted to the kitchen of the monastery the whole land of Elstree. He also gave to the Abbey the wood of Boreham for the feeding of the swine".* The town of Borehamwood itself was historically part of the parish of Elstree. It was not until 1 April 1993 that the boundaries of Elstree and Borehamwood were adjusted and part of the village of Elstree was transferred from the Greater London boroughs of Barnet and Harrow to Hertfordshire.

2.4.    From the 1920s onwards, the area became known as one of the main centres of the UK film, and later television, industries due to the presence of production studios. At one time there were six major studios located in and around the town, and the production of films such as Star Wars and the first three Indiana Jones films still acts as a source of pride locally. The Parish remains home to Elstree Studios and Sky Studios.

2.5.    Following the Second World War, the population greatly increased, with large areas of council housing set up for displaced Londoners. Many of these homes are now in private ownership. Fast train connections to central London have resulted in the town becoming a primarily residential suburb.

2.6.    Borehamwood itself is well-served for facilities including a thriving town centre, the Venue leisure centre with swimming pool, 96 Shenley Road Community Centre, which also houses the library and a small museum dedicated to the town, the cinema and Borehamwood Football Club. In addition to the studios, the town is also home to many retail shops, hotels and glamping, restaurants, offices and light industry and the Elstree Aerodrome. The hotels cater mainly to tourists visiting the studios and nearby London. Elstree village has a small centre with a few shops, restaurants and facilities. There are 12 primary schools serving the Parish and three secondary schools, although one of these, Hertswood College sits just beyond the neighbourhood plan boundary.

2.7. Despite its built-up nature, the area has remained attractive, with a great number of parks and open spaces forming green corridors through the settlements. The surrounding Green Belt comprises tall bushy hedgerows and field trees, offering views into and across the landscape. Part of Aldenham Country Park, including Aldenham Reservoir, is located at the west of the Parish. Whilst privately owned, the reservoir has a circular walk, which is open to the public.

2.8. The centre of Elstree village is designated as a conservation area and has the highest concentration of nationally listed buildings within the Parish. This includes Aldenham House (listed grade II*) and Elstree Manor House (Grade II listed). Borehamwood itself has few nationally listed buildings with a notable cluster related to the Tilehouse Farm at the western part of the town. There are approximately 50 locally listed assets recorded by HBC.

**Key Characteristics of the Neighbourhood Area**

Population:
41,400

Age:
Under 20:  26.4%
Over 65:   13.3%

Area:
1,377 hectares

**Households**

Number of households:
16,000

Households:
Owned:              55.4%
Social/private rent:  44.6%

**Employment**

Economically active:
64.4%

Economically inactive:
31.8%

Unemployed:
3.8%
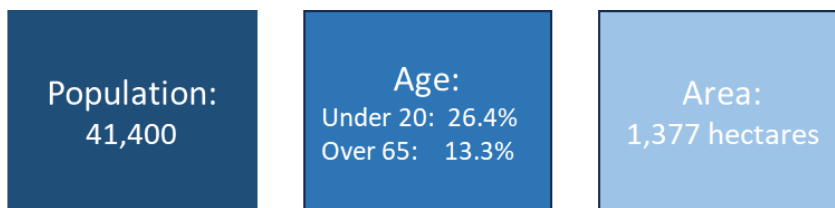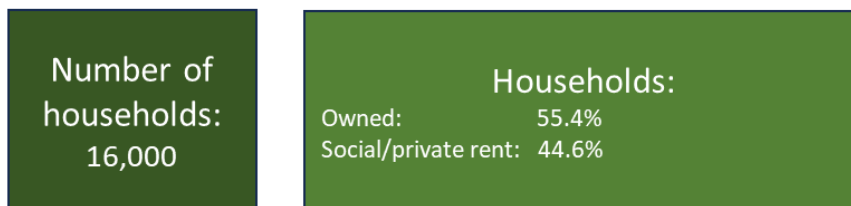
**Car and van availability**

No car or van
19.5%

1 car or van:
44.5%

More than 2 cars/vans:
36%
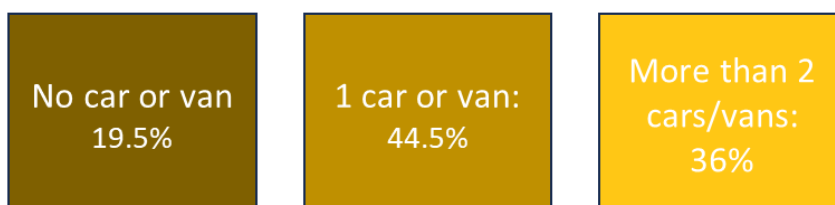
*Figure 2: Key Characteristics of the Neighbourhood Area, Census 2021*

**Opportunities and challenges facing EB**

2.9. The EBNP seeks to address, as far as is possible, the following challenges and opportunities that have emerged from the local engagement:

- The main settlements are surrounded by the Metropolitan Green Belt and this is greatly valued by the community, who wish to see it protected with the individual settlements in the neighbourhood area retaining their distinct identities.

- It will be important to make sure that any new housing that is delivered locally meets the housing needs of the community. Affordability of housing is a major issue in the area and this will need to be tackled.

- Development over time has led to Borehamwood creeping closer to outer London in the south. It will be important to restrict this so that coalescence can be prevented, which would erode the character and identity of the settlements in the parished area.

- Supporting the role of the town centre will be critical, ensuring that it offers not only retail provision but a range of services, facilities and leisure spaces.

- Protecting local employment will assist in reducing out-commuting. The film and television industry plays a significant role in the local economy and is an important feature of local history. Equally the creative industries more widely present opportunities for local employment and to celebrate local cultures. Opportunities to support it and celebrate it should be sought, where this can be achieved sustainably within an otherwise largely residential area.

- The are is densely developed in parts. The network of green spaces that criss-cross the settlements, connecting to the wider countryside, needs to be conserved and better linked up. There is an opportunity to protect and provide improved access to green space within and beyond the settlements.

- Supporting the diverse community and improving community facilities. There is a fairly limited offering for teenagers and younger people in the neighbourhood area. Meeting the demands of an ageing population in terms of ensuring housing, services and facilities are accessible and suited to their needs. There is a lack of meeting spaces in Elstree Village and no local theatre.

- Growth over time has led to local infrastructure starting to get overstretched.

- Supporting opportunities to encourage walking and cycling with the town, embedding the concept of 'walkable neighbourhoods' and improving accessibility for all.

## 3.    A VISION FOR ELSTREE AND BOREHAMWOOD

**Vision for the Neighbourhood Plan**

3.1.    In consultation with the community, and in addressing the opportunities and challenges, the vision for Elstree and Borehamwood up to 2040 is:

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In 2040, Elstree and Borehamwood will be a friendly, safe, clean and accessible place where people choose to live and stay, where the diversity of communities is celebrated.

We will continue to recognise each of our main settlements: Borehamwood, Elstree, Elstree Village and Well End, and find ways to celebrate their distinctiveness from one another and nearby areas, most notable outer London to the south.

We will have carefully influenced the delivery additional housing to tackle the overall shortage in the area, prioritising the needs of our local residents in terms of family homes, homes suited to those wishing to downsize, and affordable homes. Alongside new homes, we will seek to influence the provision of services and facilities and other infrastructure so that it meet the needs of our community as it continues to grow. This includes the provision of a theatre, community growing spaces and additional safe spaces for our children and teenagers.

Borehamwood town centre will remain a vibrant focal point for the community offering a mix of retail shops, local services and facilities and leisure activities. We will have a thriving Street Market and attractive areas for residents to sit and socialise. We will also support a thriving night-time economy.

We will continue to treasure our film and television industry roots, while supporting our wider economic offering including both large scale employers and those starting out. The entire neighbourhood area will be recognised as a flourishing centre for the arts and creative industries.

We recognise the climate emergency and embed the need to mitigate climate change in all areas. This includes protecting our valued green spaces and wider countryside, safeguarding the green belt and improving our biodiversity through, for instance, the planting of new trees and the use of wildlife friendly features. We will emphasise the importance of carbon neutral design in all developments.

We will support opportunities for active travel (walking, cycling and equestrian) locally, promoting, extending and improving our network of rights of way. Linked to this, we will seek to provide improved car parking, including for disabled access, and e-charging points across the area to promote a shift towards less polluting vehicles.

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**Neighbourhood Plan Objectives**

3.2.    The six objectives of the Neighbourhood Plan are as follows:

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**OBJECTIVE 1: Ensure that new development is designed to a high standard of design that is in keeping with the existing character of the area**
- Conserving our heritage assets for future generations.
- Making the most of our links to the television and film industry.

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- Telling the story of our area – how it has evolved and the communities who have settled here.
- Reinforcing the identity and sense of place.
- Designing quality neighbourhoods that enable exemplary sustainable design.

**OBJECTIVE 2 Create a place that is accessible to enable and support healthy lifestyles**
- Encourage walking and cycling, particularly for local journeys.
- Enhancing the network of walking and cycling routes that link key services to housing and ensuring that new developments connect to this.
- Supporting initiatives to tackle congestion.
- Supporting additional car parking provision, especially for disabled access.

**OBJECTIVE 3: Ensure that new and existing developments promote high levels of sustainability**
- Mitigating the impacts of climate change through design.
- Directing development to the most sustainable parts of the area, near to local facilities.
- Maximising opportunities for biodiversity.
- Supporting the use of alternative energy sources.

**OBJECTIVE 4 Ensure that new and existing development are safe and secure to promote social interaction**
- Celebrating and supporting our diverse communities.
- Providing a range of facilities, services and recreational activities to meet the needs of different ages, cultures and interests across the area.
- Supporting our football club.
- Encouraging a friendly and involved community.
- Creating safe, well-lit spaces that reduce crime and anti-social behaviour.

**OBJECTIVE 5: Ensure that Elstree and Borehamwood is an area where people can live and work for generations**
- Supporting the provision of homes to meet locally identified need, including affordable homes.
- Influencing new housing that caters for occupants throughout their different stages of life.
- Revitalising the town centre as a safe, friendly and accessible destination offering a mix of retail, housing, local services and entertainment, including into the evening.
- Supporting the television and film industry with greater involvement in the local community and provision of facilities.
- Safeguarding existing employers and sectors, including the medical/pharma industries and tourism.
- Providing a supportive environment for those working from home or starting a business.

**OBJECTIVE 6: Support healthy lifestyles through the provision of safe and accessible green infrastructure**
- Restricting urban sprawl into the Green Belt.
- Protect, preserve and enhance existing green space and provide new ones too.
- Support initiatives to protect and enhance wildlife, biodiversity and habitat provision.
- Maintain and enhance the connectivity of wildlife corridors.
- Maximising opportunities for Aldenham reservoir.
- Protecting locally important views.

# 4. SPATIAL STRATEGY

**Policy EB1: Achieving sustainable development**

**Purpose**

4.1. This is a general policy which seeks to ensure that development within the neighbourhood area is comprehensively planned to enhance local character and distinctiveness and informed by local community input. It sets out the main criteria for delivering sustainable development for the area and the measures needed to respond to a changing climate. An important aspect of this is ensuring that infrastructure associated with development is planned at the outset and delivered in advance or in parallel with development.

4.2. The policy would influence strategic development, supplementing any strategic allocations in the emerging Local Plan, once adopted, as well as windfall development (development not specifically allocated).

**Justification**

4.3. Excluding the majority of the main settlements themselves, the neighbourhood area lies wholly within the Metropolitan Green Belt. The exception is Elstree Village, part of which is still washed over by the Green Belt (*Figure 3*). This Green Belt designation has served to restrict the quantum of development possible in the area by safeguarding against sprawl, reducing coalescence between settlements (both within the neighbourhood area and beyond, notably north London) and preserving the character of the area. The those nearby It is greatly valued by the community, who are keen to see it maintained.

4.4. The adopted Local Plan sets out a settlement hierarchy for the Borough:

- **Borehamwood** is described as *"a diverse, growing population and an important economic centre for south Hertfordshire, rail and bus links to London and other key towns, an international reputation for film and television production, along with a retail centre with a growing presence of national multiples".*

- **Elstree (that part outside of the Green Belt)** is described as *"a distinctive village in its own rights, which, despite its close proximity and association with Borehamwood, contains a small but viable centre with a range of local businesses and services with limited opportunities for infill development".*

- **Elstree (that art within the Green Belt)** is described as *"a small rural village within the Green Belt which remains largely residential in character and land use, relying on larger settlements nearby for employment and local services".*

4.5. A fourth distinctive settlement area is the hamlet of Well End, which sits at the eastern edge of Borehamwood and comprises approximately four streets.

4.6. The Elstree Way Corridor Area Action Plan sets out a comprehensive strategy for this part of Borehamwood, to deliver housing and other facilities to 2025.
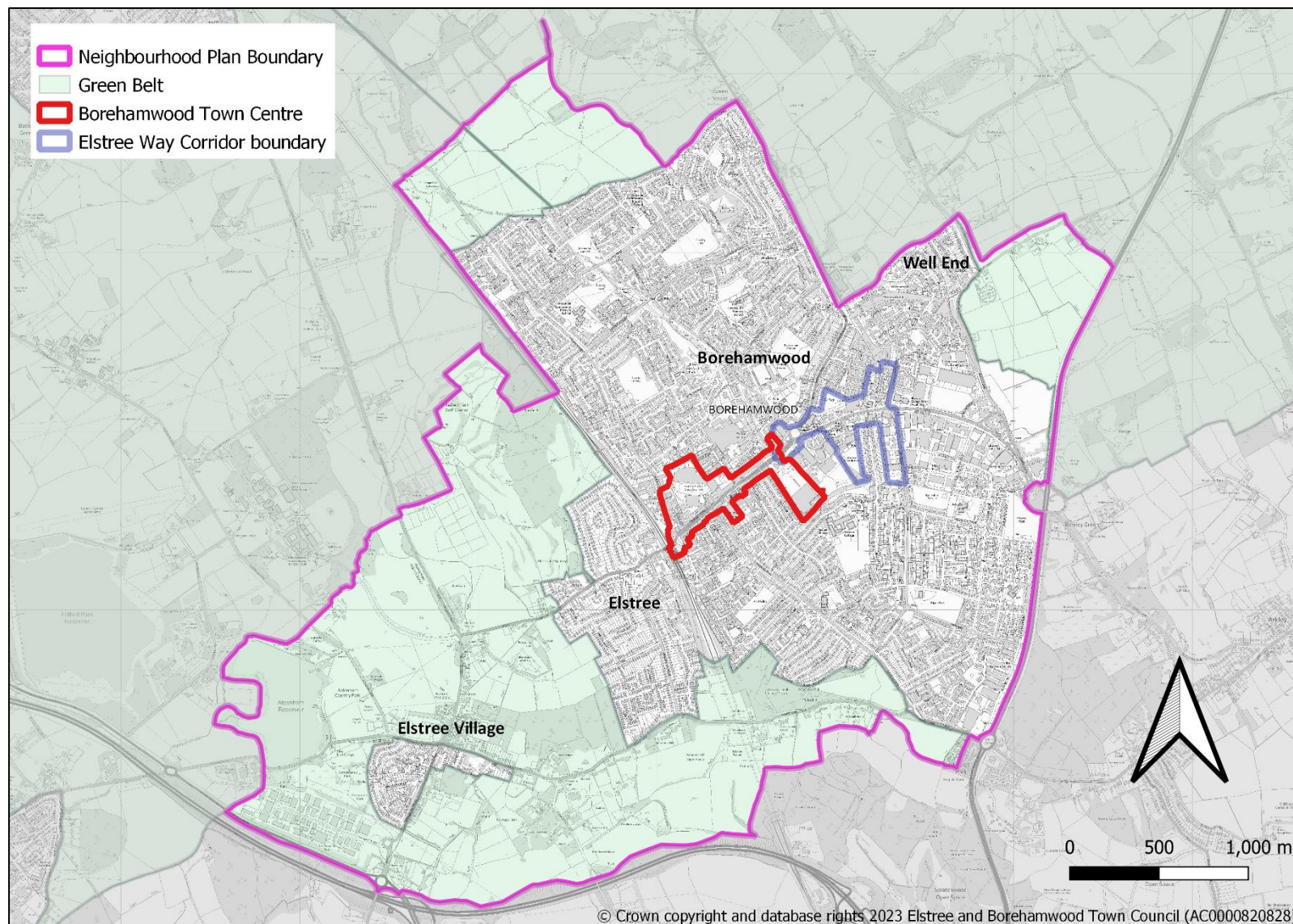
*Figure 3: Map showing key settlements and Green Belt in the neighbourhood area*

The map legend includes:
- Neighbourhood Plan Boundary
- Green Belt
- Borehamwood Town Centre
- Elstree Way Corridor boundary

Labelled settlements: Well End, Borehamwood, Elstree, Elstree Village

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4.7. The strategic spatial objectives for each are set out in *Figure 4.*

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**Borehamwood:**

- Manage housing availability and affordability;

- Tackle deprivation in and around the Cowley Hill ward including the enhancement of training opportunities;

- Provide a new 2.5 hectare primary school site;

- Facilitate the renewal of the Elstree Way Corridor to reinforce a local sense of place, providing a range of housing, employment, community and cultural facilities;

- Protect and encourage the town's employment and industry in the town;

- Reduce shop vacancies and improving the local environment and streetscape along Shenley Road and at Leeming Road;

- Greater consideration of utilising enforcement and compulsory purchase powers to facilitate town centre improvements;

- Improve community facilities and addressing the absence of any public square within Borehamwood town centre;

- Address localised anti-social behaviour problems;

- Address environmental quality and physical accessibility at Borehamwood Railway Station and enhancing its role as a key transport node;

- Reduce traffic congestion in and around the town;

- Provide more play areas and facilities for young people; and

- Continue to promote the role of film and television production in the town.

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**Other settlements**

- Protect existing key community facilities and services; and

- Protecting the character and appearance of villages.

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*Figure 4: Spatial objectives for Borehamwood and Elstree (other settlement) as set out in the Local Plan*

4.8. The emerging Local Plan for Hertsmere is at an early stage but it is clear that there is pressure for development across the Borough. Whilst the EBNP does not seek to allocate sites for development (a position agreed with HBC), it does seek to embed a series of parameters to support HBC's proposed growth strategy and strategic spatial objectives in the most sustainable way. These are:

- minimising the loss of Green Belt and greenfield land;
- prioritising the use of brownfield sites and only permitting greenfield development in exceptional circumstances, with clear and strict guidance on what is appropriate;

- locating development away from areas prone to flood risk. Parts of the neighbourhood area fall within flood zone 3 (*Figure 5*). Land within flood zone 3 has a high probability of flooding from rivers and development should be avoided here.
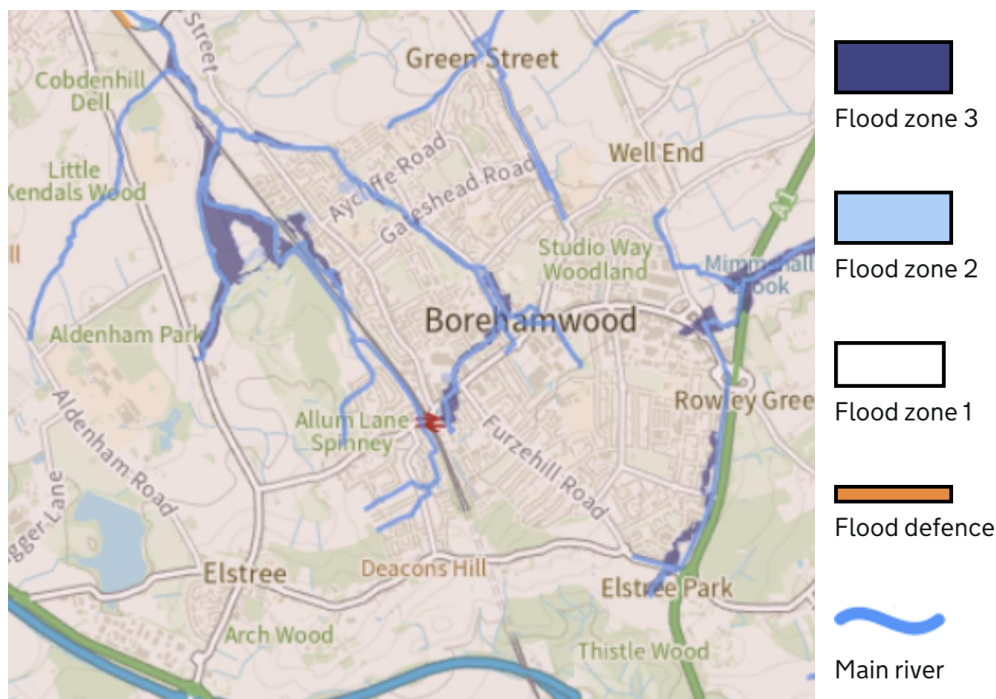


*Figure 5: Flood risk map for the area (source: Environment Agency, 2024)*

- contributing to the management objectives of the Watling Chase Community Forest, which washes over the entire neighbourhood area and includes a gateway location at Aldenham reservoir;
- providing new dwellings in the period to 2040 on sites in accordance with the adopted Local Plan or its successor;
- supporting the delivery of the Elstree Way Corridor Area Action Plan;
- ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity. Infrastructure must be carefully planned as part of site masterplanning and delivered in advance or in parallel with development;
- supporting small-scale residential developments (windfall) where it is sympathetic to the surroundings;
- requiring new developments to include a mix of housing that will meet the needs of local parishioners, considering the current and projected demographic of the parish;
- ensuring that new development is well-connected to the rights of way network, improving and adding to this where possible, to provide pedestrian and cycle links. Active travel connections within and between the individual settlements in the neighbourhood area is critical; and
- providing well-designed dwellings that are sympathetic to the character of the settlement.
- Restricting the development of private garden space into dwellings, which not only erodes local character, but reduces access to open space for future occupants.

