



Elstree and Borehamwood Neighbourhood Plan

2025 to 2040



**Pre-Submission Version for consultation at
Regulation 14**

April 2025

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

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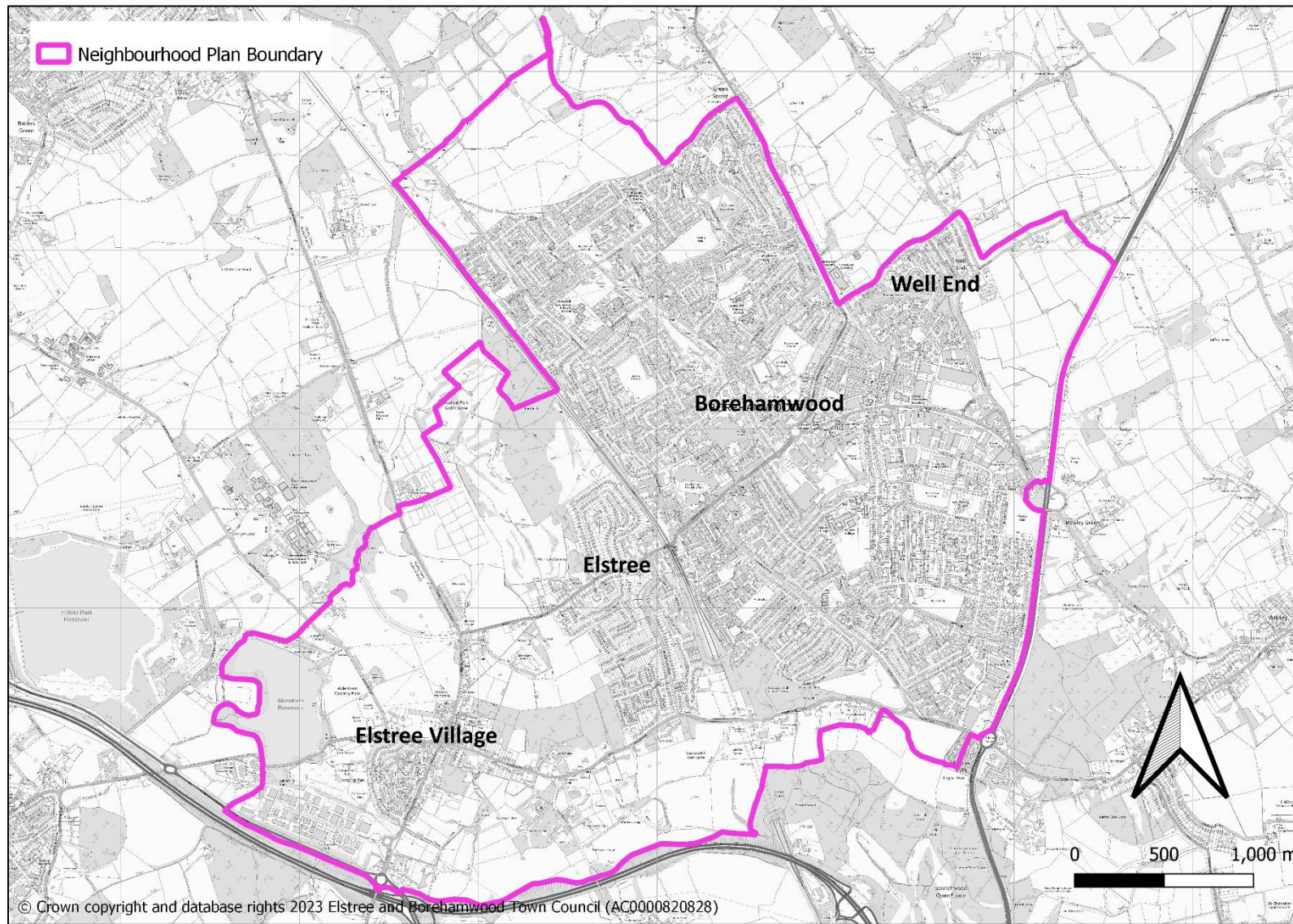
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1. INTRODUCTION

- 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 2025 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 Planning (General) 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 will, once made, 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 designated or otherwise 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 involved 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), most recently amended in December 2024, 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 considerations and a framework for monitoring and implementation.

Figure 1: Elstree and Borehamwood Neighbourhood Plan designated area



The Planning Policy Context

National Planning Policy

- 1.7 The EBNP has been prepared in accordance with the NPPF (most recently revised in December 2024). It states:

*“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.”*

Local Planning Policy

- 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 EBNP 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 HBC is in the process of developing a new Local Plan for the Borough. Following the withdrawal of the previous draft Plan (in April 2022), a new Regulation 18 Version Local Plan to 2040 was published for consultation between 3 April and 29 May 2024. The [Local](#)

[Development Scheme](#) (February 2025) anticipates that the new Local Plan will be submitted to Examination in mid-2026, with in Summer 2027.

1.11 The Regulation 18 Local Plan seeks to deliver a minimum of 9,400 new homes across the Borough to 2040 as well as additional employment land. Within the neighbourhood area, approximately 1,915 new homes are proposed and 9.1 ha of employment land, with further information contained in the [draft document](#). These are proposed to be allocated as follows:

- Borehamwood: 1,655 new homes and 2 ha employment land to the north of Hilton Doubletree and Sky Studios
- Elstree Village: 260 new homes and 7.1 employment land to the south of Aldenham Reservoir

Community engagement

1.12 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	<ul style="list-style-type: none"> • Neighbourhood Area designated • Plan formally launched locally • Steering Group established • Engagement with the local community
2023	Building the evidence base and developing policy options	<ul style="list-style-type: none"> • Vision and Objectives agreed • Ongoing community engagement • Housing Needs Assessment prepared • Design Guidance and Codes prepared
2025	Pre-Submission Version document Submission Version document Examination Referendum	<ul style="list-style-type: none"> • Draft Plan developed and sent to HBC for informal comment. • SEA/HRA Screening undertaken • Pre-Submission Consultation commences • Submission Version Plan prepared and submitted to HBC • Plan independently examined

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

Sustainability of the Neighbourhood Plan

- 1.14 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 for a 28-day period from 9 April 2024. The Screening Determination Statement has concluded that the EBNP is unlikely to result in significant environmental effects and therefore does not require a Strategic Environmental Assessment.
- 1.15 In addition, HBC's screening opinion determined that the 'appropriate assessment' stage of the Habitats Regulations Assessment process that ascertains the effect on integrity of the European Site does not need to be undertaken. This conclusion was sent to Natural England for consideration and their response concurs that this is not required.
- 1.16 A copy of the Screening Determination statement is available on the Town Council website.

2. ABOUT ELSTREE AND BOREHAMWOOD

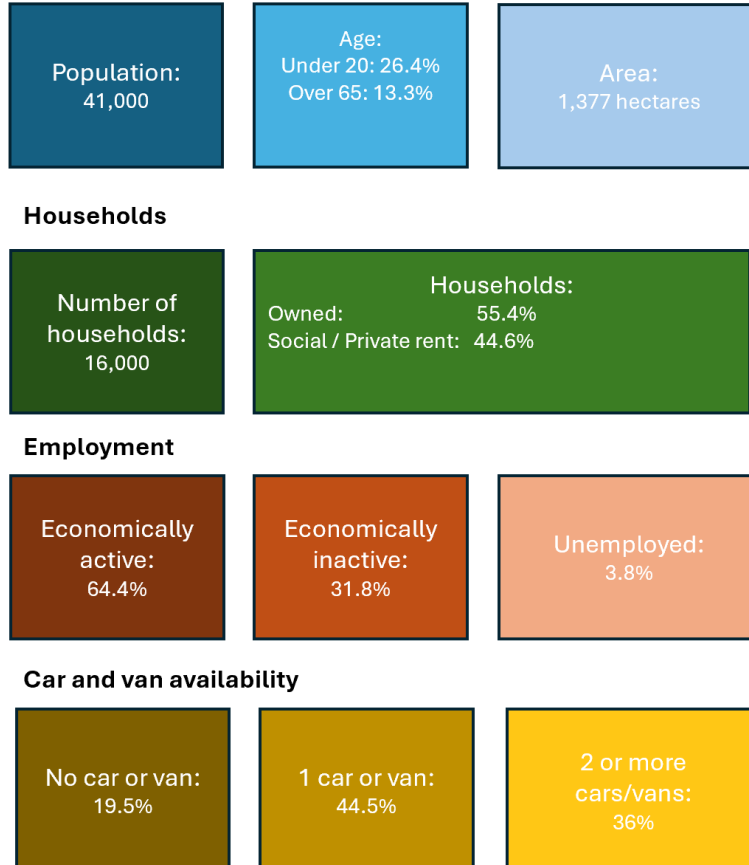
- 2.1. Elstree and Borehamwood neighbourhood area is a Parish located on the outer fringes of London in Hertsmere Borough within Hertfordshire. It is approximately 12 miles (19 km) northwest of central London and adjacent to the Greater London boundary. At the 2021 census the Parish had a population 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, Muslim, Indian 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. It is the only settlement in the UK with a Jewish plurality.
- 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. Borehamwood remains home to Elstree Film Studios, Sky Elstree Studios and BBC Elstree. Eastenders and Strictly Come Dancing are filmed locally, among other television shows.
- 2.5. The arts generally are strongly supported locally and the town hosts frequent concerts by the BBC Elstree Concert Band, Borehamwood Brass and other Brass bands at the Rotary inspired performance arena in Meadow Park, and the Elstree Mozart Players.
- 2.6. 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 and commuter town.
- 2.7. 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, restaurants, offices and light industry. The Elstree Aerodrome sits just beyond the boundary in

Aldenham Parish. The hotels cater mainly to production teams and talent using the studios and visitors to nearby London. Elstree village has a small centre with a few shops, restaurants and facilities.

- 2.8. There are 12 primary schools serving the Parish and three secondary schools, although one of these, Hertswood Academy sits just beyond the neighbourhood plan boundary.
- 2.9. 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.
- 2.10. 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 (2021 Census)

Figure 2: Key Characteristics of the Neighbourhood Area, Census 2021



Opportunities and challenges facing Elstree and Borehamwood

2.11. 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 as far as possible whilst also recognising the need to grow the local economy and address the housing deficit, which may require a degree of pragmatism and possible sacrifice of a small amount of low performing Green Belt. Retaining the identities of the distinct settlements is important.
- It is important to make sure that any new housing that is delivered locally meets the housing needs of the community. Availability of affordability of housing is a major issue in the area.
- 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. The school proposed for Barnet Lane may increase coalescence and this is a challenge.
- 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. A Film and Television Museum / Visitor's Centre would be welcomed. It should be noted that often employment is production-based in this industry, so consists of temporary workers from outside the town.
- The area 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, notably where current access is poor.
- Supporting the diverse community and improving community facilities. There is a limited offering for teenagers and younger people in the area. Meeting the demands of an ageing population to ensure housing, services and facilities are accessible and suited to their needs. There is no meeting space in Elstree Village and no purpose-built public theatre in the town.
- In terms of the community's health and well-being, Cowley Hill ward is one of the most deprived in the county, as evidenced using the Indices of Multiple Deprivation.
- Growth over time has led to local infrastructure (including roads) getting overstretched. For example, there is a lack of NHS primary care medical facilities/GP surgery, with all three Borehamwood GP surgeries at least twice over the national GP/patient ratio, for instance.
- 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:

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 of 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, avoiding building on Green Belt unless where absolutely necessary. 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 publicly accessible purpose-built theatre, community growing spaces (allotments), an additional medical facility 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 support the Craft and Farmer's Market and provide 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 protection of green wildlife corridors, 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 prioritise and support opportunities for active travel (walking, cycling and equestrian) locally, promoting, extending and improving our network of rights of way. Linked to this, where feasible, we will seek to provide car parking directed at those requiring disabled access, and e-charging points and facilities for other non-polluting vehicles across the area to promote a shift towards less polluting vehicles.

Neighbourhood Plan Objectives

- 3.2. The six objectives of the Neighbourhood Plan are as follows. It is noted that some extend beyond the scope of land-use and planning, but are nevertheless important to the community:

OBJECTIVE 1: New development is designed to a high standard that is in keeping with the existing character of the area

- Conserving our heritage assets for future generations.
- Telling the story of our area – how it has evolved and the communities who have settled here.
- Reinforcing the identity and sense of place.
- Incorporating high quality neighbourhoods that exhibit exemplary sustainable design.

OBJECTIVE 2: A place that is accessible to enable and support healthy lifestyles

- Encourage a priority for 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.
- Providing/ improving disabled access and facilities for the ageing population.
- Supporting additional car parking provision for those with disabilities.

OBJECTIVE 3: New and existing development promotes 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, for instance solar, wind and heat pumps.

OBJECTIVE 4: New and existing development is safe and secure and promotes social interaction

- Celebrating and supporting our diverse communities by providing a range of facilities, services and recreational activities to meet the needs of different ages, cultures and interests.
- Supporting our football club.
- Encouraging a friendly and involved community.
- Creating new and improving existing spaces to ensure they are safe and well-lit, to reduce crime and anti-social behaviour.

OBJECTIVE 5: For Elstree and Borehamwood to keep welcoming and supporting future generations

- Supporting the provision of homes to meet locally identified need, including affordable homes and homes to local residents.
- 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, most notably into the evening.
- Supporting employment opportunities within the television and film industry with greater involvement with the local community and provision of facilities.
- Safeguarding existing employers and sectors. Improve the environment locally to attract them.
- Providing a supportive environment for those working from home or starting a business.

OBJECTIVE 6: Support healthy lifestyles through provisioning of safe and accessible green spaces

- Restricting urban sprawl into the Green Belt.
- Protect, preserve and enhance existing green spaces and provide new ones too.
- Support initiatives to protect and enhance wildlife, biodiversity and habitat provision.
- Support provision of water activities, angling, wildlife and education at Aldenham Reservoir.
- Identifying and preserving locally important views.

4. SPATIAL STRATEGY

Policy EB1: Achieving sustainable development

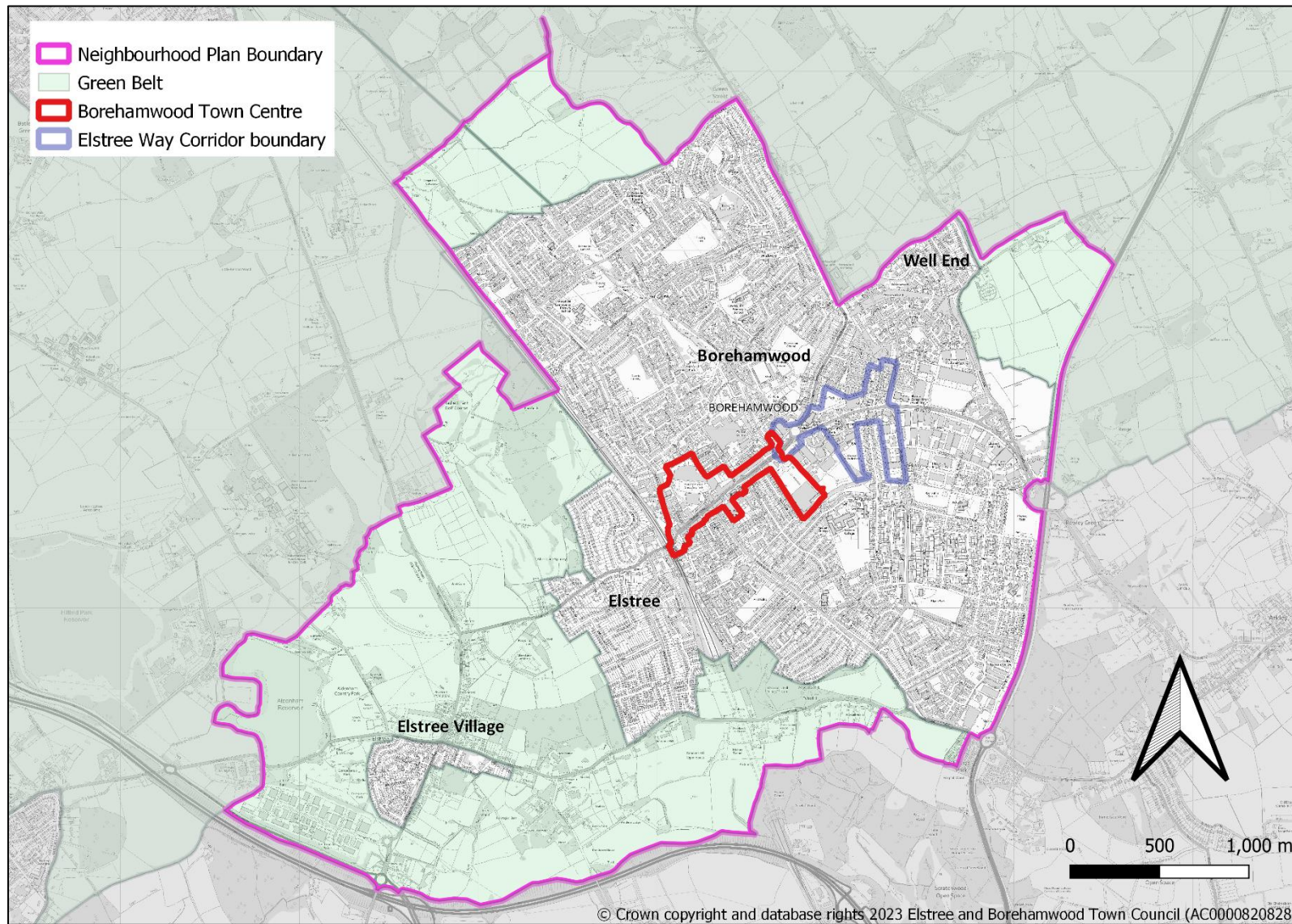
Purpose

- 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, only part of which is still located within (“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. It is greatly valued by members of 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 right, 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 part 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”*. **Note that in fact, this part of Elstree has no ‘centre’ and minimal 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. It is being updated.

Figure 3: Map showing key settlements and current (June 2024) Green Belt in the neighbourhood area



- The emerging Local Plan sets out the key infrastructure required for each (*Figure 4*), with further information can also be found in the [SW Herts Joint Strategic Plan](#) documents:

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

Borehamwood and Elstree:

- **Bus** – The South Central Growth and Transport Plan includes a package of measures to improve the provision and attractiveness of bus services within and to Borehamwood, particularly towards North London.
- **Active travel** – The South Central Growth and Transport Plan includes two packages of measures, to improve the attractiveness of walking and cycling within Borehamwood – particularly along the Elstree Way Corridor.
- **Primary education** – Based on the higher levels of growth proposed in 2021, the education authority identified that expansions to existing schools or the provision of more than one new school is likely to be required. The exact approach to meeting new pupil demand is established within Part 2 of the IDP.
- **Secondary education** – Based on the higher levels of growth proposed in 2021, the education authority has indicated a need for a new secondary school within Borehamwood. A site was proposed by the Council, in 2021, south of Barnet Lane near to Stirling Corner. The exact approach to meeting new pupil demand is established within Part 2 of the IDP.
- **Primary healthcare** – Based upon the potential distribution of development around the borough, the Herts Valleys CCG has indicated a need for a new/expanded healthcare facility within Borehamwood. The CCG has agreed the case to relocate the Schopwick surgery from Elstree Village to a site on the edge of Elstree and Borehamwood.
- **Green infrastructure** – There are broad deficits in various types of green infrastructure provision across Borehamwood, which the Local Plan will need to help address.

