

Shaping the future of Hertsmere



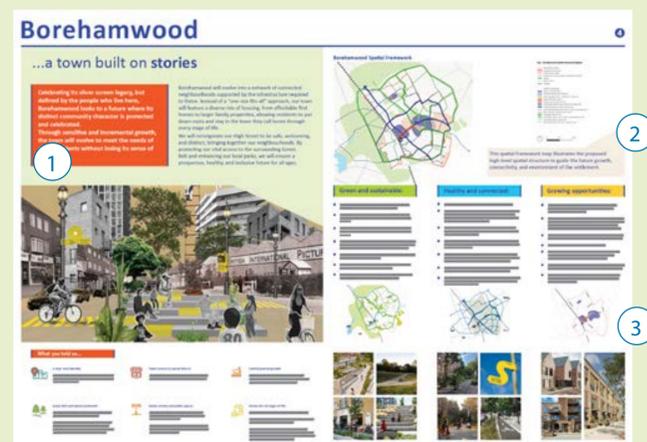
We are creating Visions for Hertsmere's four main settlements - Borehamwood, Potters Bar, Bushey and Radlett.

We want to ensure Hertsmere's communities thrive for generations to come. The Visions consist of a set of ideas and spatial concepts that will:

- Reflect local priorities and aspirations in each settlement.
- Guide the quality, character, and location of future development.
- Support improvements to infrastructure, public spaces, and movement.
- Feed into the revised **Local Plan** and related planning guidance.

In this exhibition we present our vision for each settlement, shaped by ongoing conversations with local stakeholders and through baseline research.

Understanding the Visions:



For each settlement, you will see; ① a draft 'Vision Statement' looking ambitiously to the future, ② a 'Spatial Framework' map with key concepts organised by themes outlined below ③ details of the types of improvements that are being proposed for consideration.

We have organised the 'Spatial Frameworks' around three key themes:

Green and Sustainable

A strong landscape of quality green and blue spaces that support people and planet.

Healthy and Connected

A robust network of walking, cycling and public transports links giving people choice in travel.

Growing opportunities

Space for sufficient homes, employment and leisure activities to sustain local people through all stages of life.

How do the Visions fit with the Local Plan?

The Visions provide detail, unique to each settlement, to accompany the overarching Local Plan for the Borough.



What is a Local Plan?

Hertsmere is preparing a revised Local Plan. The Local Plan sets out Boroughwide policy for development for the next 15- 30 years. It defines how land should be used, what should be protected, where growth should occur and what scale and form it should take.

It is prepared considering lots of technical evidence, such as population and land use, in consultation with local people.

The Local Plan is the primary framework Hertsmere Borough Council, as the planning authority, refers to when making decisions on planning applications.

Why is a Local Plan needed?

Housing demand is growing and Hertsmere Borough Council has been given targets for new housing within national planning policy.

A Local Plan allows the Council to take a proactive, coordinated approach to meeting housing targets, whilst balancing other priorities like sustainability and quality of place.

The Local Plan ensures local considerations and people are front and centre in decision making, preventing unsustainable and inappropriate development occurring.

Understanding Hertsmere's settlements

Hertsmere is defined by its unique places

Borehamwood, Potters Bar, Bushey and Radlett are the main settlements in Hertsmere. Each has its own qualities and characteristics that are important to maintain as we consider the future:

Radlett

Radlett is a compact settlement set within the green belt. It is well-served by strong rail and road connections to both central London and St Albans. Although small, its centre attracts both local residents and a growing number of visitors from further afield thanks to its rich heritage and cultural vibrancy.



Bushey

Bushey is a settlement with a rich artistic legacy and distinct character. Historically, it is known for its connection to the Herkomer Art School, which influences its Arts and Crafts identity, reflected in some of the local architecture. Bushey is made of three distinct neighbourhoods: Bushey Village, Bushey Heath, and Bushey North, all contributing to its overall identity.



Borehamwood

Borehamwood is a large town, most well-known for its major contribution to film and TV production in the UK. The area also offers a range of retail, cultural offers, leisure, hotels, restaurants, offices and light industry.



Potters Bar

Potters Bar is a large settlement, known for its suburban lifestyle and leafy streets. It has a number of large employers, two distinct town centre areas, thriving industrial zones and good rail and bus links to London and to towns to the north.



