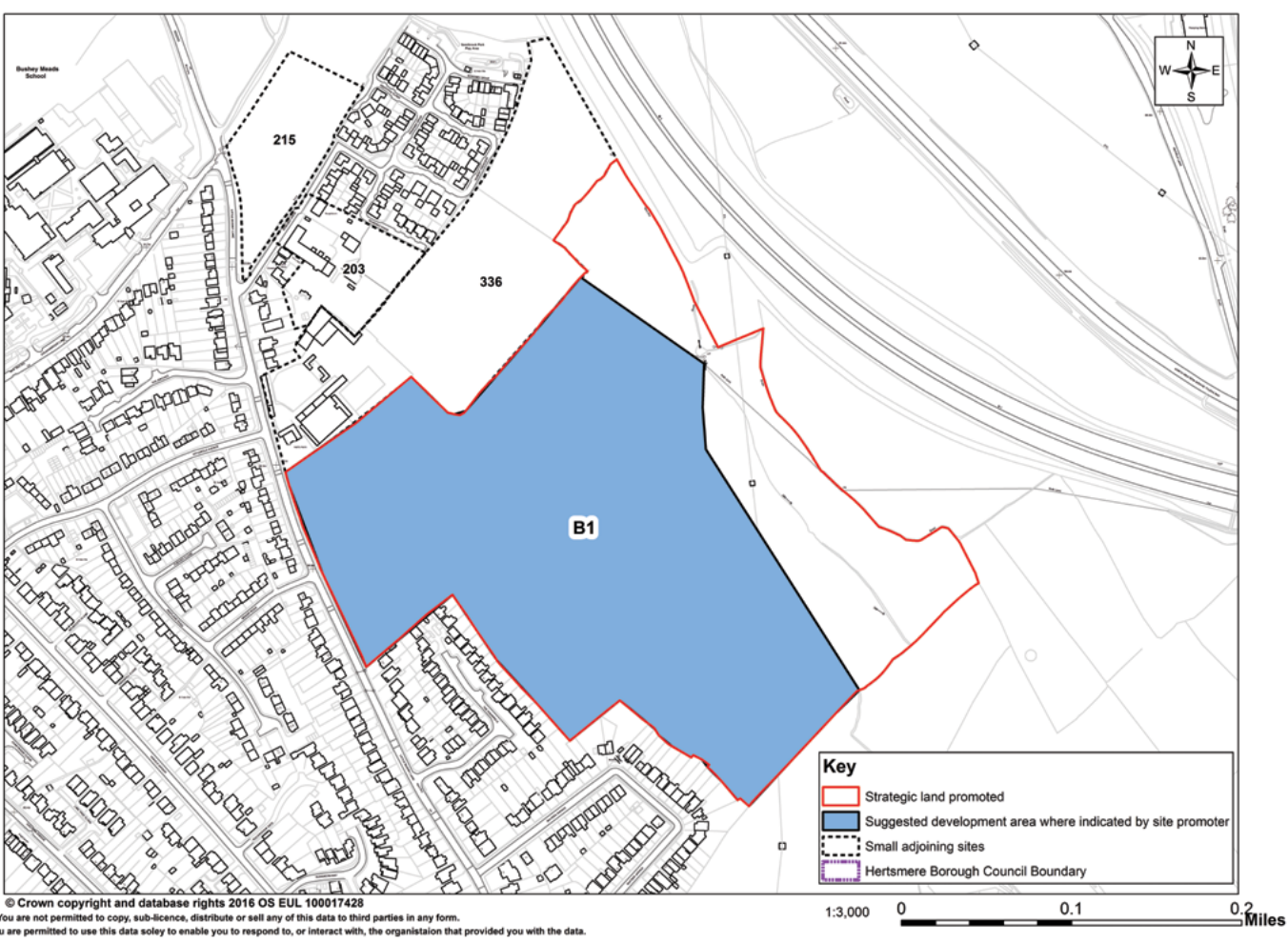


# HOUSING AND EMPLOYMENT SITES

## BUSHEY

### Strategic housing sites, Bushey



#### B1 - Land south-east of Hart's Farm Stables, Bushey

##### Benefits and opportunities

Scale of growth capable of delivering a new garden suburb with supporting infrastructure between Bushey and the M1.