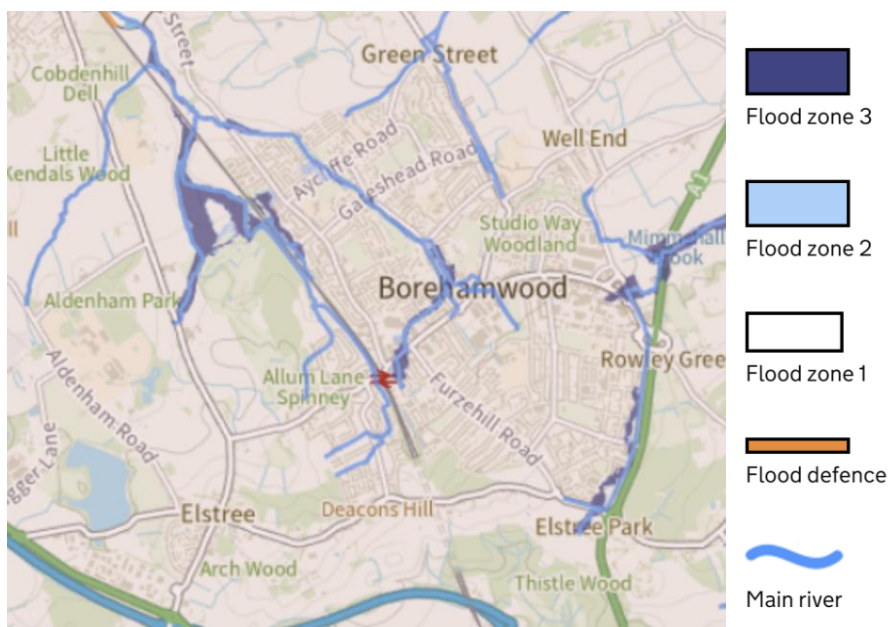
Elstree Village:

- **Bus** – The South Central Growth and Transport Plan includes a package of measures to improve the provision and attractiveness of bus services within and to Borehamwood, particularly towards North London.
- **Active travel** – The South Central Growth and Transport Plan includes two packages of measures, to improve the attractiveness of walking and cycling within Borehamwood – particularly along the Elstree Way Corridor.
- **Primary education** – Based on the higher levels of growth proposed in 2021, the education authority identified that expansions to existing schools or the provision of more than one new school is likely to be required.
- **Secondary education** – Based on the higher levels of growth proposed in 2021, the education authority has indicated a need for a new secondary school within Borehamwood. A site was proposed by the Council, in 2021, south of Barnet Lane near to Stirling Corner. The exact approach to meeting new pupil demand is established within Part 2 of the IDP.
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- **Green infrastructure** – There are broad deficits in various types of green infrastructure provision across Borehamwood, which the Local Plan will need to help address.

4.7. The emerging Local Plan for Hertsmere is at a fairly 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 – any development in the Green Belt must deliver appropriate compensatory improvement to the environmental quality and accessibility of the remaining Green Belt, proportionate to the development. This should be prioritised in areas with low access to green space and/or low environmental quality. Note that amendments to national policy in December 2024 have introduced the concept of 'Grey Belt' for those areas of Green Belt considered to be of 'poor quality or ugly'. It will be the responsibility of HBC, as the planning authority, to undertake a review of where such sites may exist in the borough. Any development in Green Belt or Grey Belt locations will need to adhere to the 'Golden Rules' as set out in the NPPF;
- identifying and prioritising the use of brownfield sites and only permitting greenfield development in exceptional circumstances, with clear and strict guidance on what is acceptable. There are, for example, a number of garage developments which could be redeveloped into green and amenity space, for instance at Byron Avenue.
- 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;

- bringing back into use the large number of long-term Empty Homes or unused second homes in the town, in line with the [HBC Empty Homes Strategy 2024-2038](#). HBC has a policy document on the need to reduce this figure. Action on Empty Homes estimates about 800 across Hertsmere - one of the highest in the country - approximately a third of which are in the neighbourhood area; and
- 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 and where access would not be restricted for the disabled;
- 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, with 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.

4.8. 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 adopted Local Plan) will not be supported unless:

- i. It relates to a site allocated in the Hertsmere Local Plan; or
- ii. it relates to necessary utilities infrastructure and where no reasonable alternative location is available; or
- iii. it relates to uses that are appropriate in the Green Belt; and
- iv. it aligns with the aims of the Watling Chase Community Forest; and
- v. it conforms to the requirements of national policy in relation to Green Belt/ grey belt locations.

B. Major development and strategic allocation 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. if in the Green Belt, proposals must deliver appropriate compensatory improvement to the environmental quality and accessibility of the remaining Green Belt, proportionate to the development. This should be prioritised in areas with low access to green space and/or low environmental quality; and
- ix. 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 (2013): SP1, CS1, CS2, CS13, CS23, CS24; Elstree Way Area Action Plan; SADMP (2016): SADM1-3, SADM22, SADM23, SADM26, SADM28; NPPF (2024): 8, 23, 61, 67, 68, 71, 77, 96, 124, 125, 129, 130, 142, 145, 147, 153-160, 187, 203

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 First Homes could still be an appropriate mechanism for delivering homes at a higher discount, with a recommendation of up to 50% discount on such homes should be provided unless demonstrated to be unviable. As a minimum, a 30% discount on such homes is required by HBC. Other routes that would be supported include 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 it is 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.
- 5.9. Should HBC consider removing a site from the Green Belt, or identifying a grey belt site(s), the levels of affordability should be directed by the NPPF 'Golden Rule' requirements. This would assist in uplifting the percentage of affordable housing.

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 6*, 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.

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

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%

- 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. proposals that enable greater affordability uplifts and prioritise local residents (see Glossary definition of Affordable Housing) when it comes to allocating housing (such as the use of First Homes or other affordable routes to homes ownership). Proposals that enable an uplift of 40% to 50% to the discounts provided on any 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, First Homes proposals should provide at least a 30% discount. Such proposals should seek to prioritise those with a local connection to the neighbourhood area and key workers; and**
 - iii. affordable homes should 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 (prioritising shared ownership).**
- B. Affordable homes must 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: 5; HBC Core Strategy (2013): CS1-CS7; Elstree Way Area Action Plan; SADMP (2016): SADM1-SADM3; NPPF (2024): 62, 63, 64, 65, 66, 67, 68

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.

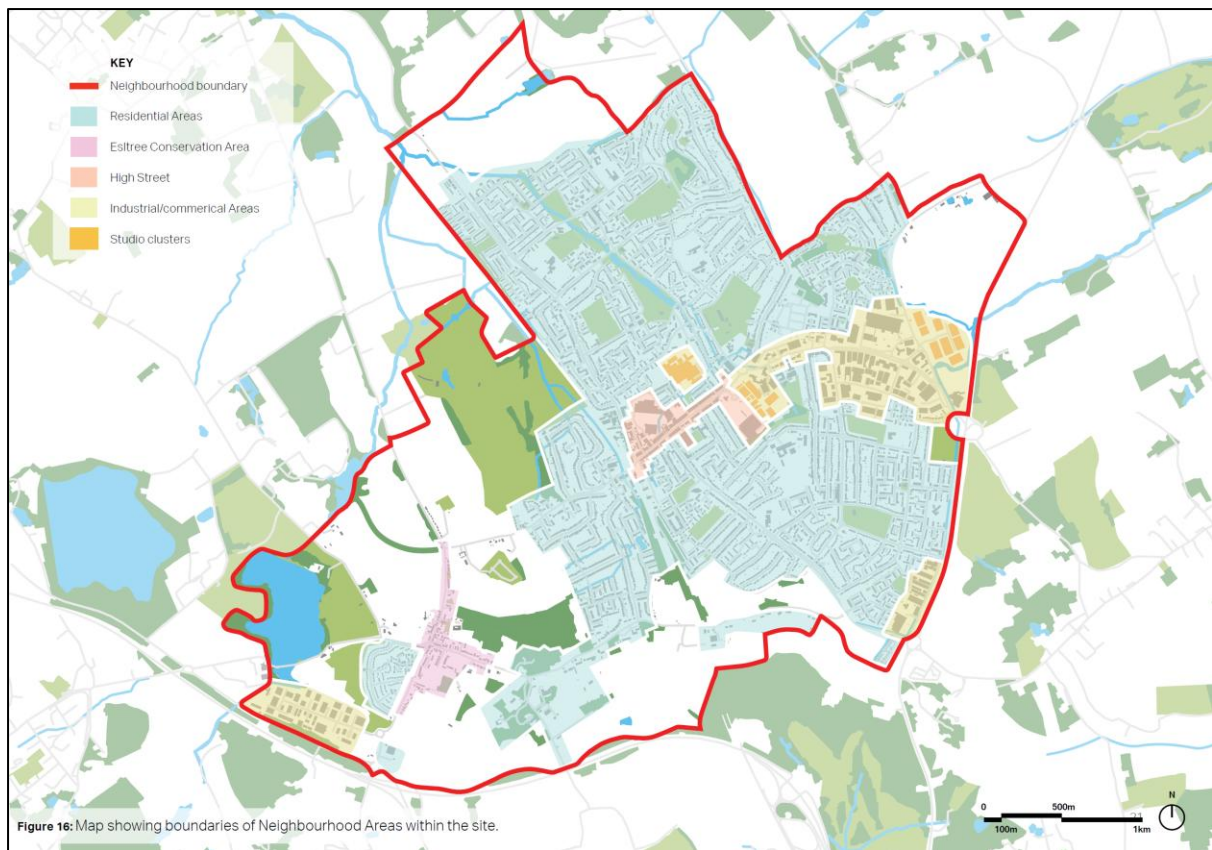
Justification

- 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 Code](#) 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 7*) 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 7: Distinctive neighbourhood areas



- 6.8. It then sets out six key principles that development objectives should seek to address (*Figure 8*). These link back to the overarching objectives of the EBTC, set out in Chapter 3.

Figure 8: Elstree and Borehamwood Design Principles

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 through landscaping

- 6.9. Building height has been raised as an important issue in the area. The tallest buildings are focussed within the Elstree Corridors area (Figure 9). Beyond this area, building height should be in-keeping with the prevailing built landscape as described in the Elstree and Borehamwood Design Code and Guidance. New buildings should not exceed 6-storeys and only be of this scale when fitting in with nearby existing buildings.
- 6.10. 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 10*, 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: Building heights in the Elstree Corridor area

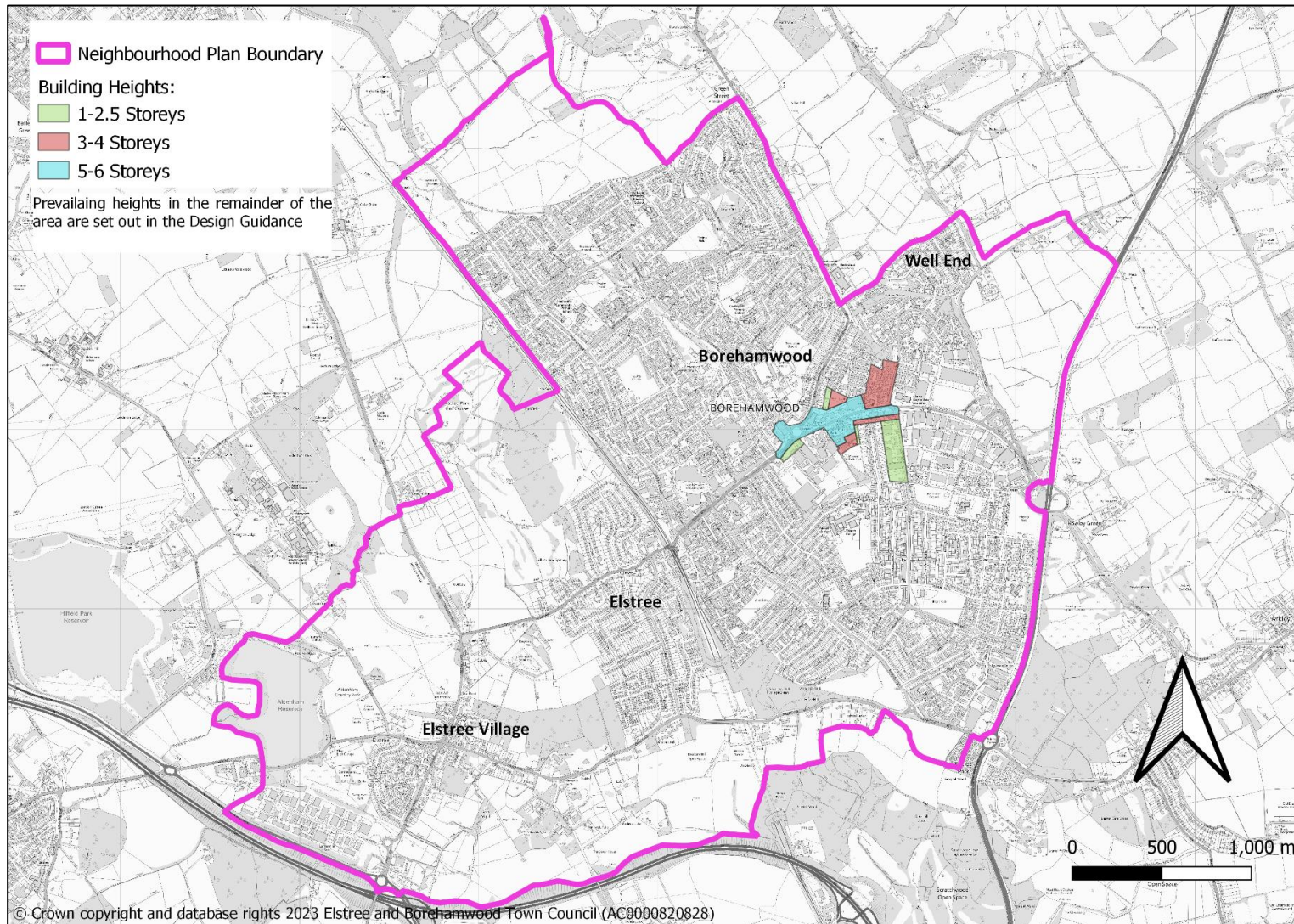
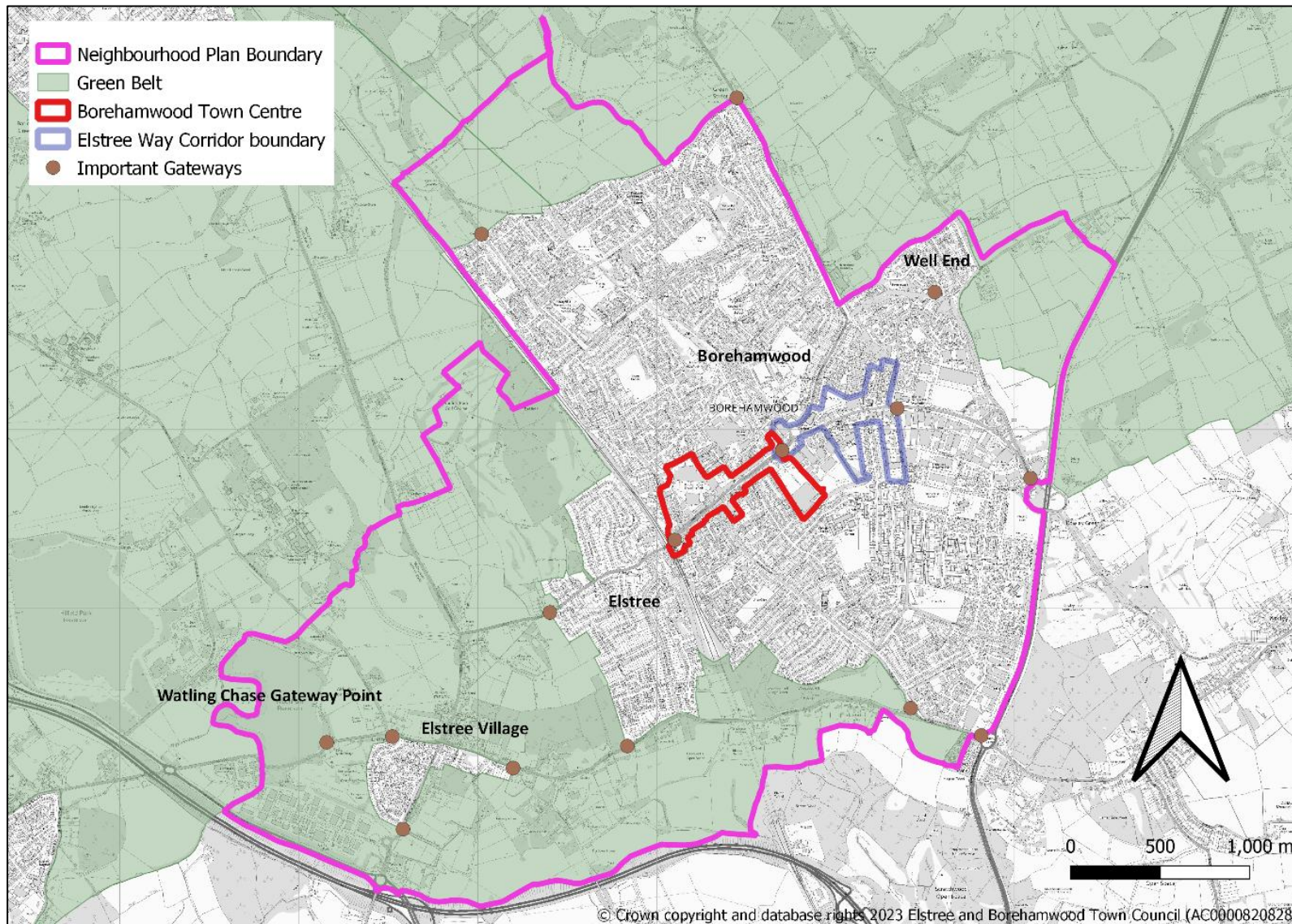


Figure 10: Important 'gateways' in the neighbourhood area



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 10*). 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](#) (or its successor, the [Sustainable Transport and Parking Standards SPD](#), once adopted);
 - vi. provide waste and recycling storage in accordance with the [Hertsmere Waste Storage Provision Requirements for New Development](#);
 - vii. lighting to be designed in accordance with the Institute of Lighting Professionals [Guidance Note 9/19 \(Domestic Exterior lighting: getting it right!\)](#) for residential development and, for public areas, [Guidance Note 1 for the reduction of obtrusive light](#).
- 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: 1; HBC Core Strategy (2013): CS16, CS25; Elstree Way Area Action Plan; SADMP (2016): SADM30; NPPF (2024): 124, 125, 129, 130, 131-141

Policy EB4: Energy efficiency and design

Purpose

- 6.11. 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

- 6.12. 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.
- 6.13. 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; Clive Butchins)



- 6.14. 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.

6.15. 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.

6.16. At the local level, the Community Survey climate change featured strongly in many of the responses received (*Figure 11*) alongside related issues such as high-quality design, encouraging biodiversity and improving air quality.

Figure 11: Examples from the Community Survey

“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”

6.17. In 2021, the Town Council worked with local school children to develop a Borehamwood and Elstree Children's Climate Emergency Manifesto (*Figure 12*).

Figure 12: Extract from the Borehamwood Children's Climate Emergency Manifesto, 2021

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.

6.18. 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 as well as car share clubs.

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 day**

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. **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: 1, 3; HBC Core Strategy (2013): CS16, CS17; Elstree Way Area Action Plan; SADMP (2016): SADM17, SADM30; NPPF (2024): 131-134, 161-169

Policy EB5: Design of shop front signage

Purpose

6.19. The policy seeks to ensure that shop signage contributes positively to the overall look and feel of the town centre.

Justification

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

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

6.22. 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



6.23. 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;
- Garish 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 branding, this should as far as possible be sensitive to the existing context, size, scale, use materials and textures from the local vernacular of the area; and
- Avoid using visually distinct sources of illumination that result in disproportionate signage, such as internally-illuminated box signs. The Institute of Lighting Professionals [Guidance Note PLG05](#) [The brightness of illuminated advertisements should be consulted.](#)

POLICY EB5: DESIGN OF SHOPFRONT SIGNAGE

A. Proposals for new or replacement shop fronts in the neighbourhood area should be designed in accordance with 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 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, 5; HBC Core Strategy (2013): CS27, CS30; Elstree Way Area Action Plan; SADMP (2016): SADM30, SADM47 SADM49; NPPF (2024): 131, 132, 133, 141

Policy EB6: Heritage assets

Purpose

- 6.24. 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.