Context map

- settlement boundary
- Hertsmere Borough boundary
- Motorways
- - - Railways



Hertsmere is defined by its people and you are an integral part of shaping a shared vision

The Visions should reflect the people who live there. This is only possible through direct engagement and in-depth conversations about what is working well and what could be better.

We started to understand each area through conversations and meetings with the people who know the settlements best. We met with leaders of local organisations that support community interests. We then ran workshops that brought these groups together to identify shared priorities for each place.

Shared Community Voices

An overarching theme in early conversations was the need to protect what makes each place distinctive. Many people mentioned that it is the community that makes a place special. Feedback highlighted the need for intelligent, creative solutions, respectful and sensitive to the current size and character of each town. Themes that were raised include:



A Clear Local Identity

Settlements should feel distinctive, well-designed and rooted in local character.



Homes for All Stages of Life

Communities need affordable, inclusive and accessible homes for all.



Town Centres to Spend Time In

High streets should be welcoming places for everyday life, not just passing through.



Careful, Gradual Growth

New development should be well-designed, locally appropriate and carefully phased.



Strong Local Shops and Culture

Independent businesses, arts and community groups help towns feel alive and connected.



Easier Walking, Transport and Access

Movement around settlements should be safe, affordable and accessible to all.



Green Belt and Nature Protected

Access to countryside, parks and nature is essential to wellbeing and local identity.



Infrastructure That Keeps Up

Schools, healthcare, roads and services must support any new development.



Better Streets and Public Spaces

Safer, greener and better-lit streets make daily life easier for everyone.



...a town built on stories

Celebrating its silver screen legacy, but defined by the people who live here, Borehamwood looks to a future where its distinct community character is protected and celebrated. Through sensitive and incremental growth, the town will evolve to meet the needs of all its residents without losing its sense of place.

Borehamwood will evolve into a network of connected neighbourhoods supported by the infrastructure required to thrive. Instead of a “one-size-fits-all” approach, our town will feature a diverse mix of housing, from affordable first homes to larger family properties, allowing residents to put down roots and stay in the town they call home through every stage of life.

We will reinvigorate our High Street to be safe, welcoming, and distinct, bringing together our neighbourhoods. By protecting our vital access to the surrounding Green Belt and enhancing our local parks, we will ensure a prosperous, healthy, and inclusive future for all ages.



Borehamwood Spatial Framework

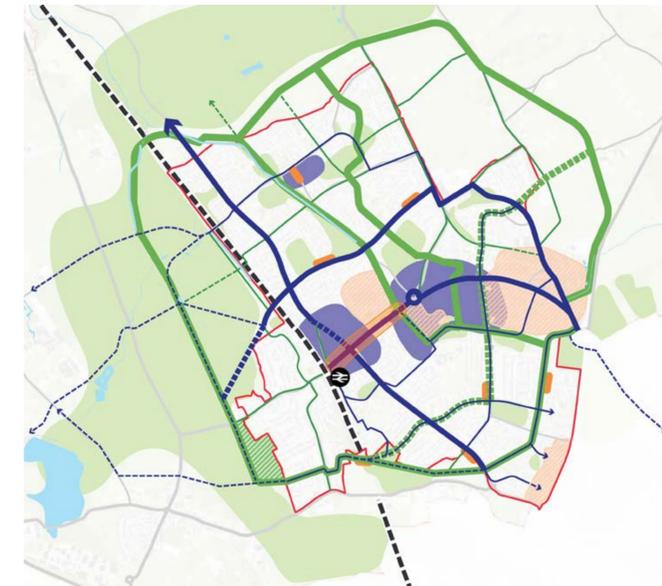


Fig 1. Borehamwood Spatial Framework diagram

- Borough boundary
- Settlement boundary
- Employment areas
- Open space contributing to settlement identity
- Water
- Major streets
- Railway

- Spatial Framework:
 - Areas of densification
 - Potential settlement extension
 - Planning application - Settlement extension
 - Improved town centre
 - Improved/new local centre
 - Existing key active travel route to be improved
 - Proposed new key active travel route
 - Existing secondary active travel route to be improved
 - New secondary active travel route
 - Key green leisure link
 - Secondary green leisure link (along existing route)
 - Secondary green leisure link
 - Green-blue infrastructure improvements



This spatial framework map illustrates the proposed high-level spatial structure to guide the future growth, connectivity, and environment of the settlement.