4.9. A key component of this approach is ensuring that the local community are fully engaged as part of major development proposals.

**POLICY EB1: ACHIEVING SUSTAINABLE DEVELOPMENT**

A. Development proposals in areas within the Green Belt (as shown on *Figure 3* or in the latest Local Plan) will not be supported unless:

   i. it relates to necessary utilities infrastructure and where no reasonable alternative location is available; or

   ii. it relates to uses that are appropriate in the Green Belt; and

   iii. it aligns with the aims of the Watling Chase Community Forest.

B. Where appropriate, major development proposals within the neighbourhood area should demonstrate that all of the following criteria have been satisfied:

   i. they are consistent with the objectives for this neighbourhood plan; and

   ii. a Framework Masterplan is prepared, with early engagement with the local community; and

   iii. they have considered the context of the overall development on the neighbourhood area and can demonstrate that they have not been considered in isolation; and

   iv. they have positively considered the existing main settlements (Borehamwood, Elstree and Elstree Village) and the smaller hamlet (Well End) with respect to their character, heritage, environment and landscape settings; and

   v. proposals incorporating community facilities, services and amenities should demonstrate how access to those facilities (notably by foot and bike) for residents from the wider neighbourhood area will be enhanced in line with the '20-minute neighbourhood' concept set out in Policy EB17; and

   vi. proposals are landscape-led and a sensitive approach has been adopted in the transition between built development and the countryside setting of new and existing settlements. Corridors of green space should be created, integrated and, where possible, expanded in accordance with Policy EB11: Green and blue infrastructure and delivering biodiversity net gain; and

   vii. the visual and physical separation of settlements (both within the neighbourhood area and beyond, notably north London) is maintained; and

   viii. an integrated approach should be adopted to promote sustainable development, which considers:

      a) the phased delivery (linked to rate of development) of necessary social and physical infrastructure to meet the comprehensive infrastructure needs of the area.

      b) retention of the countryside character of the landscape setting of the parish and an integrated network of green spaces.

   c)   protection and enhancement of areas of ecological, wildlife and landscape value.

   d)   protection and, where possible, enhancement of heritage assets.

   e)   the proactive engagement of local communities.

C.  In determining development proposals, substantial weight will be given to the value of using suitable brownfield land within the neighbourhood area for either homes, employment uses or other identified needs, or to support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

D.  Development proposals for back-land sites, including residential garden land within the built core, should respond positively to the character and appearance of the local area. Proposals which would create unacceptable harm to the character and appearance of the immediate locality will not be supported.

Conformity reference: EBNP Objective: all; HBC Core Strategy: SP1, CS1, CS2, CS13; Elstree Way Area Action Plan; NPPF: 8, 28, 29, 39, 60, 70, 84, 97e, 108, 124, 125, 132, 152-155, 158, 180

# 5.   HOUSING

**Policy EB2: Meeting local housing needs**

**Purpose**

5.1.   This policy seeks to ensure that new housing is designed to be capable of meeting the specific housing needs of the neighbourhood area, whilst also contributing to the wider strategic housing need of the borough.

**Justification**

5.2.   It is important that any new residential development within the neighbourhood area addresses local housing needs, whilst also contributing to the wider strategic needs of the borough.

5.3.   Policy CS7 (Housing Mix) of the adopted Core Strategy (2013) states that *"proposals for new housing should provide an appropriate mix and size of new homes in terms of housing size and type within each tenure"*.

5.4.   To inform this mix and size at the neighbourhood level, A Housing Needs Assessment for Elstree and Borehamwood (EBHNA), was prepared by consultants at AECOM, and published in August 2023. It follows the government methodology, considering Hertsmere's Strategic Housing Market Assessment as well as national datasets and population forecasts relating to the neighbourhood area. It divided the neighbourhood area into three sub-areas – Borehamwood, Elstree (west of the railway line, noted as 'Elstree (by Borehamwood)' in the report) and Elstree village) and explored issues of tenure, affordability, type and size in the neighbourhood area, with the following conclusions:

**Tenure and Affordability**

5.5.   The EBHNA estimates that the neighbourhood area requires 1,982 (rounded) units of affordable rented housing and 1,711 (rounded) units of affordable home ownership across the ENBP period. Both forms of affordable housing appear to be valuable in meeting the needs of people on various incomes.

5.6.   AECOM suggests an indicative mix of affordable housing, chiefly in response to the expectation that the delivery of affordable housing will be lower than the needs identified here, the fact that there is a greater need for affordable rented housing identified, and the significant backlog of households on the Housing Register in the neighbourhood area. In this context, affordable rented tenures should be prioritised. It is suggested that in Elstree & Borehamwood, 70% of affordable housing is delivered as social/affordable rent, and the remaining 30% as affordable home ownership products.

5.7.   Looking specifically at affordable home ownership, it is suggested that 25% of affordable homes are delivered as First Homes, in line with national policy, at a 50% discount. The remaining 5% should be delivered as shared ownership, with 10% equity allowing households on mean incomes and households with two lower quartile earners to access home ownership. Rent to Buy does not feature in the mix as the least affordable tenure locally.

5.8.   Given the constraints that exist in the neighbourhood area (i.e. the Green Belt), the expected level of delivery will likely not meet the quantity of demand identified in estimates of the need

for affordable housing. It is therefore recommended that the policy requirement is met wherever possible, and for further avenues for delivering greater quantities of affordable housing (such as exception sites) to be explored. This is included as a non-policy action.

**Type and size of housing**

5.1. In 2021 the neighbourhood area as a whole was characterised by a high proportion of flats and terraced dwellings, with few detached dwellings compared to the borough. The Borehamwood sub-area aligned most closely with the neighbourhood area as a whole, with Elstree (by Borehamwood) characterised by a high proportion of detached dwellings compared to the neighbourhood area and Hertsmere, and the other sub-areas.

5.2. In terms of size, the neighbourhood area had a smaller size mix profile than both comparator areas, with Elstree (by Borehamwood) once again departing the most from the neighbourhood area mix, dominated by larger dwellings

5.3. AECOM modelling suggests that in order to reach the indicative mix by the end of the plan period, that there is no further delivery of the smallest dwellings, and that development is focussed on 4+ bedroom dwellings. It is recommended that there is still some delivery of 2- and 3-bedroom dwellings at 14.4% and 13.5% respectively.

5.4. It is not considered appropriate, however, to promote the delivery of over 70% 4+ bedroom dwellings as it would severely limit choice in new housing, diverge from the neighbourhood area's existing character and density patterns, have negative impacts on affordability, and likely require more land than is available.

5.5. An indicative mix for the neighbourhood area as a whole is show in *Figure 4*, which offers a more balanced split of dwelling sizes so as not to limit choices in new housing or diverge too far from Elstree and Borehamwood's existing character.

| Number of bedrooms | Current mix (2011) | Indicative mix (2038) | Balance of new housing to reach indicative mix |
|---|---|---|---|
| 1 bedroom | 15.5% | 12.2% | 0.0% |
| 2 bedrooms | 28.7% | 27.8% | 14.4% |
| 3 bedrooms | 41.4% | 39.3% | 13.5% |
| 4 bedrooms | 10.3% | 14.8% | 50.4% |
| 5 or more bedrooms | 3.9% | 5.9% | 21.8% |

*Figure 6: Indicative dwelling size mix to 2040, Elstree & Borehamwood*

5.6. It is also important, however, to consider the three distinct sub-areas of the neighbourhood area. The size mix of Borehamwood aligned most closely with the neighbourhood area as a whole, meaning the modelled mix may be most appropriate here. This is likely to be the focus for most development, in accordance with the settlement hierarchy established in the Local Plan.

5.7.    This mix, however, may not be appropriate in the other sub areas. For example, in 2021 over 60% of dwellings in Elstree (by Borehamwood) were 4+ bedroom, well above the indicative mix for the end of the plan period.

**Specialist housing for older people**

5.8.    At 2023, the neighbourhood area has approximately 576 units of specialist accommodation, 80.4% of which are available for social rent for those in financial need. In addition there are approximately 432 care home bed spaces. Population estimates indicate that there were around 2,423 individuals aged 75+ in the area at 2020. It is predicted that this will increase to 4,060 by the end of the plan period, with individuals aged 75+ expected to account for 10.2% of the population compared to 6.5% in 2011.

5.9.    The adopted Local Plan acknowledges the needs of an aging population across the borough and encourages the development of sheltered or 'very sheltered' (extra care) housing, continuing care retirement communities and nursing or residential care homes in suitable locations.

5.10.   As the EBNP does not seek to allocate sites, it emphasises the need for all housing developments to meet the "Housing our Ageing Population Panel for Innovation (HAPPI)"principles for good design of housing generally. These seek to embed design that will address needs of different age groups within the overall development. Many of the principles are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home and be able to adapt over time to meet changing needs. The ten principles are:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

5.11.   Good design to deliver these criteria is particularly important for smaller dwellings, including smaller homes (in terms of bedroom numbers), apartments and bungalows. Such developments must ensure that it is aimed at meeting the needs of older people as well as the younger working population.

5.12.   Older people are defined as people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

**POLICY EB2: MEETING LOCAL HOUSING NEEDS**

A. Other than in development proposals designed to meet an identified specialist housing need (i.e. for older people), the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Elstree and Borehamwood Housing Needs Assessment. In particular, the following provision will be supported:

   i. proposals that will deliver a higher percentage of three- and four-bedroom dwellings alongside 1- and 2-bedroom dwellings; and

   ii. Development proposals that deliver an appropriate tenure mix of affordable housing, with 70% of affordable housing delivered as social/affordable rent, and the remaining 30% as affordable home ownership products; and

   iii. at least 25% of the affordable home ownership products must be delivered as First Homes (see Glossary definition of Affordable Housing). Proposals that enable an uplift of 40% to 50% to the discounts provided on the First Homes element of the development to assist single occupants on median and lower quartile income, will be particularly supported. Where such an uplift is demonstrated to be unviable, proposals should provide at least a 30% discount. Such proposals should seek to prioritise those with local connections to the Parish and key workers. The remaining 5% should be delivered as shared ownership.

B. Affordable homes should be well integrated with market housing and be tenure blind.

C. Residential development that could reasonably be expected to meet the needs of older people (by virtue of its size and location) should demonstrate how it has reflected the [Housing our Ageing Population Panel for Innovation (HAPPI) principles](#).

D. Subject to the other policies of this plan, proposals for self- and custom build housing will be supported.

Conformity reference: EBNP Objective: 1; HBC Core Strategy: CS7; NPPF: 60, 63-66

# 6.    CHARACTER, HERITAGE, AND DESIGN

**Policy EB3: Character and design of development**

**Purpose**

6.1.    Good quality design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods. This policy seeks to encourage development proposals within Elstree and Borehamwood to comply with the highest design standards, adhere to the broad principles set out in the Hertsmere Design Guide SPD and the locally specific Elstree and Borehamwood Design Codes and Guidance (Appendix A). The policy and its supporting text add greater detail to the Local Plan policies, in particular CS22, which requires development to reflect local distinctiveness but are not specific.

**Justification**

6.2.    Past generations of people and development have created the features that give the area and its individual settlements its identity today. This process has been gradual, taking place over many centuries and the streetscapes that exist today have a distinctiveness that derives from variety. They contain heritage assets of all kinds, including characterful buildings, historic landmarks and archaeological features, both exposed and still beneath the ground.

6.3.    The importance of good design has received renewed attention over recent years. In October 2019, a National Design Guide was launched, forming part of the Government's collection of Planning Practice Guidance. The document sets out the ten characteristics necessary for creating a well-designed place, contributing to its physical character, a sense of community and addressing environmental issues affecting climate. The National Model Design Guide expands on the ten characteristics and was used in the creation of the Elstree and Borehamwood Design Code and Guidance.

6.4.    Furthermore, the guide Building for a Healthy Life 2020 is the Government-endorsed industry standard for the design of new housing developments. It is a tool for assessing the design quality of homes and neighbourhoods. The criteria also link to other standards for housing design, including Secured by Design. It should be used to inform development proposals along with other policies contained within this plan to achieve the industry standard's 'Building for a Healthy Life' commendation.

6.5.    At the borough level, HBC's Planning and Design Guide SPD sets out broad principles to promote high standards of design in the borough. It is supported by additional SPD guidance, for instance on parking standards, biodiversity and trees and waste storage provision within developments.

6.6.    Within the neighbourhood area itself, the Elstree Conservation Area Appraisal (2014) sets out key principles relating to that part of Elstree village.

6.7.    In addition, as part of the EBNP process, the Town Council commissioned consultants to prepare design guidance tailored specifically to the neighbourhood area. The Elstree and Borehamwood Design Code and Guidance identifies five 'neighbourhood areas' (*Figure 6)* and

defines their distinctive characteristics that should be considered by development proposals in those areas to reinforce existing character:

1. Residential Areas

2. Elstree Conservation Area

3. High Street

4. Industrial / commerce areas

5. Well End hamlet



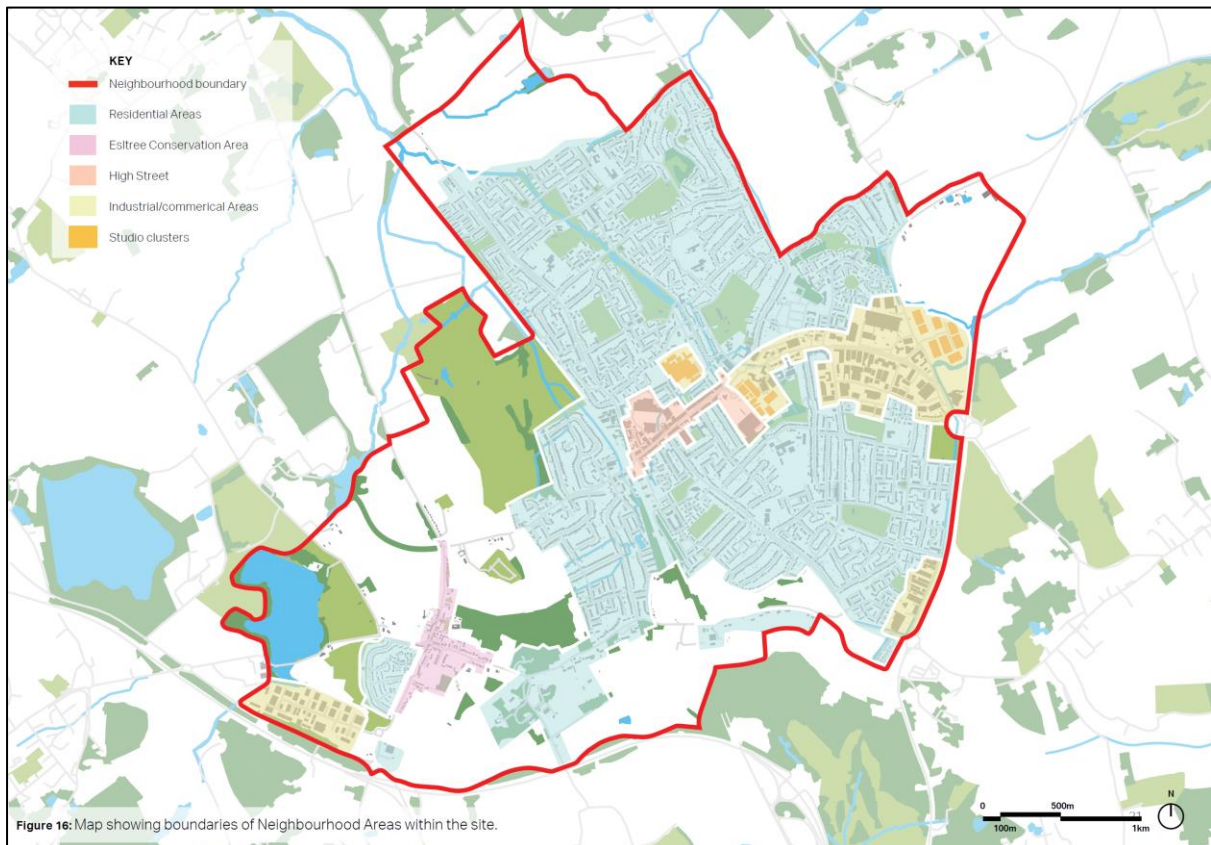Figure 16: Map showing boundaries of Neighbourhood Areas within the site.

*Figure 7: Distinctive neighbourhood areas*

6.8. It then sets out six key principles that development proposals should seek to address (*Figure 7)*. These link back to the overarching objectives of the EBTC, set out in Chapter 3.

| Objective | Title |
|---|---|
| **Objective 1** | Pattern, Layout and Grain of Developments |
| | Maintain a Consistent Building Line |
| | Desired Height Profile |
| | Extensions |
| | Infill Developments |
| | Design of Flats |
| **Objective 2** | Creative Connected Places |
| | Active Travel |
| | Accessible and attractive footpath/network |
| | Car parking solutions |
| | Electric vehicle charging |
| **Objective 3** | Resilience to the climate Respond to the Climate emergency |
| | Assessing alternative energy sources |
| | Energy efficiency measures towards net-zero carbon |
| | Wildlife Friendly Features |
| **Objective 4** | Privacy and security |
| | Street lighting |
| **Objective 5** | Accessible and adaptable homes |
| | Adapting to new working practices |
| **Objective 6** | Respect locally important views |
| | Trees and landscaping on streets |
| | Right tree, right place |
| | Give spatial enclosure, provide screening and privacy |
| | Complement public realm and enhance built environment and local identity |
| | Form focal points and frame views |
| | Green Corridors |
| | Parks and green spaces |
| | Noise pollution mitigation though landscaping |

*Figure 8: Elstree and Borehamwood Design Principles*

6.9. Major development proposals have the opportunity to enhance the main arrival points into the various settlements within the neighbourhood area, which would assist in better defining the area to residents and visitors alike. They are shown on Figure 9, with three key ones being the railway station, the gateway to Watling Chase Community Forest, located at Aldenham Reservoir, and the area to the east of the Elstree Corridor, linking through to the town centre. There may be opportunities to incorporate local heritage into the gateways, including drawing from events, notable people and links to the television and film industry.
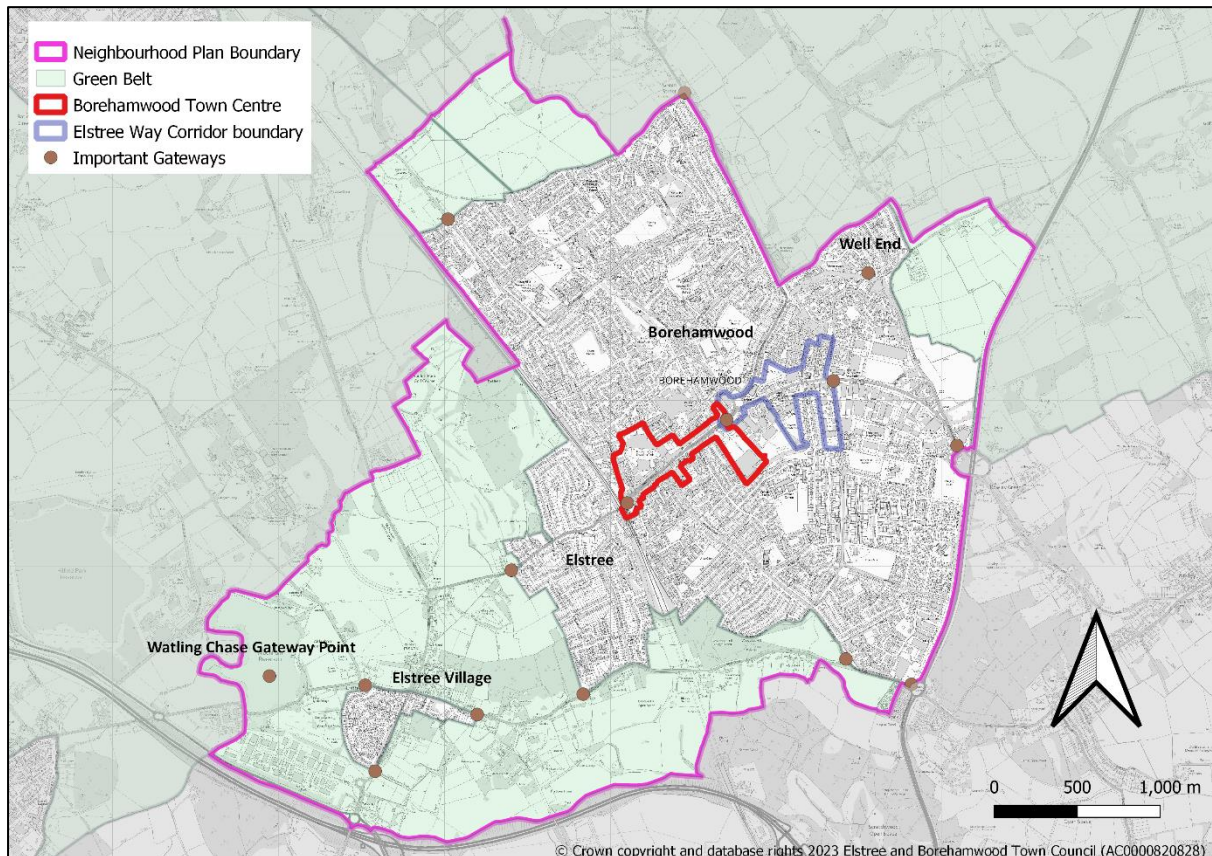
*Figure 9: Important 'gateways' in the neighbourhood area*

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**POLICY EB3: CHARACTER AND DESIGN OF DEVELOPMENT**

A.  Development proposals should incorporate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment. The scale, character, and siting of the development proposal should respect the landscape and its features, valued views into and out of the settlement, the local streetscape and heritage assets.  It should reflect the variety of architectural styles found locally, using materials that are in keeping with those used in existing buildings in the immediate locality. Innovation in design will be supported where this demonstrably enhances the quality of the built form in a local character area.