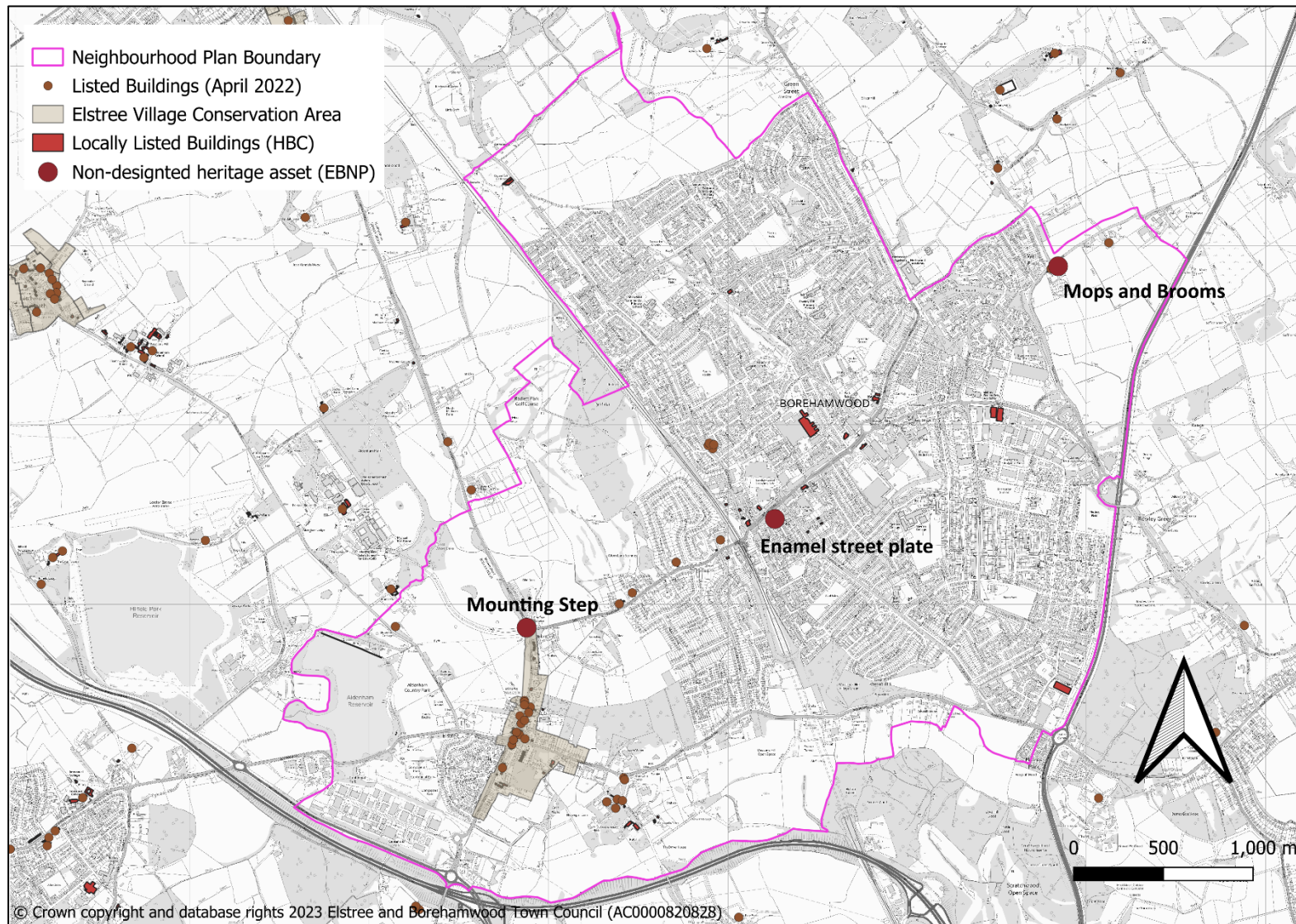
Justification

- 6.25. There is one conservation area in the neighbourhood plan covering part of Elstree village (*Figure 13*). 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.
- 6.26. 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.
- 6.2. 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.*
- 6.27. 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 13* with photographs and descriptions as to why they are special from a historic perspective provided in Appendix B.
- 6.28. 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.
- 6.29. 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

- 6.30. 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 by the Town Council in partnership with HBC to keep a track of this.
- 6.31. Opportunities to restore assets should be taken when they arise, in partnership with the owner.

Figure 13: Heritage assets



Local Heritage Centre/Museum and celebrating the television and film heritage

- 6.32. 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/or possible relocation of the existing museum (ideally within the town centre footprint), 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. An action will be to explore venues with local partners.
- 6.33. The green plaque scheme in the town, which visually marks out film and television heritage sites, is to be extended as per the [Culture and Creative Strategy](#).

POLICY EB6: HERITAGE ASSETS

- A. Designated Heritage Assets:** 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 specific focus on the prevailing styles of design and use of materials in a local area. These details should be explained in a Heritage Statement.

In addition, development proposals should demonstrate that they have considered the potential impact on above and below ground archaeological deposits. Where a scheme has a potential impact on archaeological remains (below or above the ground) a Heritage Statement or similar should be prepared to address how archaeological deposits will be safeguarded.

- B. Non-designated heritage assets:** In addition to the buildings and structures recorded in the [List of Locally Important Buildings in Hertsmere](#), the following as shown on *Figure 13* are designated as non-designated heritage assets:

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

Proposals affecting the non-designated heritage assets will be determined based on national planning policy.

- C. Conservation Areas:** Development proposals in Elstree Village Conservation Area should ensure that alterations and new developments contribute to the enhancement of the historic environment. Development within these areas and their settings should:
- i. be guided by the Elstree Village Conservation Area Appraisal; and
 - ii. be designed to a high quality and preserve and enhance the character of the Conservation Area and its settings; and
 - iii. retain those buildings and other features, including trees and hedges, which make a significant contribution to the character of the Conservation Area; and
 - iv. protect open spaces and vistas important to the character and setting of the Conservation Area; and
 - v. where appropriate, make provision for the enhancement measures.

- D. Development proposals to provide a museum/ heritage venue in the neighbourhood area will be supported.**

Conformity reference: EBNP Objective: 1; HBC Core Strategy (2013): Elstree Way Area Action Plan; SADMP (2016): SADMP29; NPPF (2024): 135, 202, 203, 207-211, 212-218.

7. THE TOWN CENTRE AND WIDER EMPLOYMENT

Policy EB7: Borehamwood Town Centre, Elstree Village and smaller shopping areas

Policy EB8: A safe, attractive and welcoming public realm

Purpose

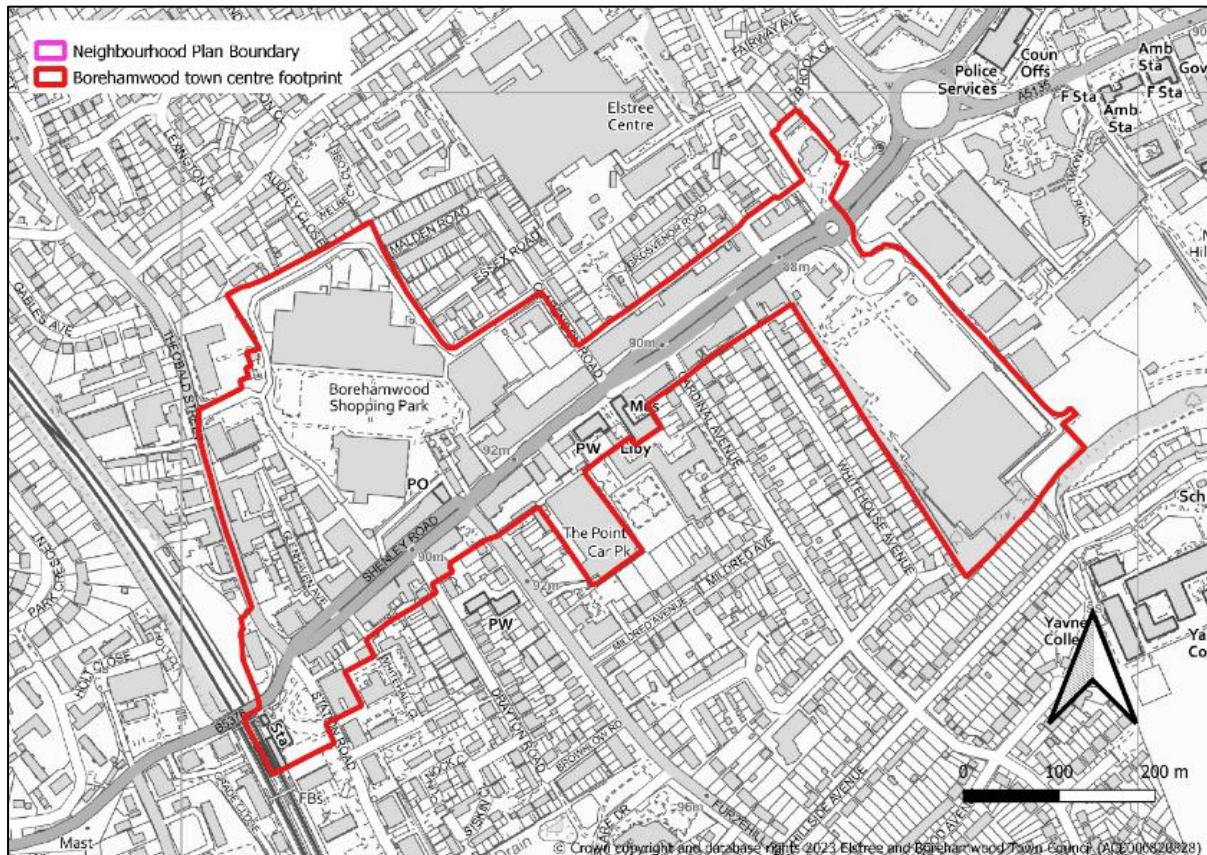
- 7.1. The two policies in this section consider the role and of the various centres in the neighbourhood area. The first seeks to help position Borehamwood as a thriving town centre by supporting a sustainable mix of uses, which will encourage footfall throughout the day and into the evening. The Town 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 14*) 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 14: Borehamwood town centre footprint



7.5. Citicentric was appointed by HBC in June 2022 to undertake a review of Borehamwood Town Centre 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 15*) with costed recommendations.

Figure 15: Ten objectives for the town centre

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

- 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 nighttime economy, particularly in the summer months. These areas should be designed as part of any planning applications.

Example of compact existing outdoor seating as part of a restaurant



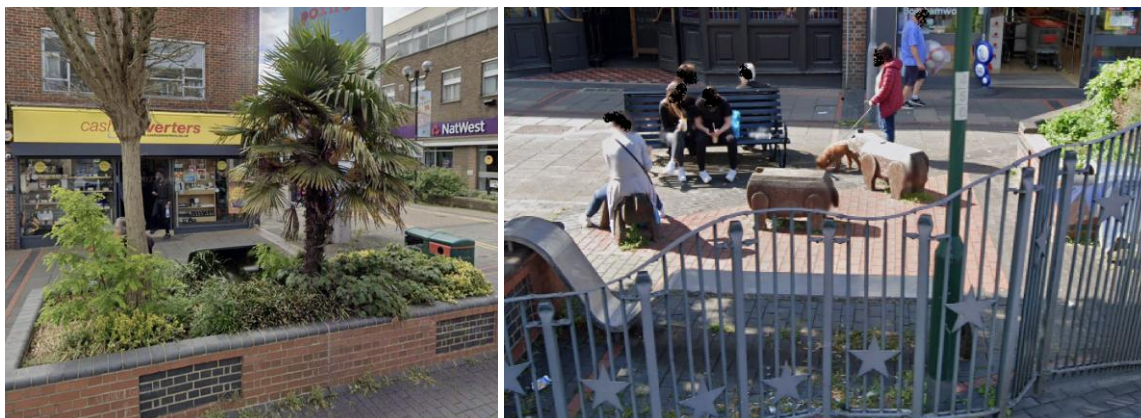
- 7.10. Gateways: marking the gateways to the town. This is addressed in Policy EB3 across both the town centre and wider neighbourhood area. Landmark (Sculpture or Building).
- 7.11. Creation of public art and landmarks: The use of sculptures and other street art to add to the sense of place, potentially 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, for instance with benches and sculptures of film and television personalities who have local links.
- 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. A clear wayfinding strategy with location, directional and finger post signage: to enable enhanced movement through the town centre and beyond to areas of housing and other facilities. This will need to be considered in liaison with HCC.
- 7.14. Distinctive street planting and pocket parks: 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.

Example of existing planting; example of a seated 'pocket park' with play animals



- 7.15. Improvements to key movement routes: to improve accessibility for pedestrians and cyclists, placing them above motor vehicles in the planning hierarchy. This is explored further within Policy EB17.
- 7.16. Car/ cycle parking: 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. Reducing unnecessary street clutter: to maximise space for pedestrians and cyclists. Redundant BT Street cabinets might be repurposed into on-street EV charging points.
- 7.18. Temporary markets: The Town Council has brought back a revamped street market, which opened in May 2024. There are already weekly flower stalls and the hope is to increase footfall with the open air market. 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.

Elstree Village:

- 7.20. The EBTC Culture and Creative Strategy identifies Elstree Village (*Figure 16*) 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 shopping areas:

- 7.22. *Figures 17 and 18* 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: Aycliffe Road, Croxdale Road, Hartforde Road, Howard Drive, Leeming Road, Manor Way, Rossington Avenue
- Individual shops: Organ Hall Road, Shenley Road (North), Studio Way, Thirsk Road

Figure 16: Smaller shopping areas, Elstree Village

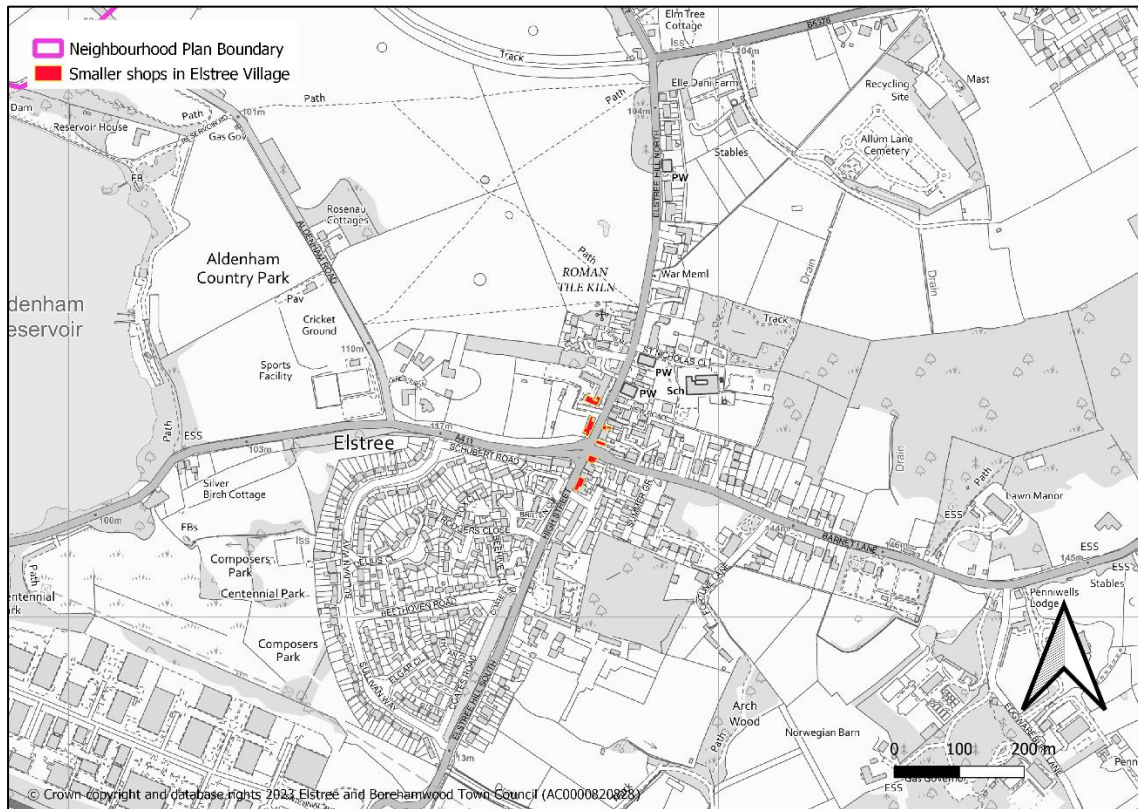


Figure 17: Smaller shopping areas, north

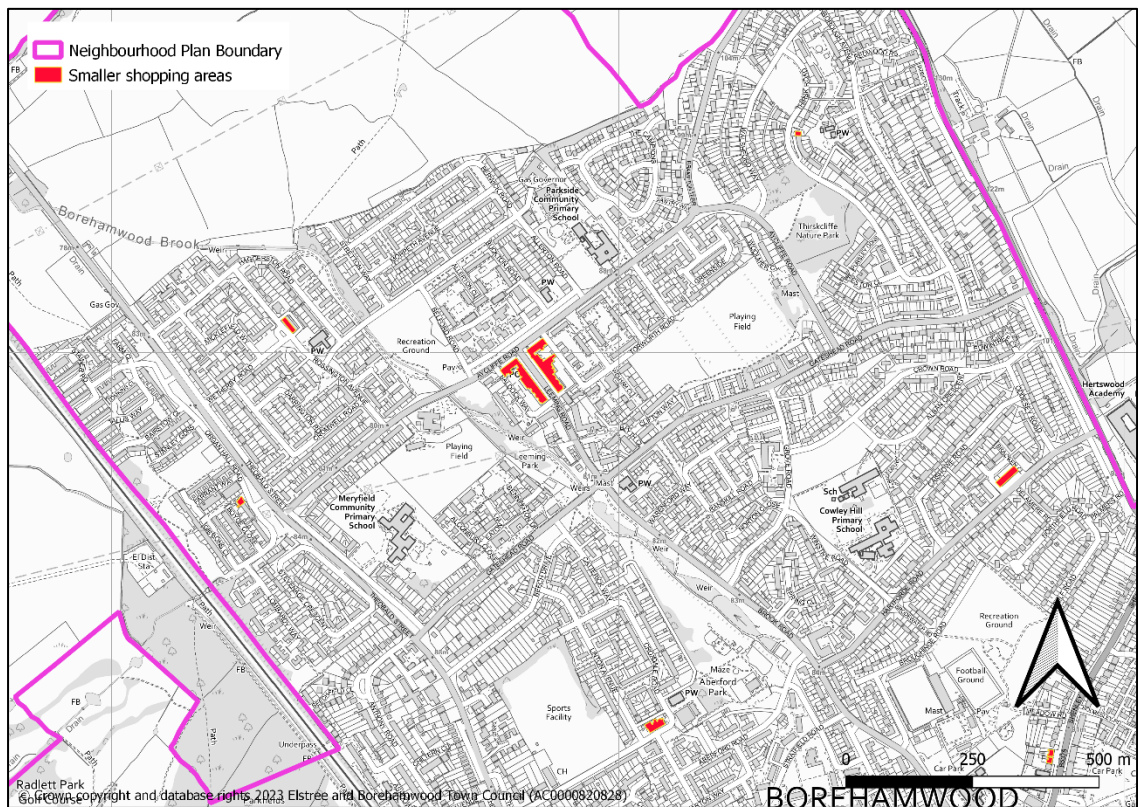
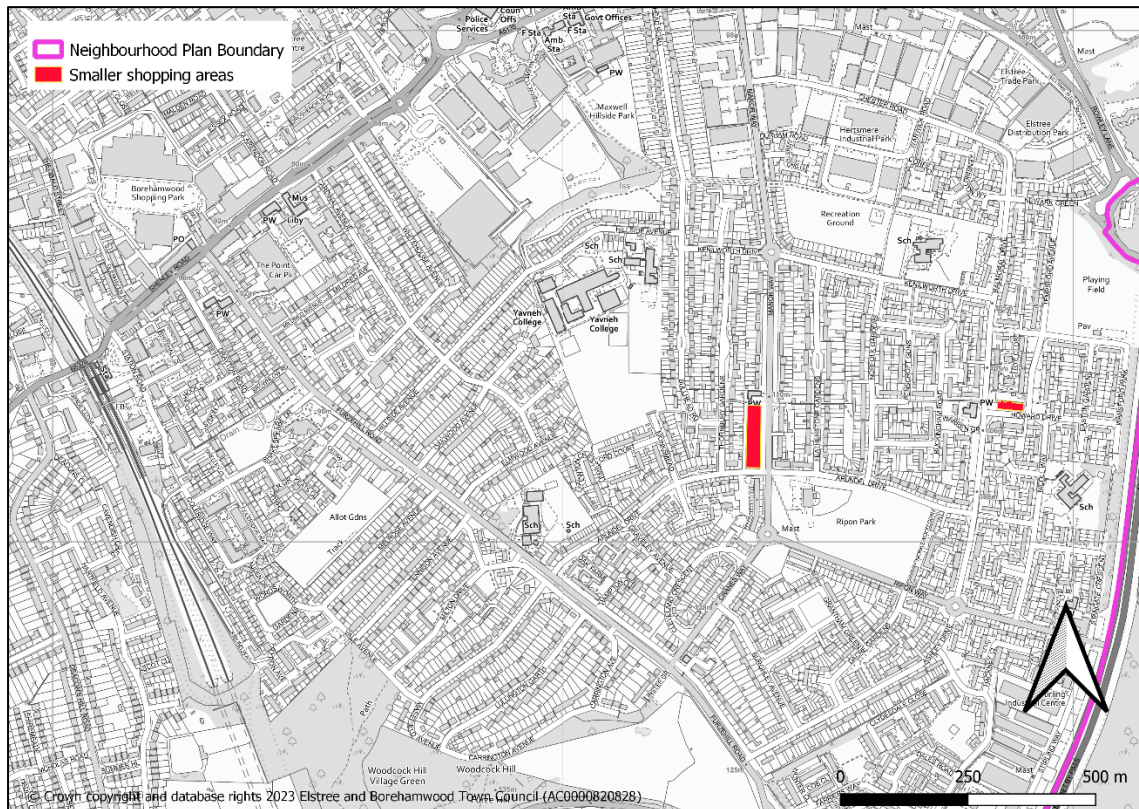


