



ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

26th May 2026

ITEM 11

Boreham Neighbourhood Plan

Since the drafting of the report for Item 11, the Inspector's report has been received for the Boreham Neighbourhood Plan (NP). The NP has now reached an advanced stage following examination and can be given significant weight, but it is not yet part of the development plan.

In relation to the proposals within Item 11, Officers have considered the content of the NP and in respect of the NP Policies which are relevant to this application:

Policy 1 – Heritage: sufficient information has been provided with the application to assess the proposed development in relation to Heritage matters. In addition, the recognised environmental benefits would demonstrably outweigh the identified harm which is not mitigated by the proposed landscaping of the site.

Policy 2 – Biodiversity: The application is accompanied by ecology reports which indicate that there would not be harm to protected species or their habitat. A sensitive lighting strategy is proposed in addition to appropriate landscaping and these would be secured by condition.

Policy 3 – Landscape Setting Character and the Protection of High Quality Agricultural Land: A Landscape and Visual Impact Appraisal (LVIA) has been submitted with the application. This indicates that predicted views of the site from Boreham Village would be largely unchanged given the context of existing development on neighbouring land (Premier Inn etc) but does acknowledge there would be glimpsed views of the pumps and other infrastructure on the site.

The LVIA was produced prior to enhanced landscaping of the development being proposed. This enhanced landscaping of the site would further mitigate views of the development from Boreham Village.

Policy 4 – Settlement Boundary: The proposals would be located on the western edge of the Coalescence Safeguarding Zone identified within the NP. The proposals do not relate to traditional built form and the development would be mitigated by enhanced landscaping. The proposals would maintain a gap of over 600m between the eastern edge of the application site and the Settlement Boundary on the western edge of Boreham Village.