Delivery of a mix of new homes to meet needs of local community including both flats and family housing.

A requirement for developers to provide affordable housing.

Opportunity to provide some self-build housing plots.

Close proximity to secondary school.

Scope to co-ordinate with other development opportunities east of Little Bushey Lane/south of Coldharbour Lane.

Connectivity with A41 and M1.

##### Challenges and constraints

Local highways impact including additional traffic onto Little Bushey Lane.

Loss of green belt land.

Integrating development with built and permitted schemes on Rossway Drive.

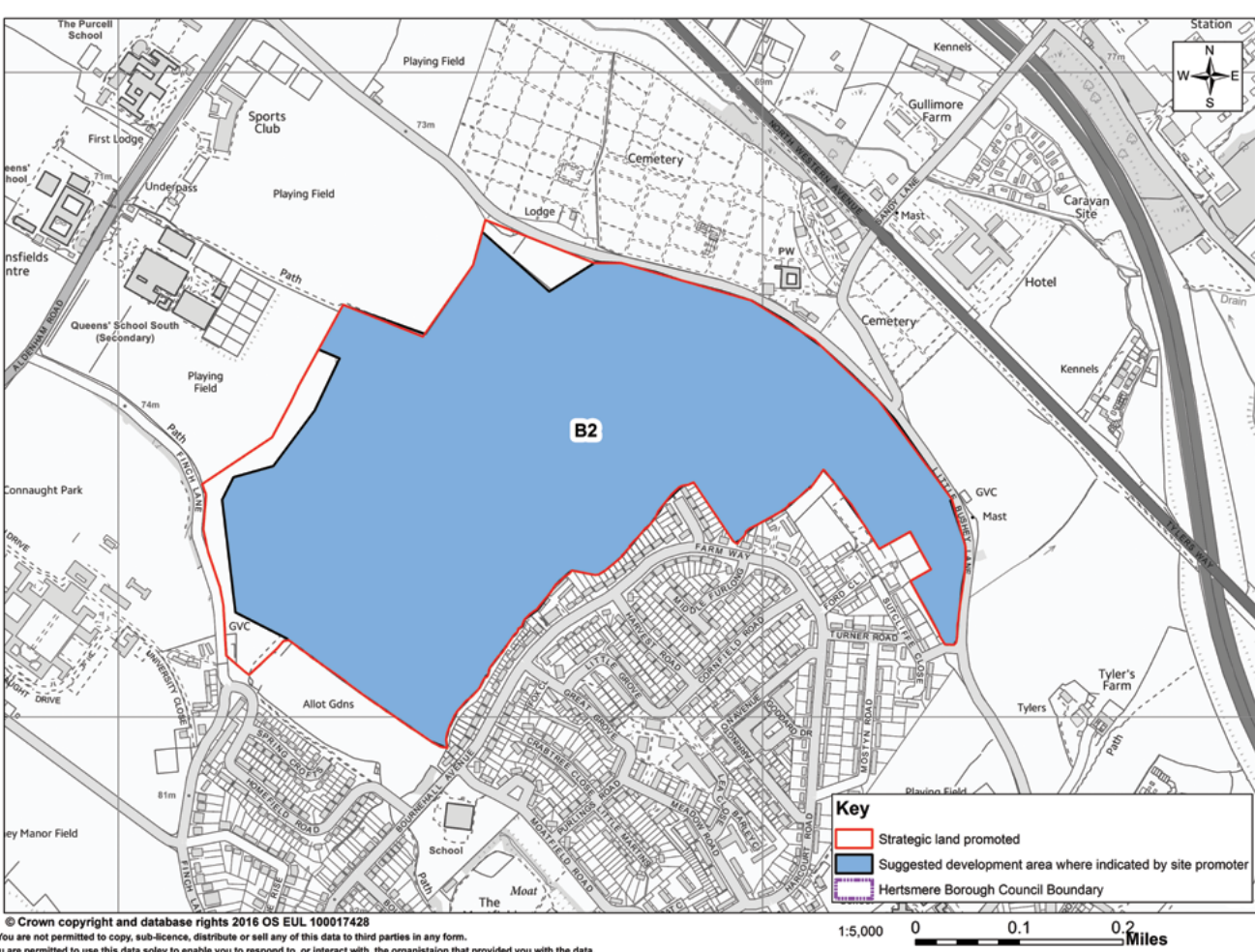
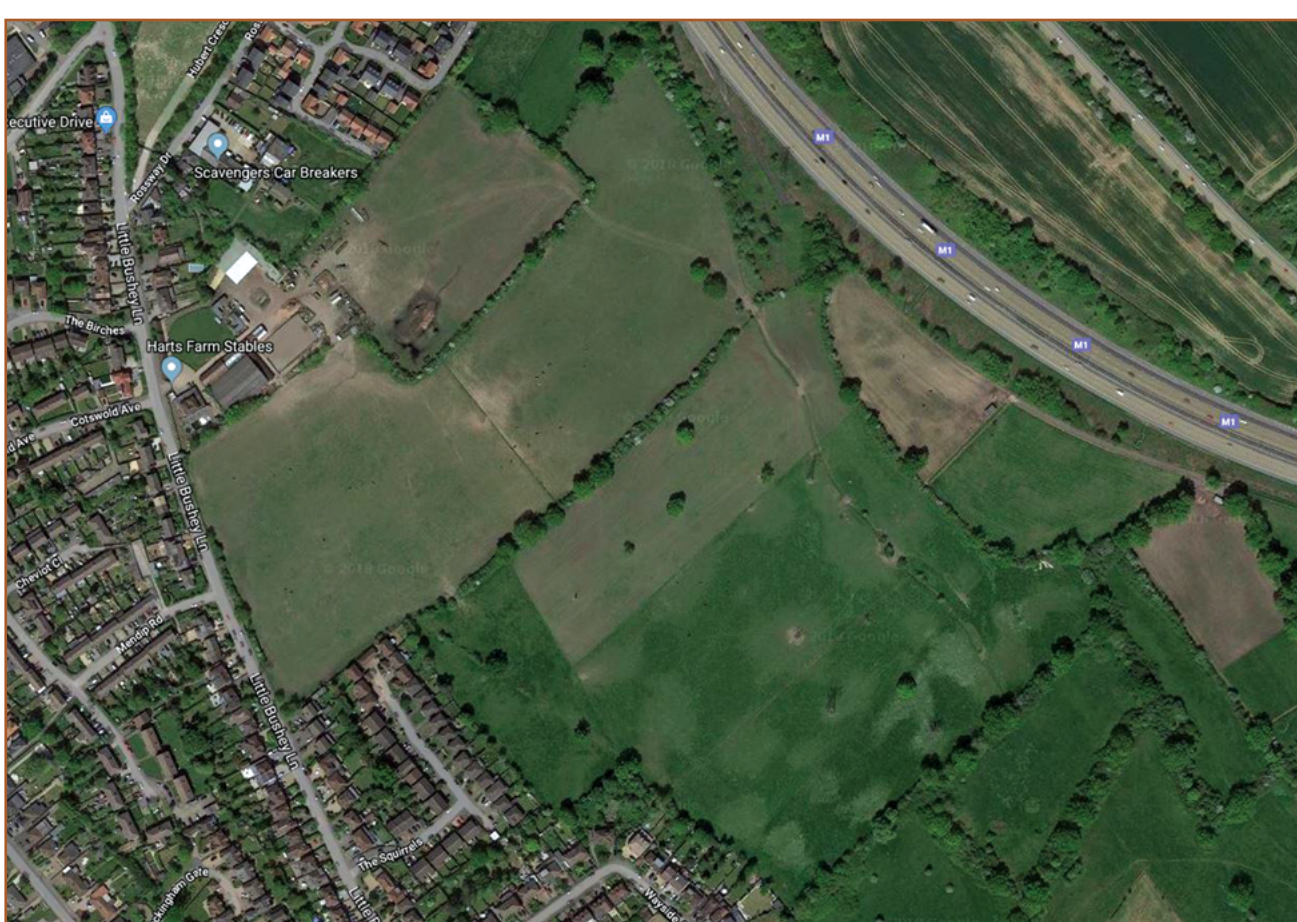
Landscape and visual impact.