B.  Where relevant, development proposals should demonstrate how they have sought to address the following matters as they are appropriate to their scale, nature and location:

   i.   the Elstree and Borehamwood Design Code and Guidance, the Hertsmere Planning and Design Guide SPD, and the Elstree Village Conservation Area Appraisal; and

   ii.  make a positive contribution to the visual appearance of the main 'gateways' into the settlements (*Figure 9*). Improvements and enhancements should include, where appropriate, additional tree planting, the enhancement of roadside green spaces (for instance through planting), and the incorporation of small gateway features; and

     iii.    **incorporate soft landscaping and other boundary treatments including the retention and enhancement of established trees and hedgerows, or the replacement of these if not possible; and**

     iv.    **designed to meet Secured by Design Standards, to ensure that spaces are appropriately lit and**

     v.    **provide adequate vehicular access and space for cycle parking and vehicular off-road parking for residents, visitors and service vehicles, in accordance with the Hertsmere Parking Standards SPD.**

     vi.    **provide waste and recycling storage in accordance with the Hertsmere Waste Storage Provision Requirements for New Development SPD**

**C.    Where development sites abut open countryside, development on the rural boundary edge must mitigate any detrimental visual impacts on the countryside. This should be achieved through the siting of lower density development at the rural boundary of the site, in order to provide a gradual transition from the built form to open countryside, or by other means such as through a layout that clearly minimises the visual impact of any larger buildings on both the open countryside and existing streetscape.**

Conformity reference: EBNP Objective: all; HBC Core Strategy: CS22; NPPF: 131-141

**Policy EB4: Energy efficiency and design**

**Purpose**

6.1. This policy seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change and contribute to achieving the national target of zero net carbon by 2050.

**Justification**

6.10. On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities to businesses and local and national government. As part of this, the government has set an interim target to cut the country's greenhouse gas emissions 78% by 2035 compared to 1990 levels.

6.11. Being '2050 ready' means that new development will be required to have minimal energy use and net carbon emissions. Unlike Local Plans, Neighbourhood Plans are more limited in what they can dictate in terms of environmental standards, as they must confirm to the minimum requirements as set out by national policy and building regulations. The EBNP can, however, strongly encourage the design and layout of new development to maximise its potential to be as energy efficient as possible and to encourage the use of renewable energy. Opportunities to set out more strongly environmental aims will be possible upon the introduction of the Future Homes Standard in 2025.




*Examples of discreet solar panels (source: Historic England)*

6.12. Hertfordshire County Council (HCC) formally recognised the UK climate emergency in 2019, as a response to the need to act locally and in the context of climate change impacts being observed at the local level: dry riverbeds, reduced water supply, intense weather events, localised flooding and loss of habitats and species. The authority published a [Sustainable Hertfordshire Strategy in 2020](#), which supports a range of projects designed to help adapt to climate change and these have informed the EBNP.

6.13. HBC too declared a climate emergency in 2019 and published an [Interim Planning Policy Climate Change Position Paper](#) in November 2020. It forms a material planning consideration to be taken into account when determining planning applications (and appeals) until the new Local Plan is published under Regulation 19. Notably, it expects all applications which exceed the following thresholds be accompanied by a Climate Change and Energy Statement:

      i)   the development of five or more residential units

      ii)  the creation of 500 square metres or above of additional floor-space for non-residential development; or

      iii) change of use and refurbishment projects of 1,000 square metres or above.

6.14. At the local level, the Community Survey climate change featured strongly in many of the responses received (*Figure 10)* alongside related issues such as high-quality design, encouraging biodiversity and improving air quality.

> *"We need to fight climate change - the real problems of the world, not entertainment that distracts people from reality and the things we need to contribute to as a community"*
>
> *"I want the area to be forward looking in terms of the environment with environmentally friendly options"*

*Figure 10: Examples from the Community Survey*

6.15. In 2021, the Town Council worked with local school children to develop a Borehamwood Children's Climate Emergency Manifesto (*Figure 11).*



*What we want our politicians and the government to do:*

1. Incentivise businesses and corporations to reduce carbon emissions and fossil fuel use. Stop excessive food packaging and ban them from dumping sewage and waste into public water systems. If that doesn't work, impose sanctions and a major clamp down.

2. Subsidise electric car purchasing and solar panels on domestic homes so that they are more affordable. Encourage people to move away from petrol car use, eventually banning it. Create more low emission zones and free public transport at weekends. Move to a 100% green public transport system.

3. Stop building on our green belt, engage in a mass tree-planting programme, encourage vegetarianism or veganism and ban factory farming. No one should go hungry.

4. Move faster towards renewable energy; introduce tougher laws on littering, smoking, household plastic consumption. Create laws that everything produced in the economy be renewable and recyclable and that the media dedicate more time to the practical steps society can take to counter climate change.

5. Climate Change to become the heart of government policy-making, no more greenwashing, hypocrisy or publicity stunts. Climate agreements must be genuine and transformative. No more blah blah blah. We are running out of time.

*Figure 11: Extract from the Borehamwood Children's Climate Emergency Manifesto, 2021*

6.16. Opportunities to improve and promote sustainability in the neighbourhood area, which would help to deliver the national and local climate change targets, include:

- following basic passive environmental design including use of efficient and insulative materials;

- integrating renewable energy systems into new development, including existing and new public buildings;

- reducing water consumption including through grey water systems; and

- promoting sustainable forms of transport through priority systems for pedestrians and cyclists.

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**POLICY EB4: MEETING THE HIGHEST ENVIRONMENTAL STANDARDS**

A.  **Development proposals which incorporate design and environmental performance measures and standards to reduce energy consumption and climate effects will be supported, in particular where they go beyond the Building Regulations requirements and achieve certification to voluntary standards such as PassivHaus, BREEAM Excellent. This will include:**

    **Major residential:**
i.  **Energy efficiency: 19% carbon dioxide reduction improvement against Part L (2013) through the energy efficiency of the building and;**
ii.  **Water: Total mains consumption of no more than 110 litres per person per day24**
.

    **Non-residential and Multi-residential:**
i.  **Major: Building Research Establishment Environmental Assessment Method (BREEAM) Excellent.**

B.  **Development proposals which incorporate the following sustainable design features, as appropriate to their scale, nature and location, will be strongly supported:**

   i   **Siting and orientation to optimise passive solar gain.**
   ii   **The use of high quality, thermally efficient building materials.**
   iii   **Installation of energy efficiency measures e.g. loft and wall insulation and double glazing.**
   iv   **Incorporating on-site energy generation from renewable sources such as solar panels, ground, and air source heating.**
   v   **Reducing water consumption through the use of water re-use measures including rain water harvesting, surface water harvesting and/or grey water recycling systems.**
   vi   **Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions.**
   vii   **Providing the infrastructure for adequate electric vehicle charging points for each development, where new parking provision is expected to be made.**
   viii   **Alterations to existing buildings should be designed with energy reduction in mind and comply with current sustainable design and construction standards.**

C.  **The retrofitting of historic buildings, in accordance with the guidance contained in Historic England's Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency, is**

encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.

D.  Development proposals for individual and community scale energy, for instance from hydro-electricity, solar photovoltaic panels, local biomass facilities, anaerobic digestions and wood fuel products will be supported subject to the following criteria:
   i.  the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and
   ii.  i the proposed development does not create an unacceptable impact on the amenities of local residents; and
   iii.  the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.

Conformity reference: EBNP Objective: all; HBC Core Strategy: CS22; NPPF: 131-141, 156

**Policy EB5: Design of shop front signage**

**Purpose**

6.2.   This policy seeks to ensure that shop fronts and signage are in keeping with and contribute positively to the character of the local area.

**Justification**

6.3.   Borehamwood High Street, shops within the centre of Elstree village and the various retail spaces within the industrial/commercial areas should be enhanced and/or protected in order that the contribute to the character of the neighbourhood area to which it relates, rather than detracting from it.

6.4.   HBC's [Planning and Design Guide: Part F (Shop Fronts)](#) sets out general principles relating to signage across the broad geographic area.

6.5.   At the moment local level, within Elstree Village Centre, the Conservation Area Appraisal notes the detrimental impact that commercial signage can have on the character of an area.



*Shop fronts along Shenley Road in Borehamwood Town Centre*

6.6.   The Elstree and Borehamwood Design Code and Guidance suggests the following should be adhered to when it comes to shop front signage:

- The design of shop fronts should take account of rhythm and character of the street such as the width of building, the horizontal or vertical emphasis, the variety of style and architecture of the building itself. Where the shop front continues to another building, a change in its design may be required;
- The fascia is the most important area of a shop front for advertising the business. Signage within the established proportions and confines of the fascia board should be maintained. Large box signs or additional flat boards should be avoided as they create disproportionate depth and height;

- The most appropriate signage at fascia level are individual letters applied or painted directly onto the fascia board;
- Hanging signs should be appropriately sized in relation to the building and street. They should not dominate the pavement space or the building. They should use an appropriate material, shape, and form, avoiding large box signs;
- Pavement space should not be used for displaying goods especially in areas of high footfall such as the Conservation Area; The shopfront should not be designed in isolation. The proposed design should relate in scale, proportion and architectural style not just to the host building, but to the wider streetscene. The design language of the building and shopfronts are extremely important;
- Garnish colours and materials such as plastic should be avoided in favour of natural materials such as hand painted wooden or glazed signs which can be externally lit if necessary.
- In the case of corporate brands, those should be sensitive to the existing context, size, scale, use materials and textures from the local vernacular of the area;
- Avoid using visually distinct sources of illumination that result in disproportionate signage, such as internally-illuminated box signs; and
- Avoid using external roller shutters and grilles. Favour the use of internal open grilles which cover only the glazed part of the shop front.

**POLICY EB5: DESIGN OF SHOPFRONT SIGNAGE**

**A. Proposals for new or replacement shop fronts in the neighbourhood area should be designed in accordance with Policy DES6 of the East Herts District Plan, and the guidance contained in both the Hertsmere Planning and Design Guide: Part F (Shop Fronts), the Elstree and Borehamwood Design Code and Guidance and, in Elstree Village, the Elstree Village Conservation Area Appraisal.**

**B. Development proposals should respond positively to the following design features:**

   **i.   the protection of original architectural detail and, where appropriate, its restoration;**
   **ii.  the use of high quality signage from sustainable materials, such as timber, with the use of plastic or aluminium signage being strongly resisted;**
   **iii. the use of sign writing on older buildings;**
   **iv.  applied lettering should utilise muted colours and be of appropriate high quality materials to harmonise with surrounding buildings;**
   **v.   the incorporation of any corporate image in a way which will contribute to local character;**
   **vi.  the avoidance of illuminated / neon-type displays which fill the shops window and which have an overbearing effect on the townscape; and**
   **vii. choice of colour that blends well with the surroundings.**

Conformity reference: EBNP Objective: 1; HBC Core Strategy: CS28; NPPF: 141

**Policy EB6: Heritage assets**

**Purpose**

6.7. This policy recognises the important contribution that heritage assets – both designated and non-designated – make to the local character and distinctiveness of the area, both individually and collectively. Where possible, they should be conserved, enhanced and celebrated.

**Justification**

6.8. There is one conservation area in the neighbourhood plan covering part of Elstree village (*Figure 12*). The Elstree Conservation Area Appraisal was completed in 2014 and includes a series of management proposals that should be considered in relation to development proposals in this area. A non-policy action will be to work with HBC to review and update the Conservation Area appraisal.

6.9. There are 31 individual/groups of buildings and assets in the neighbourhood area today that are recognised through a listing for their contribution to national heritage. The majority of these are located in Elstree Village. There are many other heritage assets, however, that contribute to the historic local context and story of the area, but which are not nationally important enough to be included on the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Government.

6.17. At the Borough level, HBC maintains a List of Locally Important Buildings in Hertsmere. They have identified 51 of these in the neighbourhood area and the list can be found in Appendix 2 of the Local List. *Figure 12 shows the existing designated and non-designated heritage assets.*

6.18. The National Planning Practice Guidance supports the identification of non-designated heritage assets through the neighbourhood planning process (Paragraph 018-039). In partnership with the Elstree and Borehamwood Museum, an audit of local buildings and assets was undertaken to determine whether any additional assets might exist that could be identified as non-designated heritage assets, recognising their value to the local character and history of the local area. Three assets have been identified on *Figure 12* with photographs and descriptions as to why they are special from a historic perspective provided in Appendix B.

6.19. In addition, the Historic Environment Record contains details of additional assets, some of which are not nationally listed. The record should be consulted by prospective developers.

6.20. In parallel with this policy, it is proposed that the identified non-designated heritage assets are considered by HBC for inclusion on their list of local heritage assets. However, the inclusion of any building or structure on such a register is not necessary for the application of this policy.

**Local Heritage at Risk**

6.10. Historic England produces an annual Register of Heritage at Risk. Outside of London it does not include Grade II listings, apart from churches. Whilst no assets within the neighbourhood area have been identified at this time, an audit of buildings and assets should be undertaken to keep a track of this.

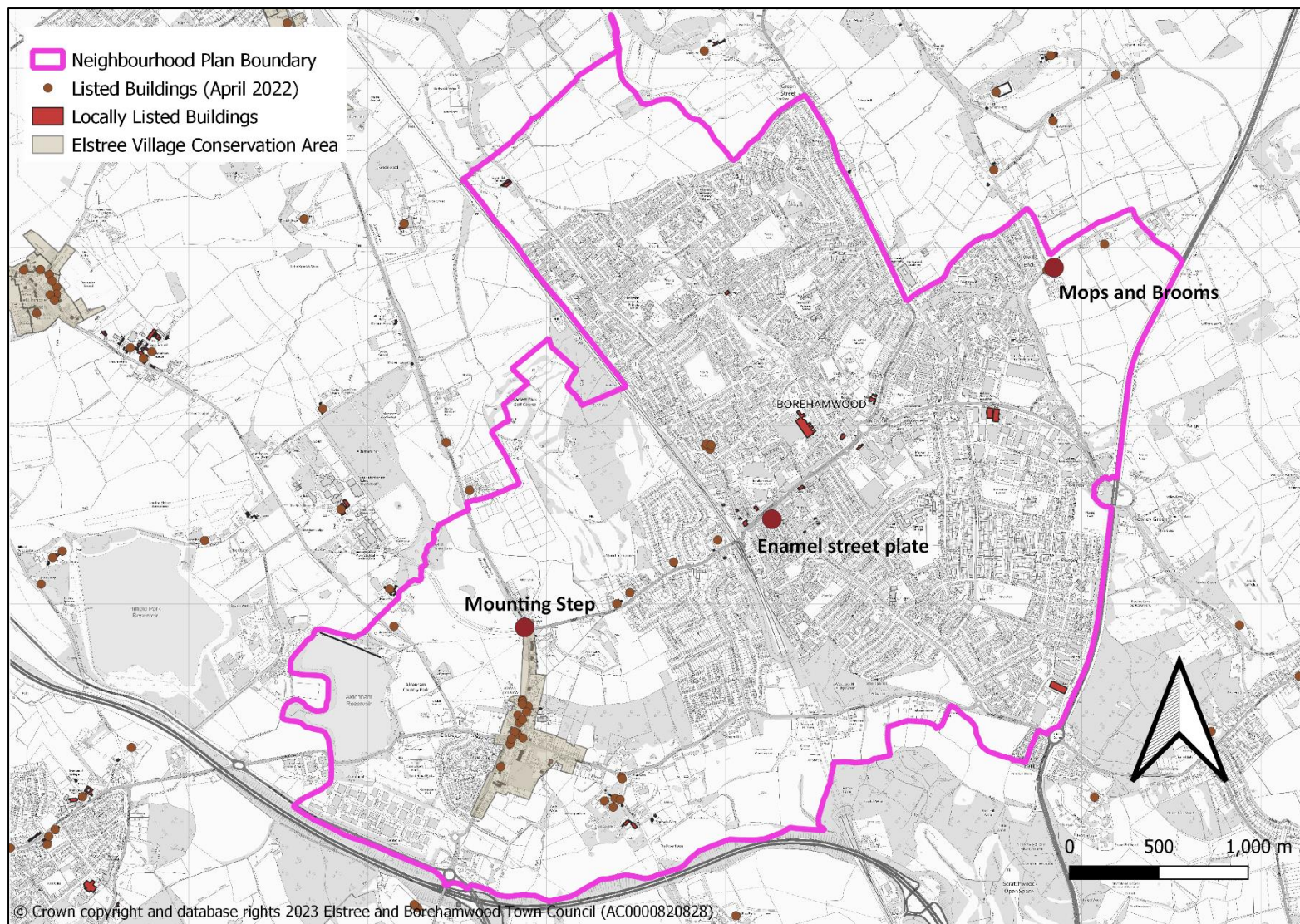6.11. Opportunities to restore assets should be taken when they arise, in partnership with the owner.

*Figure 12: Heritage assets*

**Local Heritage Centre/Museum**

6.12. In the context of the area having a strong television and film heritage, the community has expressed a keenness to celebrate this through an expansion and possible relocation of the existing museum, which has largely outgrown its current location at 96 Shenley Road. This would enable the wealth of material to be displayed locally and provide a pull for visitors and residents alike. There may be potential to host this within one of the film studios and a non-policy action would be to explore venues with local partners.

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**POLICY EB6: HERITAGE ASSETS**

**A. The following buildings and structures as shown on *Figure 12* are designated as non-designated heritage assets:**

- **Mounting block (outside the former Plough public house)**
- **Enamel street plate (Hawthorn Terrace along Drayton Road)**
- **Mops and Brooms / The Nelson, Well End**

**B. Development proposals affecting designated heritage assets either directly or indirectly, should conserve or enhance the significance of the asset and those elements of the setting that contribute to the significance. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area. Proposals affecting non-designated heritage assets will be assessed having regard to the scale of any harm or loss against the significance of the heritage asset.**

**C. A proactive stance will be taken to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back into optimum viable use consistent with their conservation.**

**D. Particular care should be taken in the Elstree Conservation Area to ensure that alterations and new buildings conserve or enhance the historic environment, in accordance with the guidance set out in the Elstree Conservation Area Appraisal.**

**E. Development proposals to provide a museum/ heritage venue in the neighbourhood area will be supported subject to the following criteria:**

**i. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and**

**ii. the proposal would not have significant unacceptable impacts upon the local road network.**

Conformity reference: EBNP Objective: 1; HBC Core Strategy: CS14; NPPF: 195, 196, 205-210, 213

# 7. THE TOWN CENTRE AND WIDER EMPLOYMENT

**Policy EB7: Borehamwood Town Centre, Elstree Village and smaller centres**

**Policy EB8: A safe, attractive and welcoming public realm**

**Purpose**

7.1. The two policies in this section consider the role and of the various centres in the neighbourhood area. The first seeks to help position Borehamwood as a thriving town centre by supporting a sustainable mix of uses, which will encourage footfall throughout the day and into the evening. The Town Council is preparing a separate town centre strategy and the policies in this section will help to underpin the activities proposed.

7.2. There are aspirations for Elstree Village to build upon the cultural and creative backdrop of the neighbourhood area, in line with Policy EB10. The other, smaller centres across the neighbourhood area, are vital in providing day-to-day convenience shopping and other facilities and these need to be retained and supported. This will assist in delivering the aspiration for the area to be a 20-minute neighbourhood, as considered in Policy EB17.

**Justification**

Borehamwood Town Centre:

7.3. High Streets across the UK have continued to face challenges for many decades, including competition from out-of-town shopping centres (often destinations in their own right), and increasingly internet and mobile shopping. This has been exacerbated in recent years by the Covid-19 restrictions, followed by the ongoing cost of living crisis.

7.4. Much work has already gone into Borehamwood town centre (*Figure 13)* to improve its attractiveness both to retailers and other providers as well as users. The aim will be to build upon this work and evolve the role of the town centre into a multifunctional, accessible shared space.
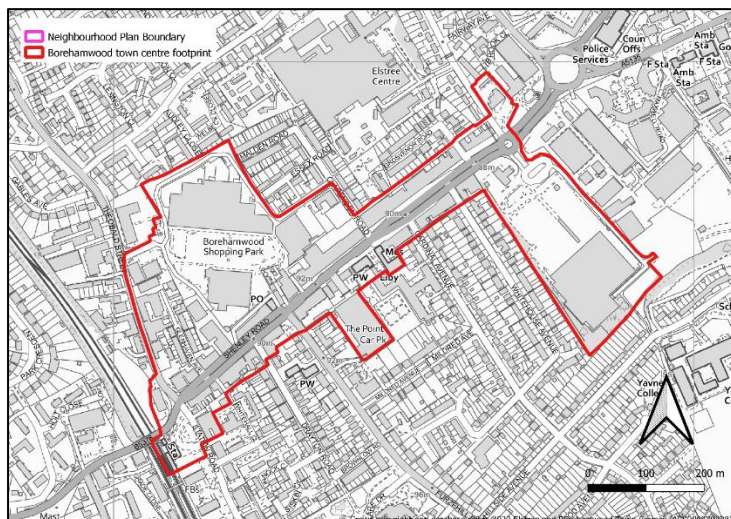
*Figure 13: Borehamwood town centre footprint*

7.5.  Citicentric was appointed by HBC in June 2022 to undertake a review of Borehamwood High Street and to recommend measures that could be taken to enhance its vibrancy for the future. Whilst the report has yet to be formally ratified, it has been independently prepared and the findings have been based on fairly extensive consultation with property owners, local businesses, the Town Council and HBC, HCC Highways as well as footfall information and on-street audits.

