

Elstree and Borehamwood Town Council is preparing a Neighbourhood Plan for our area

What is a Neighbourhood Plan?

The Neighbourhood Plan will contain planning policies to influence how our area develops in the future. It covers a range of topics including the type of housing we should prioritise, the design of development, safeguarding our important green spaces, supporting local businesses, making our area more accessible and making sure we have the right facilities to meet local needs.

How are planning decisions currently taken?

At the moment, decisions about how land is used in our area and how applications are decided, are guided by the National Planning Policy Framework and the planning policies contained in the Hertsmere Borough Council Local Plan documents.

The Neighbourhood Plan will enable us to create more locally specific policies which will give us more influence in what happens.

Your opportunity to shape the future of the area

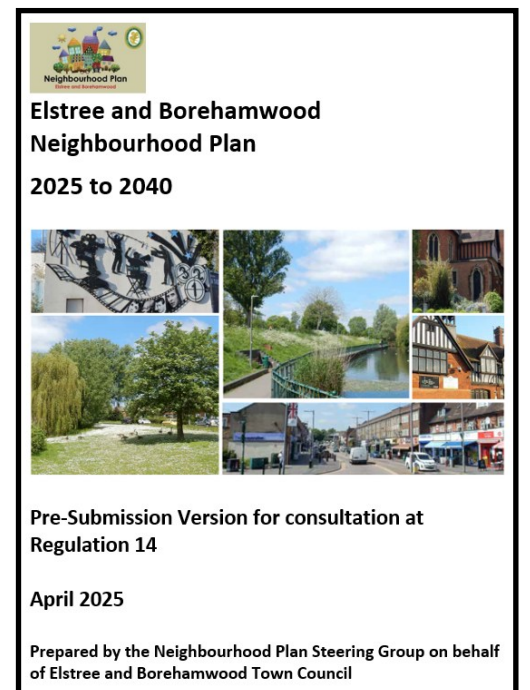
Our Neighbourhood Plan is being developed by the community and will relate to the whole parish - including Borehamwood, Elstree and Elstree Village and the rural areas in between. It will:

- establish a vision and objectives for the area
- set out how land should be used
- provide additional local detail to help determine the outcome of planning applications in our area



Formal Consultation

We are seeking your input into our 'Pre-Submission' Draft Neighbourhood Plan from Monday 28 April to Monday 30 June



The Elstree and Borehamwood Neighbourhood Plan 2025 to 2040 is being prepared by Elstree and Borehamwood Town Council. We have reached an important milestone in the process having finalised the draft version of the document and we are now inviting your comments on it.

The consultation will run from

Monday 28 April 2025 to Monday 30 June 2025

This is a statutory Pre-Submission Consultation in accordance with the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The Pre-Submission Draft Plan and the associated documents can be found on the Town Council website: <https://www.elstreeborehamwood-tc.gov.uk/neighbourhood-plan/>