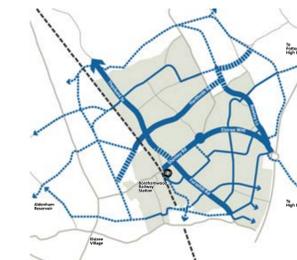
Green and sustainable:

- Improve access to high-quality managed green spaces and create new spaces where they are needed most.
- Maximise Borehamwood's green areas potential by linking up existing greenspaces into a continuous network of green corridors.
- Reconfigure the High Street to ensure measures include the creation of small-scale spaces and, where possible, increase greenery.
- Ensure green spaces are not “over-landscaped” but retain areas for biodiversity and nature, allowing young people and families space to relax and connect with the natural environment.
- Improve “perimeter footpaths” to ensure easy, walkable access to the Green Belt and surrounding countryside specifically to the west towards Red Road Park, Tykes Water Brook and Aldenham Reservoir.
- Set clear sustainability standards on all new builds to protect local biodiversity and the environment in general.



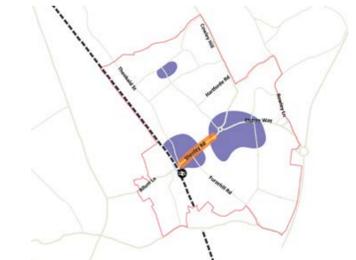
Healthy and connected:

- Reconfigure the High Street to mitigate traffic dominance.
- Reinforce existing local neighbourhood hubs like Leeming Road and create new ones filling gaps in services, such as grocery stores, integrated healthcare hubs, and flexible workspaces, so residents can meet daily needs locally.
- Improve walking and cycling infrastructure to link residential streets with neighbourhood hubs and employment areas, thus reducing dependence on cars.
- Reconfigure the railway station forecourt to improve the sense of arrival by delivering a small square. Improve the accessibility to the station forecourt.
- Enhance cycle infrastructure, particularly in the vicinity of the station, and establish new east-west cycle links running parallel to Shenley Road to offer a choice of quieter alternatives.
- Implement a new wayfinding and public art strategy (including murals) that celebrates the town's film and TV heritage.
- Explore more frequent bus services to connect outer residential areas, such as Cowley Hill, to the town centre, ensuring those without cars are not isolated.



Growing opportunities:

- Improve existing town centre employment areas to better integrate with the urban fabric, increasing permeability between work and living spaces.
- Focus densification within the existing built-up area in two main zones to support a strong town centre: the Elstree Way Corridor (intensification along the artery) and the Western Gateway (densifying the western section of Shenley Road/Cowley Hill).
- Ensure a substantial part of the new homes are clustered in the town centre and support the evolution of the High Street offer.
- Prioritise brownfield and grey belt development.
- To support the High Street vitality, development sites should provide affordable and flexible workspace for Small and Medium-sized Enterprises (SMEs) and freelancers.
- Continue to invest in social housing and intermediate housing to improve affordability, especially for singles and young families.
- Support new densities with delivery of critical infrastructure, specifically regarding sewage capacity, flood mitigation, and secondary school places.



What you told us...



A clear local identity

There could be more celebration of local character, recognising the two distinct identities of North and South Borehamwood.



Town centres to spend time in

Borehamwood has a great town centre but there aren't many reasons to “dwell” and walk around.



Careful gradual growth

There could be potential for densification and infill in the town centre, but there needs to be the infrastructure and services to support it.



Green Belt and nature protected

Ensure green spaces are not over landscaped and enough space is designated for nature.

Local green spaces and the countryside are highly valued including green spaces near Cowley Hill, Aberford Park, Aldenham Country Park, Allum Lane Playing fields and the stables at Strangeways.



Better streets and public spaces

The railway bridge and roundabout are often at gridlock meaning the heart of town can feel overwhelmed with traffic.

Changing some parking spaces on the high street to areas of seating/ planting could create a better experience for everyone.



Homes for all stages of life

There needs to be more homes for young people.

There is currently a lack of truly affordable housing for local people which needs addressing.

Communities need a diverse range of affordable, inclusive and accessible homes that support people at all stages of life, including young people, families, older residents and people with disabilities.



...a vibrant place within the countryside

Potters Bar is a vibrant and well-connected settlement that celebrates its green landscapes, supports its diverse communities and caters to the housing needs of all its residents.