Potential noise impact from M1.

No public transport serving the site.

Likely requirement for new schools arising from any significant new growth in Bushey.

New Bushey Medical Centre on London Road but Little Bushey and Schopwick practices in Bushey Heath are operating in cramped conditions and are therefore unable to absorb any growth in the area.



#### B2 - Land north of Farm Way, Bushey

##### Benefits and opportunities

Scale of growth capable of delivering a new garden suburb to the west of Little Bushey Lane with supporting infrastructure.

Scope to provide a new primary school, community facilities, a care home, business units and a new local centre.

Delivery of a mix of new homes to meet needs of local community including both flats and family housing.

A requirement for developers to provide affordable housing.

Opportunity to provide a significant number of self-build housing plots.

Close proximity to Bournehall Primary School and Queens' School.

Potential to connect with A41 and M1.

##### Challenges and constraints

Local highways impact including effect of additional traffic onto Little Bushey Lane.

Vehicular access into the site limited to Little Bushey Lane.

Sandy Lane likely to be unsuitable for additional traffic onto A41.

Loss of green belt land.

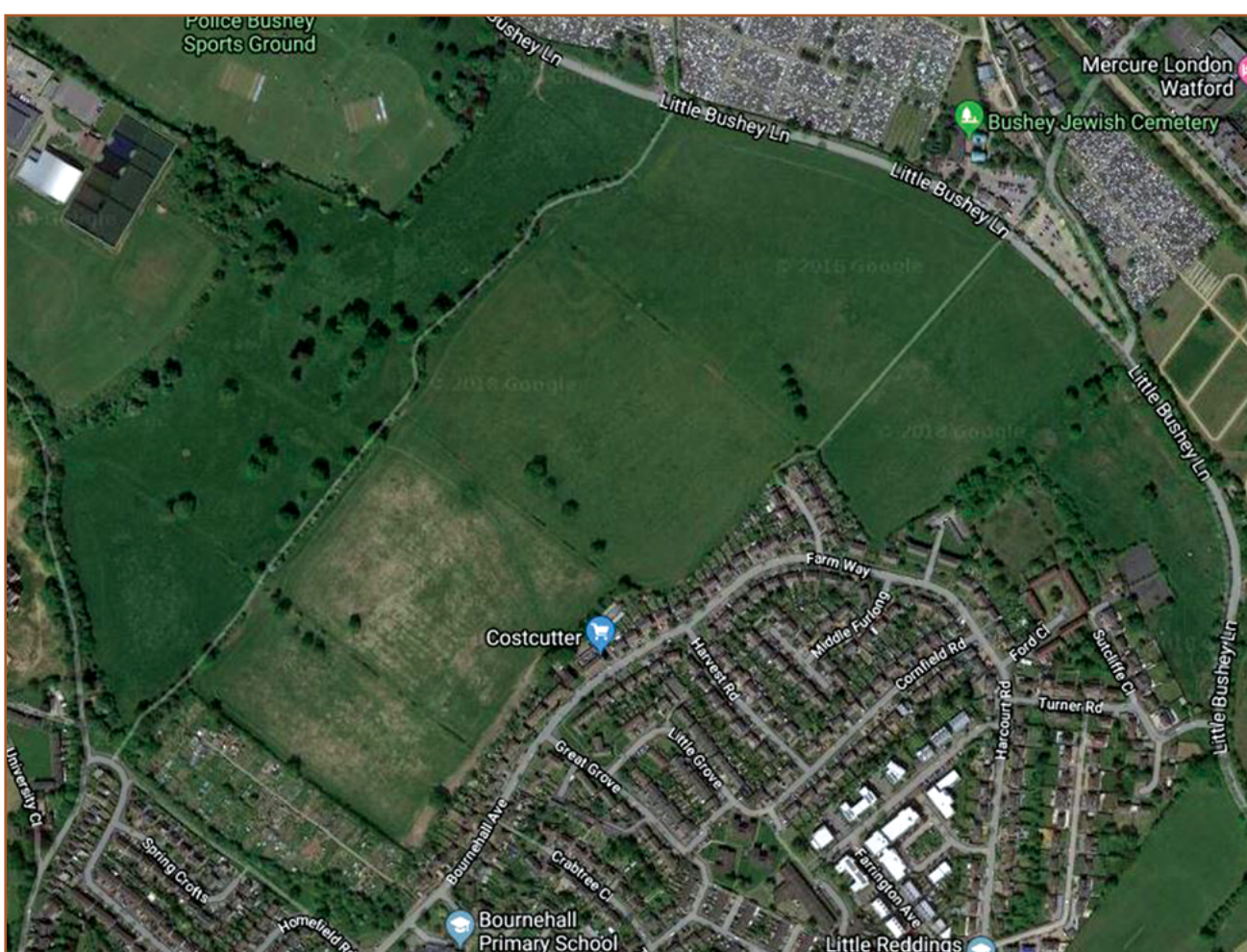
Landscape and visual impact.

