



Hertsmere **Local Plan**

Delivering a better future

Hertsmere Local Plan
Regulation 19 Draft Plan

Non-Technical Summary

October 2026

About This Summary

The Hertsmere Local Plan is a substantial document that sets out the Council's vision and planning policies for the Borough up to 2043. It contains detailed evidence, policies, maps and site information that are necessary to support future planning decisions.

Because of its size and technical nature, the Council has prepared this Non-Technical Summary to provide a shorter and more accessible overview of the Plan.

This document explains, in plain English:

- Why a new Local Plan is needed.
- The main challenges and opportunities facing Hertsmere.
- How much growth is planned and why.
- Where new homes, jobs and infrastructure are proposed.
- How the environment will be protected and enhanced.
- What the Plan could mean for residents, businesses and communities.

This summary is intended as a guide to help people understand the main elements of the Local Plan. It does not form part of the Plan itself and does not replace the full document. Those wishing to view detailed policies, maps, site allocations and supporting evidence should refer to the complete Local Plan and associated documents.

The Council encourages everyone with an interest in the future of Hertsmere to review the proposals and submit representations during the publication period.

A Guide to the New Local Plan

Planning for Hertsmere's Future

The Hertsmere Local Plan sets out a vision for how the Borough will grow and change over the next 20 years. It explains where new homes, jobs, services and infrastructure should be located and how the area's environment and character will be protected.

The Plan has been prepared following extensive evidence gathering and engagement with residents, businesses, landowners, community groups and public organisations.

It will help ensure that future development is planned in the right places and that communities have the homes, facilities and services they need.

Why Do We Need a Local Plan?

Hertsmere is a successful and attractive place to live and work. It has strong communities, a growing economy, excellent transport connections and a high-quality natural environment.

However, the Borough also faces a number of challenges.

House prices and rents are high, making it difficult for many people to find a suitable home. The population is growing and changing, which creates demand for additional housing, schools, healthcare facilities and community services. Climate change is increasing the need for more sustainable development and better protection of the natural environment.

Without an up-to-date Local Plan, development is more likely to be directed through planning appeals and national planning policies rather than through a locally agreed strategy.

The Local Plan provides a clear framework for managing growth while protecting the qualities that make Hertsmere a special place.

About Hertsmere

Hertsmere is located in south Hertfordshire, close to London, and is home to around 110,000 people.

The Borough includes the towns of Borehamwood, Potters Bar, Bushey and Radlett, together with a number of villages and extensive areas of countryside.

Hertsmere is well known for its film and television industry, which plays an important role in the local economy. The Borough also benefits from excellent rail and road connections, making it an attractive place for businesses and residents.

A large proportion of Hertsmere lies within the Green Belt, helping to maintain the distinction between towns and villages and providing access to important open spaces and countryside.

A Vision for Hertsmere

The Local Plan seeks to create a Borough where people can enjoy a high quality of life, supported by good homes, thriving businesses, strong communities and a healthy environment.

The vision is for Hertsmere to continue to grow in a way that:

- Meets the needs of current and future residents.
- Supports economic growth and investment.
- Protects valued landscapes and heritage.
- Responds to climate change.
- Improves health and wellbeing.
- Creates attractive and sustainable places to live, work and visit.

Planning for Future Growth

To meet future needs, the Local Plan provides for:

- New homes across the Borough.
- New employment space to support jobs and businesses.
- New schools, healthcare facilities and community infrastructure.
- Improved walking, cycling and public transport connections.
- New parks, green spaces and environmental improvements.

Most development will take place within or close to existing towns where people already have access to jobs, services and transport.

This approach helps reduce the need to travel and makes the best use of existing infrastructure.

Where Will Growth Take Place?

Growth will be focused on the Borough's largest and most sustainable settlements.

This includes:

- Borehamwood
- Potters Bar
- Bushey
- Radlett

Some new development will also be directed towards a new community at Bowmans Cross.

The Plan aims to make the best use of previously developed land wherever possible while carefully balancing the need for growth with the protection of the Green Belt and the natural environment.

Borehamwood

Borehamwood is the Borough's largest town and will accommodate the greatest amount of growth during the Plan period.

The Local Plan supports:

- New homes in appropriate locations.
- Regeneration of the town centre.
- Improvements to public spaces.
- Better walking and cycling routes.
- Continued investment in the film and television industry.
- New employment opportunities.

These changes will help ensure that Borehamwood remains an attractive place to live, work and visit.

Potters Bar

Potters Bar will see significant investment and growth over the coming years.

The Plan supports:

- New homes.
- Improvements to the town centre.
- Additional employment opportunities.
- Better public spaces.
- Enhanced walking and cycling connections.

Development will be planned carefully to ensure that growth is supported by appropriate infrastructure and services.

Bushey and Radlett

Bushey and Radlett will continue to play an important role in meeting the Borough's future housing needs.

The Plan seeks to ensure that new development:

- Respects local character.
- Enhances neighbourhoods.
- Supports local facilities and services.
- Protects heritage assets and valued landscapes.

New homes and infrastructure will be delivered in a way that reflects the distinctive identity of each community.

A New Community at Bowmans Cross

The Local Plan proposes a new community at Bowmans Cross.

The development is expected to provide around 2,500 homes together with supporting facilities, including schools, community spaces, green areas and local services.

Creating a new community provides an opportunity to plan homes, infrastructure and public spaces together from the outset.

The new settlement will help meet housing needs while creating a place that is attractive, connected and sustainable.

Protecting the Environment

Protecting and enhancing the environment is a key part of the Local Plan.

The Plan includes measures to:

- Increase biodiversity.
- Protect wildlife habitats.
- Enhance parks and open spaces.
- Improve access to nature.
- Encourage tree planting.
- Reduce carbon emissions.
- Improve resilience to climate change.
- Manage flood risk.

New development will be expected to contribute positively to the environment and help create a greener Borough.

Infrastructure and Transport

New development must be supported by the infrastructure needed for communities to thrive.

The Local Plan seeks to secure investment in:

- Schools.
- Healthcare facilities.
- Community buildings.
- Utilities and digital infrastructure.
- Public transport.
- Walking and cycling routes.
- Open spaces and recreation facilities.

This will help ensure that growth is accompanied by the facilities and services that residents need.

Benefits of the Local Plan

The Local Plan will help:

- Deliver new homes, including affordable housing.
- Support local jobs and economic growth.
- Improve infrastructure and community facilities.
- Protect important green spaces and landscapes.
- Address climate change and environmental challenges.
- Create healthier and more sustainable communities.
- Provide certainty for residents, businesses and developers about how the Borough will grow.

What Happens Next?

The Local Plan is now being published for representations before it is submitted to the Government for independent examination.

An independent Planning Inspector will consider whether the Plan has been prepared correctly and whether it is sound.

Following examination, the Inspector will issue a report and, if found sound, the Plan can be adopted by the Council.

Residents, businesses and organisations are encouraged to review the Plan and submit representations during the publication period.

Additional information, supporting documents and details of how to submit representations are available on the Council's website.