7.6.  Ten objectives were explored (*Figure 16)* with costed recommendations.

1.  Create a clear political and senior management team with responsibility for addressing the challenges of the High Street

2.  Build a strong collaborative partnership in the town centre

3.  Explore the potential of a Community Wealth Building approach in the town centre

4.  Increase the vibrancy of the High Street with a programme of activities and events

5.  Introduce a shop front design guide

6.  Encourage the use of upper parts for studio/workspace for the film industry

7.  Address the problems caused by fragmented ownership

8.  Undertake a review of all modes of transport and parking through/on the High Street

9.  Improve the public realm in conjunction with 8. above

10.  Resolve the issues of rear service roads where these are problematical

*Figure 14: ten objectives for the town centre*

7.7.  As part of the Elstree and Borehamwood Design Code and Guidance, the consultants from AECOM were commissioned to explore options for the town centre. Drawing on the Citicentric

report, feedback from the Community Survey and good practice from elsewhere, the following is recommended, set out more fully in the Design Code and Guidance:

7.8.   Shop fronts - additional guidance is provided to ensure that shop fronts and signage is in-keeping with local character. Policy EB5 (Design of shop front signage) addresses this for both Borehamwood town centre and the cluster of retail units in Elstree village.

7.9.   Outdoor seating – encouraging the use of outdoor seating, potentially widening pavements to enable this, to extend community activity on in the town centre including the night time economy, particularly in the summer months.  These areas should be designed as part of any planning applications.



*Example of existing outdoor seating as part of a restaurant chain*

7.10.  Gateways: marking the gateways to the town. This is addressed in Policy EB3 across both the town centre and wider neighbourhood area.  Landmark (Sculpture or Building).

7.11.  Creation of public art and landmarks: The use of sculptures and other street art to add to the sense of place, potentially drawing from the television and film heritage. This could be an extension of the existing Film & TV Heritage Trail celebrating the contributions of men and women who have worked at the Elstree studios during the past 100 years. The panels are positioned along the high street, Shenley Road, from the train station up to Elstree Studios and the BBC Elstree Centre, and beyond, as far as the site of MGM British Studios on Elstree Way. There are aspirations to further enhance this trail.

7.12.  This aligns with the Action Plan for the Hertsmere Creative Strategy and the EBTC Culture and Creative Strategy, which seek to enhance cultural activity in the area and make it more visible, by investing in and bringing together the creative industries and local people, including through the imaginative use of local open spaces.



*Film & TV Heritage Trail and example of landmark feature*

7.13. <u>A clear wayfinding strategy with location, directional and finger post signage:</u> to enable enhanced movement through the town centre and beyond to areas of housing and other facilities.

7.14. <u>Distinctive street planting and pocket parks:</u> there is already much planting in the town centre, largely links to the Heritage Trail. There may be opportunities for additional street trees to add both colour and shade as well as bringing the benefits of absorbing carbon dioxide and mitigating the impact of noise pollution. Pocket parks / seating areas also provide shared spaces for people to relax and socialise or simply rest. They can be introduced into parts of the high street with seating and



*Example of existing planting; example of a seated 'pocket park' with game bench*

7.15. <u>Improvements to key movement routes:</u> to improve accessibility for pedestrians and cyclists, placing them above motor vehicles in the planning hierarch. This is explored further within Policy EB17.

7.16. <u>Car/ cycle parking:</u> there is an aspiration to provide additional disabled parking spaces within the town centre. Standards informing these and all public car parking provision are provided in the guidance, which also supports additional cycle parking/infrastructure and electric charging points.



*Example of a cycling repair point provided in a public space*

7.17. <u>Reducing unnecessary street clutter:</u> to maximise space for pedestrians and cyclists. Redundant BT Street cabinets might be repurposed into on-street EV charging points.

7.18. <u>Temporary markets:</u> The Town Council has an aspiration to bring back a revamped street market. There are already weekly flower stalls. Markets can bring in greater footfall. This would tie in with the potential to identify a public square in the town centre (recognised as lacking the [South West Herts Retail and Leisure Study](#)). A possible space available at the moment is on the corner of Furzehill Road.



*Potential open-air market space at Furzehill Road*

7.19. In addition to the public realm changes, efforts should be made to safeguard mixed uses within the town centre. This does not preclude the provision of housing on upper floors, which itself will bring additional footfall into the centre.

<u>Elstree Village:</u>



*Figure 15: Elstree village*

7.20. The EBTC Culture and Creative Strategy identifies Elstree Village (*Figure 15)* as benefitting from the neighbourhood area's cultural renaissance. This is addressed specifically within Policy EB9.

7.21. There are opportunities to reinvest in the high street and replenish the amenities and green spaces within the settlement. This can build upon some of the examples detailed above.

Smaller centres:

7.22. *Figures 16 and* shows the smaller centres, as designated in the local plan. These play an important role in delivering the day-to-day needs of those living nearby and should be safeguarded from change of use against retail provision. These are classified as:

- Neighbourhood Parades: Croxdale Road, Hartforde Road,Howard Drive, Rossington Avenue
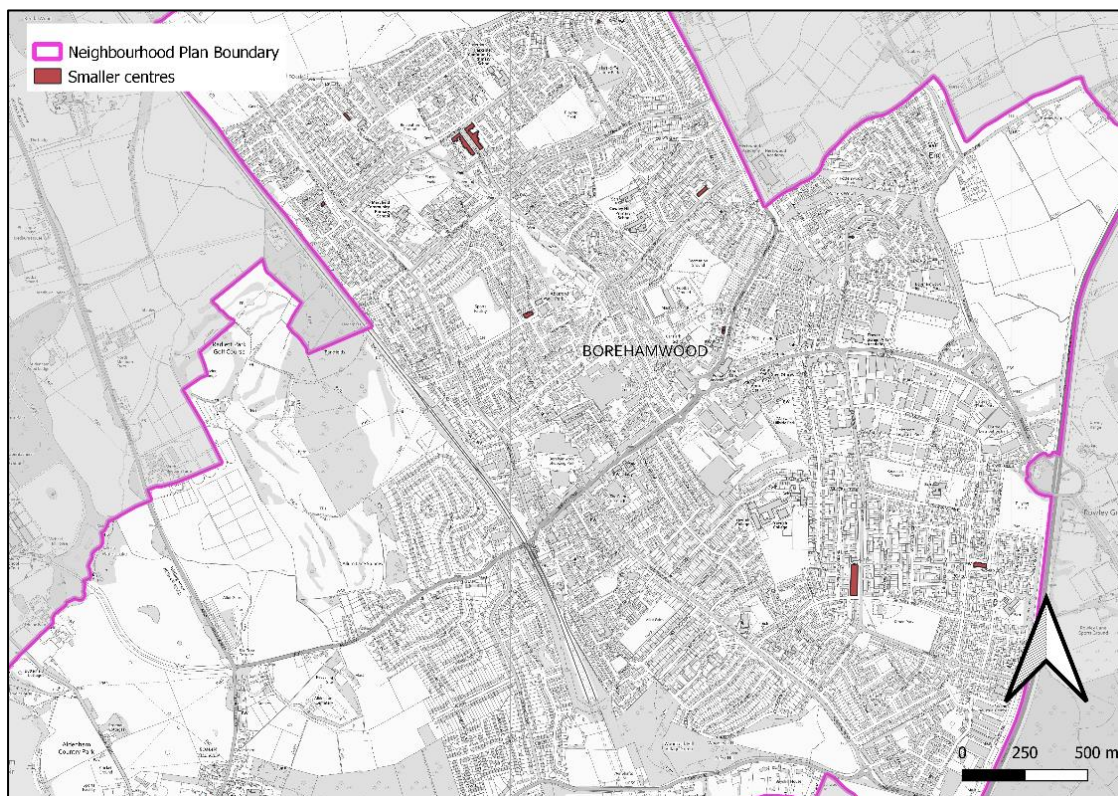- Individual shops: Organ Hall Road, Shenley Road (North), Studio Way, Thirsk Road



*Figure 16: Smaller centres, Borehamwood*

**POLICY EB7: BOREHAMWOOD TOWN CENTRE, ELSTREE VILLAGE AND SMALLER CENTRES**

**Borehamwood Town Centre:**

A.  **Mixed use development proposals for main town centre uses - including employment, office, retail, community, cultural, tourism and residential uses - will be supported, subject to other policies in this Neighbourhood Plan. Such proposals should demonstrate how they contribute to one or more of the following aspirations:**

    i.   **they help to maintain a strong and vibrant retail presence within the town centre area;**

    ii.  **they enhance the provision of leisure activities for both residents and tourists. This could include cultural, arts and community venues, additional overnight accommodation and food or drink establishments;**

    iii. **they provide safe, easy, and inclusive access for all people regardless of disability, age or gender. This should include access to, into and within the building and its facilities, as well as appropriate car parking and access to public transport provision.**

    iv. **they encourage footfall into the evening, where this does not compromise local amenity;**

    v.  **they provide opportunities for office-based and shared-space employment, which complement and support the town centre's vitality and viability; and**

    vi. **they offer opportunities for housing on otherwise underused upper floors, in particular, and both where separate access can be achieved and where these are shown to be no longer suitable for commercial use.**

B.  **The temporary change of use of vacant premises to enable pop-up shops, community advertising displays and activities will be supported, where they contribute positively to the area.**

**Elstree Village and smaller centres**

C.  **Proposals which result in the loss of existing local and neighbourhood convenience shops within Elstree the smaller centres (*Figures 15 and 16)* will be resisted unless the applicant has demonstrated that there is no reasonable prospect of the site or premises being used for other retail or community uses due to lack of viability.**

    **In such circumstances, applicants will be expected to demonstrate that the existing use is no longer viable evidenced by a viability report and market assessment that demonstrates that the site has been marketed for not less than 12 months and freely exposed to the market for alternative retail or community uses. The report should indicate the marketing undertaken and evidence all expressions of interest and the steps taken to evaluate these.**

    **The costs associated to assess such marketing and viability reports are to be met by the applicant including the costs incurred by the local planning authority associated with undertaking a peer review of the viability assessment to assess its veracity.**

Conformity reference: EBNP Objective: 5; HBC Core Strategy: CS27, CS28, CS30; NPPF: 90, 96, 97

**POLICY EB8: A SAFE, ATTRACTIVE AND WELCOMING PUBLIC REALM**

A.  Development proposals to enhance Borehamwood town centre, as set out in Elstree and Borehamwood Design Code and Guidance, will be supported. As appropriate, proposals should seek to:

  i.   reinforce the distinctive character of the area, including through the use of planting, seating, and installation of public art, celebrating the heritage and history of the area.

  ii.   provide for pedestrian and cycle movement as a priority, including making provision for those with mobility requirements, making appropriate connections to existing footpaths, cycle paths and rights of way, in accordance with the movement routes identified in Policy EBx (Encouraging Sustainable Movement) to improve connectivity and movement within the town and wider area.

  iii.   improve and provide new safe, open (In terms of availability of space) public spaces that are accessible, including to those with physical or mental disabilities, and which are suitable for a range of civic, cultural, recreational and leisure activities, including open air markets and pocket parks.

  iv.   provide car and cycle car parking, in accordance with the in accordance with the [Hertsmere Parking Standards SPD](#) and the Elstree and Borehamwood Design Code and Guidance.

  v.   contribute to improved wayfinding and signage for the town centre and to areas beyond, provided that they can be satisfactorily integrated within their surroundings.

  vi.   integrate waste facilities into the design of buildings and allow for the separate storage and collection of recyclable materials, including compostable material are encouraged. In order to protect visual amenity, such facilities should be suitably screened and in keeping with the local environment. Odour should also be mitigated.

Conformity reference: EBNP Objective: 5; HBC Core Strategy: CS27, 28, 30; NPPF: 90, 96, 97

**Policy EB9: Supporting major employment opportunities and the creative industries**

**Purpose**

7.23. This policy supports commercial employment opportunities by safeguarding existing designated employment sites and, importantly, identifying additional areas that are considered important commercial and industrial employment sites within the area. The policy also recognises need to support the high number of small to medium businesses locally, including sole traders, many of whom operate from home.

**Justification**

Strategic and locally important employment sites

7.24. The South West Herts Economic Study Update, published in 2019 provides, at the strategic level, an understanding of the current economic performance of the and future need to 2036.

7.25. The key findings in relation to Hertsmere, and applied to the neighbourhood area are:

- **A high proportion of small to medium-sized enterprises** – towns, including Borehamwood, lack the scale and density to attract large investors from sectors such as professional services, particularly given its proximity to Watford. As a result, a high proportion of employment is in small businesses.
- **High business start-up rate** – compared to across the wider region, with 22 new businesses per 1,000 working age people in 2016 across Hertsmere.
- Transport links are excellent – The are is well-connected to the strategic road network, with the A1 (M), M1 and M25 all within proximity. The rail network links Borehamwood/Elstree to Kings Cross in 18 to 21 minutes.
- **Strengths in film and TV production** – there is a high concentration of employment in creative industries, due to the presence of Elstree Studios, BBC studios and Sky Studios, within the Elstree Creative Corridor.
- **Gradual loss of office space** - roughly a fifth of South West Herts' office space has been lost since 2008. In Borehamwood, this has been strategically replaced in part by residential use, by way of the Elstree Way Corridor strategy.
- **Increasing rents** – rents for office space have consistently risen over recent year.

7.26. The strategic employment sites within the neighbourhood area are shown in *Figure 17.* The South West Herts Economic Study Update (2019) reported that all were trading well with high levels of occupancy. The reviews of each site identified very limited opportunities for redevelopment or intensification. It is therefore important to retain these sites for employment purposes.
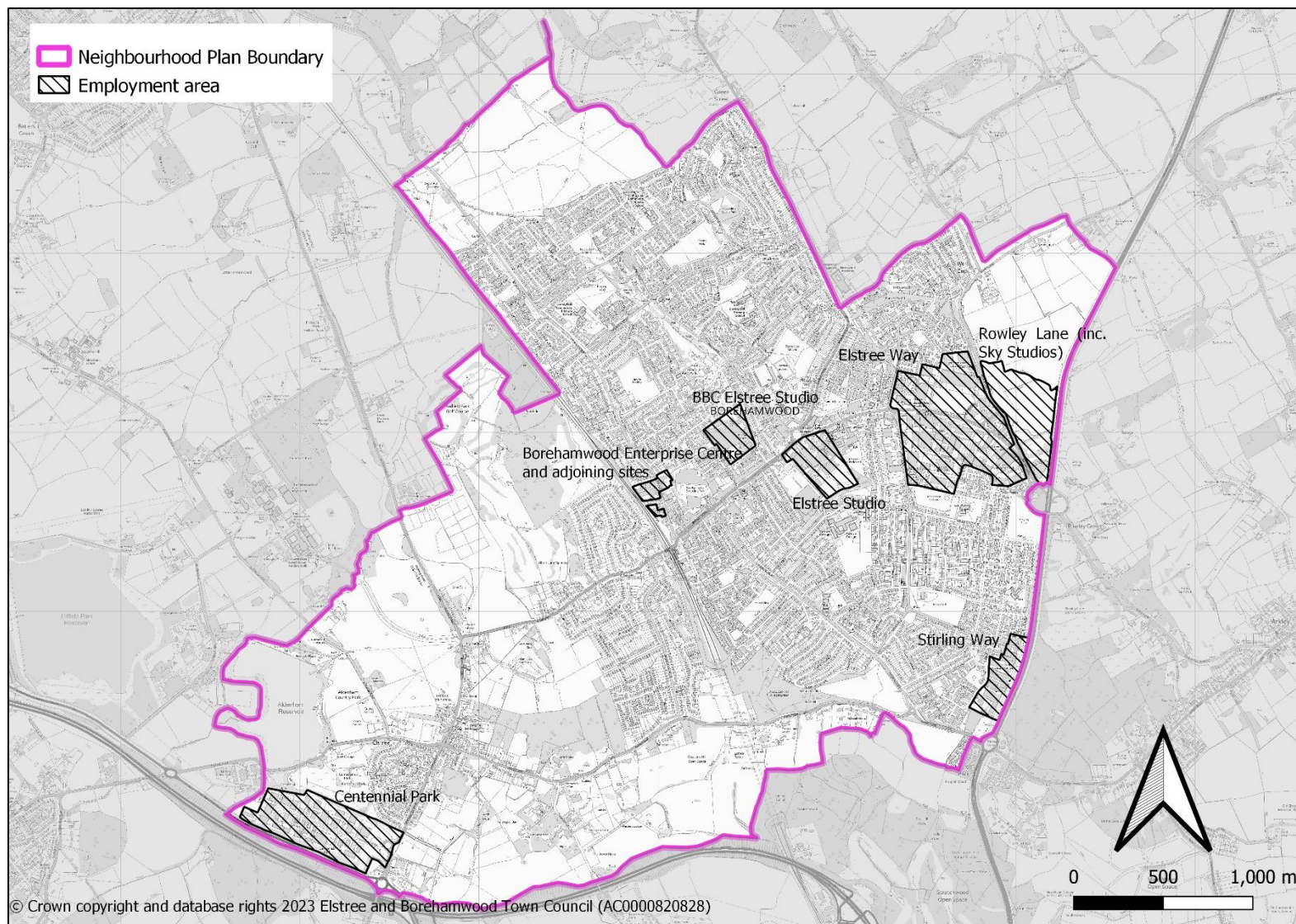
*Figure 17: Employment Sites*

**POLICY EB9: SAFEGUARDING EXISTING MAJOR EMPLOYMENT AND SUPPORTING SUSTAINABLE EXPANSION**

A. The designated Employment Areas are shown on Figure 17. Applications for B2, B8 and E(g) uses will be supported in these areas subject to the following criteria:

   i. the proposal, including any associated premises, would not have unacceptable impacts on the local environment;
   ii. the proposal would not have unacceptable impacts on the amenity of neighbouring uses, particularly residential through excessive noise and pollution; and
   iii. the proposal would not have unacceptable impacts upon the local road network.

B. Retail uses in these areas will be supported if they have trade links with employment uses, such as tyre and exhaust centres, car showrooms and trade counters. Other uses which do not provide direct, on-going local employment opportunities (for instance Use Class C) will not be supported at these sites.

Conformity Reference: NP objective: 5; HBC Core Strategy: CS9, CS10, CS11; NPPF: 85, 86, 87

**Policy EB10: Supporting a world-class television, film and creative industries sector**

**Purpose**

7.27. The neighbourhood area has town has a rich, world-renowned film and TV heritage being home to Elstree Film Studios, BBC Elstree and Sky Studios Elstree. There is scope to further capitalise on this sector, not only to provide venues that will support the local community and associated leisure, training and employment opportunities, but also to further attract visitors to the area. The policy seeks to enhance the role of the creative industries in the area, supporting the delivery of HBC's Creative Strategy and EBTC's Culture and Creative Strategy. The policy also supports the aspiration to deliver a theatre/performance space locally.

**Justification**

Creative Industries

7.28. At the borough-wide level, the HBC Creative Strategy recognises the important contribution that this sector is making locally and how it might be strengthened (*Figure 18).*
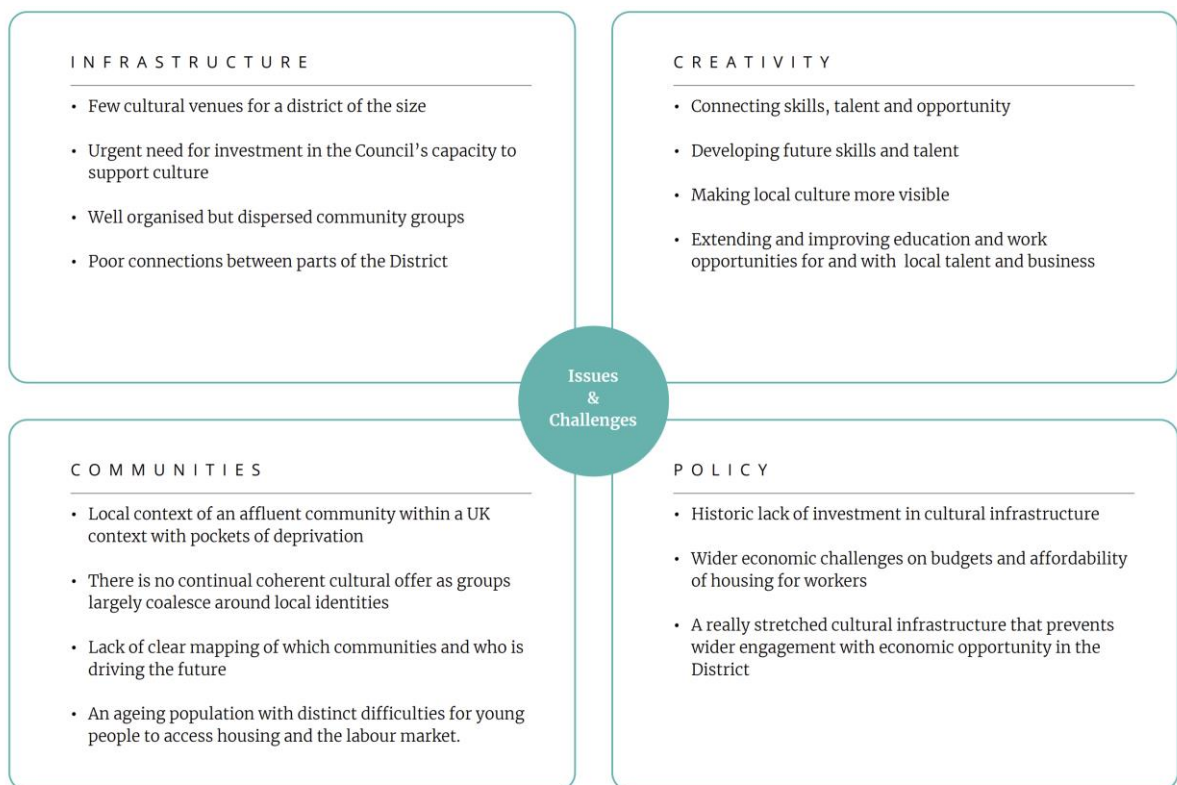


*Figure 18: Creative Strategy: Key themes*

7.29. The film and television industry is recognised as the cultural hallmark within Borehamwood and Elstree. There is a desire locally, as evidenced by the Creative Strategy, to further embed this asset, for instance through training opportunities and preserving local heritage relating to this genre.