Figure 18: Smaller shopping areas, south



POLICY EB7: BOREHAMWOOD TOWN CENTRE, ELSTREE VILLAGE AND SMALLER SHOPPING AREAS

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 shopping area

- C. Proposals which result in the loss of existing local and neighbourhood convenience shops within Elstree Village and the smaller shopping areas (*Figures 16, 17 and 18*) 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: 4, 5; HBC Core Strategy (2013): CS27-30; Elstree Way Area Action Plan; SADMP (2016): ADM43-49; NPPF (2024): 90, 96, 98

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 EB17 (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 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. 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: 1, 4, 5; HBC Core Strategy (2013): CS18, CS29, CS21, CS22, CS23, CS27, CS28, CS30; Elstree Way Area Action Plan; SADMP (2016): ADM30, ADM42; NPPF (2024): 90, 131-141

Policy EB9: Safeguarding existing commercial employment and supporting sustainable expansion

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

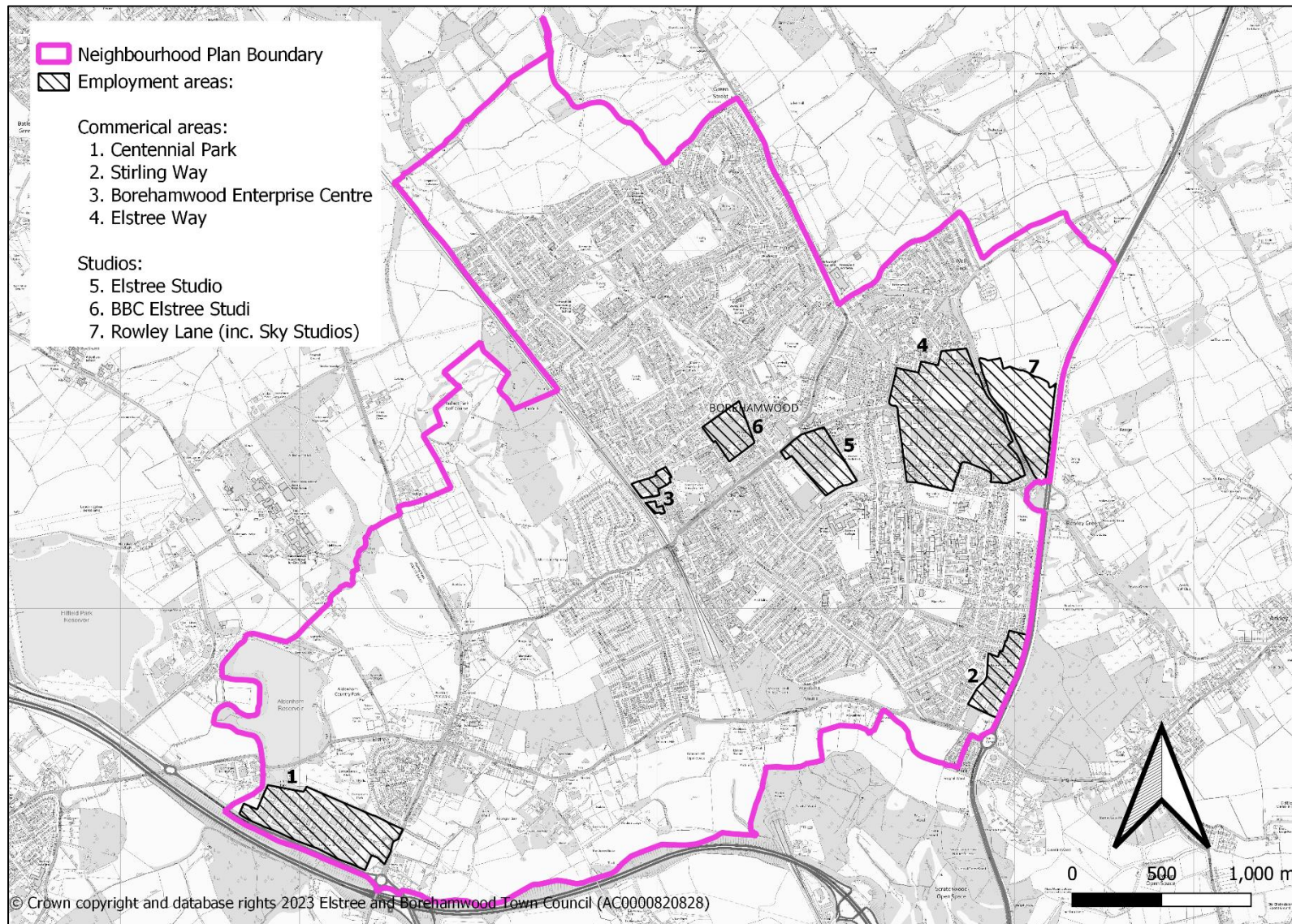
7.24. The [South West Herts Economic Study Update](#), published in 2019 provides, at the strategic level, an understanding of the current economic performance of the and future need to 2036.

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.
- **Strategic transport links are excellent** – The area 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/St Pancras in 18 to 21 minutes. Links between settlements are poor, however: there are no train links (except Radlett to Elstree) and scarce buses (e.g. Borehamwood to Potters Bar)
- **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 (Elstree Creative Corridor (M1-A1 including Elstree Way Employment Area, Centennial Park Industrial Area, Borehamwood).
- **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 years.

7.26. The strategic commercial employment sites within the neighbourhood area are shown in *Figure 19* along with the studios. 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, although provision for additional space may be restricted by the changing dynamic of the employment market following the Covid-19 pandemic and new ways of working.

Figure 19: Commercial employment sites and studios



- 7.27. Where necessary development proposals should be accompanied by Transport Assessments (for larger sites) or Transport Statements (for smaller sites) ('larger' and smaller' site size defined in the NPPF) and address to the satisfaction of the highway authority the direct and cumulative transport impact on road junctions.

POLICY EB9: SAFEGUARDING EXISTING COMMERCIAL EMPLOYMENT AND SUPPORTING SUSTAINABLE EXPANSION

Industrial and warehousing

- A. Applications for B2, B8 and E(g) uses will be supported in the designated Commercial Employment Areas (*Figure 19*) 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 only be supported if they have trade links with employment uses, such as tyre and exhaust centres, car showrooms and trade counters and/or businesses related to the studios/production/creative sector. 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: EBNP Objective: 5; HBC Core Strategy (2013): CS9, CS10; Elstree Way Area Action Plan; SADMP (2016): SADM5-8; NPPF (2024): 85, 86, 87

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

Purpose

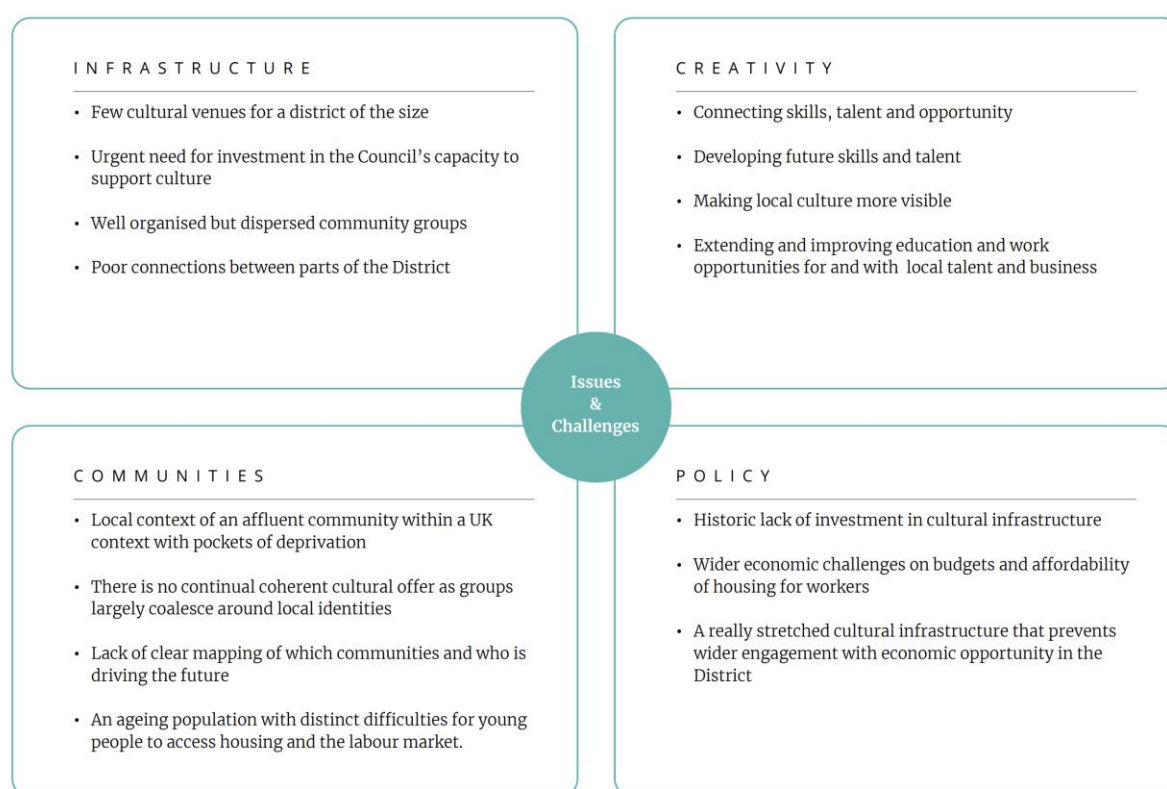
7.28. The neighbourhood area has town has a rich, world-renowned film and TV heritage being home to Elstree Film Studios, Sky Elstree Studios and BBC Elstree. There is scope to further capitalise on this sector, not only to provide venues that will support the local community and associated leisure, 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 purpose-built publicly accessible theatre/performance space locally. Although there is a theatre within Hertswood Academy which should be publicly accessible, this has not yet happened.

Justification

Creative Industries

7.29. 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 20*).

Figure 20: Creative Strategy: Key themes



7.30. 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.

- 7.31. 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.
- 7.32. 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



- 7.33. 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.

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, where this conforms with green belt policy and does not result in the loss of residential development. 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.**
- B. To deliver this, the following is supported:**
- i. 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;**
 - ii. support new arts and cultural uses, or the expansion of these uses, which are likely to generate large numbers of visitors in the neighbourhood area, where:**
 - a. the proposal, including any associated premises, would not have unacceptable impacts on the local environment;**
 - b. the proposal would not have unacceptable impacts on the amenity of neighbouring uses, particularly residential through excessive noise and pollution; and**
 - c. the proposal would not have unacceptable impacts upon the local road network.**
 - iii. support 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.**

Conformity reference: EBNP Objective: 4, 5; HBC Core Strategy (2013): CS11; Elstree Way Area Action Plan; SADMP (2016): SADM5-8; NPPF (2024): 85, 86, 87

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

Purpose

- 7.34. 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

- 7.35. 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.
- 7.36. 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.
- 7.37. 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).
- 7.38. 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.
- 7.39. 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.

POLICY EB11: 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;**
 - 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: CS8; NPPF (2024): 85, 86, 87

8. ENVIRONMENT AND GREEN SPACE

Policy EB12: Landscape and biodiversity

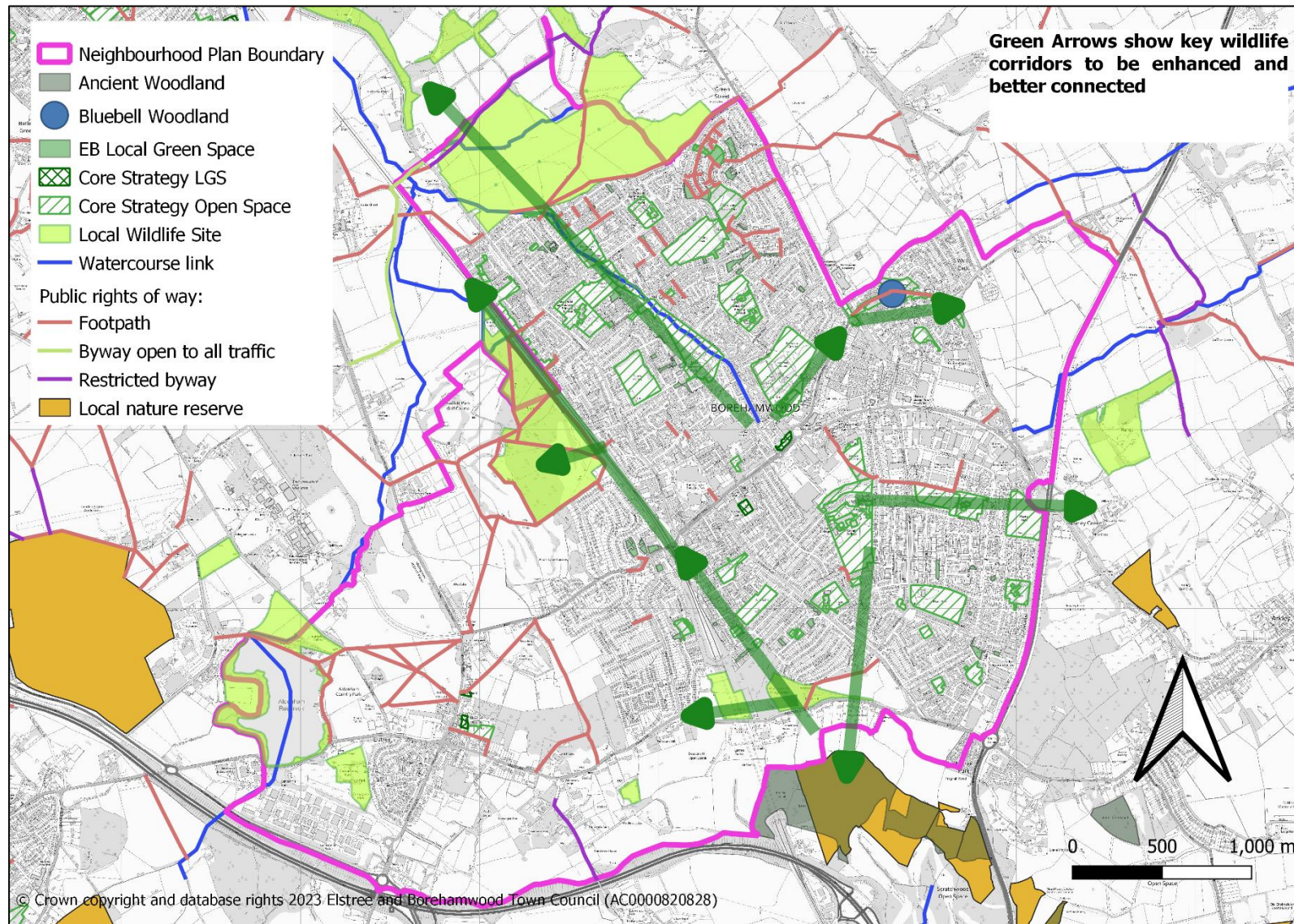
Purpose

- 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 developments are required to provide a 10% biodiversity net gain. HBC has published 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. Where bespoke habitat compensation for priority habitat is required from the metric, HBS state that replacement of the habitat must be on a like for like basis and result in an increase in habitat units of at least 20% to balance losses calculated without this information.
- 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. *Figure 21* 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.
- 8.6. 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).

Figure 21: Green and blue infrastructure network



- 8.7. 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.
- 8.8. The following biodiversity priorities have been identified in the neighbourhood area:

Tykes Water and Aberford Park

Aberford Park from above

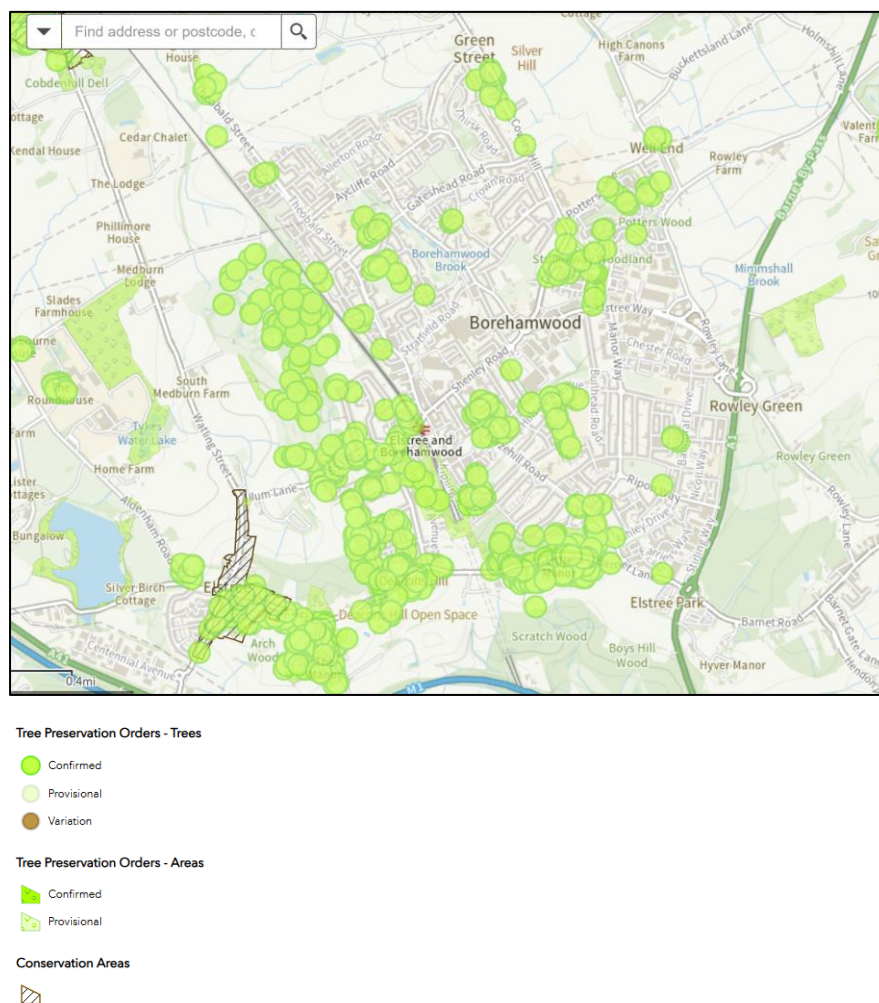


- 8.9. Tykes Water (sometimes referred to as Borehamwood Brook) is a minor tributary of the River Colne. It rises to the south of Borehamwood near Yavneh College and runs north through the town, where it has been dammed to produce ornamental lakes in Aberford Park. It then runs north through open country.
- 8.10. The Water and surrounding parkland provides an important green finger running into the heart of Borehamwood, 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.
- 8.11. 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.
- 8.12. 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 21*, in order to enhance the green infrastructure network.

Trees and shrubs as noise and air pollution buffers

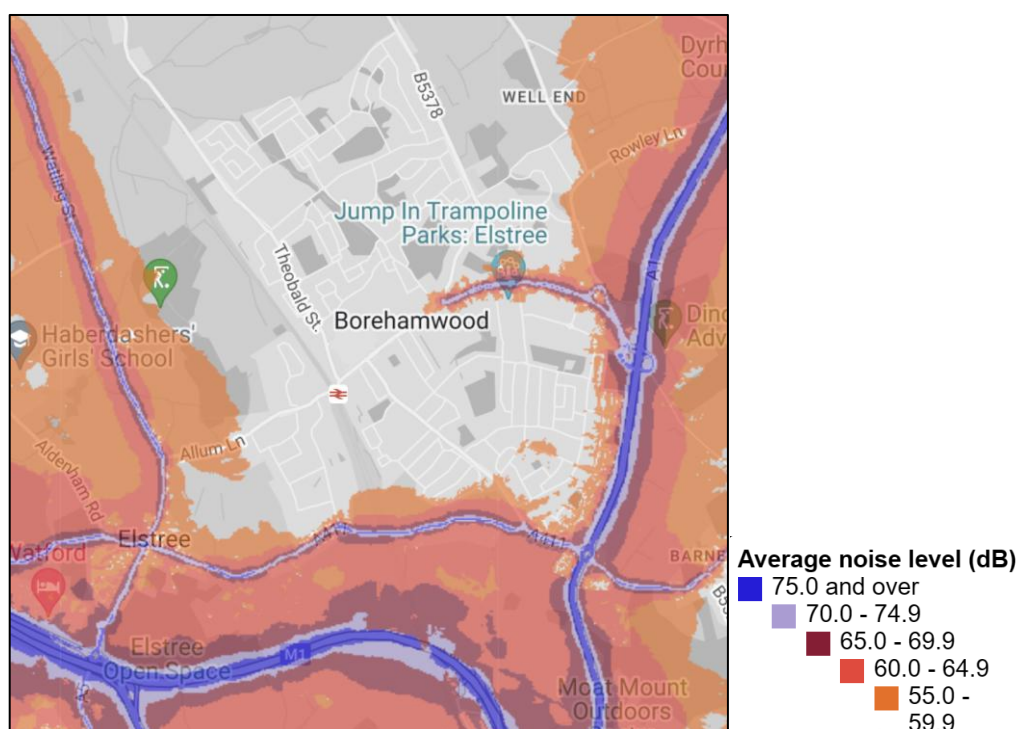
- 8.13. The neighbourhood area is home to a significant number of trees and woodland. *Figure 22* shows the trees covered with a protection order. The entire area falls within the Watling Chase Community Forest zone and directly bordering the area to the southeast is Scratchwood Local Nature Reserve, which incorporates a significant amount of ancient woodland.
- 8.14. 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 22: Tree Preservation Orders (individual trees and tree areas) in the neighbourhood area (source: HBC online mapping)



- 8.15. 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.
- 8.16. 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 above 60 dB during the day and 55 dB during the night (*Figure 23*). 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.