Local wildlife site in the south east of the site.

Historic landfill in the north of the site.

Likely requirement for new schools arising from any significant new growth in Bushey.

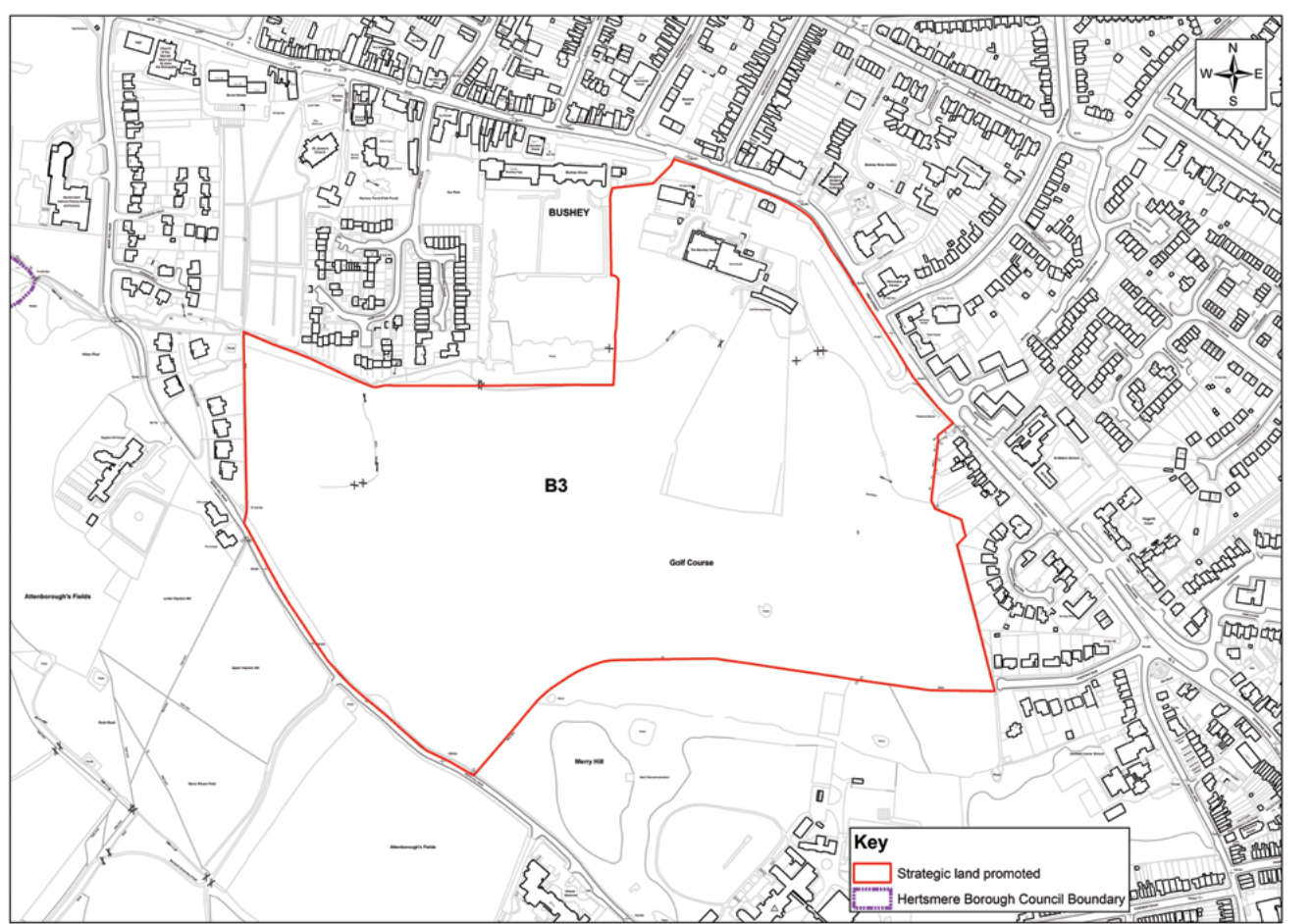
New Bushey Medical Centre on London Road but Little Bushey and Schopwick practices in Bushey Heath are operating in cramped conditions and are therefore unable to absorb any growth in the area.