It is a resilient settlement with green town centres where safe, accessible routes prioritise pedestrians and cyclists, knitting together the two town centres, the local parks and surrounding green landscapes.

Development focuses on brownfield sites and supports a diverse local economy as well as provides much-needed inclusive homes, complemented by an enhanced public realm, cultural hub at The Wyllyots, and welcoming town centres.

The settlement champions environmental sustainability, managing flood risk and embracing a well-connected green network.

It supports a high quality of life as well as a strong sense of community for all residents, day and night.



Spatial Framework

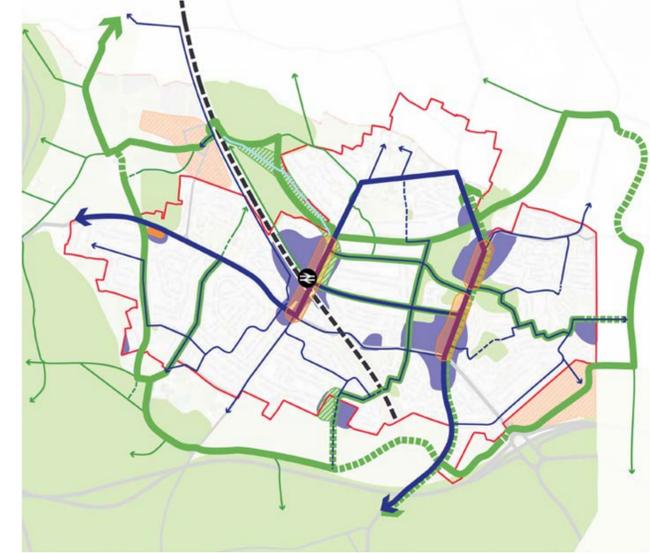


Fig 9. Potters Bar Spatial Framework diagram

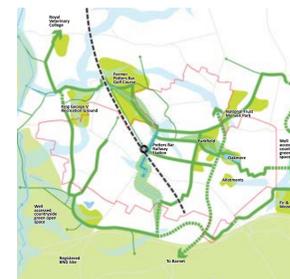
- Key:**
- Borough boundary
 - Settlement boundary
 - Employment areas
 - Open space contributing to settlement identity
 - Water
 - Major streets
 - Railway
- Spatial Framework:**
- Area of identification
 - Potential settlement extension
 - Planning application - Settlement extension
 - Improved town centre
 - Improved/new local centre
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This spatial framework map illustrates the proposed high-level spatial structure to guide the future growth, connectivity, and environment of the settlement.

Green and sustainable:

- Protect and support the biodiversity quality of sites in the Green Belt and retain their accessibility and agricultural character where relevant.
- Identify opportunities for more pocket parks and play areas, especially around Darkes Lane, to support current and future town centre living.
- Improve biodiversity and ecological connectivity / green-blue infrastructure connectivity.
- Resurface/renaturalise part of the culverted sections of Potters Bar Brook such as on Darkes Lane.
- Use SuDS (Sustainable Drainage Systems) to mitigate flooding areas.
- Provide flooding measures along Potters Bar Brook upstream to release more potential development land downstream in areas now identified as flood zones.
- Protect and improve access to the countryside.



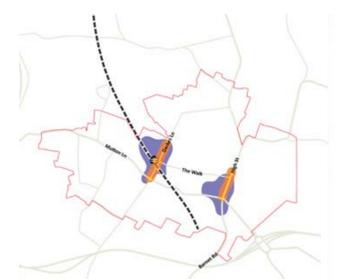
Healthy and connected:

- Reconnect the two town centres via The Walk, Byng Drive, and Billy Lows Lane using "Healthy Streets" standards, play-along designs, and seating.
- Implement a shuttle loop between the two centres and ensure step-free accessibility throughout both centres.
- Improve pedestrian and cycle access from the town centres to key amenities like the Furzeleisure Centre and the Royal Veterinary College (RVC).
- Reclaim slip lanes along the High Street for greenery and seating, creating a more "human-scale" experience.
- Redesign the station forecourt to act as a high-quality "front door" for the settlement with increased greenery and seating.



Growing opportunities:

- Prioritise a mixture of housing that ensures enough housing for down-sizers, families and students/ Support sensitive infill.
- Provide a mix of incubator-sized spaces for startups and medium-sized industrial units.
- Target high-density growth around the Railway Station and the High Street/Southgate junction (anchored by the Canada Life development).
- Protect listed buildings on the High Street by concentrating taller developments at the southern end while utilising lower-height infill elsewhere.
- Strengthen the identity of conservation areas and improve shopfronts on both Darkes Lane and the High Street.