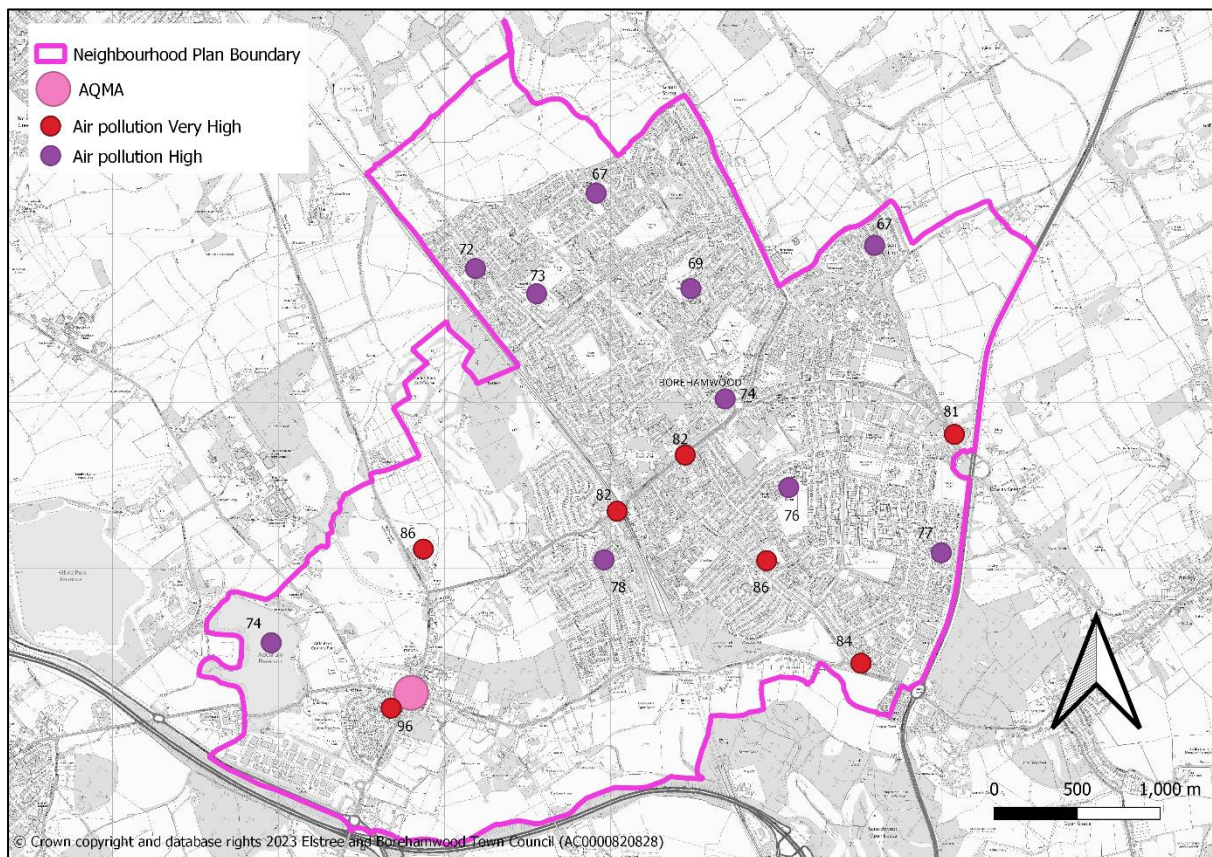
Figure 23: Noise map (24-hour average) for the neighbourhood area, 2017 (source: <http://www.extrium.co.uk/noiseviewer/FAQs.pdf>)



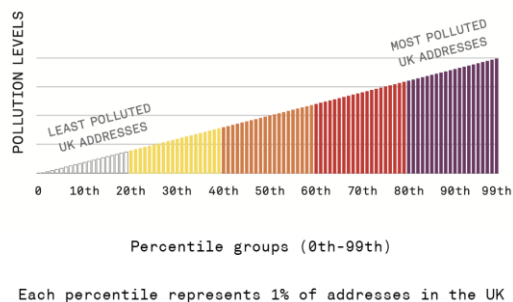
- 8.17. From an air quality perspective, there are several Air Quality Management Areas (AQMA) in the neighbourhood area. These are declared when there is an exceedance or likely exceedance of an air quality objective. These are shown on *Figure 24* alongside data relating to air quality that has been 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. In fact, Borehamwood as a settlement has the [worst air quality](#) in Hertfordshire.

Figure 24: Air Quality map for the neighbourhood area (numbers show which percentile an area falls within, source: Imperial College London)



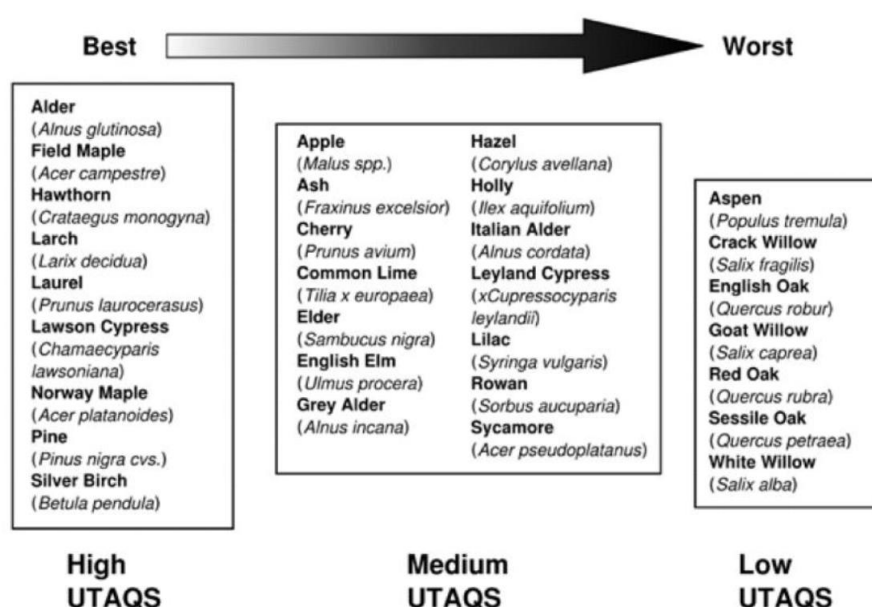
Every address in the UK has been ranked according to its air pollution levels, relative to other addresses in the country. This number, the percentile ranking, makes it easy to compare addresses.



- 8.18. 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 (*Figure 25*). 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.

Figure 25: Classification of 30 of the most common UK urban tree species using UTAQS



8.19. 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 and wildflower planting

8.20. The local engagement on the EBNP revealed a desire to 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, the top end of Woodcock Hill Village Green and in Potters Park. In addition, wildflowering within parks and meadows is being expanded by HBC (there are 30+ sites across Hertsmere) and doing so on verges could be explored.

POLICY EB12: LANDSCAPE AND BIODIVERSITY

- A. Proposals should be designed to create, conserve, enhance and manage green and blue spaces. They should connect chains of green and blue infrastructure, as identified on Figure 21, with the aim of delivering a measurable biodiversity net gain of 20%, where possible, but at a minimum, a net gain of at least 10%. The measurable Biodiversity Net Gain must be demonstrated by utilising the current Defra biodiversity metric. Where this is not demonstrated, permission for planning or for change should be refused unless other material planning considerations demonstrate the need for development. Where biodiversity net gain cannot be delivered on-site, opportunities to deliver it should first be sought within the neighbourhood area.**
- B. Measures to secure Biodiversity Net Gain will be approved by the Borough Council, in consultation with the Town Council and other consultees, and will include arrangements for the monitoring of post-development habitat management for a minimum of 30 years, in accordance with the Environment Act 2021.**
- 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: 6; HBC Core Strategy (2013): CS12, CS13, CS15; Elstree Way Area Action Plan; SADMP (2016): SADM10, SADM11, SADM12, SADM16; NPPF (2024): 136, 187, 188, 192, 193

Policy EB13: Aldenham Country Park and Reservoir

Purpose

- 8.21. The policy seeks to support continued community access for 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

- 8.22. 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 do this.
- 8.23. 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.
- 8.24. 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 costs of maintaining the dam, 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 18,409sq m of industrial/distribution floorspace (Use Class E/B2/ B8) and a flexible office/hub building (Use Class E) on land opposite the reservoir (as an enabling development) which will assist in funding the necessary repairs and ongoing maintenance to the dam. This is expected to 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. In any case, under the Land Covenant such activities would be restricted to fishing (which continues to take place there), boating (suspended due to the water level reduction) and walking. Nothing can be built on the land that extends beyond these.
- 8.25. In March 2023, a public right of way around the park was registered, restating and formalising legal access to the community. This circular path is maintained by the owners and is open daily between 9am and 5pm.
- 8.26. There is an aspiration to protect and preserve this valued feature for the local community, for generations to come. A community interest vehicle is being formed and funded to support these aims. 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 the sorts of leisure activities enabled by the land covenant.

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 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.**

EBNP Objective: 4, 6; HBC Core Strategy (2013): CS12, CS15, CS19; Elstree Way Area Action Plan; SADMP (2016): SADM10, SADM12, SADM34, SADM37; NPPF (2024): 85, 88, 96, 98, 187, 192

Policy EB14: Managing the environmental impact of development

Purpose

8.27. 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

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


Table 2: Designations in the neighbourhood area

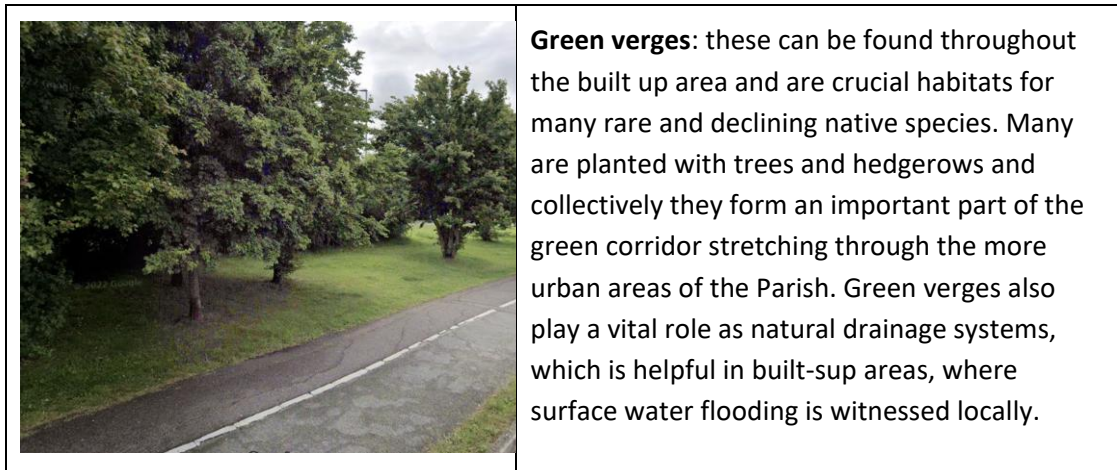
Designation	Sites
Green Belt	Covering the majority of the neighbourhood area, excluding the built up area aside from parts of Elstree village.
Local Wildlife Sites (LWS)	Aldenham Country Park Grasslands & Reservoir Margins Theobald Street Wood Wood Hall Farm Wood Wood Hall Wood Organ Hall Pastures Composers Park Elstree Tunnel Grasslands east Pasture by Railway, Borehamwood Parkfields Open Space (Borehamwood) Woodcock Hill Fields Regents Shooting Ground, Rowley Green Northern Heights North
Local Green Spaces	As set out in Policy EB15 (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.

8.29. 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.

- 8.30. 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.
- 8.31. 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 3*.

Table 3: Natural features typical of the area

	<p>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.</p>
	<p>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.</p> <p>Trees also provide other benefits including supporting natural drainage, providing shade, offering a cooling effect, and shielding against noise from e.g. vehicles.</p> <p>Existing trees should be retained and new ones planted.</p>



- 8.32. 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.
- 8.33. 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.
- 8.34. 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 and 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: 1, 6; HBC Core Strategy (2013): SP1, CS12; Elstree Way Area Action Plan; SADMP (2016): SADM10, SADM12, SADM30; NPPF (2024): 131, 187, 188, 189

Policy EB15: Local Green Space

Purpose

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

Justification

8.36. 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. 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.

8.37. 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. The spaces shown on *Figure 26* are considered to fulfil the criteria and are designated as local green space. Detailed information and mapping for each space is provided in Appendix C.

POLICY EB15: LOCAL GREEN SPACE

The following are designated as local green space as shown on *Figure 26*:

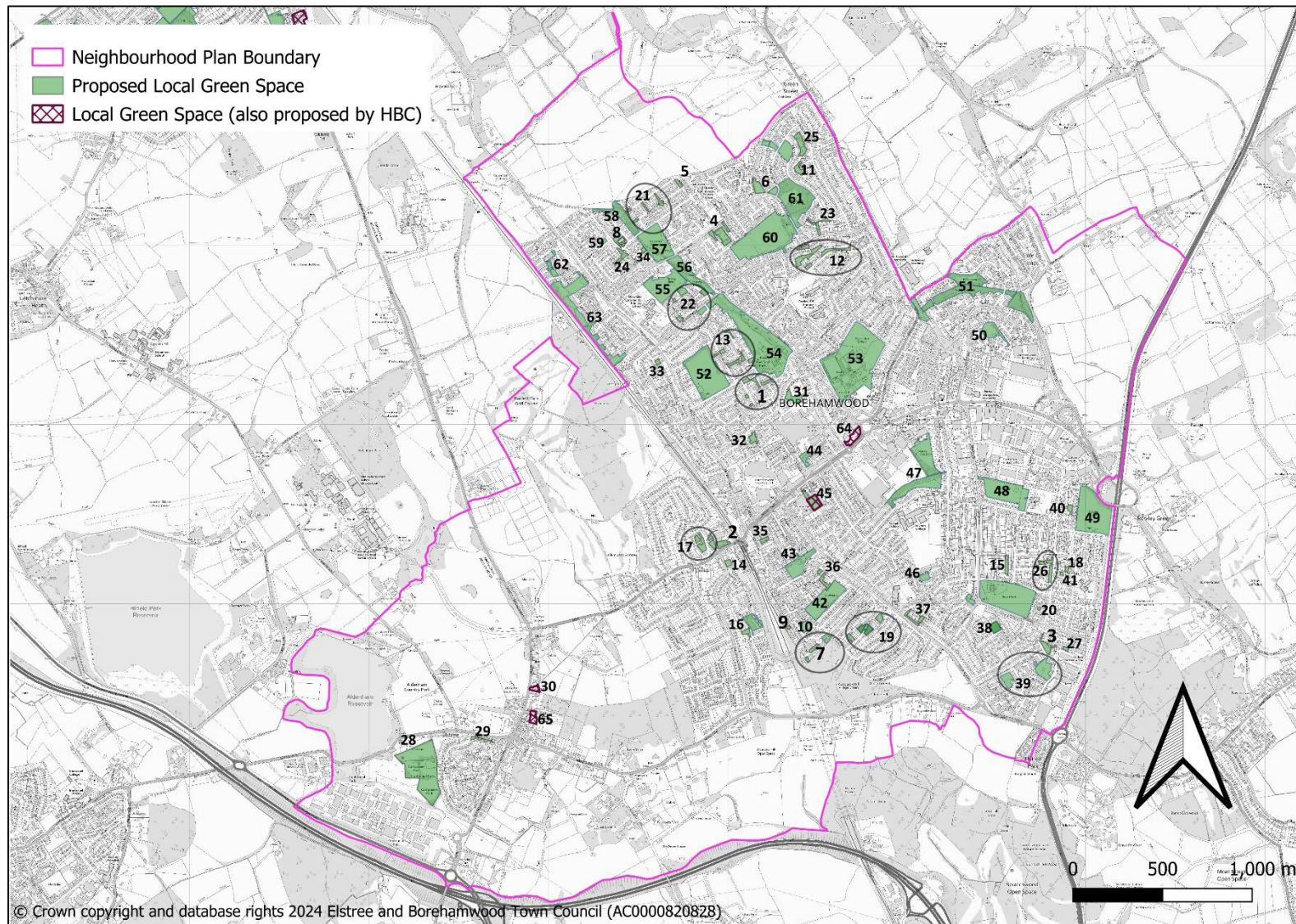
- **LGS1** Cluster of spaces at Aberford Road
- **LGS2** Allum Hall and Manor House
- **LGS3** Farriers Way Green Space
- **LGS4** Aycliffe Housing Green Spaces
- **LGS5** Berwick Road Green Space
- **LGS6** Green Space at Brampton Terrace and Washford Way
- **LGS7** Cluster of green spaces at Byron Avenue
- **LGS8** Church Yard / Allerton Road Green Space
- **LGS9** Cluster of green spaces at Kipling Way
- **LGS10** Wordsworth Gardens Green
- **LGS11** Cowley Hill Free Church Green Space
- **LGS12** Crown Road/Gateshead Road Cluster
- **LGS13** Cluster of spaces at Croxdale Road and Linton Avenue
- **LGS14** Green Space at Hollywood Court

- **LGS15 Featherstone Gardens Green Space**
- **LGS16 Hartfield Avenue Green Spaces**
- **LGS17 Boreham Holt Green Space**
- **LGS18 Howard Drive Green Space**
- **LGS19 Milton Drive Green Spaces**
- **LGS20 Monkswood Gardens**
- **LGS21 Morpeth Avenue Green Spaces**
- **LGS22 Green Spaces near Gateshead Road**
- **LGS23 Reston Close Green Spaces**
- **LGS24 Rossington Avenue Green Spaces**
- **LGS25 Stanborough Avenue Green Space**
- **LGS26 Warren Grove Green Spaces**
- **LGS27 Hackney Close Basketball Court**
- **LGS28 Composers Park, Elstree Village**
- **LGS29 Schubert Road Green Space**
- **LGS30 War Memorial and Children's Play Area, Elstree**
- **LGS31 Stratfield Road Green Space**
- **LGS32 Welbeck Close and Stratfield Road Green Space**
- **LGS33 Maydwell Local Green Space**
- **LGS34 Sinderby Close Green Space**
- **LGS35 Whitehall Close Gardens**
- **LGS36 Cedars Close Green Space**
- **LGS37 Oak Farm Green Space**
- **LGS38 Grantham Green**
- **LGS39 Farriers Way Green Spaces**
- **LGS40 Tempsford Avenue Green Space**
- **LGS41 Knebworth Path Green Space**
- **LGS42 Melrose Avenue Allotments**
- **LGS43 Land at Shakespeare Drive**
- **LGS44 Clarendon Park**
- **LGS45 All Saints Graveyard**
- **LGS46 Land at Lemsford Court**
- **LGS47 Maxwell Hillside Park**
- **LGS48 Kenilworth Park**