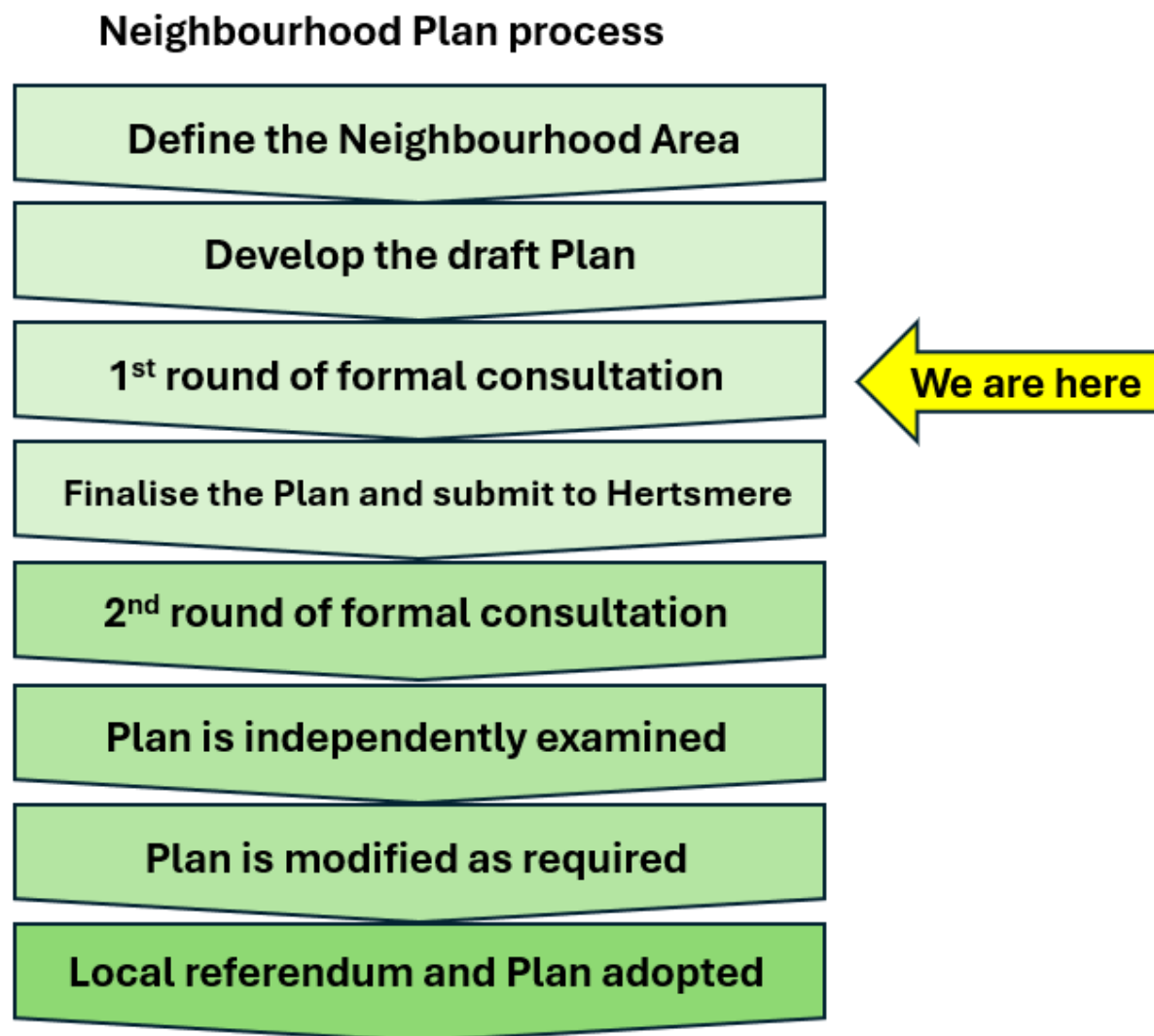
Please submit your responses in one of the following ways:

- **Using the online survey:** <https://www.surveymonkey.com/r/EBTCReg14> (or scan QR code)
- **By email the Town Clerk:** clerk@elstreeborehamwood-tc.gov.uk
- **By post to:** Town Clerk, Fairway Hall, Brook Close, Borehamwood, Hertfordshire, WD6 5BT



What are the steps involved in preparing the Neighbourhood Plan?

The Neighbourhood Plan is an important document and will be used to help determine planning decisions in our area. Therefore, the process to develop the Plan is a rigorous one:



There are two rounds of public consultation, followed by an independent examination. If this is successful, there will be a local referendum and everyone who is registered to vote here will have the opportunity to do so.

A simple majority (51%) is required to enable the Plan to be 'made'.

Who will pay for the Neighbourhood Plan to be prepared?

The Town Council has applied for government grants to cover most of the activities. There are also some Town Council monies set aside.

Hertsmere Borough Council organises and funds the examination and referendum, with government grants.

The Vision for our area

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.

The objectives to deliver our vision

We have six objectives, which collectively will help to achieve our vision. Some may be supported by a planning policy while others may be delivered through projects. These have been developed following engagement with 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

- Encouraging 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.



Objectives to deliver our vision

OBJECTIVE 4: Development is safe, 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, providing safe and accessible green spaces

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



Policies to support sustainable development and housing delivery

We have an overarching policy that sets out where development is appropriate and how it can be delivered in the most sustainable way in our area by:

- ✓ Seeking to retain Green Belt where possible.
- ✓ Locating development close to existing facilities.
- ✓ Restricting development that would (further) reduce the gap between our settlements and those nearby.
- ✓ Supporting the redevelopment of brownfield / re-use of vacant sites.
- ✓ Identifying key 'gateways' to the area to support our identity.
- ✓ Ensuring that the amount of development does not put an unacceptable strain on infrastructure capacity.