7.30. There are also numerous creative and arts related businesses in the neighbourhood area. This includes an Arts Centre in Borehamwood, creative work spaces including artist studios, workshops and light industrial units and rehearsal spaces.

7.31. The Town Council published its Culture and Creative Strategy in January 2024. It recognises the opportunities provided by promoting television and film and public art. It seeks to position Elstree Village and Aldenham Reservoir as a creative hub and provide additional venues for young people and events across the neighbourhood area. These aspirations are supported through individual policies in this EBNP.



*Elstree Studios*

7.32. A notable gap in provision locally is a performing space that might host cinema, theatre, music, drama and other community activities. This has been raised significantly through the local engagement. The EBNP would support proposals that would enable a flexible performance space to be brought forward. The Theatres Trust provide a useful advice note on features that should be incorporated within the overall design of such a facility. Associated with this, the EBTC, through its policies on public realm and open space, and non policy actions, supports creative uses of existing spaces – indoor and outdoor.

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**POLICY EB10: SUPPORTING THE CREATIVE INDUSTRIES, ARTS, CULTURE AND TOURISM**

A. **Development proposals that contribute to both local and world-class creative, arts and cultural sector are welcomed. Existing facilities will be protected, nurtured and encouraged. In particular, development proposals that deliver the following will be supported:**

  i. **the enhancement of Elstree Village and Aldenham Reservoir as a cultural hub in accordance with Policy EB13;**
  ii. **creative venues that are flexible to enable multi-uses;**
  iii. **a performing arts space;**
  iv. **cultural provision for young people, in accordance with Policy EB19;**
  v. **safe, open (in terms of availability of space) public spaces that are accessible, including to those with physical or mental disabilities, and which are suitable for a range of civic, cultural, recreational and leisure activities, including open air markets and performing spaces.**

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**B. To deliver this, the following is supported:**

    **A.** protect all land and/or buildings where the current or last use is/was an arts, creative industries and cultural use unless that use is re-provided to an equivalent or better standard in the immediate vicinity of the site;

    **B.** permit new arts and cultural uses, or the expansion of these uses, which are likely to generate large numbers of visitors in the neighbourhood area;

    **C.** permit enabling development on land and/or buildings where the current or last use is/was an arts and cultural use, in order to provide alternative arts and cultural uses on site or improve arts and cultural uses elsewhere within the neighbourhood area, where it is successfully demonstrated that there is greater benefit to the neighbourhood area resulting from this proposal.

**Action: Associated Aspirational Site:**

While the EBNP does not seek to allocate sites, EBTC has an aspiration to further develop and capitalise on the world-renowned film heritage to attract visitors to the area. The EBTC Culture and Creative Strategy promotes discussions to invest in and create a Star Wars Experience, capitalising on that global brand that has a cult following, perhaps using Arts Council England funding or a combination of Council and corporate backers.

A potential site could be the Land between Sky Studios and the DoubleTree Elstree by Hilton Hotel, which was removed from Greenbelt several years ago. Whilst there are many hurdles to cross, the key to this would be negotiations with Disney so initial efforts should be made in this respect.

**Policy EB11: Supporting start-ups, flexible work spaces and homeworking**

**Purpose**

7.33. This policy also recognises the growing contribution of home-based and small-to-medium sized businesses in the area and seeks to encourage opportunities for them, including by supporting the provision of start-up and move-on business units as well as the provision of home and shared office space. This would provide a greater incentive and opportunity for local people to work locally. Homeworking too has become commonplace for many in the wake of the Covid-19 pandemic.

**Justification**

7.34. A balanced work economy requires a sufficiently large base to ensure the retention of core business support activities, as well as the provision of local amenity and good communications. In this respect Borehamwood has a key role in supporting its rural hinterland.

7.35. As set out in Policy EB7, a key objective of the EBNP is to re-inject activity into the town centre and increase footfall for the benefit of businesses, both new and old. The changing pattern of retail creates a real and present challenge for all town and city centres, large and small. One way of increasing activity in the town is to create more opportunities for people to work remotely in broadband community hubs. There is also scope to provide such spaces as part of new residential development, including apartments.

7.36. Homeworking too provides an opportunity: the 2021 census records that the population of the neighbourhood area is 41,424. Of these 31,328 are economically active (76%) and of these, 15,620 (48%) are in self-employed, many of whom will likely be working from home. Of the remaining 52% (15,708) working for an employer, a survey of employers by the Chartered Institute of Personnel and Development shows that 22% of employees are expected to work from home all the time, with another 15% expected to work from home some of the time. These figures have increased following the Covid pandemic and seem to be in line with the KPMG study (The Future of Towns and Cities post Covid-19, January 2021).

7.37. For the neighbourhood area, that translates to approximately 3,450 people working for an employer expected to work from home all the time, and a further 2,350 expected to work from home some of the time.

7.38. There is therefore a very substantial potential demand for remote working to be anticipated in the area and provision for this is supported in the EBNP.

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**POLICY EB10: START-UPS, FLEXIBLE WORK SPACES AND HOMEWORKING**

A. **Proposals to provide working spaces that encourage homeworking, co-working and creative small industries, for instance through incubator/start-up business space on flexible terms, will be supported through:**

    i. **the provision of new buildings or conversion of existing buildings;**

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ii.   enabling extensions and appropriately-sized garden offices to facilitate home-working;

iii.   enabling microbusinesses (10 or fewer employees);

iv.   the provision of shared work space within flats/apartments; and

v.   the provision of start-up businesses by enabling low-cost facilities in cooperative clusters.

B.   As appropriate to their scale, nature and location, proposals for new workspaces should demonstrate the way in which they can be incorporated within their immediate locality without generating any unacceptable impact on the amenity of residential properties and on the capacity and safety of the local highways network.

Conformity Reference: NP objective: 5; HBC Core Strategy: CS9, CS10, CS11; NPPF: 85, 86, 87

## 8. ENVIRONMENT AND GREEN SPACE

**Policy EB12: Green and blue infrastructure and delivering biodiversity net gain**

**Purpose**

8.1. This policy seeks to ensure that the multiple benefits of the green and blue spaces – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity and in off-setting the effects of air pollution - are recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure. This will serve to support the requirement to conserve and provide a minimum 10% net gain in biodiversity.

**Justification**

8.2. The NPPF states that plans should seek to protect and enhance biodiversity and geodiversity including by identifying and mapping habitats and networks. New major developments are required to provide a 10% biodiversity net gain. Provision for smaller developments is due in 2024. HBC has prepared a [Biodiversity Net Gain SPD](#) which sets out expectations and has been successful in achieving the 10%, as a minimum, with many developments contributing more than this.

8.3. In order to objectively assess net ecological impacts and therefore achieve net gains in biodiversity, as required by NPPF, it is vital that a fair robust mechanism for measuring these impacts is applied. To ensure they are consistently quantified, applications must be accompanied by a Biodiversity Impact Assessment using a locally approved version of the DEFRA Biodiversity Impact Assessment Metric. The application of this metric (as updated) will be required for all development with negative impacts on biodiversity.

8.4. It is vitally important that a consistent, acceptable standard of supporting ecological information is supplied with planning applications. In order to ensure this, it will be expected that ecological information is presented in accordance with the British Standard on Planning and Biodiversity – BS 42020 2013 Biodiversity – Code of practice for planning and development

8.5. The Environment Act also recognises the need to protect what it describes as "Nature Recovery Networks", joined-up system of places important for wildlife on land and at sea.

8.6. *Figure 18* maps the green stepping-stones and, importantly, the unbroken green corridors within the area, as well as the water corridors. These are important spaces for the local community for recreational purposes and for visitors to the area, threading through the area itself. They also provide critical spaces as wildlife refuges and routes, such as for bats, to prevent species becoming isolated.

8.7. These are important spaces and routes for the local community for recreational purposes and for visitors to the area, threading through the village itself. Access to open spaces is important for well being and mental health – over 80% of residents in the Community Survey talked about the importance of access to green space and the wider countryside. These spaces and corridors also provide critical spaces as wildlife refuges and routes for wildlife, such as bats, to prevent species becoming isolated.

8.8. They should be maximised and made properly accessible, where feasible - this would help to address the gap in provision of accessible parks and gardens and natural greenspace that has been identified in the Hertsmere Open Space Assessment (2019). Development proposals are encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community.
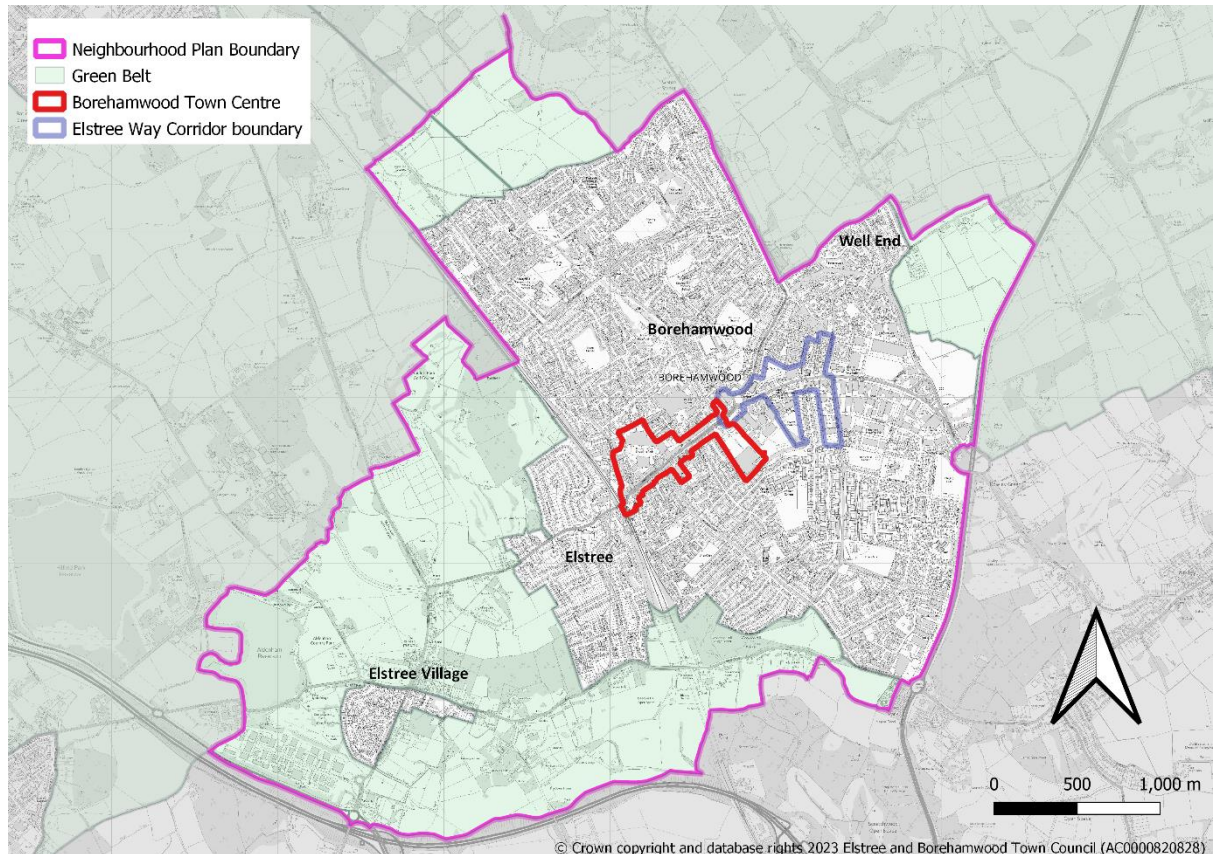


*Figure 19: AE To update this map to show corridors and green spaces*

8.9. Whilst developments are encouraged to deliver their biodiversity net gain on site, this is not always possible; equally there may be opportunities to enhance other parts of the neighbourhood area in need of attention. It is therefore useful to consider where Biodiversity Opportunity Areas (BOA) exist within the area. Provision of green infrastructure should be guided by the Hertfordshire Ecological Network Mapping dataset to ensure that it is strategically located and consistent with the habitat priorities for the location.

8.10. The following biodiversity priorities have been identified in the neighbourhood area:

Tykes Water and Aberford Park



*Aberford Park from above*

8.11. Tykes Water (sometimes referred to as Borehamwood Brook) is a minor tributary of the River Colne. It rises to the south of Borehamwood near Yavneh College and runs north through the town, where it has been dammed to produce ornamental lakes in Aberford Park. It then runs north through open country.

8.12. The Water and surrounding parkland provides an important green finger running into the heart of Boreahamwood, providing habitats and wildlife and a corridor linking to the wider countryside to the north. The route along the stream itself has recently been cleared by HBC, offering a greenway walk for residents.

8.13. The park itself was formed in the 1950/60s and incorporates a number of lakes which now form part of a flood relief system for the town. The lakes are home to a variety of wildlife including nesting swans and other water birds. The park has won a Green Flag award since 2008.

8.14. The Management Plan for the Aberford Park set out a series of environmental objectives for the Park including additional tree planting, provision of willows in the shrub beds adjacent to the water. The EBNP supports the ambitions for the park, and would encourage the continuation of tree and shrub planting to connect this space to the other green spaces as identified on *Figure 18*, in order to enhance the green infrastructure network.

Trees and shrubs as noise and air pollution buffers

8.15. The neighbourhood area is home to a significant number of trees and woodland. *Figure 19* shows the trees covered with a protection order. The entire area falls within the Watling Chase Community Forest zone and directly bordering the area to the southeast is Scratchwood Local Nature Reserve, which incorporates a significant amount of ancient woodland.

8.16. Natural England advises that development which would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances, as set out in paragraph 186 of the NPPF. They also advise that it is preferable to link up fragmented areas of woodland and tree clusters, which might be divided by development, with green bridges or tunnels. Also, to buffer ancient woodland and notable/veteran trees by leaving an appropriate zone of semi-natural habitat between the development and the woodland, providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees.
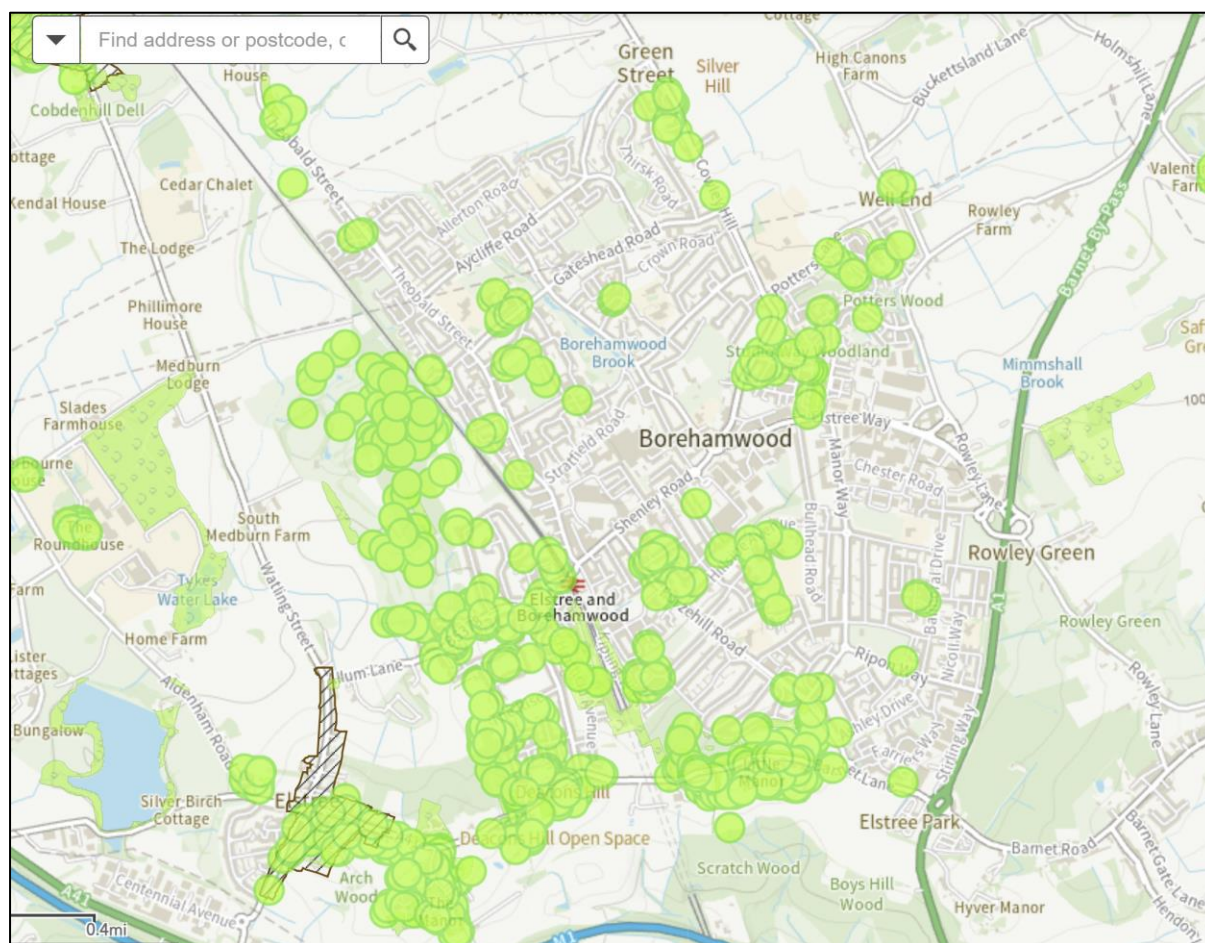


*Figure 20: Tree Protection Orders in the neighbourhood area (source: HBC online mapping)*

8.17. As noted in the NPPF at paragraph 136, trees – including street trees - also play a vital part in dealing with the effects of climate change and addressing both air and noise pollution. They provide shade, reduce flood risk, enable carbon capture, improve air quality and contribute to the purification of water. They also contribute to local character; within the neighbourhood area, there are many examples of roads with trees along the street with the houses set back. They also provide important habitats for flora and fauna.

8.18. With regards noise, long-term exposure to noise from transport has negative effects on health. Large parts of the neighbourhood area, notably within Elstree village and along the main strategic roads through the area, are exposed to noise levels below 60 dB during the day and 55 dB during the night (*Figure 20*). To address this, measures need to target

populations living not only in noise hotspots but also in areas of lower noise, by focusing on better urban and transport planning, reducing the use of motorised transport (considered in Policy EB15) and also through the creation of natural planting to shield against noise. Forest Research, Britain's principal organisation for forestry and tree-related research, suggest that planting "noise buffers" composed of trees and shrubs can reduce noise by five to ten decibels for every 30m width of woodland, especially sharp tones, and this reduces noise to the human ear by approximately 50%. Opportunities for this should be pursued in the neighbourhood area.