- **LGS49 Tempsford Green Playing Field**
 - **LGS50 Kelly Court, Studio Way Estate**
 - **LGS51 Potters Wood and land at Studio Way**
 - **LGS52 Old Haberdashers Sports Ground**
 - **LGS53 Meadow Park and Football Ground**
 - **LGS54 Aberford Park**
 - **LGS55 Land at 100 Aycliffe Road**
 - **LGS56 Leeming Park**
 - **LGS57 Brook Meadow**
 - **LGS58 Haggerston Park**
 - **LGS59 Land at Wetherby Road**
 - **LGS60 Playing Fields at Aycliffe Road**
 - **LGS61 Thirskcliffe Nature Reserve**
 - **LGS62 Land at Tomkins Close and Bairstow Close**
 - **LGS63 Organ Hall Open Space**
 - **LGS64 War Memorial Elstree Hill North**
 - **LGS65 Cemetery St Nicholas Church**
- Development proposals within the designated local green spaces will be consistent with national policy for Green Belt.**

Conformity reference: EBNP Objective: 4, 6; HBC Core Strategy (2013): CS12, CS19; Elstree Way Area Action Plan; SADMP (2016): SADM35; NPPF (2024): 106-108, 153-160

Figure 26: Local Green Spaces (proposed) (numbering as per the policy)



Policy EB16: Locally significant views

Purpose

8.38. 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

8.39. The following views are considered to be particularly important in the local area, as nominated by the community via the community survey and other meetings, are shown on *Figure 27* with further details provided in Appendix D:

V1: View looking east from The Mops and Brooms public house

V2: View south east from Rowley Lane

V3a and V3b: Long distances view north/ north-west from Woodcock Hill

V4: View south-west from Allum Lane towards Elstree

V5: View from Red Road looking south-west towards Park Fields

V6: View north-east from footpath near to Elstree Village

V7: Long distance view from Deacons Hill northwards to Green Street (Shenley)

V8: View north-west from Haggerton Road

V9: View from the top of Byron Avenue looking south

V10: View from The Rise looking west towards Elstree Village

V11: Long distance view west from Thirskcliffe Nature Park

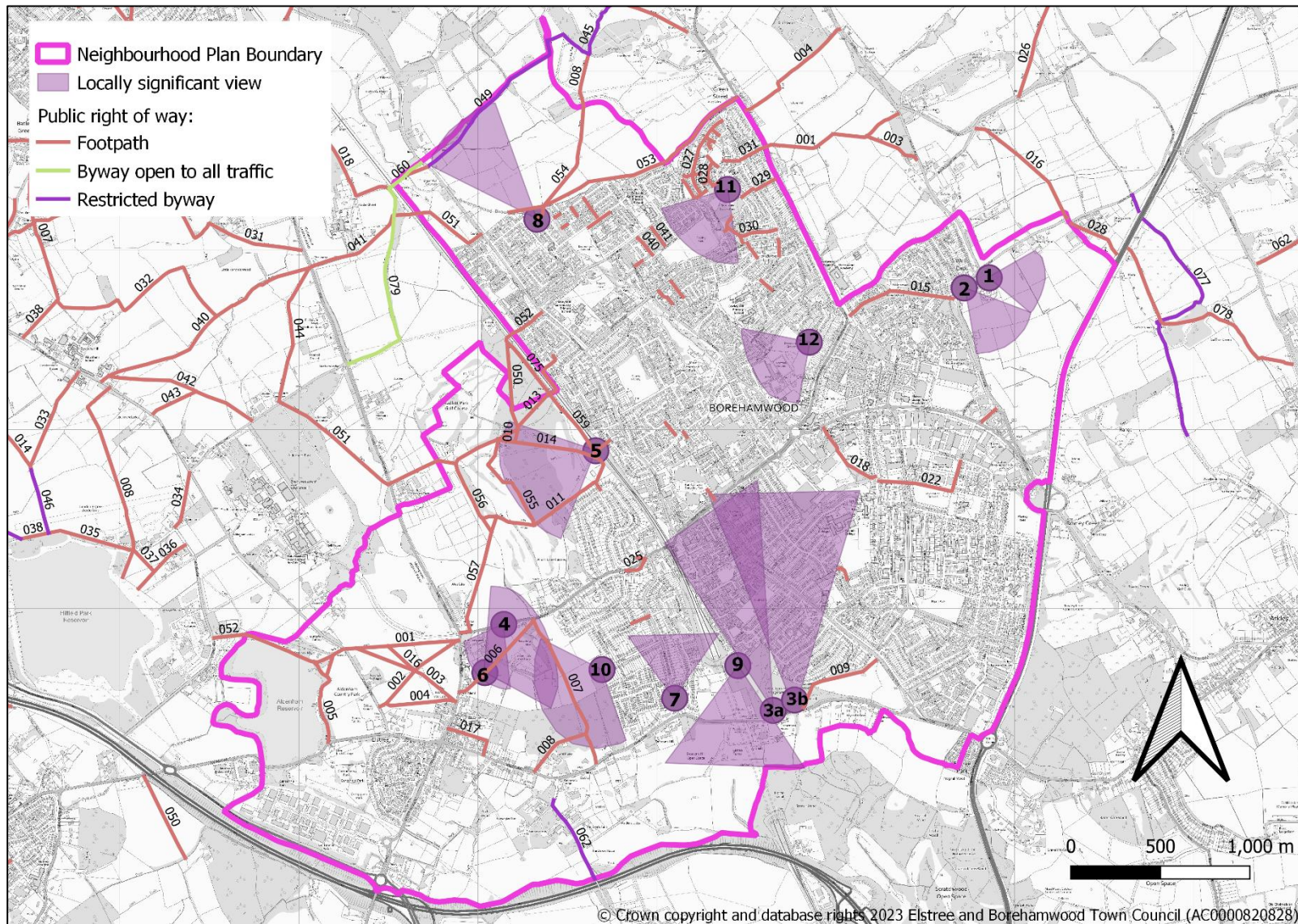
V12: View from Edulf Road toward Park Fields

POLICY EB16: PROTECTION OF LOCALLY SIGNIFICANT VIEWS

The Plan identifies the locally significant views as shown on *Figure 27*, 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 27* 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.

Conformity reference: EBNP Objective:1, 6; HBC Core Strategy (2013):CS12; Elstree Way Area Action Plan; SADMP (2016): SADM11, SADM30; NPPF (2024): 131-135, 187

Figure 27: Views map



9. GETTING AROUND

Policy EB17: Improving walking, cycling and equestrian opportunities

Purpose

- 9.1. This policy seeks to enhance walking (and ‘wheeling’ – wheelchairs, pushchairs etc.), cycling and equestrian 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.

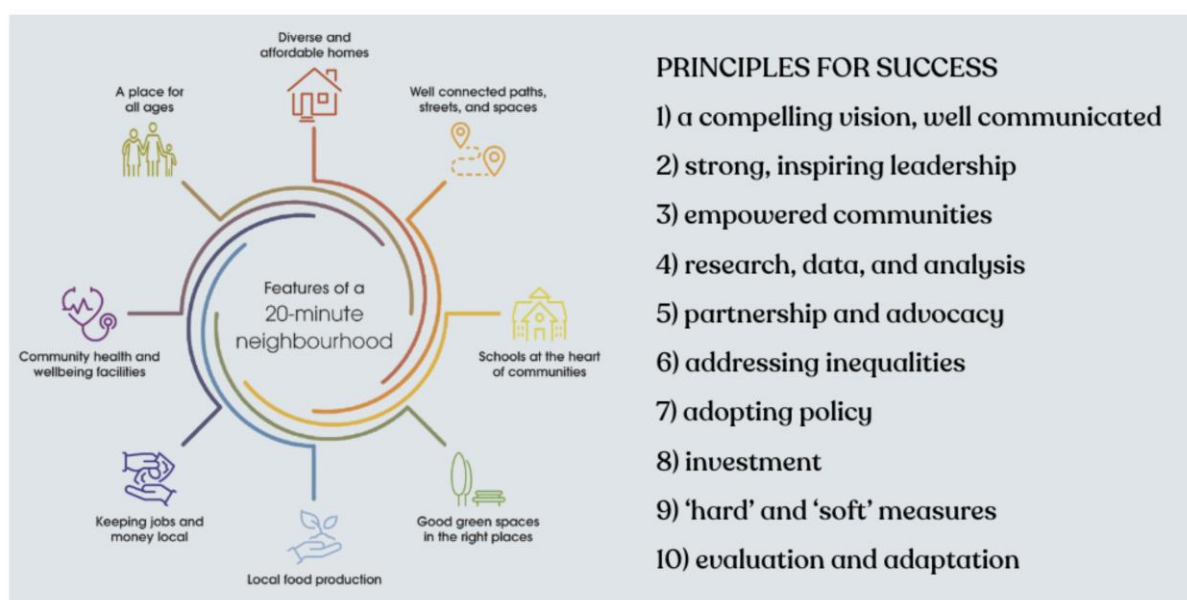
Justification

- 9.2. Many people rely on their car for a variety of reasons - they may have limited mobility, they may be transporting young children or other relatives, 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. Seeking to discourage multiple car ownership per household is a further aspiration.
- 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 additional vehicles cutting through the town in addition to existing through traffic. 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 along Shenley Road and 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, Transport for London and HCC as the two Highways Authorities. Where the ENBP can have more scope and influence is on local movement.
- 9.5. Whilst the ENBP 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: Elstree Crossroads has significant enough air pollution to require an Air Quality Management Area (AQMA) classifications and other parts of the town are facing increasing air pollution

(Figure 24, 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 28). 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 28: 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 29 provides a conceptual overview of the 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 30 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. It is possible to identify those areas that are less well-served for facilities within a sustainable distance and opportunities should be sought within future development proposals either to

improve access from those locations are to identify sites for additional provision that is currently lacking.

9.10. 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 HBC has recently introduced the Beryl Bike sharing scheme in the town.

9.11. 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 access easily and safely – 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.

Figure 29: The 20-minute neighbourhood concept applied to neighbourhood area - walking

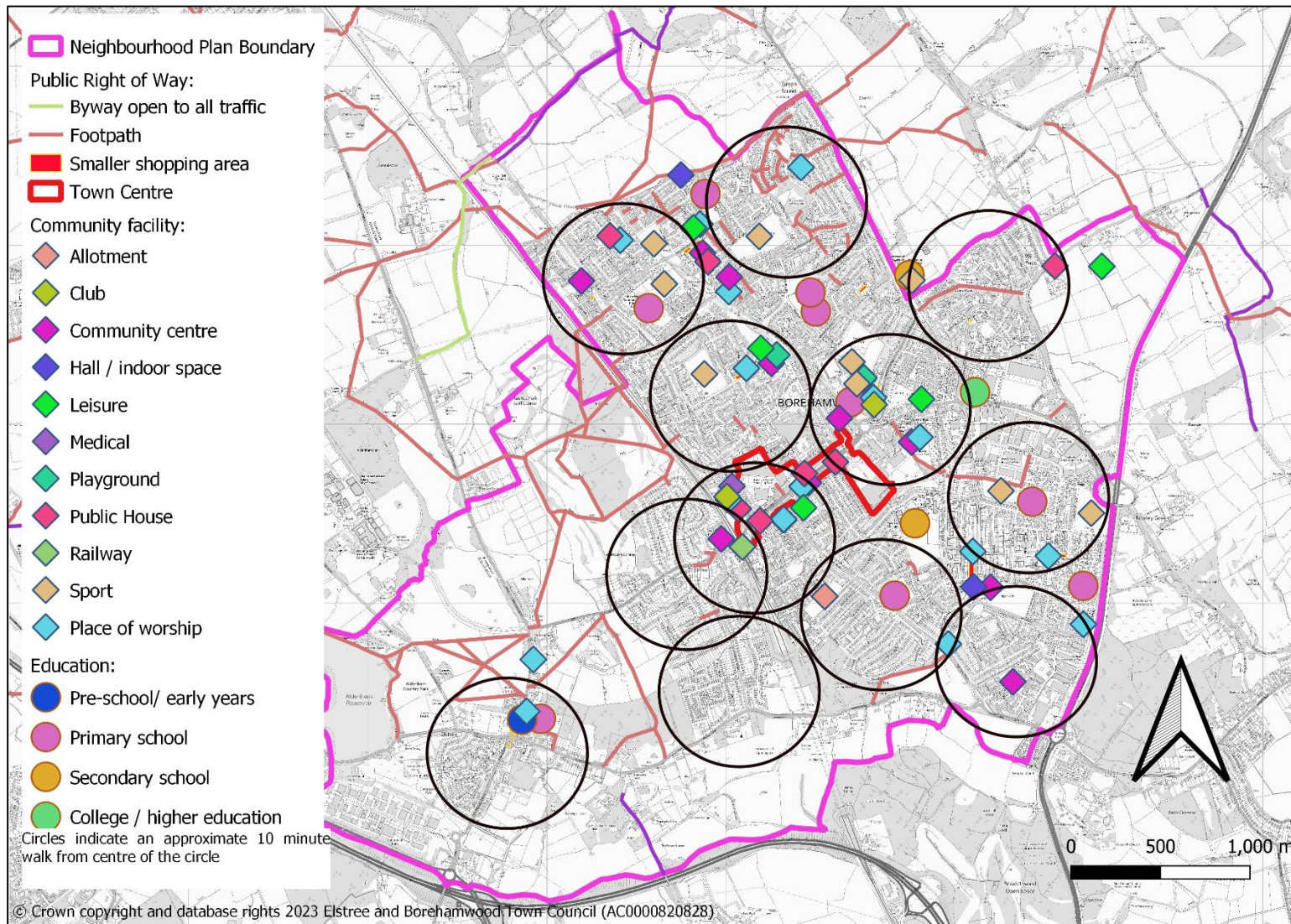
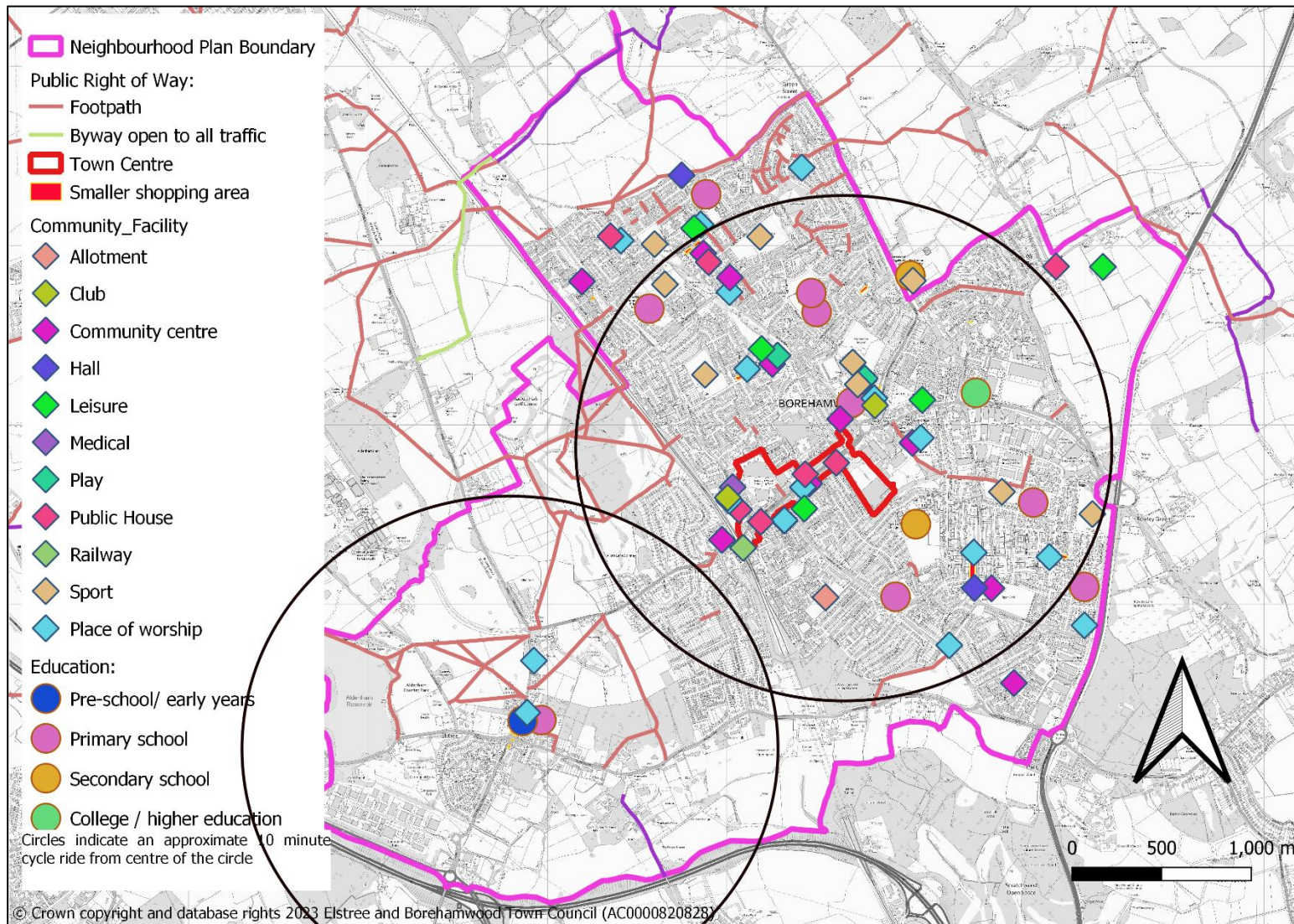


Figure 30: The 20-minute neighbourhood concept applied to neighbourhood area - cycling

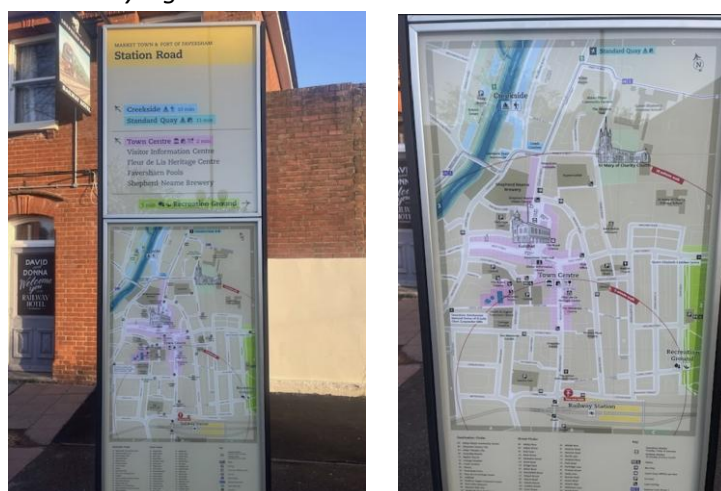


9.12. To support the concept, a series of local enhancements to the active travel network, are required/ desired. The following key issues have been raised during the engagement on the plan and an associated action will be to embed these within the emerging LCWIP. Funding could come from developer contributions (s106, CIL) or other sources:

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 minimise distance travelled and travel 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/ leisure/ 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:

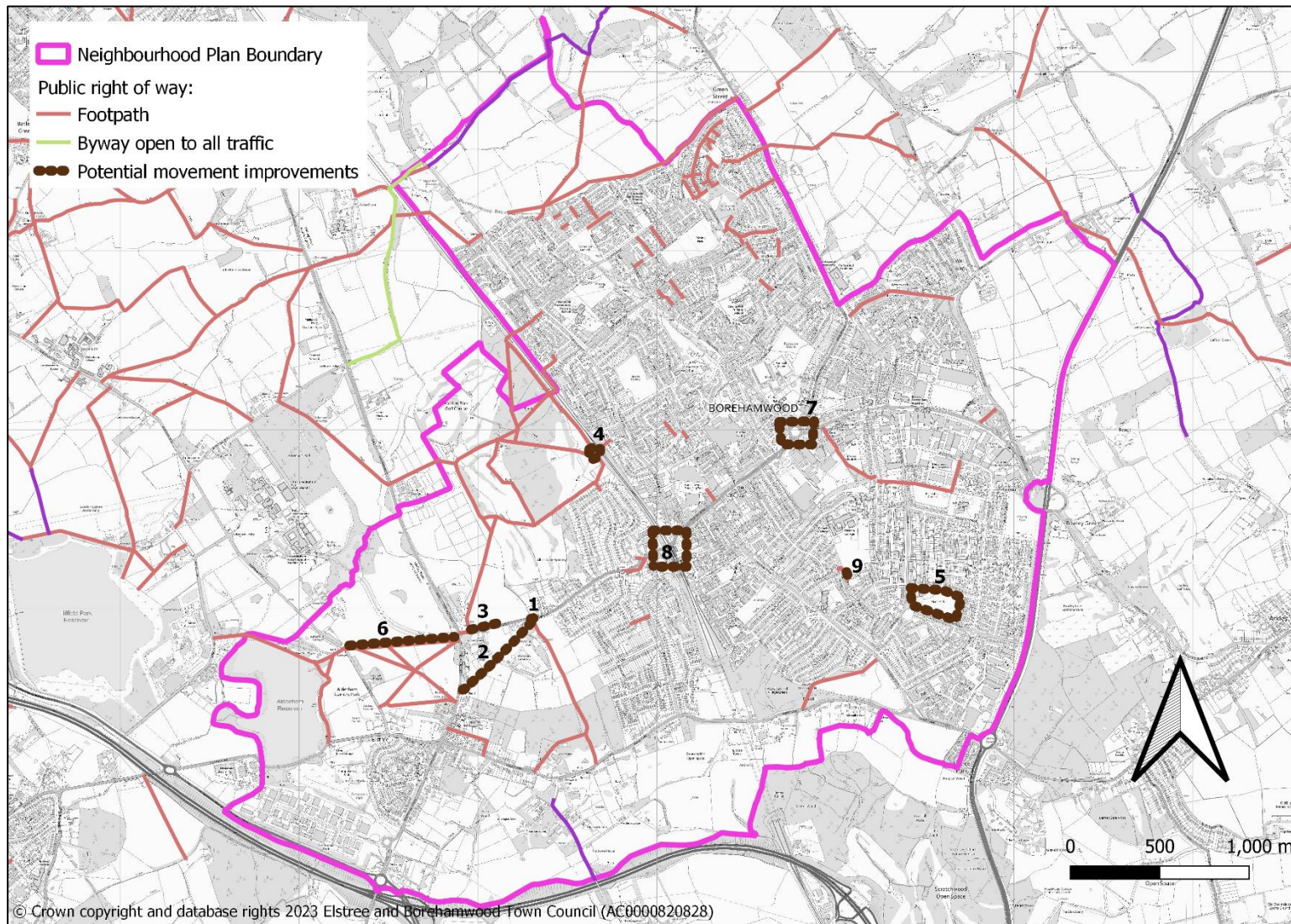
- **Connecting Borehamwood to Aldenham Country Park:** Rights of way do exist that connect the town to the country park as shown in *Figure 27*. The land to the north of Elstree Village is less hilly than further south and these routes could potentially therefore be attractive to cyclists. They would 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 Bhaktivedanta Manor and to Bushey and Watford further along. This could also align to the Beryl Bike (hire) network.
- **Extending the film and television heritage trail:** Extending the existing trail of plaques and marking it out.