# HOUSING AND EMPLOYMENT SITES

## BUSHEY

### Strategic housing sites, Bushey



#### B3 - Former Bushey Golf and Country Club

##### Benefits and opportunities

Ultimately will be dependent on how the entire site is utilised which is yet to be determined by Hertsme Borough Council. However, known benefits and opportunities include:

Scope to provide new and improved community facilities.

Accessible location close to existing shops and services including new Bushey Medical Centre on London Road.

Approximately 1 mile from Bushey train station.

Various bus routes stopping on the High Street connecting to Watford and other centres.

##### Challenges and constraints

Ultimately will be dependent on how the entire site is utilised which is yet to be determined by Hertsme Borough Council. However, known challenges and constraints include:

Local highways impact including effect of additional traffic onto High Street and local residential roads

Closure of current community facilities

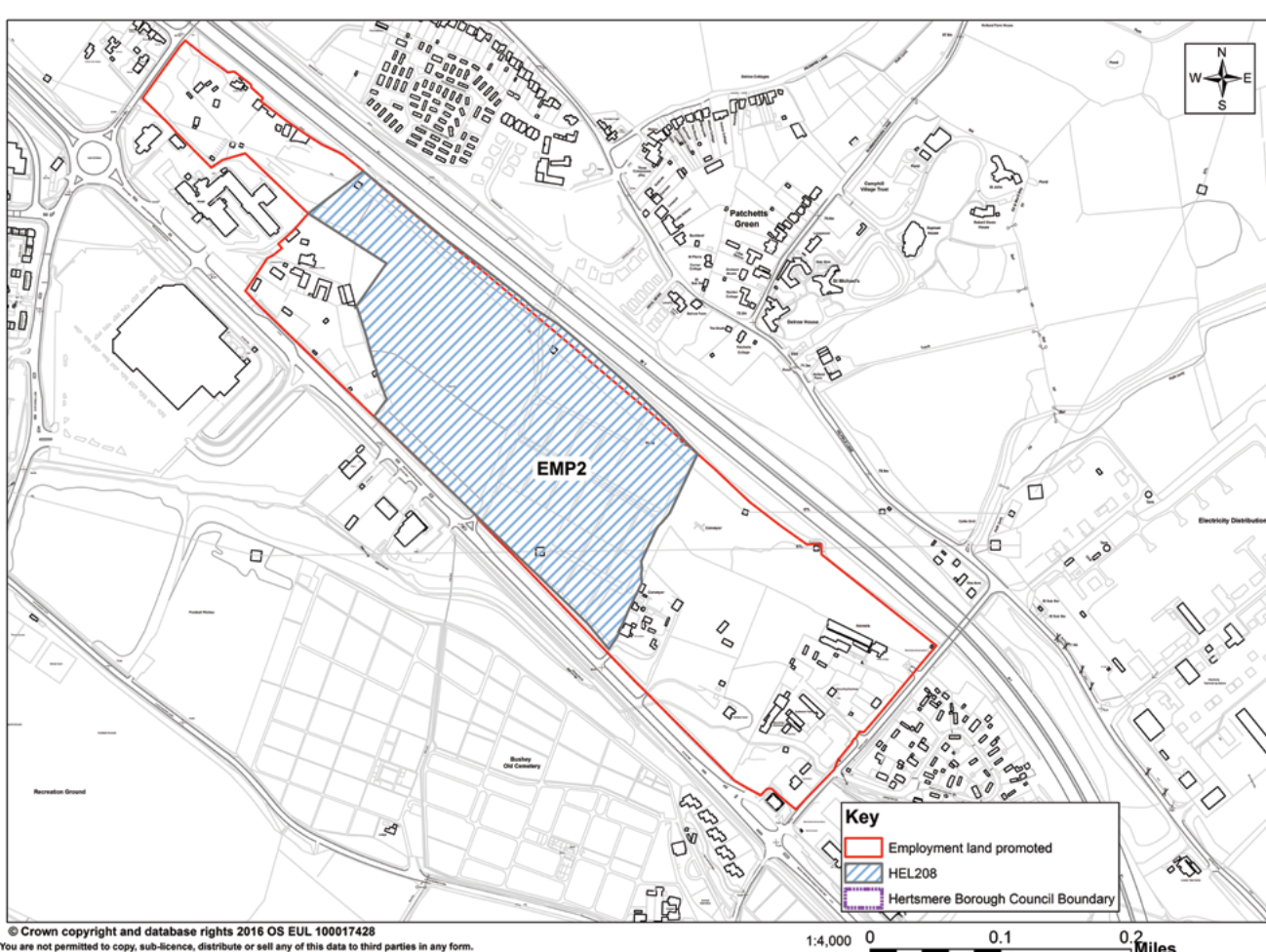
Potential development on green belt land