Although we are not allocating sites for housing, there is a national drive for more homes across the country. Our Plan seeks to influence the type, size and affordability of new housing so that it meets the needs of our community:

- ✓ A mix of dwelling sizes but with a focus on smaller homes (in terms of number of bedrooms) suited to the needs of those wishing to downsize and also those looking to buy or rent their first home.
- ✓ More affordable homes to help more people access housing.
- ✓ Homes that are designed to meet the changing needs of individuals as they progress through the different stages of life.





Policies to support local character, heritage and design

We have developed a Design Guide for our area, which sets out specific guidance to promote high quality design that contributes to our area in a positive way. Underpinned by our policies, it:

- ✓ Identifies and describes four “Character Areas” locally.
- ✓ Provides detailed guidance for each Area on matters such as materials, biodiversity, building heights, density.
- ✓ Will be used to inform planning applications and decisions.
- ✓ Supports environmentally-friendly design, such as solar panels, renewable energy, well-insulated homes etc.
- ✓ Provides guidance on how shop signs can be improved.

We also have a policy celebrating local heritage and history. In addition to our existing Conservation Area and listed buildings, the policy identifies other heritage assets which are important locally which should be safeguarded.



- ✓ Enamel road sign at Hawthorn Terrace
- ✓ Horse mounting block outside the former Plough public house
- ✓ The Mops and Brooms public house



Policies to support the town centre and local employment

We have five policies in this section of the Plan which seek to:

- ✓ Support the ongoing success of our High Street and smaller shopping areas, including in Elstree Village.
- ✓ Enhance the public realm to make it safer, more attractive, more accessible and home to a greater range of community activities.
- ✓ Safeguard our employment sites to ensure that local jobs continue to be provided.
- ✓ Celebrate our world-class creative industries, film and television industry sector.
- ✓ Enable further opportunities for business start-ups and those wishing to work from home.





Policies to safeguard our valued landscape and green space

We have five policies in this section of the Plan which seek to:

- ✓ Manage our wider landscape in a sustainable way.
- ✓ Provide for plants and animals by protecting the habitats that exist here and better connecting them.
- ✓ Safeguard specific areas of green space within the built up areas from inappropriate development.
- ✓ Provide more trees, which will help to combat air pollution, provide shade and minimise traffic noise.
- ✓ Recognise and protect important views and viewpoints in our area.
- ✓ Set out a strategy for enhanced community access and activity at Aldenham Country Park and reservoir.