9.13. *Figure 31* identifies some of the improvements that could be made to ease movement in the area. It is not exhaustive. These should be discussed with HBC and HCC as there may be funding to address some or all of these, including through the refresh of the Elstree Corridor Strategy:

1. Difficult to cross the road here due to sightlines. This makes it harder to access bus stops.
2. Although this footpath provides a non-road link to Allum Lane, it is isolated and narrow in parts, making it less desirable.
3. This part of Alum Lane is narrow with no pavements, making it harder for those accessing Borehamwood from Elstree Village. There are also posts here, which make wheelchair access a challenge.
4. This is one of the main access points across the railway line from Borehamwood to the west and vice versa. It is used by many people to access the shops and synagogue. It often floods and is in need of improvement to enable better access for all users.
5. Ripon Park has no easy access. It is surrounded on roads on all sides effectively making it an 'island'. Crossing points are required, which could be used not only for park access, but to aid children accessing the nearby schools and wishing to avoid the roads.
6. The path towards Aldenham Country Park can get very muddy. This may reduce the ability for people to access the park by bicycle.
7. The roundabout at the eastern end of the town centre is very difficult for cyclists and pedestrians to navigate. There may be scope to address permeability in the emerging Elstree Corridor Strategy Review.
8. Access into and around the railway station could be improved for pedestrians. Examples of issues cited include the secluded footbridge and challenging crossing points.
9. The footpath off Lemsford Court and Newston Crescent is isolated and unpleasant. It is a key route for children accessing the schools from nearby housing and should be improved.

9.14. In addition, cycling access could be improved – potentially through the provision of cycle lanes – along: Furzehill Road, Harteford Road, Crown Road.

Figure 31: Potential improvements to be made to the movement route network (see above for detail of 1-9)



POLICY EB17: IMPROVING WALKING, CYCLING AND EQUESTRIAN OPPORTUNITIES

- 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 retain 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.**
- F. The provision of covered and secure covered cycle racks and buggy parking will be supported.**
- G. The provision of publicly-accessible electric vehicle charging points will be supported.**

Conformity reference: EBNP Objective: 2; HBC Core Strategy (2013): CS18, CS22, CS24, CS26; Elstree Way Area Action Plan; SADMP (2016): SADM30; NPPF (2024):109, 110, 111,

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 from the village (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. There are a range of potential sites. For instance the nursery building on Sullivan Way used to host a similar facility and is not used in the evenings or weekends. The Liberal Synagogue on the High Street are looking to convert their building into a community hub (not just for the Jewish community) during non-service times. Such options should be explored.
- 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 would be welcomed, 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. Additional play equipment for younger children: Provision is generally good across the area but the equipment is often worn or broken in many of the parks and needs investment. 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. Lack of provision of 'less expensive' provision for teenagers: 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. A Young Person's hub and non-alcoholic club venue were included in the EB Culture and Creative Strategy. There may be scope to deliver facilities in connection with the Elstree Corridor Review.

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 in accordance with Policy EB17.

B. Proposals that would result in the loss of community, leisure and recreational facilities (including land used for such purposes) 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. re-provision of these facilities will incorporate adequate safeguards for delivery; and
- iii. satisfy all other relevant policy expectations of this neighbourhood plan.

EBNP Objective: 4; HBC Core Strategy (2013): CS19; Elstree Way Area Action Plan; SADMP (2016): SADM32-37; NPPF (2024): 96, 98

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 Pick and Shovel, Shenley Road (likely to close)
- The Good Companion, Shenley Road
- The Oak, Rossington Avenue
- The Alfred Arms, Shenley Road
- The Wellington, Theobald Street
- Toby Carvery, Studio Way

10.20. The last public house in Elstree Village (The Plough) closed in 2011.

10.21. 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.

10.22. 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 Value](#) with HBC.

10.23. 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.**

EBNP Objective: 4; HBC Core Strategy (2013): CS19; Elstree Way Area Action Plan; SADMP (2016): ADM32; NPPF (2024): 96, 98

11. IMPLEMENTATION AND PLAN REVIEW

- 11.1. EBTC is the qualifying body responsible for the Neighbourhood Plan.
- 11.2. Once the Plan has been 'made', there will be a series of actions that need 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.
- 11.3. 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 (such as Community Infrastructure Levy (CIL) 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. Further training for town councillors on how to respond effectively to planning applications would also be helpful.
 - 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.
- 11.4. 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.
- 11.5. 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.
- 11.6. 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 as part of a Town Council working group, sub-committee or panel, in partnership with and ensuring the engagement of the wider community.
- 11.7. 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 HBC. 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. The Town Council intends regularly to 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 PROJECTS AND ASPIRATIONS

The community engagement revealed a series of issues that are not relevant to planning policy, but which will help to deliver the vision and objectives. These are captured here and may be delivered by the Town Council or other organisations.

Table 4: Projects and aspirations

Ref.	Issue	Possible Actions
1.	Delivering against housing need	Update the Housing Needs Assessment on a regular basis (once every 5 to 7 years).
2.	Elstree Conservation Area	Work with HBC to update the Conservation Area appraisal to reflect current policy.
3.	Creation of a hop-on-hop off television and film tourism bus tour	Undertake audit of iconic TV/Film locations in the area and explore options for a tourist trail.
4.	Promoting walking and cycling	<ul style="list-style-type: none">• Input into the HBC LCWIP project to identify priorities for walking and cycling improvements locally, building on the work undertaken for the EBNP (EB17).• Prepare a signage audit to ensure that key routes are well-promoted. This could be in association with leaflet guides on various themes (school access, recreational, links to the wider countryside) etc.• Work with partners to ensure that footways are kept clear of roots and other obstructions.
5.	Improving biodiversity	<ul style="list-style-type: none">• Explore options to add additional planting (trees, wildflowers etc.) to promote biodiversity, to help cushion sound pollution and to reduce the impacts of climate change (air pollution).

14. POLICIES MAPS

This will be inserted at the very end prior to going to consultation. It will show the key designations and policies as they apply on a series of maps of the area.

Key to Policies Maps:

	Neighbourhood Plan Boundary
	Green Belt
	Ancient woodland
	Local Wildlife Site
	Elstree Village envelope
	Elstree Way Corridor Boundary
	Important Gateway (Policy EB3)
	Listed Buildings (April 2022)
	Elstree Village Conservation Area
	Locally Listed Buildings (HBC)
	Non-designated heritage asset (Policy EB6)
	Town Centre (Policy EB7)
	Smaller Centre (Policy EB7)
	Employment Area (Policy EB9)
	Local Green Space (Policy EB15)
	Local Green Space (HBC)
Public right of way:	
	Footpath
	Bridleway
	Byway open to all traffic
	Restricted byway
	Potential movement improvements (Policy EB17)
	View Arc (Policy EB16)
	Watercourse

Figure 32: Policies Map: Neighbourhood Area

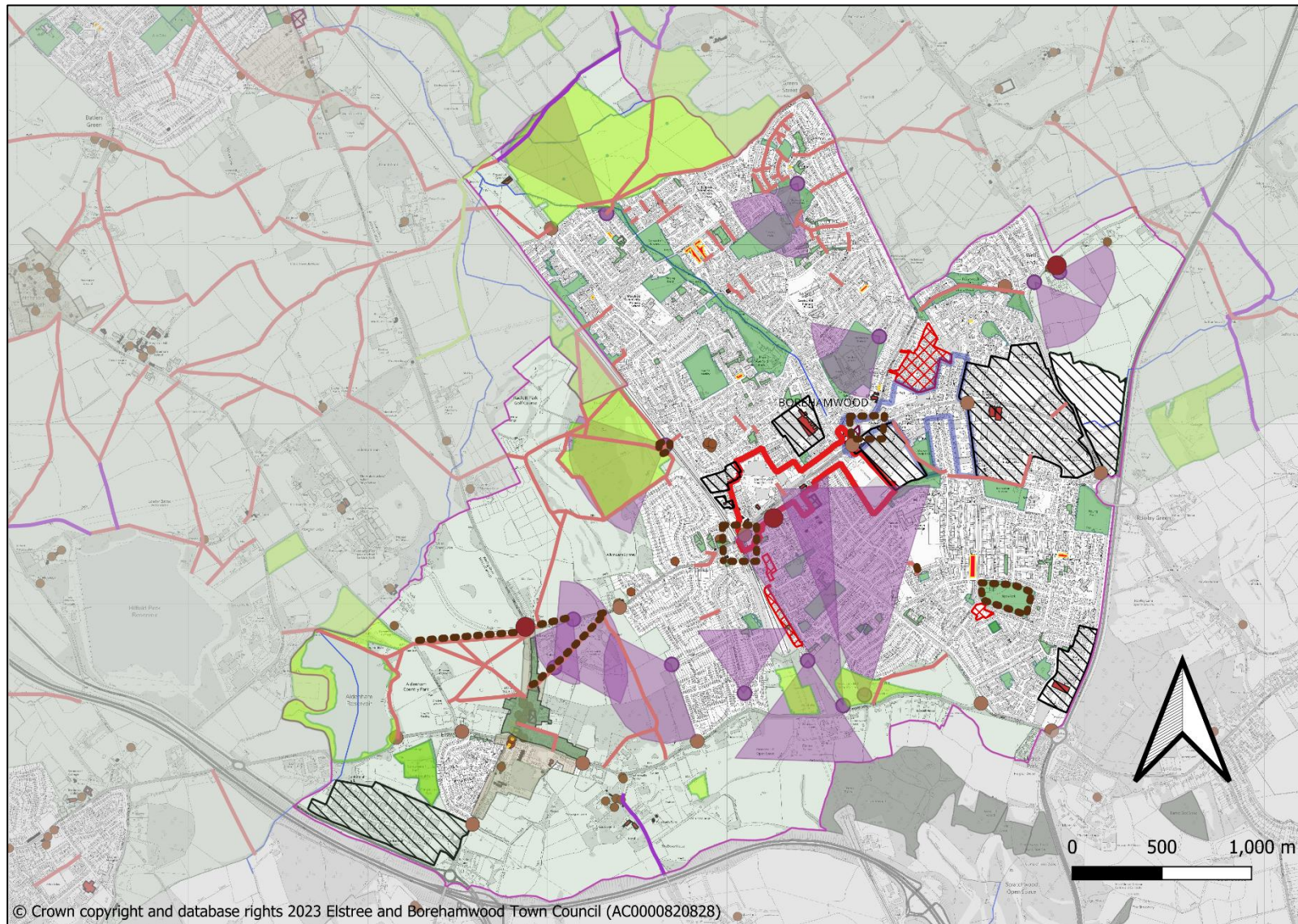


Figure 33: Policies Map: north

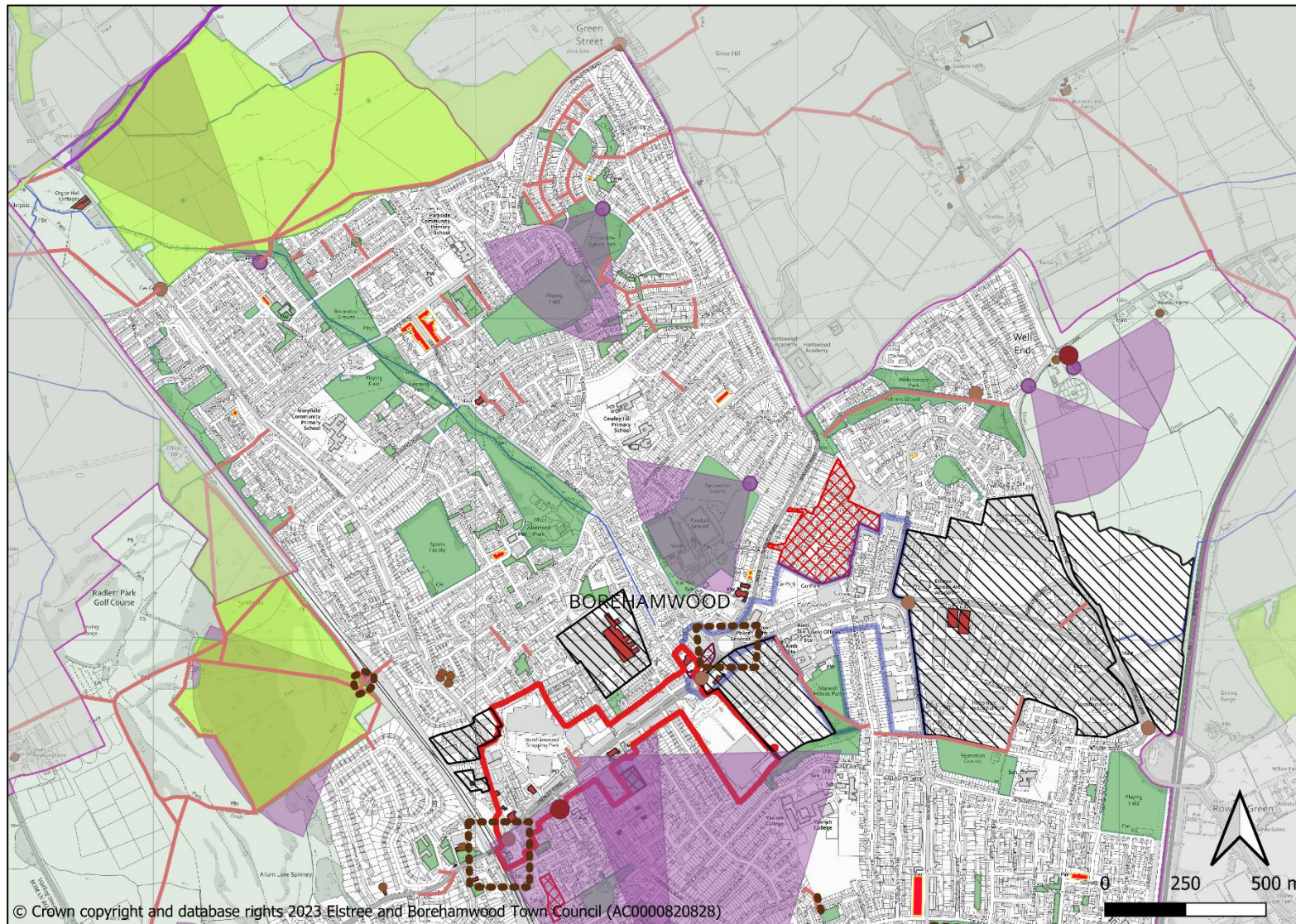


Figure 34: Policies Map - south

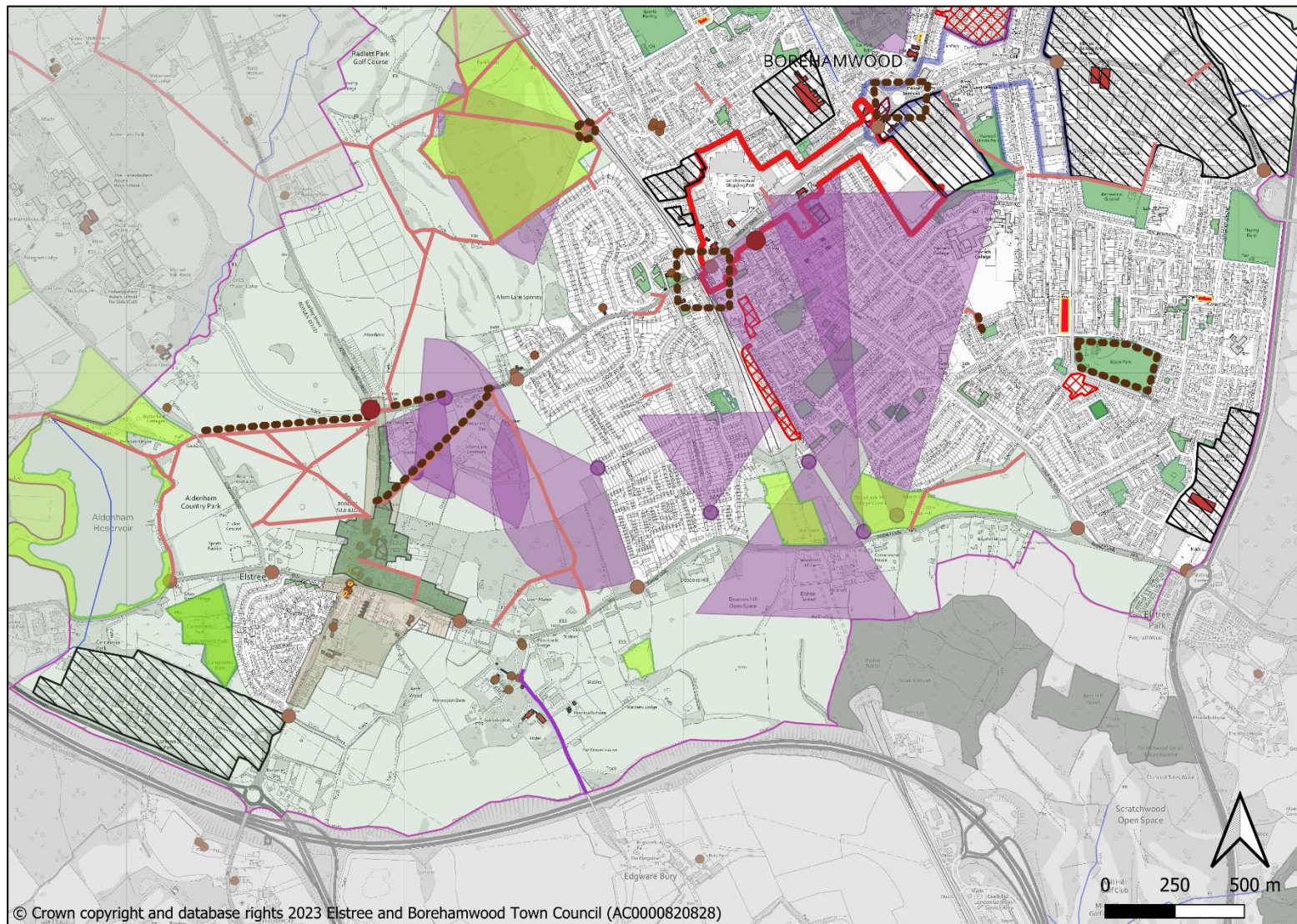
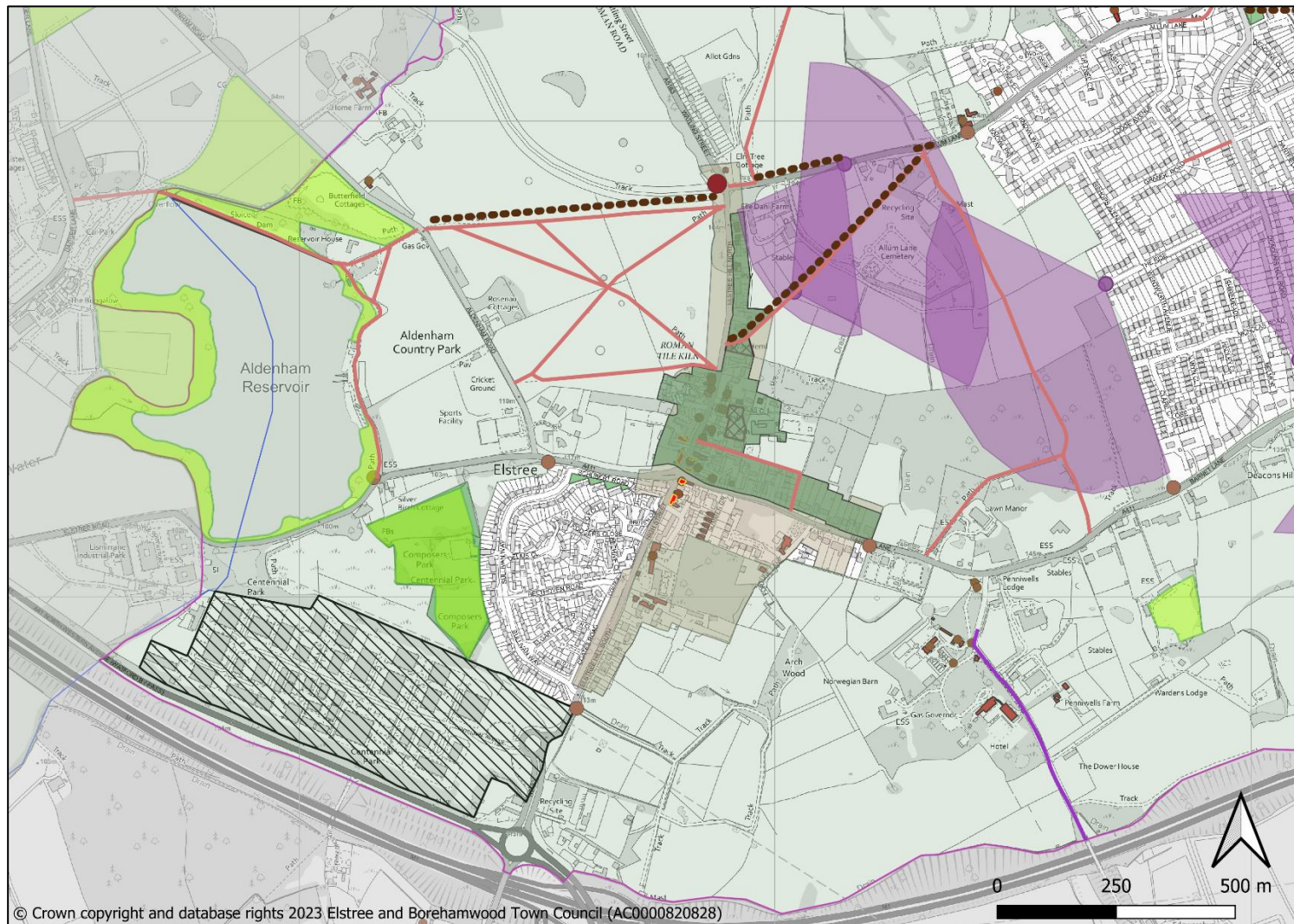