What you told us...



A clear local identity

Improve pride in local area by improving maintenance and quality of materials and workmanship across Potters Bar.



Town centres to spend time in

Create places to gather/ hold festivals that celebrate community spirit and draw attention to the local offering.



Homes for all stages of life

Provision should include homes for downsizers and shared accommodation



Green Belt and nature protected

It is felt there is a strong local connection to the Green Belt and a sense of 'agricultural identity'.

Walking access to the countryside could be improved.



Better streets and public spaces

Major improvements are needed to walking infrastructure across Potters Bar.



Careful gradual growth

New development should consider impact on schools, sewage, flooding and overall infrastructure.

Consider underutilised site and improve plot efficiency

Regulate HMO licences



...celebrating heritage

Bushey is a settlement made of distinct, sustainable, and thriving communities, spanning the Village, Heath, and North Bushey, defined by their exceptional heritage and strong sense of place.

In Bushey, residents put down roots for life, supported by affordable and inclusive homes, a vibrant local economy, and accessible connections to nature. Growth is sensitive and pragmatic, enhancing our unique character while ensuring a green, resilient future for all.

Spatial Framework

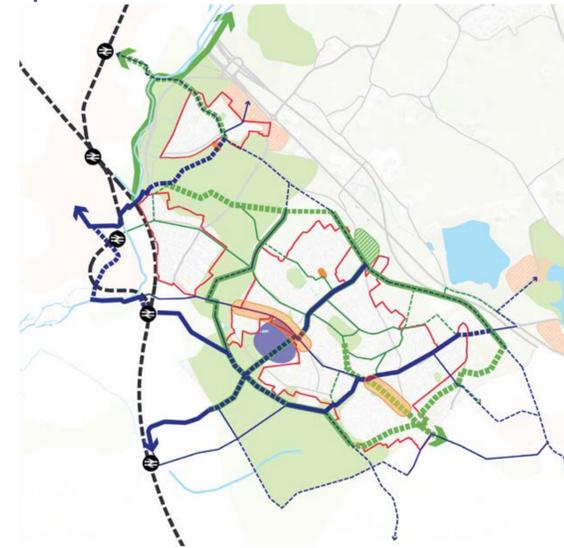


Fig 5. Bushey Spatial Framework diagram

- Key:**
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 - Major streets
 - Railway
- Spatial Framework:**
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 - Potential settlement extension
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This spatial framework map illustrates the proposed high-level spatial structure to guide the future growth, connectivity, and environment of the settlement.



Green and sustainable:

- Establish a continuous green loop that links the three historic recreation grounds, stitching together Bushey's disjointed open spaces.
- Address the lack of recreational space in Bushey Heath by creating new pocket parks and improving access to the Green Belt perimeter.
- Integrate Sustainable Drainage Systems (SuDS) into all developments to manage cumulative flood risk and maximise environmental resilience.
- Maintain a physical separation between Bushey Village and Bushey North, as well as the buffer separating Bushey North from Watford.
- Enhance the quality of bus stops and interchange points with upgraded shelters, real-time information and safer pedestrian access, making bus travel a more convenient and attractive option for everyday journeys.



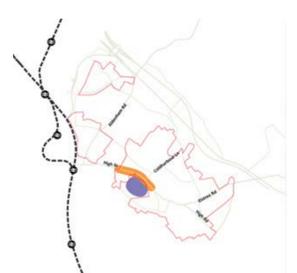
Healthy and connected:

- Upgrade underutilised sites in Bushey Heath to establish/create distinct local service hubs with improved amenities – including healthcare and childcare services, local pocket parks.
- Transform London Road from a car-dominated corridor with public realm improvements that reduce traffic speed and enhance the pedestrian experience.
- Strengthen sustainable transport links, specifically cycle routes, connecting residential areas to the rail, Overground stations, and destinations/employment centres outside the settlement boundary, e.g. Stanmore and Harrow.
- Radically redesign the "Bushey Arches" junction, with potential to improve station underpass and a pedestrian bridge over A4008 between Fishers Field and River Colne (in collaboration with Watford), to overcome the hostile environment and severance between Bushey and Watford, improving safety and permeability.
- Upgrade the patchy pavement network in the settlement to ensure it is suitable for all ages and abilities and integrate it to an expanded network of paths in the green areas surrounding and weaving into the settlement.
- Improve bus connectivity across Bushey by increasing service frequency and creating clearer, more direct routes linking Bushey Heath, the High Street and residential areas with Bushey railway station, Watford town centre and key employment destinations.



