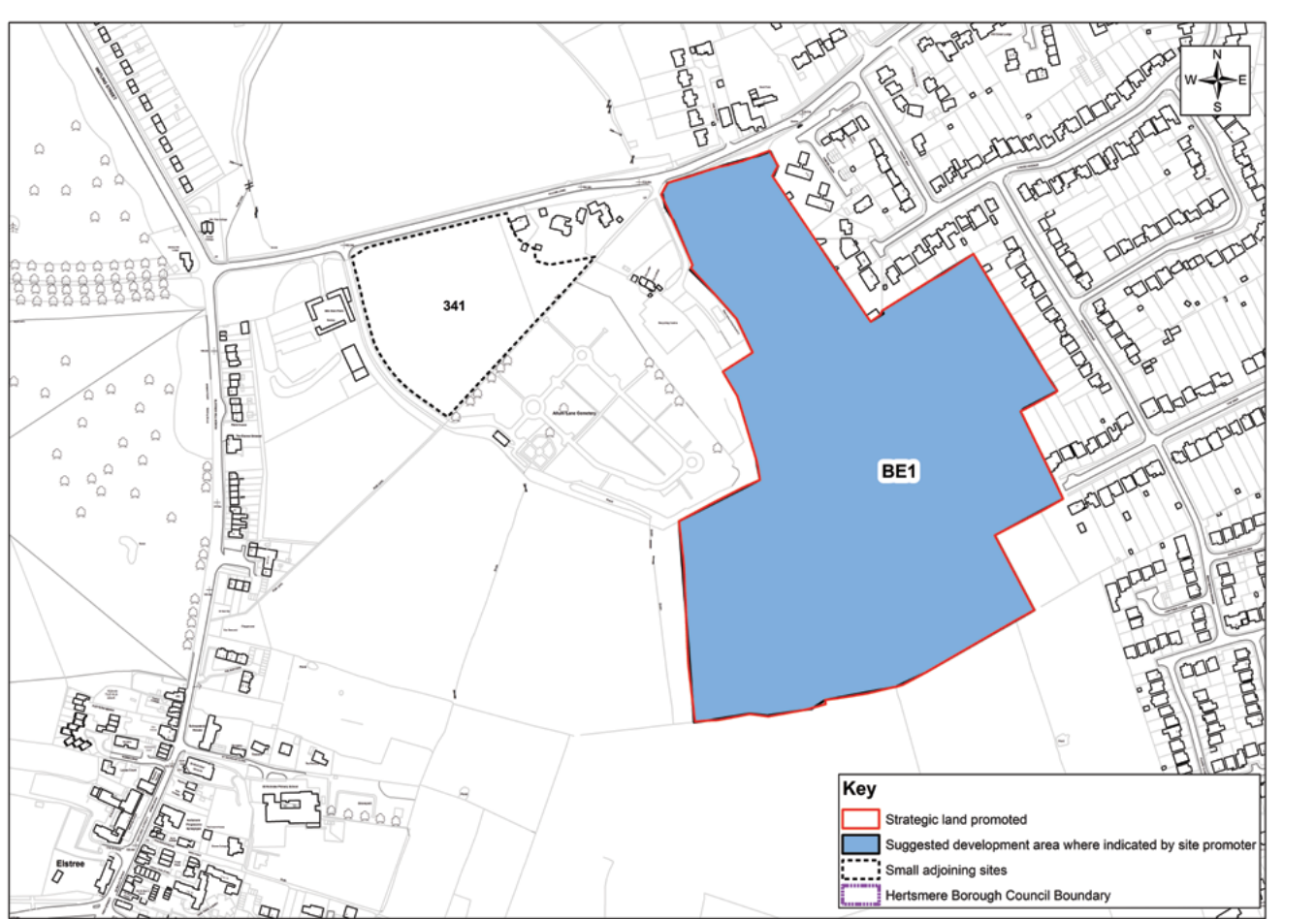


# HOUSING AND EMPLOYMENT SITES

## BOREHAMWOOD & ELSTREE

### Strategic housing sites, Borehamwood



#### BE1 - Land south of Allum Lane, Elstree

##### Benefits and opportunities

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.

Accessible location.

Approximately 800m from Elstree and Borehamwood station and the town centre.

Various bus routes stopping nearby on Allum Lane.

##### Challenges and constraints

Environmental constraints including protected trees, archaeological sites and locally listed buildings.