Figure 35: Figure 34: Policies Map - Elstree Village



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.
- **Asset of Community Value:** A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that 'social interests' include cultural, recreational and sporting interests.
- **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.
- **Local connection:** For the purposes of allocating affordable homes, housing shall be occupied in accordance with the [Borough Council's standard allocation procedures](#). For First Homes, priority is given to applicants who can demonstrate that they have a local connection to the neighbourhood area itself (Elstree and Borehamwood) 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 1,000m² 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.
- **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

Document/Evidence	Author	Year
Ancient tree guide 4: What are ancient, veteran and other trees of special interest? https://www.woodlandtrust.org.uk/media/1836/what-are-ancient-trees.pdf	Woodland Trust	2008
Allocation Policy Summary Document (housing) https://www.hertsmerehomes.org.uk/Choice/uploads/Housing%20Allocation%20Policy%20-%20Summary%20Document.pdf	Hertsmere Homes	2022
Biodiversity Net Gain SPD https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Planning-Publications/Biodiversity-Net-Gain-SPD-January-24-1.14mb.pdf	Hertsmere Borough Council	2024
Building for a Healthy Life 2020 https://www.designforhomes.org/wp-content/uploads/2020/11/BFL-2020-Brochure.pdf	Design for Homes	2020
Census	Office for National Statistics	2011 updated 2021
Climate Change Act 2008 https://www.legislation.gov.uk/ukpga/2008/27/contents	HM Government	2008
Climate Change and Sustainability Interim Planning Policy Position Statement https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning/Planning-Enforcement/Solar-Farm-Appeal-Documents/Policy-Documents/Interim-Policy-Statement-on-Climate-Change-adopted-2020-PDF-907kb.pdf	Hertsmere Borough Council	2019
Culture and Creative Strategy 2023-2027	Elstree and Borehamwood Town Council	2023
Defra Biodiversity Metric https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development	Defra/Natural England	2021
Design and Cost Guidance for Sports Facilities https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance	Sport England	no date
Elstree and Borehamwood Design Code and Guidance	Elstree and Borehamwood Town Council	2024

Document/Evidence	Author	Year
Elstree and Borehamwood Housing Needs Assessment https://neighbourhoodplan.elstreeborehamwood-tc.gov.uk/wp-content/uploads/2023/05/Elstree-Borehamwood-Housing-Needs-Assessment-Final-Report.pdf	AECOM	2023
Elstree Conservation Area Appraisal https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/SADMS-EB36-Elstree-Village-CA-Appraisal-2014.pdf	BEAMS Ltd	2014
Elstree Way Corridor Area Action Plan 2012-2027 https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/EWC-AAP-Final-Adopted-Plan.pdf	Hertsmere Borough Council	2015
Empty Homes Strategy 2024-2028 https://www.hertsmere.gov.uk/Documents/06-Housing--Private-Property/Private-Housing/Appendix-A-Empty-Homes-Strategy-2024-2028.pdf	Hertsmere Borough Council	2024
Energy Efficiency and Historic Buildings – How to improve energy efficiency https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/	Historic England	2018
<i>Environment Act 2021</i> https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted	HM Government	2021
Future Homes Standard Consultation: Government response https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/956094/Government_response_to_Future_Homes_Standard_consultation.pdf	HM Government	2021
Guidance Note 08/18: Bats and artificial lighting in the UK https://cdn.bats.org.uk/uploads/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lighting-compressed.pdf?v=1542109349	Bat Conservation Trust /Institution of Lighting Professionals	2018
Guidance Note 01/21: For the reduction of obtrusive light https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/	Institution of Lighting Professionals	2021
Guidance Note 9.19 (Domestic Exterior lighting: getting it right!) https://theilp.org.uk/publication/guidance-note-9-domestic-exterior-lighting-getting-it-right/	Institution of Lighting Professionals	2019
Guidance Note PLG05 The brightness of illuminated advertisements https://theilp.org.uk/publication/plg05-the-brightness-of-illuminated-advertisements/	Institution of Lighting Professionals	2023

Document/Evidence	Author	Year
The Hedgerow Regulations 1997 (ref. 2) https://www.legislation.gov.uk/uksi/1997/1160/contents/made	HM Government	1997
Heritage at Risk Register https://historicengland.org.uk/advice/heritage-at-risk/search-register/	Historic England	Ongoing
Hertfordshire Minerals Local Plan Review 2002-2016 https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/planning/planning-in-hertfordshire/minerals-planning/minerals-local-plan/mineral-local-plan-review-2002-2016-adopted-march-2007.pdf	Hertfordshire County Council	2007
Hertfordshire Waste Core Strategy and Development Management Policies https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/planning/planning-in-hertfordshire/waste-local-plan/waste-core-strategy-and-development-management-policies-document.pdf	Hertfordshire County Council	2012
Hertfordshire Waste Site Allocations Document https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/planning/planning-in-hertfordshire/waste-local-plan/the-waste-site-allocations-document-2.pdf	Hertfordshire County Council	2014
Hertsmere Creative Strategy https://www.hertsmere.gov.uk/Documents/03-Community/Community-Information/Hertsmere-Creative-Strategy-pdf-3.8-Mb.pdf	Hertsmere Borough Council	2023
Hertsmere Local Plan Core Strategy https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Development-Framework/Core-Strategy-DPD-2013.pdf	Hertsmere Borough Council	Adopted 2013
Hertsmere Local Plan Site Allocation and Development Management Plan https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/FINAL-ADOPTED-SADM-01-02-2017.pdf	Hertsmere Borough Council	Adopted 2015
Hertsmere Local Plan Green, Sustainable Growth: Towards 2040: Additional Public Consultation https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Hertsmere-Local-Plan-Regulation-18-Consultation-Document-2024-compressed-pdf-9.56-Mb.pdf	Hertsmere Borough Council	April 2024
Historic Environment Record https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/historic-environment-	Historic England in partnership with ALGAO and IHBC	Ongoing

Document/Evidence	Author	Year
archaeology/hertfordshire-historic-environment-record.aspx		
Housing our Ageing Population Panel for Innovation (HAPPI) https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/	Housing LIN	2012
Housing Standards Review	HM Government	2012 (and amended)
List of Assets of Community Value https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Planning-Publications/List-of-Assets-of-Community-Value-PDF-108-Kb.pdf	Hertsmere Borough Council	ongoing
List of Locally Important Buildings in Hertsmere https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Building--Tree-Conservation/Complete-Local-List-2016.pdf	Hertsmere Borough Council	2016
Local Transport Plan 2018-2031 hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/lt4-local-transport-plan-4-complete.pdf	Hertfordshire County Council	2018
<i>Localism Act 2011</i> https://www.legislation.gov.uk/ukpga/2011/20/contents/enacted	HM Government	2011
National Design Guide https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf	Ministry of Housing, Communities and Local Government	2019
National Model Design Code https://www.gov.uk/government/publications/national-model-design-code	Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government	2021
National Planning Policy Framework (amended December 2023) https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf	HM Government	Amended December 2023
Neighbourhood Development Planning Regulations 2012 (as amended) https://www.legislation.gov.uk/uksi/2012/637/contents/made	HM Government	2012
Open Space Assessment https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Hertsmere-Open-Space-Assessment-Report.pdf	Hertsmere Borough Council	2019
Parking Standards SPD https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Planning-Publications/Parking-Standards-SPD-July-2014.pdf	Hertsmere Borough Council	2014

Document/Evidence	Author	Year
Planning and Compulsory Purchase Act 2004 https://www.legislation.gov.uk/ukpga/2004/5/content_s	HM Government	2004
Planning and Design Guide SPD https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Other-guidance-and-information/Planning-publications/Planning-and-Design-Guide-SPD.aspx	Hertsmere Borough Council	2006
Planning and Design Guidance SPD: Part F Shop Fronts https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Planning-Design-Guide/Planning-and-Design-Guide-Part-F-Shop-Fronts.pdf	Hertsmere Borough Council	2011
Public House Viability Test https://camra.org.uk/campaign_resources/public-house-viability-test/	CAMRA	2015
Secured by Design https://www.securedbydesign.com/	Police Crime Prevention Initiatives	2023
South West Hertfordshire Joint Strategic Plan https://www.swhertsplan.com/key-documents	Dacorum Borough Council, St Albans City and District Council, Three Rivers District Council, Hertsmere Borough Council and Watford Borough Council (Various
Streets for a Healthy Life https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1089852/Streets-for-a-Healthy-Life.pdf	Homes England	2022
Sustainable Hertfordshire Strategy 2020 https://www.hertfordshire.gov.uk/Media-library/Documents/About-the-council/data-and-information/Sustainable-Hertfordshire-Strategy-2020.pdf	Hertfordshire County Council	2020
Sustainable Transport and Parking Standards Draft SPD https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Planning-Publications/Sustainable-Transport-and-Parking-Standards-SPD-Draft-September-22-Final.pdf	Hertsmere Borough Council	2022
SW Herts Economic Study Update https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/South-West-Herts-Economic-Study-Final-Report-Final.pdf	Hatch Regeneris	2019
SW Herts Retail and Leisure Study hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/20190115-SW-Herts-Retail-and-Leisure-Study-Report-and-Appendices-Reduced.pdf	Nexus Planning	2018

Document/Evidence	Author	Year
The 20-minute Neighbourhood https://www.tcpa.org.uk/resources/the-20-minute-neighbourhood/	Town and County Planning Association	2023
Theatre Spaces: An introduction https://www.theatretrust.org.uk/assets/000/001/395/Theatre_Spaces_-_An_Introduction_FINAL_original.pdf?1565082480	The Theatres Trust	2019
<i>Town and Country Planning Act 1990</i> https://www.legislation.gov.uk/ukpga/1990/8/content_s	HM Government	1990
Urban Air Quality https://www.palmstead.co.uk/content/downloads/Urban-air-quality-report-Woodland Trust 2012.pdf	Woodland Trust	2012
Use Classes https://www.planningportal.co.uk/info/200130/comm on_projects/9/change_of_use	Planning Portal	2021
Waste Storage Provision Requirements for New Development https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Planning-Publications/Waste-storage-provision.pdf	Hertsmere Borough Council	No date
Watling Chase Community Forest: A Guide for landowners, developers and users https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Planning-Publications/SPG---Watling-Chase.pdf	Various	No date

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.


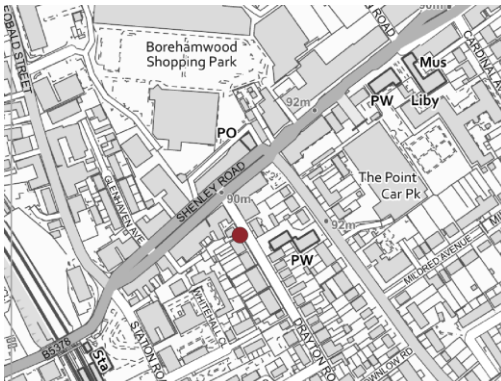
The document can be accessed on the Town Council website:

[insert link]


Appendix B – Non-Designated Heritage Assets

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

Ref.	Name and why important	Photograph
1	<p><u>Mounting Block</u></p> <p>Address: outside the former Plough public house.</p> <p>Type: Agricultural; Street Furniture; Public</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>It became the regular for many stars from the studios who lived or rented along Barnet Lane, and Alfred Hitchcock was a well-known imbibor 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.</p> <p>There remains one unique feature outside the pub - a horse mounting block. Whilst the building and adjoined outbuildings are included in the HBC Local List 2016, there is no explicit mention of the mounting block.</p>	  <p>Images c/o Elstree and Borehamwood Museum</p> 

Ref.	Name and why important	Photograph
2	<p><u>Enamel road sign</u></p> <p>Address: on the side of home at Hawthorn Terrace, Drayton Road, Borehamwood</p> <p>Type: Street Furniture</p> <p>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".</p> <p>The sign is thought to date from circa 1885.</p>	 

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Ref.	Name and why important	Photograph
3	<p><u>The Mops and Brooms/ Lord Nelson</u></p> <p>Address: Rowley Lane, Well End, Borehamwood, Hertfordshire, WD6 5PD</p> <p>Type: Building</p> <p>Importance: Nelson Cottage, Well End, is a two storey two bay timber framed house dating from c1600.</p> <p>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.</p> <p>For some time the pub had been affectionately known by locals as 'The Mops and Brooms'. The</p>	 <p>Photo from 1934, c/o Elstree and Borehamwood Museum</p>

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 C – Local Green Spaces

This is a large Appendix and has been saved as a separate document.

APPENDIX D – Significant local views

The list of treasured views has been compiled from the community engagement, where local people were invited to suggest views that were important to them. All are accessible from a public location and each was visited by members of the Steering Group to take photographs and to contribute to the definitions about what makes them special.

V1: View looking east from The Mops and Brooms public house, Well End

The view from this historic pub has been taken from the left side of the pub car park and overlooks the neighbouring fields. The public house has been identified in this Plan as a non-designated heritage asset and the rural views (so close otherwise to a built up area, contribute to the overall look and feel of the place.



V2: View south east from Rowley Lane

Taken from right car park, facing the pub gardens and beyond. Similar to V1, the views illustrate the rurality of the area, valued by those living in Well End.



V3a and V3b: Long distance views north/north-west from Woodcock Hill

These two long distance views from within Woodcock Hill Village Green area afford significant long-distance views across the parish and to the areas beyond. These have been cited by numerous residents as important to them, providing a sense of openness in an otherwise urbanised area. They have been documented online by numerous photographers.



V4: View south-west from Allum Lane towards Elstree

The view is taken from the public footpath that runs through the entrance of Allum Lane Cemetery. The fields here, which are home to horses, provide a glimpse into Borehamwood's equestrian history, which is also illustrated through the many roads in the area named after species of horses or horse-related jobs. One of the features of the area, which arrived just before the war, was the Home of Rest for Horses.



V5: View from Red Road looking south-west towards Park Fields

The view is taken from the footpath directly after the railway bridge facing the nature park. This is Hertsmere's largest park, located within Elstree village, with large wildflower meadows, woodland, bridle and cycleways. The view was highlighted for its sense of openness within an otherwise urban area, offering residents unspoilt views over the nature park.



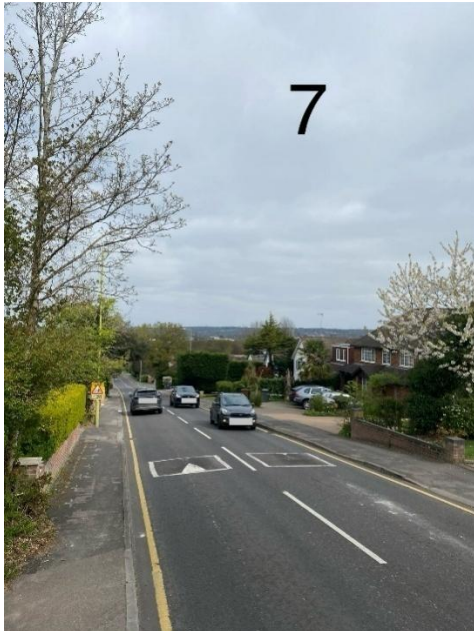
V6: View north-east from footpath near to Elstree Village

The view is taken from the footpath behind the Elstree War Memorial beyond the playground. It illustrates the rurality of this part of the parish, despite its proximity to the more urbanised areas.



V7: Long distance view from Deacons Hill northwards to Green Street (Shenley)

The view is taken from the top of Deacons Hill, looking down towards Borehamwood. Many residents spoke of the ability to view the broader geography even from within parts of the town itself and this was greatly valued. It highlights the importance of ensuring that the scale and height of buildings is such that it does not restrict such views out, which offer the resident a sense of the wilder rural landscape.



V8: View north-west from Haggerton Road

This view is taken to the left of a public footpath across the small bridge of a stream that overlooks the old 'cow fields'. In the 1930s, whilst the local film industry was growing, the villages of Borehamwood and Elstree were still largely agricultural communities. There was a tradition of hay-making in the area, stretching back to the days when a horse and cart was the first means of transport. For centuries farms dotted around the two villages supplied hay to London markets to feed the capital's many horses and cattle. This field provides a reminder of that agricultural heritage and is used for grazing still.



V9: View from the top of Byron Avenue looking south

The view is taken from the nature park next to Byron Court, looking up to Woodcock Hill. This is a treasured part of the neighbourhood area, offering natural views devoid of built development, despite the proximity to the dense residential areas. The views here were considered special locally as they provide tranquillity within a very accessible location.



V10: View from The Rise looking west towards Elstree Village

The view is taken from a public footpath overlooking a fence at the top of The Rise looking up to Elstree. This is an important 'gap' in the countryside for local people, providing distance and openness to Elstree Village beyond.



V11: Long distance view west from Thirskcliffe Nature Park

The view is taken down hill from the top of the nature park overlooking Borehamwood. It is noted as an example of one of the long-distance views of significance, taken from the north-east of the town and looking across the urban area to the landscape beyond. The topography here effectively masks the town that lies just beyond, giving a sense of openness.



V12: View from Edulf Road toward Park Fields

The view is taken from the end of Edulf Road which leads into Meadow Park, the home of Borehamwood Football Club. This is a much-valued facility locally and the view has been identified as iconic in the area, providing a sense of place for the community.