**Average noise level (dB)**
- 75.0 and over
- 70.0 - 74.9
- 65.0 - 69.9
- 60.0 - 64.9
- 55.0 - 59.9
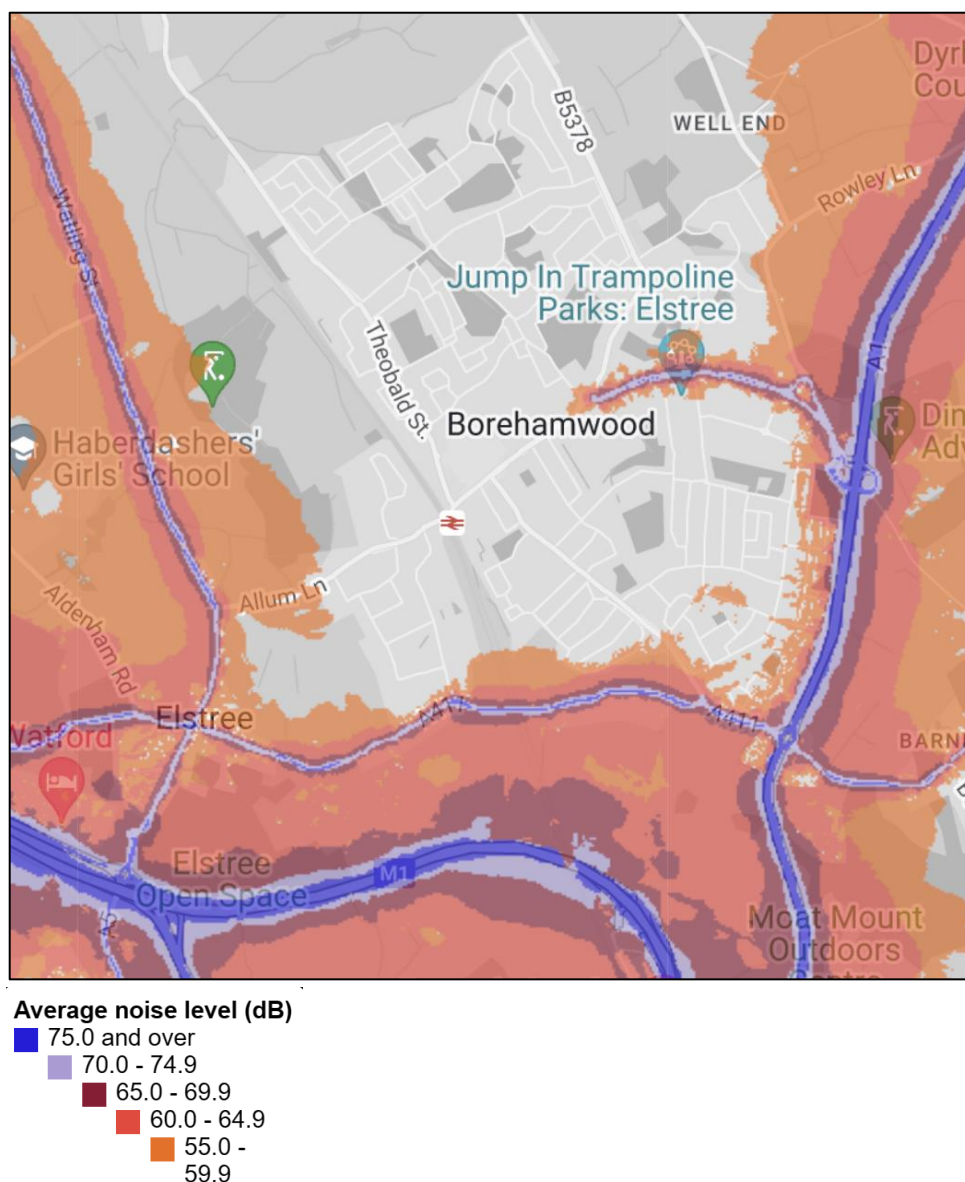
*Figure 21: Noise map (24-hour average) for the neighbourhood area, 2017 (source: http://www.extrium.co.uk/noiseviewer/FAQs.pdf)*

8.19. From an air quality perspective, there are a number of Air Quality Management Areas (AQMA) in the neighbourhood area. These are declared when there is an exceedance or likely exceedance of an air quality objective. These are shown on *Figure 21* alongside data relating to air quality that has been assembled by Imperial College London. Every address in the UK

has been ranked according to its air pollution levels, relative to other addresses in the country. This number, the percentile ranking, makes it easy to compare addresses. Within the neighbourhood area, all postcodes fall within at least the 60th percentile, ranking them as high air pollution areas. Borehamwood High Street, Elstree Village (where there are active AQMAs, fall in the highest percentile for air pollution, as do those areas located near to the strategic traffic entrances to the neighbourhood area.
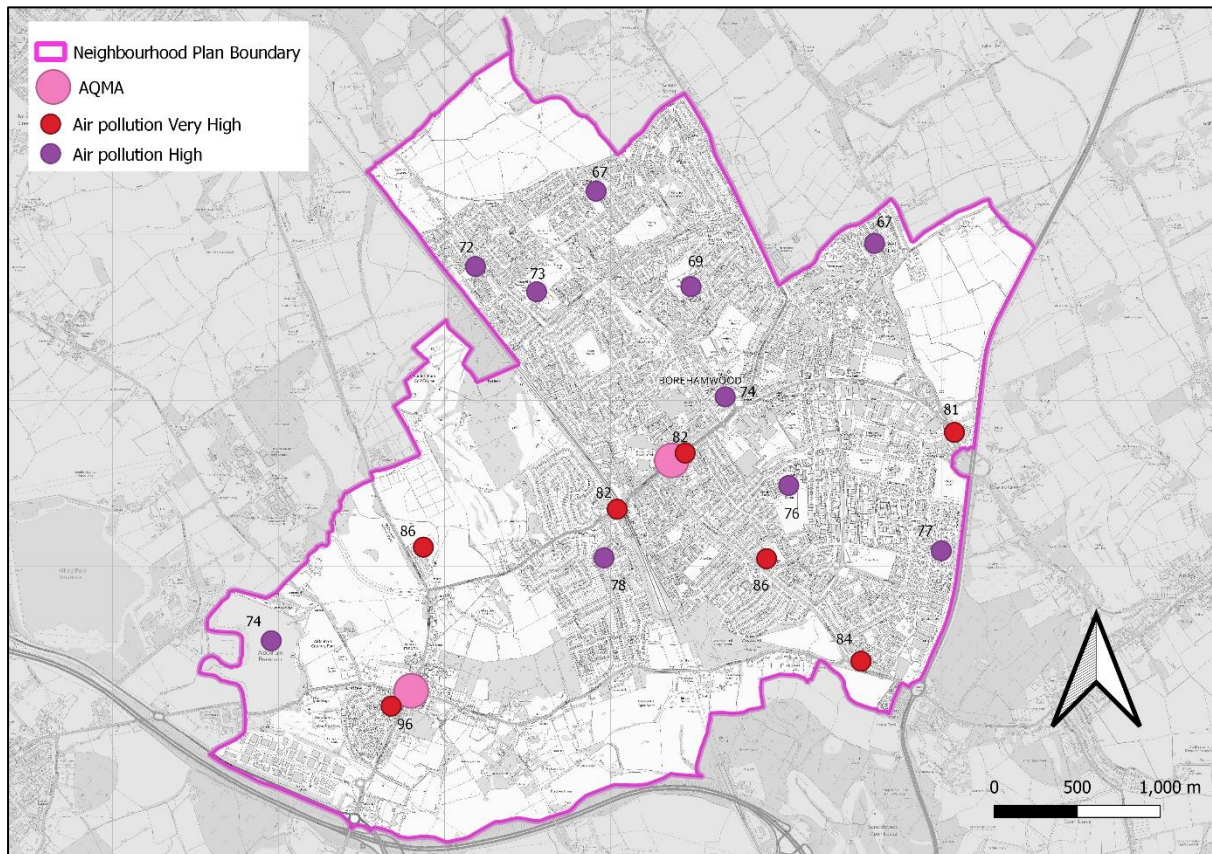


Every address in the UK has been ranked according to its air pollution levels, relative to other addresses in the country. This number, the percentile ranking, makes it easy to compare addresses.
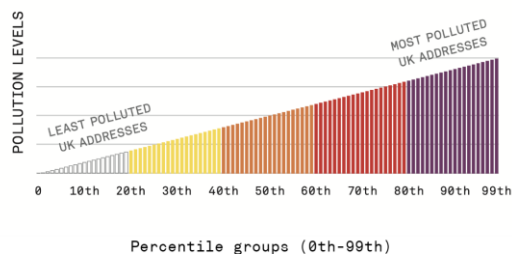


Each percentile represents 1% of addresses in the UK

*Figure 22: Air Quality map for the neighbourhood area (numbers show which percentile an area falls within, source: Imperial College London)*

8.20. Development proposals are expected to retain, protect, and enhance tree and shrub planting where possible and, where appropriate, and include a landscape and ecological

management plan, with a list of trees and shrubs to be planted to optimise the greenness of the town. Opportunities to plant additional trees and shrubs across the area, including along roads and verges, should be sought. New trees should be native to the UK. A helpful list is provided in Appendix 4 (p.60) of the Aberford Park Management Plan and selected based on the Woodland Trust Urban Air Quality Report (2012), which provides guidance for street trees based on Urban Tree Air Quality Score (UTAQS) to ensure the best effect is achieved for air quality, to optimise their cooling effect and to protect from disease (see Figure 22). A list of trees native to the area  is provided Colour of foliage will also be considered as this can enhance the overall appearance of the town throughout the year. Resistance to drought, in light of climate change, will also be an important factor to consider.
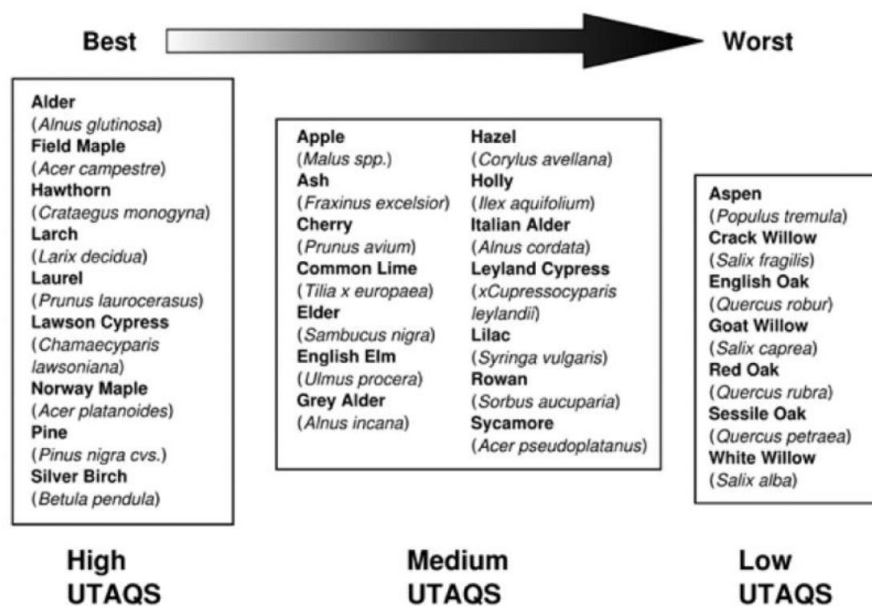


**Best** → **Worst**

**High UTAQS**

Alder
(*Alnus glutinosa*)
**Field Maple**
(*Acer campestre*)
**Hawthorn**
(*Crataegus monogyna*)
**Larch**
(*Larix decidua*)
**Laurel**
(*Prunus laurocerasus*)
**Lawson Cypress**
(*Chamaecyparis lawsoniana*)
**Norway Maple**
(*Acer platanoides*)
**Pine**
(*Pinus nigra cvs.*)
**Silver Birch**
(*Betula pendula*)

**Medium UTAQS**

**Apple**
(*Malus spp.*)
**Ash**
(*Fraxinus excelsior*)
**Cherry**
(*Prunus avium*)
**Common Lime**
(*Tilia x europaea*)
**Elder**
(*Sambucus nigra*)
**English Elm**
(*Ulmus procera*)
**Grey Alder**
(*Alnus incana*)

**Hazel**
(*Corylus avellana*)
**Holly**
(*Ilex aquifolium*)
**Italian Alder**
(*Alnus cordata*)
**Leyland Cypress**
(*xCupressocyparis leylandii*)
**Lilac**
(*Syringa vulgaris*)
**Rowan**
(*Sorbus aucuparia*)
**Sycamore**
(*Acer pseudoplatanus*)

**Low UTAQS**

**Aspen**
(*Populus tremula*)
**Crack Willow**
(*Salix fragilis*)
**English Oak**
(*Quercus robur*)
**Goat Willow**
(*Salix caprea*)
**Red Oak**
(*Quercus rubra*)
**Sessile Oak**
(*Quercus petraea*)
**White Willow**
(*Salix alba*)

*Figure 23: Classification of 30 of the most common UK urban tree species using UTAQS*

8.21. The following principles should be followed with regards tree and shrub planting to maximise their impact on air and noise pollution:

- Plant the noise buffer close to the noise source (rather than close to the area to be protected).
- Plant trees/shrubs as close together as the species will allow and not be overly inhibited.
- When possible use plants with dense foliage. A diversity tree species, with a range of foliage shapes and sizes within the noise buffer may also improve noise reduction.
- Foliage of the plants should persist from the ground up. A combination of shrubs and trees may be necessary to achieve this effect.
- Evergreen varieties that retain their leaves will give better year-round protection.
- When possible use tall plants. Where the use of tall trees is restricted, use combinations of shorter shrubs and tall grass or similar soft ground cover as opposed to harder paved surfaces.

Rejuvenating the bluebell woods

8.22. The local engagement on the EBNP revealed a desire to the see the bluebell areas enhanced as some of these have been lost over the years to development. Examples of where bluebells do still flower include Studio Way Woodland and Potters Park.

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**POLICY EB12: GREEN AND BLUE INFRASTRUCTURE AND DELIVERING BIODIVERSITY NET GAIN**

A. **Where it is appropriate to the type of development being considered, proposals should be designed to create, conserve, enhance and manage green spaces and connect chains of green infrastructure, as identified on the *Figure 18*, with the aim of delivering a measurable net environmental benefit for local people and wildlife. Proposals must demonstrate how negative impacts would be minimised and biodiversity net gain achieved.**

B. **The appraisal should demonstrate that where significant harm cannot be avoided, proposed development and other changes should adequately mitigate or, as a last resort, compensate for the harm. The appraisal must demonstrate a measurable biodiversity net gain of at least 10% by utilising the Defra biodiversity metric (or as amended). Where this is not demonstrated, permission for planning or for change should be refused unless material planning considerations indicate otherwise.**

C. **Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the neighbourhood area. Proposals that support the enhancement and management of the identified Biodiversity Opportunity areas will be supported. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.**

D. **The planting of additional native species trees, shrubs and/ or continuous hedgerows to provide wildlife corridors, to offset the effects of air pollution, to assist in absorbing surface water and to provide cooling and shelter for people as well as a habitat for wildlife will be supported.**

Conformity reference: EBNP Objective: ; HBC Core Strategy:; NPPF:

**Policy EB13: Aldenham Country Park and Reservoir**

**Purpose**

8.23. The policy seeks to support continued community access to the community to Aldenham Reservoir and its environs, including for recreational, leisure and cultural purposes. Opportunities to enhance biodiversity at the park will be welcomed.

**Justification**

8.24. Aldenham Country Park is situated in the Green Belt and comprises 100 acres of parkland just 12 miles from London and is partially located in the neighbourhood area and partially in the neighbouring parish of Aldenham. It lies in what was the medieval Aldenham Common which was the largest of several commons within the Manor of Aldenham. The reservoir's original purpose was to top up the River Colne. By 1970, the reservoir had long since ceased to be used to top up the River Colne.

8.25. The Country Park and Aldenham Reservoir are owned by two different entities. In 2012 the part of the site owned by HCC was leased to Aldenham Renaissance Ltd. the management of the park (excluding Aldenham Reservoir), with its formal re-launch in April 2012, thereby securing its future as a Country Park, open for the public to enjoy once more. The aim of the not-for-profit organisation is to connect people, land and food through educational and recreational activities.

8.26. The reservoir part of the site is privately-owned, although HCC had a lease on this and plans to enhance it as a leisure destination for the community. Due to ongoing concerns about the maintenance of the dam and associated costs, HCC did not renew their lease on the reservoir in 2015. The land owners have taken back management of the reservoir and have recently gained permission to develop workshops which will assist in funding the necessary repairs to the dam. This is expected to take be completed by 2025. Until the dam is made safe, the owners advise that it is unsafe to offer recreational activities in this part of the park.

8.27. In March 2023, a public right of way around the park was registered, enabling access to the community. This circular path is maintained by the owners and is open daily between 9am and 5pm.

8.28. The current owners of the reservoir and environs are keen to protect and preserve this natural treasure for the local community, for generations to come. Equally, EBTC recognise the potential to host cultural and arts initiatives, with the riverside and dam providing an attractive backdrop to the wider grassy areas. The EBNP supports the long-term ambition to provide an attractive open space that is accessible to the community and promotes leisure activities including water-based.

Aldenham Reservoir

**POLICY EB13: ALDENHAM COUNTRY PARK AND RESERVOIR**

A.  Proposals for leisure, cultural and water-related development and improved walking and cycling access at Aldenham County Park Reservoir will be supported (subject to complying with other relevant neighbourhood plan and strategic policies) provided they:

    i    are compatible with Green Belt policy; and
    ii   protect nature conservation, biodiversity and quiet recreation; and
    iii  promote sailing, rowing, canoeing or the use of other small non-motorised recreational craft or fishing or similar on-water activities; and
    iv   maintain and (where practicable) further enhance the publicly accessible network of open spaces and public rights of way; and
    v    encourage native waterside planting appropriate to the area.

B.  Proposals for the repair, maintenance, enhancement or rebuilding of culverts, land drains, pipelines, dam wall, car and boat parks, roadways, slipways, jetties or similar infrastructure will be supported, subject to criteria i, ii, iv and v above.

**Policy EB14: Managing the environmental impact of development**

**Purpose**

8.29.   This policy seeks to ensure that development proposals have considered how they can enhance the natural environment – both flora and fauna – including the features of it that are particularly distinctive to the neighbourhood area. This is particularly important in the context of the area being located wholly within the Watling Chase Community Forest zone and the settlements surrounded by Green Belt. It also seeks to ensure that development proposals contribute to the provision of adequate open space.

**Justification**

8.30.   Natural assets afforded a level of protection in the area are:

*Table 2: Designations in the neighbourhood area*

| Designation | Sites |
|---|---|
| Green Belt | Covering the majority of the neighbourhood area, excluding the built up area aside from parts of Elstree village. |
| Local Wildlife Sites (LWS) | Aldenham Country Park Grasslands & Reservoir Margins<br><br>Theobald Street Wood<br><br>Wood Hall Farm Wood<br><br>Wood Hall Wood<br><br>Organ Hall Pastures<br><br>Composers Park<br><br>Elstree Tunnel Grasslands east<br><br>Pasture by Railway, Borehamwood<br><br>Parkfields Open Space (Borehamwood)<br><br>Woodcock Hill Fields<br><br>Regents Shooting Ground, Rowley Green<br><br>Northern Heights North |
| Local Green Spaces | As set out in Policy EB13 (Local Green Space) |
| Local Nature Reserve | Scratchwood & Moat Mount Open Spaces abuts the south-east boundary of the neighbourhood area. There is also ancient woodland at this site. |

8.31.   There are other distinctive natural features particular to the neighbourhood area that, whilst not protected through statutory designations, provide vital habitats for flora and fauna. This includes trees and woodland, hedgerows, grasslands, rivers, mature planted gardens, and green verges alongside roads. Such features form vital corridors for many animals and birds, especially those migrating, to safely navigate around their domains.

8.32. In addition, they support a wide range of small mammals, amphibians, insects, and birds that make their homes in this area. Information from the Herts Environmental Records Centre records sightings of a variety of protected species, including great crested newt, stag beetle, seven bat species, slow worm, grass snake, cuckoo and yellowhammer.

8.33. These habitats, and the species they house, have evolved in response to local geology and land use, and can take many hundreds of years to establish. As such they are difficult, often impossible, to replace in any meaningful way. Although they have no statutory protection, they need to be considered in the planning process. Notable natural features in the area are shown in Table

|  | **Rivers and riverbanks:** provide a valuable habitat for BAP species such as great crested newts and emerald dragonflies. The waterways in the area provide connectivity as part of the wider freshwater 'patchwork'. Species such as birds, amphibians and invertebrates use these waterbodies as stepping-stones across the landscape. |
|---|---|
|  | **Veteran and mature trees:** there are several notable trees in the parish, which are special because of their age or historic significance. Examples include pine, sycamore, sweet chestnut and oak. <br><br> Trees also provide other benefits including supporting natural drainage, providing shade, offering a cooling effect, and shielding against noise from e.g. vehicles. <br><br> Existing trees should be retained and new ones planted. |

**Green verges**: these can be found throughout the built up area and are crucial habitats for many rare and declining native species. Many are planted with trees and hedgerows and collectively they form an important part of the green corridor stretching through the more urban areas of the Parish. Green verges also play a vital role as natural drainage systems, which is helpful in built-sup areas, where surface water flooding is witnessed locally.

8.34. Development proposals are expected to retain, protect, and enhance these and, where appropriate, include a landscape and ecological management plan including a list of trees and native shrubs to be planted to ensure the rural and green character of the parish is enhanced and which should involve the planting of new trees and hedgerows of native species in gardens, communal areas or on roadsides where practical.

8.35. Simple features such as integrated bat and bird boxes within the fabric of new buildings can be very effective in ensuring a continued supply of roosting opportunities for urban wildlife. Encouragement will be given to proposals which improve the biodiversity value of sites and to the establishment of local nature reserves where the nature conservation and landscape interest of the site will be protected and enhanced.

8.36. There may be further potential opportunities to provide new benefits for wildlife, for example by habitat creation or enhancement, whether or not significant harm to species or habitats is anticipated. Examples of how enhancements could be achieved include:

- Planting native trees and species rich shrubs and hedgerows of local provenance
- Creation of orchards, wildflower grasslands and nature reserves
- Connecting existing habitats and enhancing migratory routes with additional planting (including green roofs and walls and hedgerows)
- Creation of ponds
- Provision of integrated roosting opportunities for bats and birds
- River or stream restoration
- Incorporation of Sustainable Urban Drainage Systems

**POLICY EB14: MANAGING THE ENVIRONMENTAL IMPACT OF DEVELOPMENT**

A. Development proposals should maintain, enhance the natural environment, landscape features and the rural character and setting of the neighbourhood area. Where possible, development proposals should seek to incorporate natural features typical of the neighbourhood area, for instance waterways and banks, green verges, trees and woodland, and grassland.

B. As appropriate to their scale, nature and location, development proposals should demonstrate that they have addressed the following matters:

**Trees and woodland:**

   i   There is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development. Notable and veteran trees must not be removed except in exceptional circumstances and in that case they should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.

   ii  Where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife must be used.

**Hedgerows**

   iii  Development that would result in the loss of, or the deterioration in the quality of, hedgerows will not be supported with the exception of removal for vehicular access; in this case, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.

**Fauna:**

   iv  The provision of hedgehog holes in new residential fencing will be supported.

   v   Development proposals which provide bird and bat nesting boxes will be supported.

   vi  The provision of a communal pond and wildlife friendly communal 'green spaces' within new major developments will be supported.