Growing opportunities:

- Nurture the Village as a place for food and beverage and support the Heath as a place for convenience with food shops, pharmacies, etc.
- Prioritise brownfield and grey belt development.
- Fill frontage gaps and introduce measures reflecting the Arts and Crafts character.
- Identify a key development area within Bushey Village as the primary focus for densification, renewal, and brownfield regeneration while creating/reinforcing local centres and community hubs.
- Diversify the housing stock by targeting affordable first homes and downsizing options to support a balanced community within constrained growth limits.
- Identify new public spaces and developments specifically to encourage interaction between different age groups.



What you told us...



A clear local identity

Bushey has multiple distinct identities- Bushey Village, Bushey Heath and North Bushey. Design guidance should be specific to these different identities.



Better streets and public spaces

Introduce more greenery and water feature such as Sustainable Urban Drainage in Bushey's public realm. Ensure the public realm is more consistent and attractive, for example by investing in the design of shop fronts and adding more seating.



Careful gradual growth

Embrace greater density and height in more central areas of Bushey: Look at areas of hard standing across Bushey for redevelopment



Green Belt and nature protected

It is felt there is a strong local connection to the Green Belt and a sense of 'agricultural identity'.

Walking access to the countryside could be improved.



Town centres to spend time in

Create features and more experiences that encourage people to spend time on the high street- not just shopping.

Protect and support Bushey High Street as a historic conservation area and local retail centre that contributes to the town's character and local economy.



Homes for all stages of life

Inclusivity and affordability are key to new housing.

Ensure 'downsizing' is an option and build more smaller homes.



..connected with a village feel

Radlett is a prosperous settlement shaped by its historic Roman Road, with a strong community identity and well connected by rail and surrounded by leafy green spaces. Its lively town centre, set among period buildings, offers a lively mix of community meeting places, shops, cafes, and cultural amenities, fostering a strong community spirit and local identity.

Through-traffic congestion has been greatly reduced, local character and heritage are safeguarded, and the settlement centre has an attractive, inclusive, green and welcoming appearance.

The settlement is walkable and safe, with most areas within a 15-minute walk to the vibrant town centre along well-lit routes. Cycle and pedestrian routes have been improved to encourage active travel while public transport is reliable and accessible, with frequent services both by bus and by rail. Growth is managed sensitively, providing housing options that meet community needs while respecting the character and scale of the settlement.



Spatial Framework

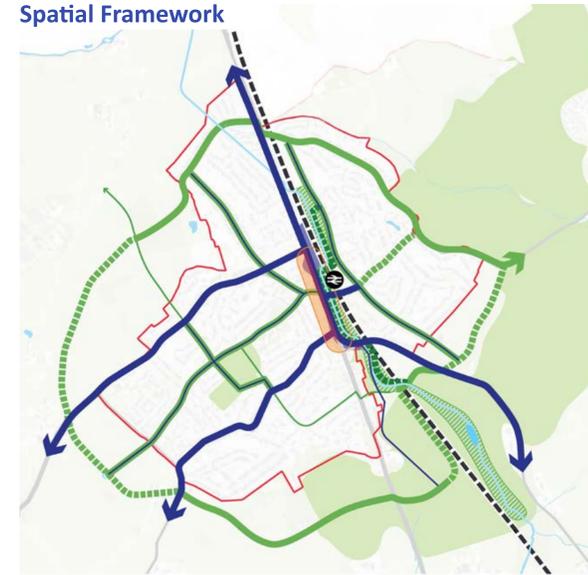


Fig 13. Radlett Spatial Framework diagram

- Key:**
- Borough boundary
 - Settlement boundary
 - Employment areas
 - Open space contributing to settlement identity
 - Water
 - Major streets
 - Railway
- Spatial Framework:**
- Areas of densification
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This spatial framework map illustrates the proposed high-level spatial structure to guide the future growth, connectivity, and environment of the settlement.