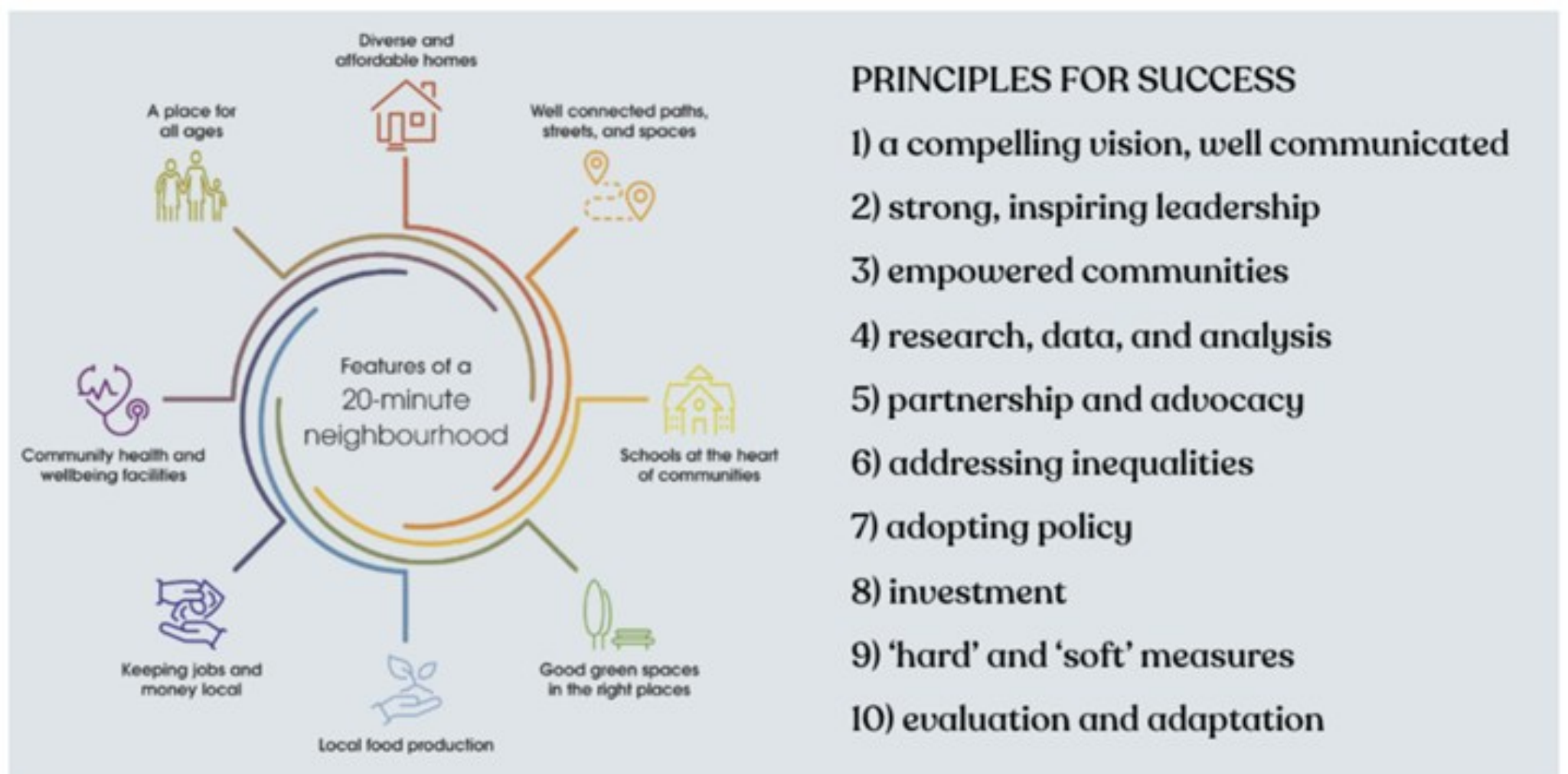




Policies to encourage more walking and cycling locally

Whilst we have limited influence over traffic, speeding and congestion, we have a policy that seeks to enhance walking and cycling opportunities along routes which are most likely to encourage a shift away from the private car for short journeys in and around our area by:

- ✓ Supporting the concept of 'walkable' neighbourhoods.
- ✓ Mapping out our public rights of way and pavement network and ensuring that the quickest, safest and well used routes are clearly signposted, attractive and promoted.
- ✓ Identifying where improvements can be made to the route network to encourage walking and cycling.
- ✓ Continuing to lobby to tackle speeding and other enforcement issue.
- ✓ Support initiatives to improve air quality and reduce noise, e.g. tree planting.



'Walkable neighbourhoods' seek to ensure that facilities are accessible to the community.



Policies to enhance community facilities and activities

We have two policies in this section which seek to safeguard and, where required, improve existing community facilities. It also supports the provision of new facilities, based on the needs and aspirations of our community. Examples raised by the community include:

- ✓ More allotment spaces.
- ✓ A community space serving the north-eastern part of our area.
- ✓ More cost-effective activities and facilities for teenagers.
- ✓ Covered areas in our green spaces and parks.
- ✓ A cinema and performing arts space.
- ✓ A larger heritage centre space.
- ✓ More play equipment for children.
- ✓ A desire to protect our remaining public houses.



How to get in touch with us

Visit our website:

<https://elstreeborehamwood-tc.gov.uk/neighbourhood-plan/>



Email us:

clerk@elstreeborehamwood-tc.gov.uk



Complete our feedback survey:

We have paper copies or you can complete it online at the website by scanning the QR code



Contact Us



**We would love to hear
from you!**