**Incorporate open space that is:**

   vii  in usable parcels of land.

   viii safe, easily accessible and natural barriers would be preferred, where it is necessary for the space.

   ix  is accessible to the general public.

   x   creates a safe environment considering lighting and layout.

   xi  where appropriate, complemented by high quality landscaping schemes.

Conformity reference: EBNP Objective: ; HBC Core Strategy:; NPPF:

**Policy EB15: Local Green Spaces**

**Purpose**

8.37. The policy designates Local Green Spaces within the neighbourhood area, that are demonstrably special to the local community.

**Justification**

8.38. Under the NPPF, Neighbourhood Plans can designate Local Green Spaces which are of particular importance to the community. This will afford them protection from development other than in very special circumstances. Paragraph 106 of the NPPF says that the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;

- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

- local in character and is not an extensive tract of land.

8.39. A survey of green spaces in the neighbourhood area was undertaken by the Steering Group. Building on feedback from the local community via the surveys and displays, they reviewed the green spaces across the area to ascertain whether they might be suitable for designation as a Local Green Space. Xx are considered to fulfil the criteria and are designated as local green space (*Figure 23).* Detailed information about each space is provided in Appendix C.

**This work is continuing – the Steering Group are developing a list of Local Green Spaces.**

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**POLICY EB15: LOCAL GREEN SPACES**

**The following are designated as local green space as shown on *Figure 23*:**

- **List spaces (SG is currently working up this list)**

**Development proposals within the designated local green spaces will be consistent with national policy for Green Belt.**

Conformity reference: EBNP Objective: 5; HBC Core Strategy: CS27, 28, 30; NPPF: 105-107, 152-155

**Policy EB16: Locally significant views**

**Purpose**

8.40.  This policy sets out a series of views in and across the parish, which have been identified by the community as being important to safeguard. The policy seeks to safeguard the views from inappropriate development.

**Justification**

8.41.  The following views are considered to be particularly important in the local area:

[List the views and show on map]

8.42.  <u>Views in and around Elstree Village:</u> The village of Elstree is located on high ground c. 140m above sea level, on the crest of a ridge which runs eastward to the A1. The soil is clay. The land around it falls from the highpoint, creating long views over landscape. The distant vistas west from Elstree Hill North, over Aldenham Park, are the finest of many. The views along the green lanes leading to and from the village help preserve its character as a discrete rural settlement. Elstree Hill 5 South maintains this rustic feel with the help of a tree belt on the west side separating it from a modern housing estate. Equally important to the character of the settlement are the views of the spire of the parish church from the surrounding land. These are shown on *Figure 24.*

8.43.  **Outstanding action – The Steering Group are in the process of identifying views.**

  ● Identify the most important views / view points – which could be landscape views or they might take in a historic asset.

  ● For each view, we need to provide a statement about what makes it locally significant. Also a photo and show it on a map. See Appendix E for some examples and an example map on the next page.

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**POLICY EB16: PROTECTION OF LOCALLY SIGNIFICANT VIEWS**

**The Plan identifies xxx locally significant views as shown on *Figure 24*, with descriptions in Appendix D. As appropriate to their scale and nature, development proposals within the shaded arcs of the various views as shown on Figure 24 should be designed in a way that demonstrates how it has taken into consideration the importance of the locally significant view or views, in the layout, design or masterplanning of the site(s) and mitigates any adverse impact on those views.**

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# 9.   GETTING AROUND

**Policy EB17: Improving walking and cycling opportunities**

**Purpose**

9.1.   This policy seeks to enhance walking and cycling opportunities along routes which are most likely to encourage a shift away from the private car for short journeys in and around the neighbourhood area. This accords with the strategic transport priorities for the area, as set out in the [Local Transport Plan 2018 -2031](#), published by HCC, which supports a shift towards more sustainable modes of transport.

**Justification**

9.2.   Many people rely on their car for a variety of reasons - they may have limited mobility, they may be transporting young children, carrying larger loads, or simply be short of time to reach their destination. Noting those concerns, this policy seeks to promote walking and cycling along the routes which are most likely to enable a shift away from the private car for short journeys in and around the neighbourhood area. This will have a number of benefits including in assisting in reducing congestion, air and noise pollution, whilst freeing the roads for those who are less able to give up their cars for the reasons stated.

9.3.   The location of Borehamwood, encircled by the M25, M1 and A1, combined with its role as a key centre with a high concentration of retail and businesses and proximity to London by rail, means that a substantial amount of traffic from the wider area is drawn to the town. This is exacerbated when incidents occur on the strategic route network, with vehicles cutting through the town. The introduction of the congestion charge may also impact upon the level of traffic accessing facilities in Borehamwood, which sits just outside the ULEZ. The route between the A1 to the east and the M1 to the west along the A411 can get particularly congested, particularly at peak hours. This significantly impacts traffic seeking to reach Elstree (west of the railway line) and Elstree village.

9.4.   It is difficult for the ENBP to tackle issues arising from traffic stemming from outside the area, as this is largely within the remit of National Highways and HCC as the two Highways Authorities. Where the EBNP can have more scope and influence is on local movement.

9.5.   Whilst the EBNP cannot prevent people from using their cars, encouraging walking and cycling, particularly for shorter journeys to access key facilities within the town and between the main settlement areas and to nearby areas, will be important. Promoting 'active travel' is beneficial in many ways: to promote healthy lifestyles, to strengthen social interaction and community bond, to reduce traffic congestion, to support local shops and businesses and to help to alleviate air and noise pollution. This latter point is particularly relevant in the area: Whilst no part of the town has significant enough air pollution for an Air Quality Management Area (AQMA) classification to be declared, parts of the town are facing increasing air pollution (*Figures 20 and 21 earlier in the Plan*) and this is an issue that should be explored further with the relevant monitoring authorities.

9.6.     The Town and Country Planning Association (TCPA) promotes the concept of walkable
         neighbourhoods. The idea of '20 minute neighbourhoods' has been gaining momentum for
         several years and is already being implemented in places such as Melbourne and Paris. The
         idea is that key facilities should be accessible within a 20-minute round walk (*Figure 24).*
         Interest in the idea has grown as the COVID-19 pandemic lockdowns put a spotlight on the
         importance of the liveability of neighbourhoods, with people spending more time locally,
         working at home if possible, using public green space, cycling and walking instead of using cars
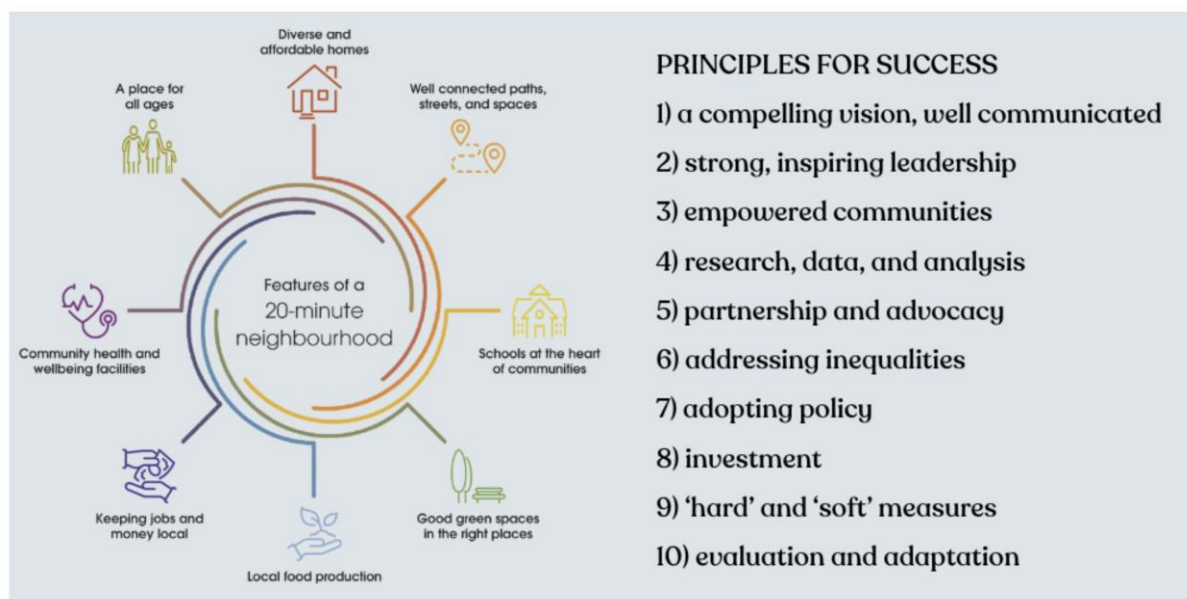         and connecting with neighbours.



*Figure 24: The 20-minute neighbourhood concept*

9.7.     The concept does not come with challenges – including topography in parts of the town,
         narrow streets and heavy traffic – but given its size, density and layout, combined with a
         healthy scattering of facilities across the area, the neighbourhood area is well-placed to
         capitalise on the idea.

9.8.     Figure 25 provides an overview of 10-minute walkable radii from different starting points
         around the area. It also shows the key facilities available within each of those walkable zones.
         Figure 26 provides a similar overview but for a cyclist. These have been prepared using online
         estimation tools and can be made more accurate with testing. One route to achieving this is to
         input into the HCC/HBC Local Cycling and Walking Infrastructure Plan that is being prepared
         for the Borough.

9.9.     Local engagement found support for the enhancement of walking and cycling. Notably the
         Youth Council are promoting a scheme to encourage active travel to school and the town has
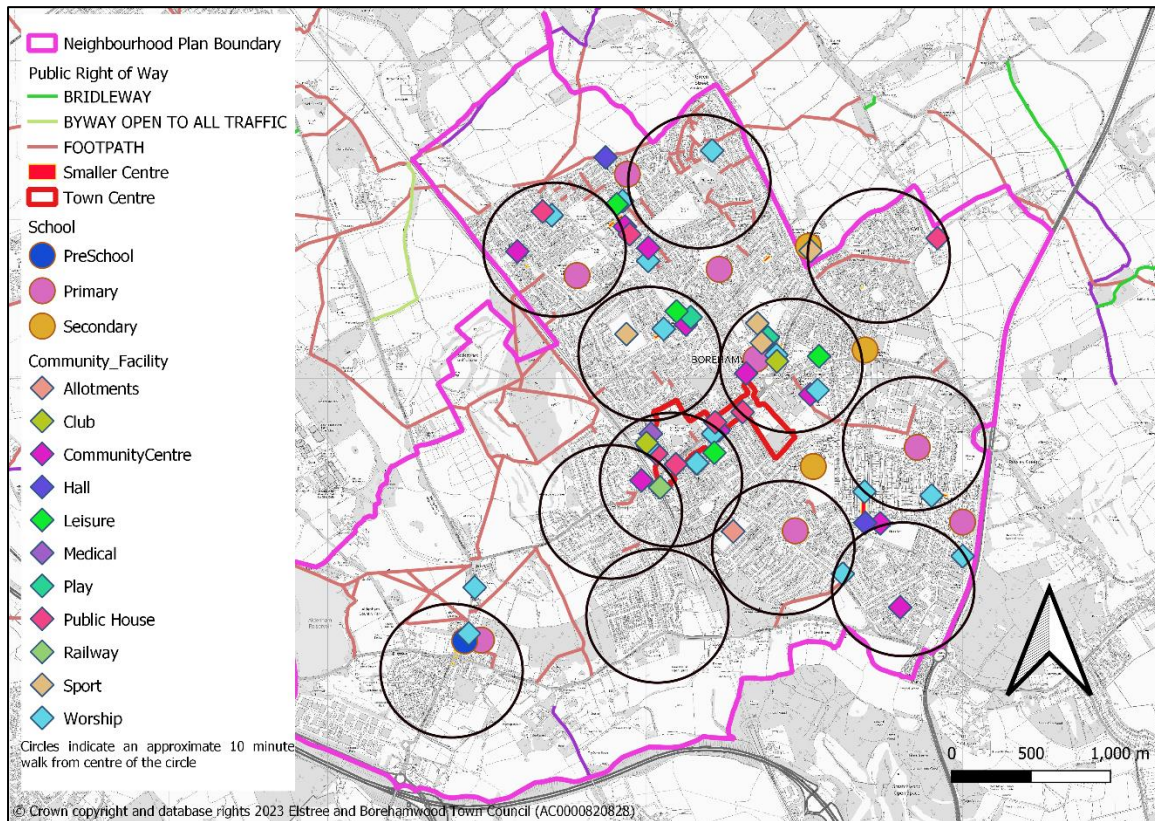         recently introduced the Beryl Bike sharing scheme.

*Figure 25: 20-minute neighbourhood concept applied to neighbourhood area - walking*
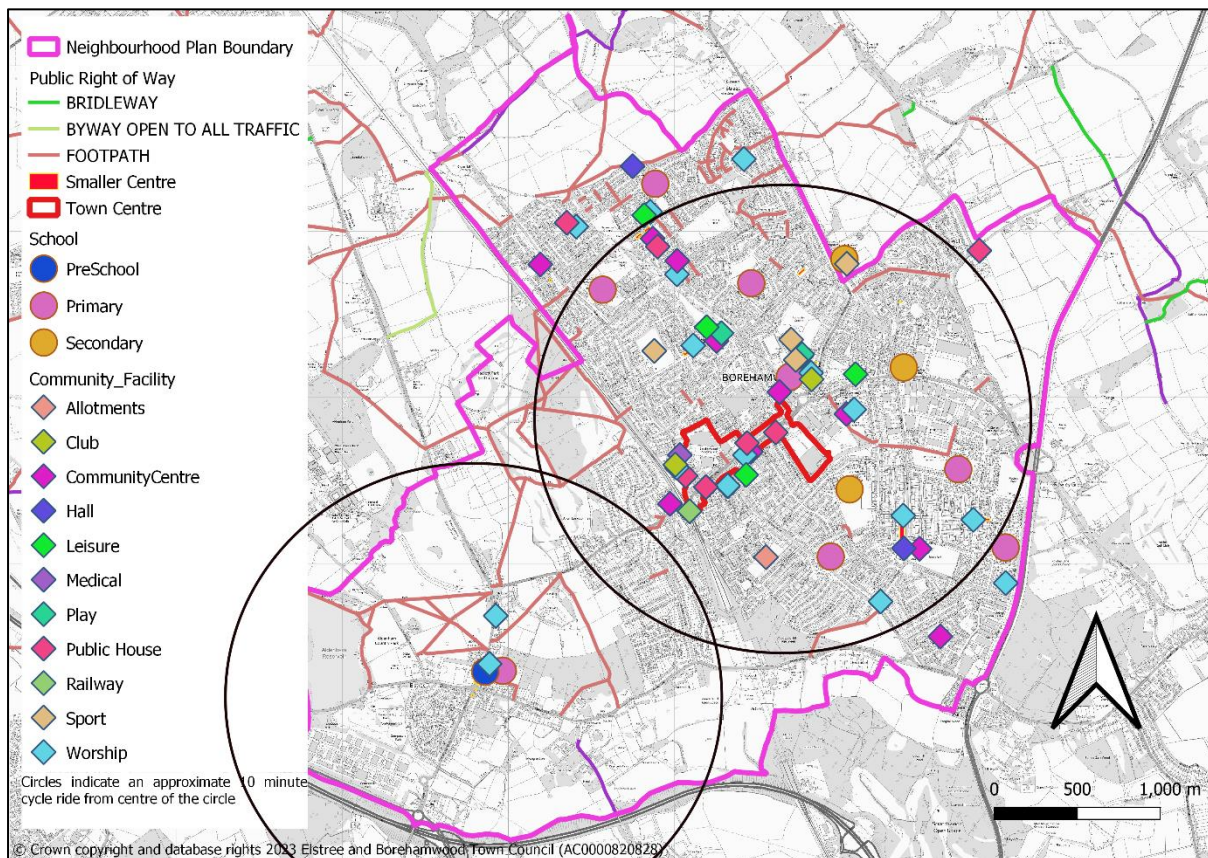


*Figure 26: Figure 25: 20-minute neighbourhood concept applied to neighbourhood area - cycling*

9.10.    The overall concept is supported by the EBNP and through policy, with the following key principles:

- People of all ages and abilities should be able to easily access – by foot and where possible, by bike - the services they need, including schools, healthcare, shops, leisure and cultural activities.
- Land use and transport decisions should be considered together so that new growth knits new development into the existing urban fabric whilst re-thinking the quality of streets, spaces and public transport provision and connection in the town.
- Provision of facilities should be focussed to the 'gaps' in provision as demonstrated by the 20-minute neighbourhood concept.
- There is a focus on good design and holistic placemaking principles covering active, smarter and sustainable travel, enhancing green space and biodiversity and mixed-use development including local employment and community opportunities.

9.11.    To support the concept, a series of local enhancements to the active travel network, are required/ desired. The following key issues have been raised during the engagement on the plan and an associated action will be to embed these within the emerging LCWIP:

**Practical routes:**

- **Identifying the key practical movement routes**: within the built-up area that will enable access to the key facilities. To avoid main roads, there is merit in identifying routes that cut-through housing areas in order to maximise time. Such routes will need to be prioritised for sign-posting, lighting, and promotion. This will assist in ensuring that they are well-utilised and increased footfall will make them feel safe to users. To this extent, when new developments are designed, they should encourage permeability to enable through-access. This can capitalise on existing 'off-road' routes such as the Cinder Path.
- **Signposting the key movement routes:** Providing signs to promote the routes and indicate where key facilities are located and distance.
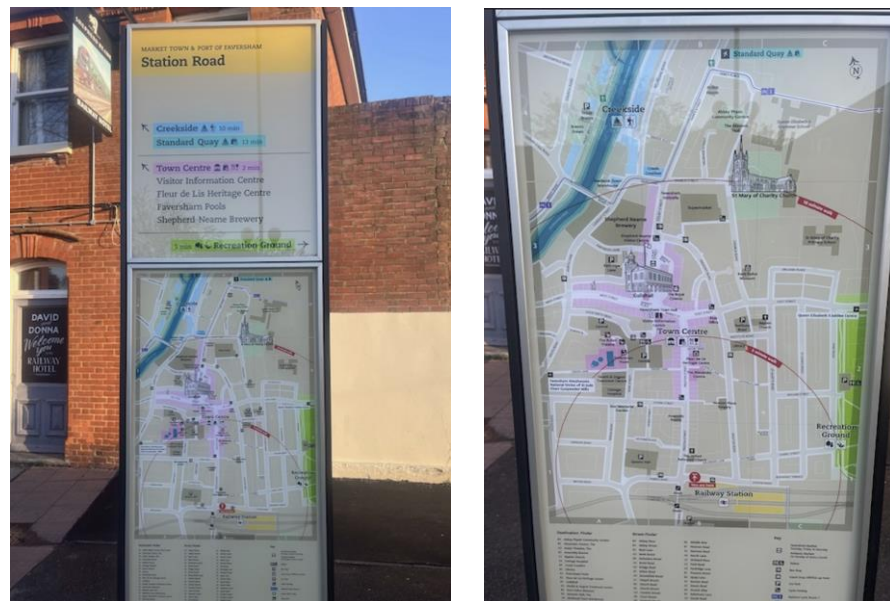


*Examples of walkability signs*

- **Identifying areas where community/ health/ educational facilities are not currently accessible**: Prioritising the delivery of facilities to those areas in accordance with Policy EB17.
- **Optimising the High Street for non-car users:** This might include reducing on-street parking (aside from accessible parking) to enable wider pavements. This links to Policy EB8 (Public Realm).
- **Providing additional cycle lanes / upgrading footpaths to shared use**: This will enable bike riders to access safer pathways rather than have to navigate main roads.
- **Avoiding the use of roundabouts in major development schemes**: Such infrastructure can be daunting for cyclists. The large roundabout at the eastern end of the town centre has been identified as a particular hazard for cyclists. Opportunities to improve such features should be sought by the Highways Authority.
- **Maintenance of routes**: The engagement revealed many comments about overgrown paths and areas with poor surfacing. Key routes should be maintained.
- **Addressing inaccessible areas**: Ensuring that facilities are accessible to those on foot and on bike. For instance the steps to access Aberford Park have been identified by older residents as a barrier to accessing that facility.