Landscape and visual impact

Likely requirement for new schools arising from any significant new growth in Bushey.



### Employment sites, Bushey



#### EMP2 - Summary

##### Benefits and opportunities

Potential to improve the appearance of parts of the site.

Proximity to A41.

##### Challenges and constraints

Loss of Green Belt in gap between Bushey and Patchetts Green.

Ribbon development along A41.

Some distance from train station, public transport and town centres.

Impact on those existing residential uses within and adjoining the site.

Multiple ownerships may limit deliverability.

Potentially unsightly open storage proposal (HEL208).

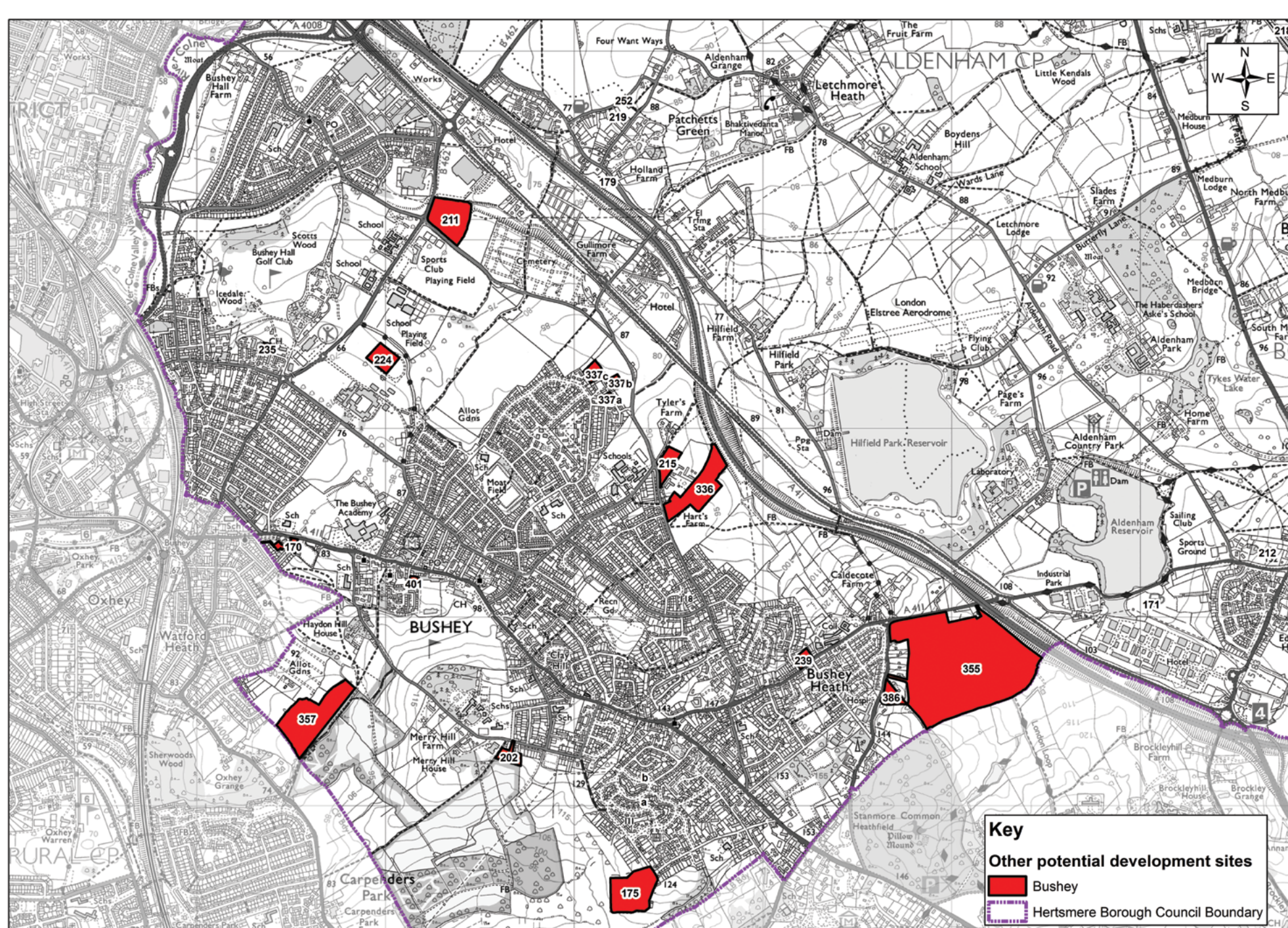
Incompatibility of school and open storage proposal (HEL208).



# HOUSING AND EMPLOYMENT SITES

## BUSHEY

### Other potential development sites, Bushey



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Land Availability Assessment reference	Location	Brief description of potential use
HEL170	Bushey Health Centre, London Road.	Residential, estimated capacity for 25 dwellings.
HEL175	Hartsbourne Country Club, Hartsbourne Ave.	Residential, estimated capacity for 130 dwellings.
HEL202	Land at Merry Hill Road.	Residential, estimated capacity for 30 dwellings.