The site adjoins a household waste recycling centre.

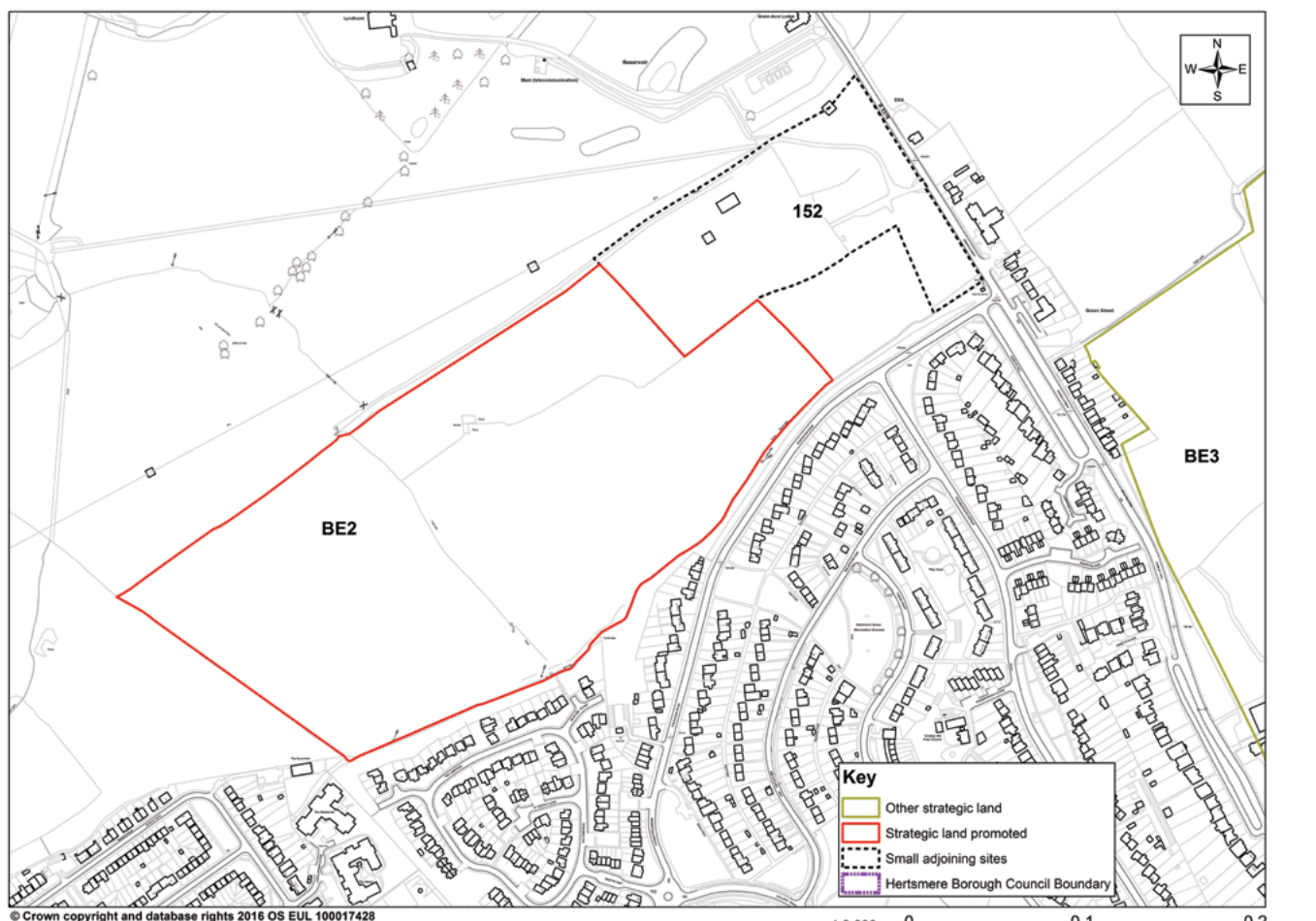
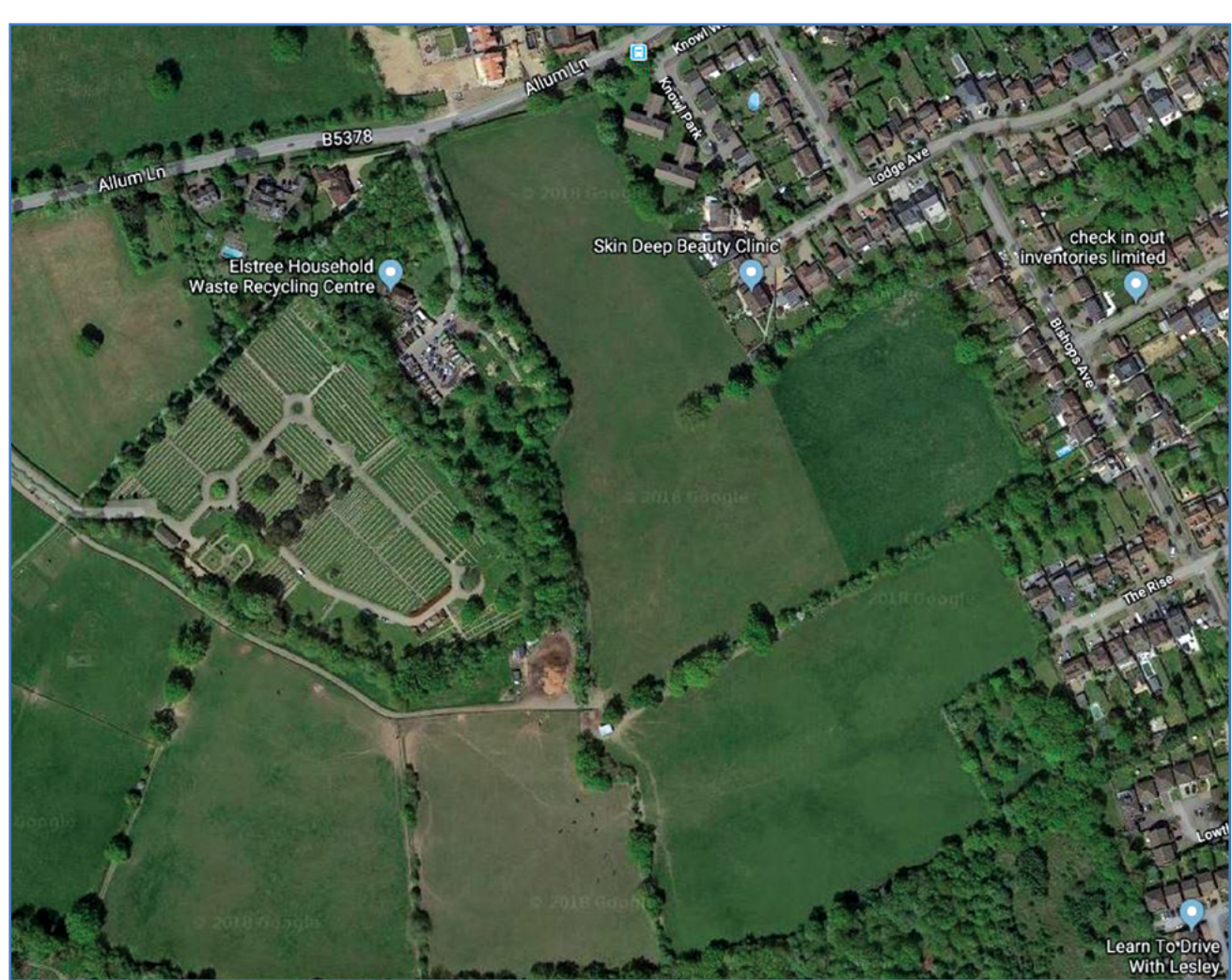
Local highways impact including effect of additional traffic onto Allum Lane and local residential roads.