Green and sustainable:

- Improve physical access to the Tyke River, creating walking routes and integrated play spaces along the watercourse.
- Implement upstream flood mitigation and provide alternative drainage solutions within the village centre.
- Make the surrounding Green Belt more accessible through a safe, coherent network of footpaths.
- Provide a new play space in east Radlett.

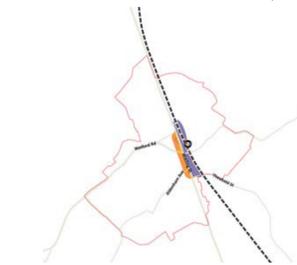
Healthy and connected:

- Implement traffic calming and improve the Shenley Hill/Watling Street junction to reduce congestion.
- Reclaim slip lanes on Watling Street for greenery and movement, specifically between Shenley Hill and Theobald Street.
- Advocate for and ensure step-free access across the centre and to both platforms of Radlett railway station.
- Create a coherent network of green links connecting new developments to the centre, featuring improved lighting and safety.
- Improve bus connectivity in Radlett by increasing service frequency and strengthening routes linking the centre and residential areas with nearby settlements such as Borehamwood, St Albans and Watford.
- Enhance the quality of bus stops along Watling Street and key routes with improved shelters, seating and real-time information, making bus travel a more convenient and attractive option for residents and visitors.



Growing opportunities:

- Increase the presence of the Radlett Museum in the centre (for example by relocating the Radlett Museum to a more prominent village centre location) and provide space for a medium-sized food shop.
- Increase provision for maker spaces and cottage industries to support the local economy.
- Identify a new market location specifically for local makers and creators.
- Deliver three-storey residential infill blocks at Orchard Close, Fairfield Close, and Beagle Close.
- Locate new residential/ commercial uses at 203-205 Watling Street (Regency House).
- Support "back of garden" and infill development to provide a mix of affordable housing types, including smaller houses and flats.
- Support the continued vitality of Radlett's centre, part of the Conservation Area, so it remains a vibrant place.



What you told us...

A clear local identity

Whilst Radlett is growing it still has a close-knit village feel, which people value.

The community feel is strengthened by vast array of local organisations, sports clubs and activities

Shops and local culture

More could be made of the public realm to draw attention to Radlett's cultural infrastructure such as the museum and Radlett Centre.

There could be more opportunities for crafts and arts in the town centre

Town centres to spend time in

Public realm improvements, such as better lighting, upgraded paths and creative elements like street art, could make the centre more attractive and enjoyable.

Radlett's shops, restaurants and cafes are important and provide everyday services for residents while helping to maintain the character of Radlett.

Green Belt and nature protected

Protect access to the green belt.

This will ensure Radlett remains a distinct settlement as well as preserving nature and biodiversity.

Infrastructure That Keeps Up

Existing roads, utilities, and flood risk are already under pressure and may not support significant new development.

Concern that additional housing without local employment opportunities will increase car dependency and congestion.

Careful gradual growth

There are many large houses in the area on large plots that don't lead to equitable use of space. Local planning should guide housing, ensuring developments meet community needs rather than just market trends.

New housing should be sustainable, with green features and energy-efficient designs.



Next Steps

1

The Visions will complement other technical evidence supporting the emerging **Local Plan**.



Spring/Summer 2026:

Feedback Review and Local Plan Alignment:

Following the exhibitions, all feedback will be collated and reviewed, supporting the refinement of the draft Visions.

The draft Visions will be aligned with the Local Plan programme, including the Regulation 18 consultation which is expected to commence in April of this year.

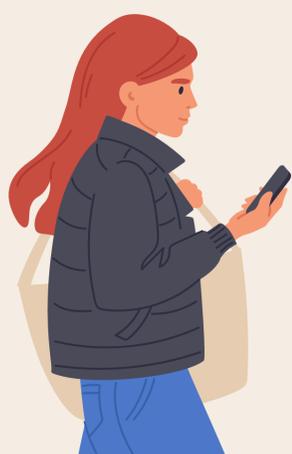
Late 2026:

Publication and Placebrand Strategy:

It is anticipated the final Visions and accompanying documents will be published later this year.

These will guide planning decisions and future investment within each of the four settlements.

To support the Visions, a Placebrand strategy will be developed celebrating each of the four settlement's unique identities.



Stay up to date with the project by visiting:

<https://bit.ly/VisionDocuments>

Or scan the QR code:

