Elstree and Borehamwood Neighbourhood Plan Examination
Questions of clarification from the Examiner to the Town Council and HBC

Having completed my initial review of the Neighbourhood Plan (the Plan), I would be grateful if both Councils (as appropriate) could kindly assist me as appropriate in answering the following questions which either relate to matters of fact or are areas in which I seek clarification or further information. Please do not send or direct me to evidence that is not already publicly available.

1. Please could HBC confirm the date of the Plan area designation? Three different dates are given across the documentation and so I'm simply seeking confirmation of the correct date.

2. Please could HBC confirm the dates of the Regulation 16 consultation stage?

3. Please could HBC confirm whether the Environment Agency make any representation at Regulation 16 stage? I seem only to have sight of their standard advice note so just wish to check I'm not missing anything else.

4. There is a representation from Helen Stammers that appears to be on behalf of a society. Please could HBC confirm whether this is the case and if so, what is the name of the society that Ms Stammers represents?

5. With regard to Policy EB7, please could HBC briefly clarify their comments on the town centre revitalisation proposals. In particular, I would find it useful to understand which adopted documents or other initiatives there may be any potential conflict or overlap with, and what the implications of this might be in respect of the Neighbourhood Plan meeting the basic conditions. If the Town Council wish to comment on the comments from HBC, this would also be useful. This query refers to the last comment in HBC table regarding the town centre revitalisation proposals.

6. Please could HBC direct me to the most up to date adopted town centre policy document I should consider? A report is referred to in paragraph 7.5 of the Nieghbourhood Plan – the "Citicentric" report; is this the latest adopted policy document?

7. With regard to Policy EB15, please could the TC:

    a. let me know whether LGS35, Whitehall Close Gardens, has been shown incorrectly mapped;
    b. check the extent of LGS44, Clarendon Park, as shown on the map as it appears that an apartment block has now been built on part of the area(?);
    c. check the extent of LGS53, Meadow Park and Football Ground as buildings or large areas of hardstanding and car parking should not be included; should/how should this proposed LGS be amended accordingly?

8. With regard to Policy EB16, please could the TC confirm whether the viewpoints in respect of Views 4 and 9 are shown correctly on Figure 27 and the Policies Maps

given the photographs included in Appendix D? If slight editorial changes need to be made, this can be done through modification so I do not need new plans etc. just confirmation of whether Views 4 and 9 are shown correctly please.

It may be the case that on receipt of your anticipated assistance on these matters that I may need to ask for further clarification or that further queries will occur as the examination progresses. These queries are raised without prejudice to the outcome of the examination. Where I have invited changes to be suggested, this is entirely without prejudice to my consideration of the issue.

Please note that this list of clarification questions is a public document and that your answers will also be in the public domain. Both my questions and your responses should be placed on the Councils' websites as appropriate.

With many thanks,

Ann Skippers MRTPI
Independent Examiner
18 November 2026