**Leisure routes:**

- **Connecting Borehamwood to Aldenham Country Park**: Rights of way do exist that connect the town to the country park as shown in *Figure* 27. The land to the north of Elstree Village is less hilly than further south and these routes could potentially therefore be attractive to cyclists. They would need to be resurfaced and upgraded to shared use. Such a path could enhance access to the reservoir, supporting the aspirations for that space to be a recreational space. In partnership with the neighbouring parish, the network could also be linked west to connect to Hillfield Reservoir and Bushey and Watford further along.
- **Extending the film and television heritage trail:** Extending the existing trail of plaques and marking it out. (show on the map)
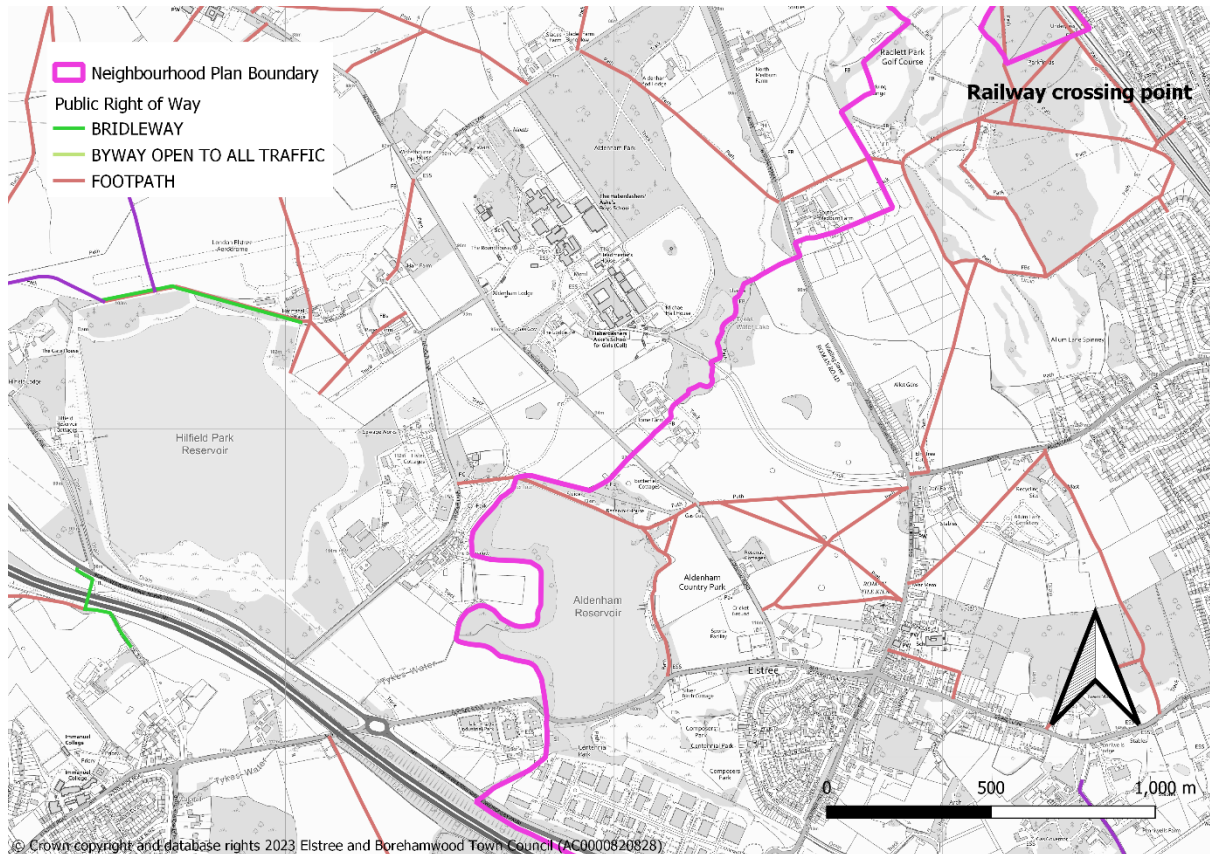
*Figure 27: Potential connection to Aldenham Country Park (mark on the map the indicative route – based on the existing paths)*

**Connectivity between Elstree, Elstree Village and Borehamwood**

9.12.   This part of the neighbourhood area presents a challenge for active travel. There are only two roads connecting the settlements, both of which are highly congested and with narrow pavements.  the town itself is fairly hilly in nature, with housing spread there is substantial car traffic to and from the town centre and also the Tesco car park in Dickenson Way, accessed via New Road which is thus an important two-way route. People frequently combine supermarket shopping with visiting other town centre shops, helping to keep the High Street vibrant. The Asda store in Watton Road also receives significant traffic.

**POLICY EB17: ACCESSIBLE NEIGHBOURHOODS – WALKING AND CYCLING**

A. To ensure that residents can access social, community, public transport, the school, retail and other important facilities in the neighbourhood area in a sustainable and safe way, all new major residential developments should ensure safe pedestrian, and where possible cycle, access that would support the 20-minute walkable (and 10-minute cyclable) neighbourhood, linking up with the existing footpath and cycleway network, and public transport network.

B. The provision of new, or the enhancement of existing, cycle and pedestrian routes that are, where feasible, physically separated from vehicular traffic and from one another will be strongly supported. Such routes should be of permeable material and ensure that access by disabled users and users of mobility scooters is secured.

C. The design and layout of works related to the widening of footpaths, provision of shared paths or the provision of traffic-calming measures should retaining and/or provide hedgerows, trees and soft verges where possible. Materials and layout must be sympathetic to local character.

D. Proposals for new bridleways will be supported wherever possible; in all new developments existing bridleways must be retained where they exist or, alternatively, new or amended bridleway links provided together with safe road crossing points that enable connectivity between the village and the wider countryside.

E. Proposals to improve connectivity with a shared path between the settlements and Aldenham Country Park, will be supported.

# 10. COMMUNITY FACILITIES, LEISURE AND RECREATION

**Policy EB18: Providing a range of community facilities**

**Purpose**

10.1. This policy safeguards existing and supports the upgrading and expansion of new community facilities, in particular where this enables the provision of flexible, shared community spaces. It sets out the criteria with which any such proposals should comply. In particular, it supports the delivery of facilities located in areas where there are gaps in provision, including facilities for youth and which would contribute to the achievement of walkable neighbourhoods.

**Justification**

10.2. The neighbourhood area is well served for community, recreational and sporting facilities. It is also fortunate in having a great number of local groups and societies offering a range of activities and facilities to residents of all ages and varied interests.

10.3. Whilst some of these have dedicated venues, many rely on identifying spaces that are shared with others. The shared use of spaces can be helpful in that it enables different user groups to access facilities at different times of the day, depending on the demands of the groups hiring. This optimises the use of space. The Steering Group undertook an audit of existing spaces and need, drawing on feedback from the local community and evidence gathered to inform the emerging Local Plan. The following needs have been identified and these should be prioritised:

10.4. Provision of community space in Elstree Village: There is no dedicated community space within Elstree Village. In light of the challenges associated with accessing Borehamwood by foot or by bike (due to the hilly nature of this part of the area and the two extremely congested roads), a facility in the village would be supported.

10.5. Provision of community space in the north eastern part of Borehamwood and the southern part of Elstree (west of the railway line)



*96 Shenley Road*

10.6. Provision of additional allotments/ community growing spaces: Allotments are important to those in the local community who would like to grow their own food and become more self-sufficient. They provide access to fresh air and enable social interaction, thus contributing to health and wellbeing. There are few allotments across the neighbourhood area. Currently there

are three allotment sites in the neighbourhood area: Melrose Avenue (Borehamwood), Allum Lane (Elstree) and Stapleton Road (Borehamwood).



*Allotment space in the neighbourhood area*

10.7. In January 2024, the waiting list for a plot is currently expected to be at least 2 years. To address this, the EBTC supports the incorporation of allotment – and smaller 'community growing spaces' are encouraged within existing and new developments. This includes parking areas, where the provision of such space can help to act as a visual and noise buffer.

10.8. Provision of covered space within green areas: Older residents in particular raised a desire to see more covered space within the green parks and spaces in the neighbourhood area. This would enable them to access such spaces in all weathers. Such spaces might also be attractive to families, who also sought safe spaces to gather.

10.9. Community/ Ideas cafés: Members of the community suggested that additional community cafés, particularly within the parks or within the 20-minute neighbourhoods. This concept is supported by the EBTC Culture and Creative Strategy.

10.10. A farmer's market: Farmers markets are a place where residents can connect with the wider agricultural sector and hence offer a way to contribute to healthy food systems that sustain the wider farming community. Such a initiative could be provided within Borehamwood Town Centre or at Aldenham Reservoir.

10.11. Larger heritage centre space: The museum is currently located within 96 Shenley Road. It is extremely popular but the space is not large enough to host the vast number of artefacts that exist about the area. Support for an alternative larger space is considered in Policy EB6.

10.12. Cinema and theatre/ performing space: Plans are being worked up to improve the cinema within the town, which is a priority among community members. The engagement, however, also revealed the lack of a theatre/performing arts space, notably since the loss of The Ark Theatre. Support for such a space is considered within Policy EB10.

*The Point, which is home to the town's cinema*

10.13. <u>Additional play equipment for younger children</u>: Provision is generally good across the area. Where there are gaps in provision that aligns with the 20-minute neighbourhood concept, there may be opportunities to provide facilities within the local green space network identified in Policy EB15. Where possible, play areas should incorporate areas for 'natural play' (defined as play provision with natural environments as opposed to 'man-made' ones).



*Aberford Park playground*

10.14. <u>Lack of provision of 'less expensive' provision for teenagers</u>: The feedback from the community revealed that while there are many activities available that are 'paid for', there is a lack of facilities aimed at teenagers that are more cost effective/free and available throughout the area. A number of dedicated activities are currently being run by organisations such as Communities 1st, Big Local and HCC to target teenagers in the area, including sports club, wild play sessions and arts and crafts.

10.15. The Youth Survey in particular called for additional sporting provision, better quality skate parks (the one in Hemel Hempstead was noted as a good example), and generally safe spaces to hang

out. Perception of safety was a considerable issue for some young people and it is hoped that both the walkable neighbourhood concept combined with the desire to design development to Secured by Design standards, will encourage safer spaces for all.

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**POLICY EB18: PROVIDING A RANGE OF COMMUNITY FACILITIES**

A. **Subject to their location, scale and nature, proposals for new community, recreational and leisure facilities or the improvement of existing facilities – informed by engagement with the community – will be supported where:**

  i. **the proposal is consistent with Green Belt policy, where relevant; and**
  ii. **the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and**
  iii. **the proposal would not have significant adverse impacts upon the local road network; and**
  iv. **the proposal would not have harmful impacts on the heritage aspects, including the setting, of the facility; and**
  v. **the facilities are fit for purpose and complement existing provision; and**
  vi. **The facilities are accessible by foot and by bicycle to residents from in accordance with Policy EB17.**

B. **Proposals that would result in the loss of community, leisure and recreational facilities will only be supported if either the facility is surplus to requirements and there is no longer a proven need for such a facility or alternative and equivalent facilities demonstrate by comparison to the existing facility that:**

  i. **the replacement will be of at least an equivalent scale, specification and located in an accessible location to the community to be served;**
  ii. **reprovision of these facilities will incorporate adequate safeguards for delivery; and**
  iii. **satisfy all other relevant policy expectations of this neighbourhood plan.**

**Policy EB19: Public houses**

**Purpose**

10.16. This policy seeks to safeguard public houses from change of use. There have been significant losses of such facilities over the years in the neighbourhood area. Planning applications to change the use of public houses will only be supported if they can no longer remain viable. Proposals to expand their use will be supported if it is to provide a similar community resource (e.g. restaurant).

**Justification**

10.17. Public houses have a significant positive impact, creating more community cohesion in rural areas, as recognised in the NPPF (paras 88 and 97).

10.18. The Campaign for Pubs notes that public houses are one of Britain's oldest and most popular social institutions, and play a key role in our local communities, as well as being hugely important to our local economies and, collectively, to the national economy. They provide a vital local meeting places and are a focal point for community events and festivals.

10.19. The neighbourhood area has lost many public houses over recent decades. Further information can be found on the Elstree and Boreham Wood Museum webpages. In January 2024, the following public houses remain in the area:
- The Mops and Brooms, Rowley Lane
- The Green Dragon, Leeming Road
- The Hart and Spool, Shenley Road
- The Good Companion, Shenley Road
- The Oak, Rossington Avenue
- The Alfred Arms, Shenley Road

10.20. The last public house in Elstree Village closed in 2011.

10.1. It is important to provide public houses as community facilities, notably that are accessible to those residents without their own transport. To that end, locations favoured for such venues should be informed by the walkable neighbourhood concept. This will also help to guard against unnecessary car use and drink driving.

10.2. The EBNP resists turning any existing pubs into residential or other use. To support those that exist, an associated action will be to register them as Assets of Community with HBC.

10.3. Where a development proposal would result in the loss of a public house, the application should be supported by a viability report, prepared by a relevant professional, including financial accounts and marketing information, illustrating that efforts to promote, improve, and market the facility/property, for sale or rent, at a reasonable value which reflects the existing use and condition of the building (a minimum of two independent valuations of the building will normally be required) have not been successful, and the use is no longer viable. For public houses, the CAMRA Public House Viability Test, or a similar objective evaluation method, is recommended to be employed to assess the viability of the business and the outcomes show that the public house is no longer economically viable.

**POLICY EB20: PROTECTION OF PUBLIC HOUSES**

A.  Proposals for the expansion of existing public houses in the neighbourhood area to develop appropriate community-based activities, such as a restaurant will be supported, subject to complying with other policies within the plan and provided the scale, design and materials are in keeping with the local character and reinforce the local distinctiveness of the surroundings and not having a detrimental impact on residential amenity.

B.  Development proposals to change the use of public houses (Use Class sui generis) will only be supported if such a use is demonstrably unviable. In order to demonstrate this, evidence will be required to show that the existing public house has been actively marketed as for use as such for a period of not less than 18 months at a reasonable market value for drinking establishment floorspace, that are comparable to the market values for drinking establishment floorspace in that general locality.

# 11. IMPLEMENTATION AND PLAN REVIEW

12.1. EBTC is the qualifying body responsible for the Neighbourhood Plan.

12.2. Once the Plan has been 'made', there will be a series of actions that to be undertaken to ensure that the policies within the EBNP are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the Plan's policies. Finally, any non-planning-related projects and activities that were identified will need to be prioritised for delivery, in partnership with other organisations.

12.3. Specific actions to be undertaken are as follows:

- Pursuing the projects and activities that are not policy-based, but nevertheless contribute to the delivery of the Plan - these are set out in Section 13, divided into priorities towards which developer contributions may be directed and broader, community projects, which have been collated throughout the process, but which sit beyond planning policy. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.

- Commenting on planning applications or consultations relating to the neighbourhood plan area – the Town Council has a role in ensuring that the EBNP policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the Parish. A meeting between local councillors, planning committee members and the supporting planning officers at HBC would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies are interpreted and applied in the way intended.

- Monitoring the application of the EBNP policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there is scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Town Council would wish to maintain a log of planning applications relating to the neighbourhood area, detailing which Neighbourhood Plan policies have informed the Town Council response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Neighbourhood Plan.

- Maintaining a dialogue with HBC regarding the timing and content of the emerging Local Plan – it will be important to consider the policies in the emerging document and how these may impact the EBNP policies. The adoption of the new Local Plan may trigger a light-touch review of the EBNP.

- Maintaining a dialogue with HBC and the promoter/developers of any sites allocated within the emerging Local Plan.

12.4.   Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and the Neighbourhood Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.

● Maintaining a dialogue with neighbouring parishes on cross-boundary projects.

● Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Town Council Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursing of the projects.

12.5.   Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.

12.6.   Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Town Council to keep the Neighbourhood Plan up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community.

12.7.   The Town Council will consider how best to progress these actions.

# 12. INFRASTRUCTURE IMPROVEMENTS AND PROVISION

12.1. The Town Council is keen to influence the way in which developer contributions are spent in the neighbourhood area to the full extent of their powers under national legislation and planning guidance.

12.2. There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):

- A section 106 agreement (based on that section of the 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.

- A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.

- The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site, and levied by the Hertsmere Council. Different charge rates would apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan. With a 'made' (adopted) Neighbourhood Plan, the local community would benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from neighbourhood area.

12.3. You can include Spending Priorities in the Neighbourhood Plan – e.g. how CIL / developer funds could be used locally.

12.4. The Town Council intends to regularly review its spending priorities. Any proposed changes to spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the Town Council website and in relevant literature.

## 13.  NON-POLICY ACTIONS

Here we will record all the other projects/ actions that have been raised locally but fall outside the scope of planning policy

**To be completed**

| Ref. | Issue | Possible Actions | Potential partners |
|---|---|---|---|
| 1. | Elstree Conservation Area | Update the Conservation Area appraisal. | HBC, EBTC, Hertiage Society |
| 2. | Path maintenance | | |
| 3. | Creation of a hop-on-hop off television and film tourism bus tour | Undertake audit of iconic TV/Film locations in the area. | |
| 4. | Tree planting | | |
| 5. | Signage | | |

## 14. POLICIES MAPS

Here we will include maps showing the policies.

# 15.  GLOSSARY

- **Affordable housing:** Social rented, affordable rented, intermediate housing, and First Homes provided to eligible households whose needs are not met by the market
- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Blue infrastructure:** Blue infrastructure refers to water elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, etc. Green infrastructure refers to trees, lawns, hedgerows, parks, fields, forests, etc. These terms come from urban planning and land-use planning.
- **Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by HBC.
- **Conservation area**: an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation
- **Disability:** There is no single definition for 'disability'. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Limits to built development (LBD):** These identify the areas of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance (NPPF and NPPG). They do not include a presumption for the development of greenfield land such as playing fields and other open space. Identified built-up area boundaries do not necessarily include all existing developed areas. The EBNP shows both the current, adopted LBD and those as proposed in the emerging Local Plan.
- **Local connection:** For the purposes of allocating affordable homes, housing shall be occupied in accordance with the [Borough Council's standard allocation procedures](#) with priority given to applicants who can demonstrate that they have a local connection to the parish of EB at the time of occupation.
- **Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.
- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about

individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting point for considering whether applications can be approved. It is important for all areas to put an up-to-date Local Plan in place to positively guide development decisions.

- **Major Development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m$^2$ or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **National Planning Policy Framework (NPPF)**: the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of offices, for instance to flats, without the need for planning permission.
- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- **Section 106 agreement**: A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **SMEs (Small to medium-sized enterprises):** The UK definition of SME is generally a small or medium-sized enterprise with fewer than 250 employees. While the SME meaning defined by the EU is also business with fewer than 250 employees, and a turnover of less than €50 million, or a balance sheet total of less than €43 million. Within this umbrella there are three different categories: medium-sized, small, and micro-businesses. These categories are defined by turnover and number of employees.
- **Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.
- **Twitten:** a narrow path or passage between two walls or hedges.
- **Use Classes Order**: The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

## 16.  LIST OF EVIDENCE DOCUMENTS

Evidence documents relating to the engagement activities that took place are also available on the Town Council website

**To be completed**

| Document/ Evidence | Author | Year |
|---|---|---|
|  |  |  |
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## Appendix A – Elstree and Borehamwood Design Code and Guidance

The Design Guidance and Codes for EB forms an integral part of the EBNP, underpinning a number of the policies.

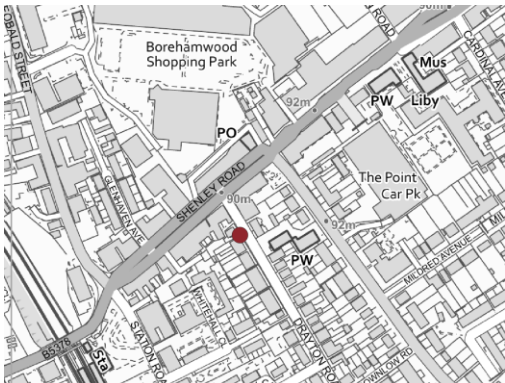The document can be accessed on the Town Council website:

[insert link]

## Appendix C – Non-Designated Heritage Assets

The following buildings and structures are identified as non-designated heritage assets.

| Ref. | Name and why important | Photograph |
|------|------------------------|------------|
| 1 | Mounting Block<br><br>**Address**: outside the former Plough public house.<br><br>**Type**: Agricultural; Street Furniture; Public<br><br>**Importance:** A last remaining feature of the former public house that stood on this site. First known as The Swan, the public house was established in 1637, and became The Plough in the mid 1700s.<br><br>Thomas Clutterbuck, brewer of Stanmore and owner of the HollyBush, the Artichoke and the Crown in Boreham Wood, took over ownership in around 1816 when it was occupied by James Pegler.<br><br>The inn was a coaching stop en route to and from London, and from about 1830 it became fronted in yellow brick when the present building was constructed. It had many publicans over the years, and became a stop for cars, charabancs and cyclists on Watling Street.<br><br>It became the regular for many stars from the studios who lived or rented along Barnet Lane, and Alfred Hitchcock was a well-known imbiber there in the 1930s. After The Plough closed it became an Italian restaurant, but that didn't last either, and it has been closed for too long.<br><br>There remains one unique feature outside the pub - a horse mounting block. | <br>Images c/o Elstree and Borehamwood Museum |

| Ref. | Name and why important | Photograph |
|---|---|---|
| 2 | Enamel road sign<br><br>**Address**: on the side of home at Hawthorn Terrace, Drayton Road, Borehamwood<br><br>**Type**: Street Furniture<br><br>**Importance:** Possibly the oldest remaining enamel sign in the town. Alan Lawrence, of Elstree and Boreham Wood Museum, said: "We think it's the only original one remaining".<br><br>The sign is thought to date from circa 1885. | <br> |

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| Ref. | Name and why important | Photograph |
|---|---|---|
| 3 | The Mops and Brooms/ Lord Nelson<br><br>**Address**: Rowley Lane, Well End, Borehamwood, Hertfordshire, WD6 5PD<br><br>**Type**: Building<br><br>**Importance:** Nelson Cottage, Well End, is a two storey two bay timber framed house dating from c1600.<br><br>It became a beer house in 1841, was bought by Hertford Brewers McMullen's in 1912 and was known as the Lord Nelson. It closed in 1932 and the building reverted back to a dwelling house, McMullen's building the new Lord Nelson on an adjacent plot of land.<br><br>For some time the pub had been affectionately known by locals as 'The Mops and Brooms'. The | <br>Photo from 1934, c/o Elstree and Borehamwood Museum |

name supposedly derived from a fight between gypsies, farm labourers and poachers who frequented the pub and who used the traveller's wares of mops and brooms in a mighty punch up!

hen McMullen's decided to officially change the name to The Mops & Brooms the original sign, a portrait of Lord Nelson, was replaced by one depicting the fight. The old sign now hangs over a fireplace in the pub.


Current photo

**APPENDIX D – Local Green Spaces**

**To slot in.**

**APPENDIX D – Significant local views**

**To agree and slot in**