HEL211	Land on the north side of Little Bushey Lane near Hartspring Lane.	Residential, estimated capacity for 110 dwellings.
HEL215	Land west of Rossway Drive.	Residential, estimated capacity for 40 dwellings.
HEL224	Royal Connaught Park, Marlborough Drive.	Residential, estimated capacity for 45 dwellings.
HEL235	Bushey Hall Garage, Bushey Hall Drive.	Residential, estimated capacity for 15 dwellings.
HEL239	Elstree Road (The Paddock).	Residential, estimated capacity for 20 dwellings.
HEL336	Hart's Farm, Little Bushey Lane.	Residential, estimated capacity for 130 dwellings.
HEL337A	Land east of Farm Way (site 3).	Residential, estimated capacity for 10 dwellings.
HEL337B	Land east of Farm Way (site 2).	Residential, estimated capacity for 10 dwellings.
HEL337C	Land east of Farm Way (site 1).	Residential, estimated capacity for 30 dwellings.
HEL355	Land south of Elstree Road.	Residential, estimated capacity for 180 retirement plus 18 self-build units.
HEL357	Oxhey Lane.	Residential, estimated capacity for 170 dwellings.
HEL386	Gravel allotments, Heathbourne Road.	Residential, estimated capacity for 30 dwellings.
HEL401	Kemp Place Car Park.	Retention of surface parking with development above. Type of development sought yet to be determined by Council.

N.B. Sites below 0.25ha or promoted for fewer than five homes have not been included.