Loss of green belt land.

Landscape and visual impact.

Likely requirement for another new primary school, as well as a new secondary school, arising from any significant new growth in Elstree and Borehamwood.

Existing GP practices in the area have limited or no additional capacity although new health facility proposed on Elstree Way.



#### BE2 - Land north of Stapleton Road, Borehamwood

##### Benefits and opportunities

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.

Relatively close proximity to shops on Leeming Road with convenience store nearby on Thirk Road.

Scope to co-ordinate with other development opportunities along Stapleton Road/Cowley Hill.

A number of bus routes run along Stapleton Road.

##### Challenges and constraints

Ecological value of the site.

Site can only be accessed via Stapleton Road.

Considerable distance from the town centre and station and so not within walking distance.

Local highways impact including cumulative effect of additional traffic onto Stapleton Road, Cowley Hill and other nearby roads.

Loss of green belt land.

Landscape and visual impact.

Likely requirement for another new primary school, as well as a new secondary school, arising from any significant new growth in Borehamwood.

Existing GP practices in the area have limited or no additional capacity although new health facility proposed on Elstree Way.

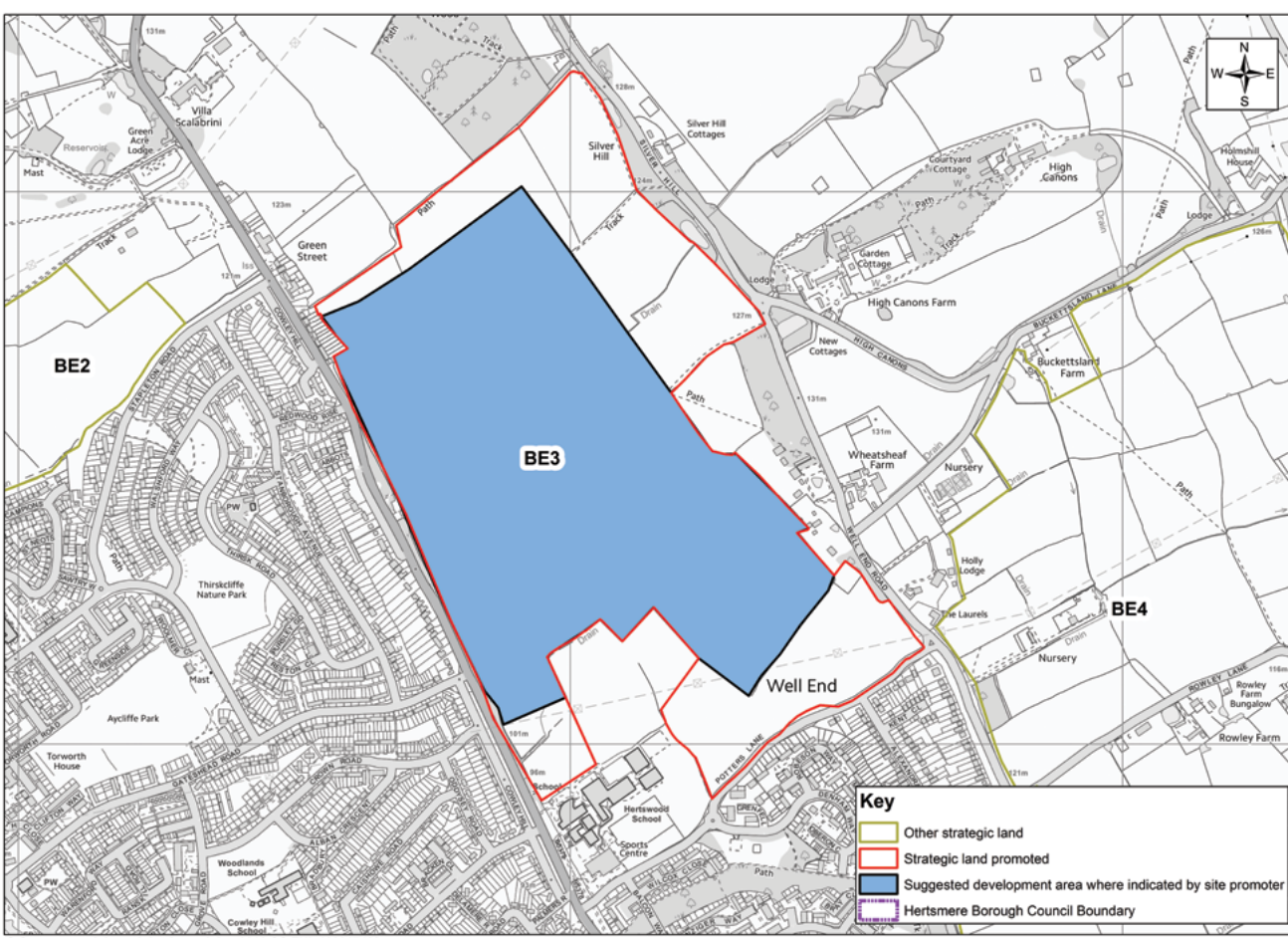




# HOUSING AND EMPLOYMENT SITES

## BOREHAMWOOD & ELSTREE

### Strategic housing sites, Borehamwood



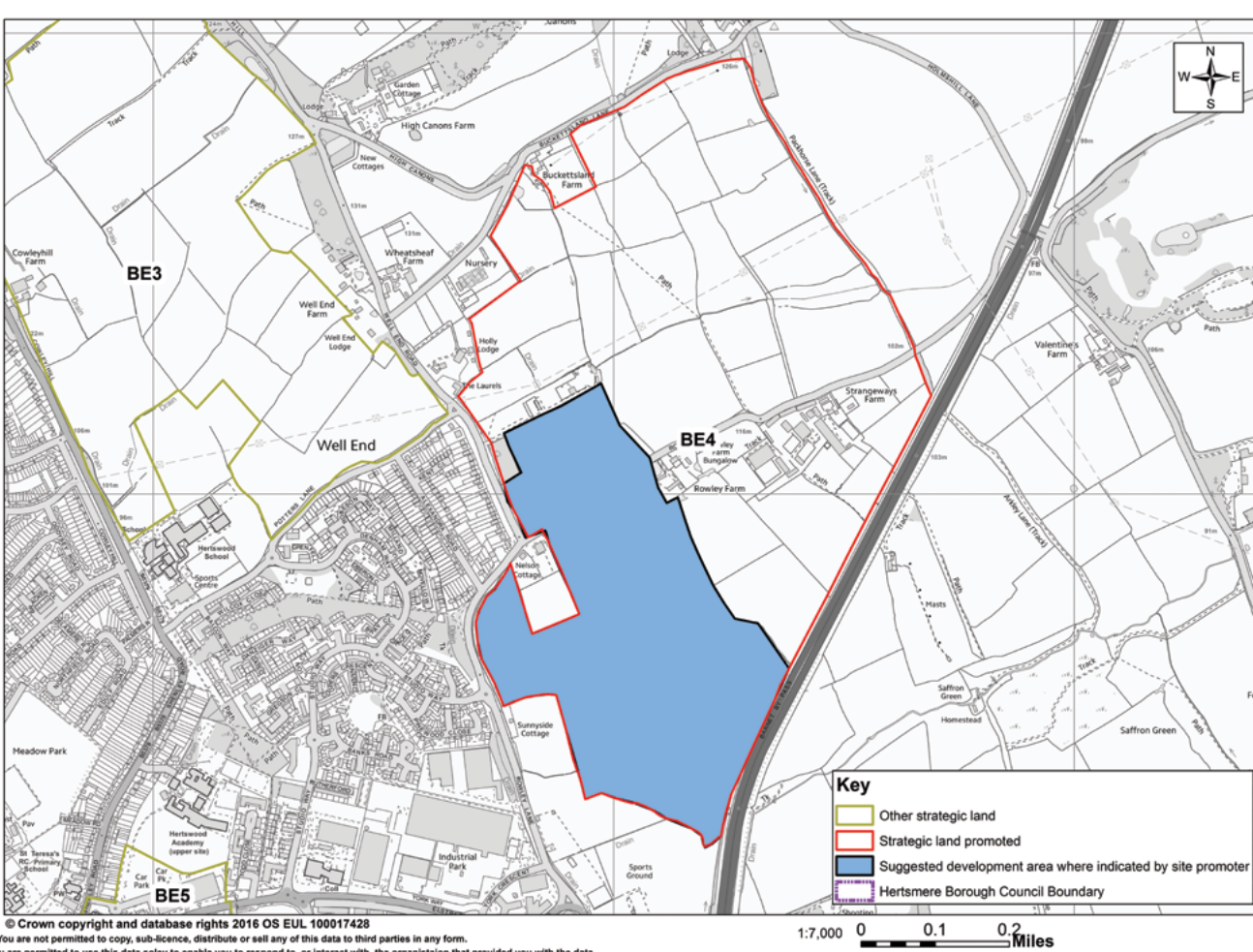
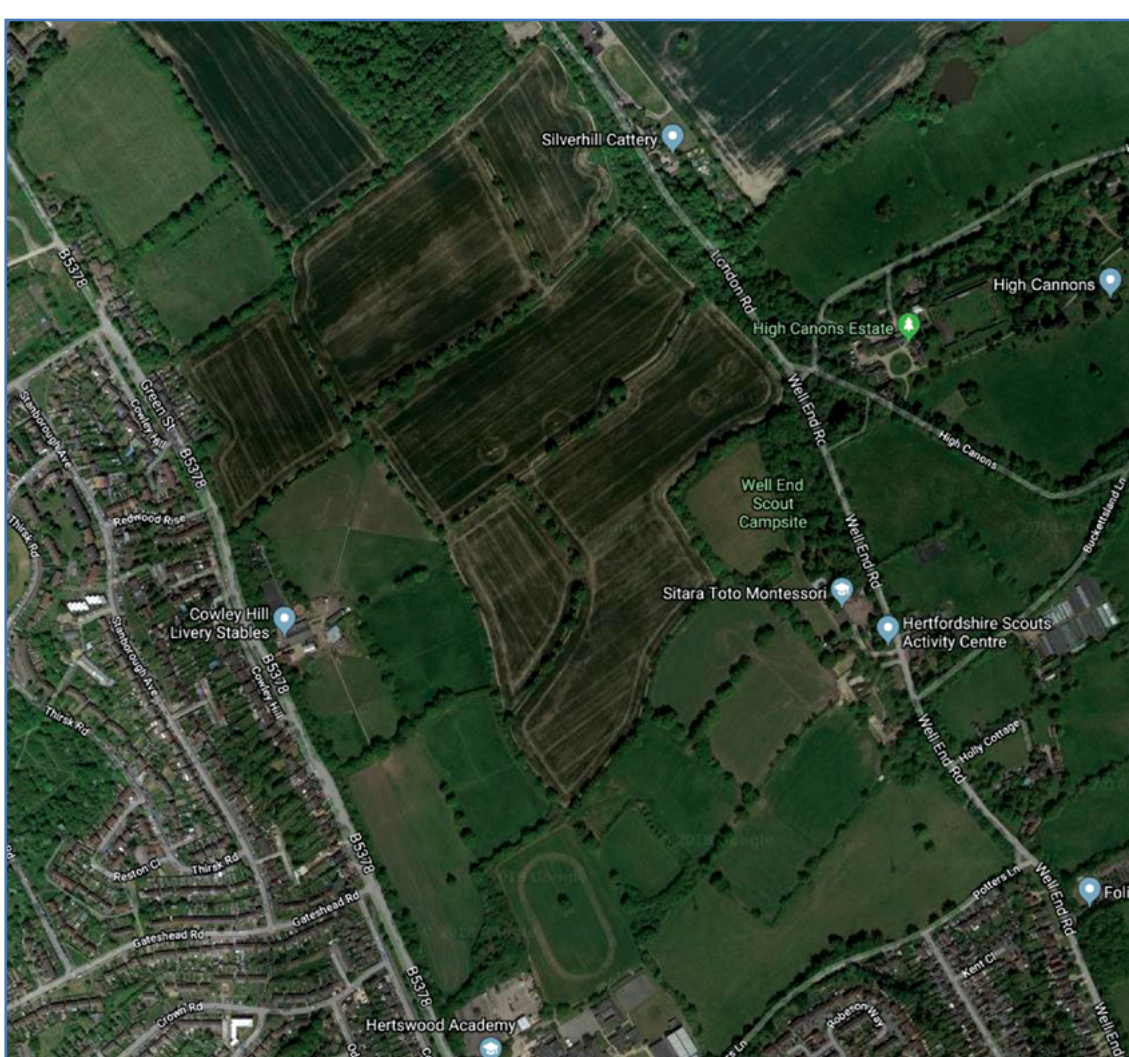
#### BE3 - Land off Cowley Hill, Borehamwood

##### Benefits and opportunities

- Scale of growth capable of delivering garden suburb development with supporting infrastructure.
- Scope to provide a new primary school, community facilities 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-built housing plots.
- Close proximity to Hertswood Academy secondary school.
- A variety of different locations/options for potential access points onto the public highway are available.
- A number of bus routes currently run along Cowley Hill.

##### Challenges and constraints

- Much of the site is over 1.5 miles from the town centre and station and so not within walking distance.
- Local highways impact onto Cowley Hill and other nearby roads.
- A significant number of watercourses run across the site so further assessments needed.
- Loss of green belt land.
- Landscape and visual impact.
- Likely requirement for another new primary school, as well as a new secondary school, arising from any significant new growth in Borehamwood.
- Existing GP practices in the area have limited or no additional capacity although new health facility proposed on Elstree Way.



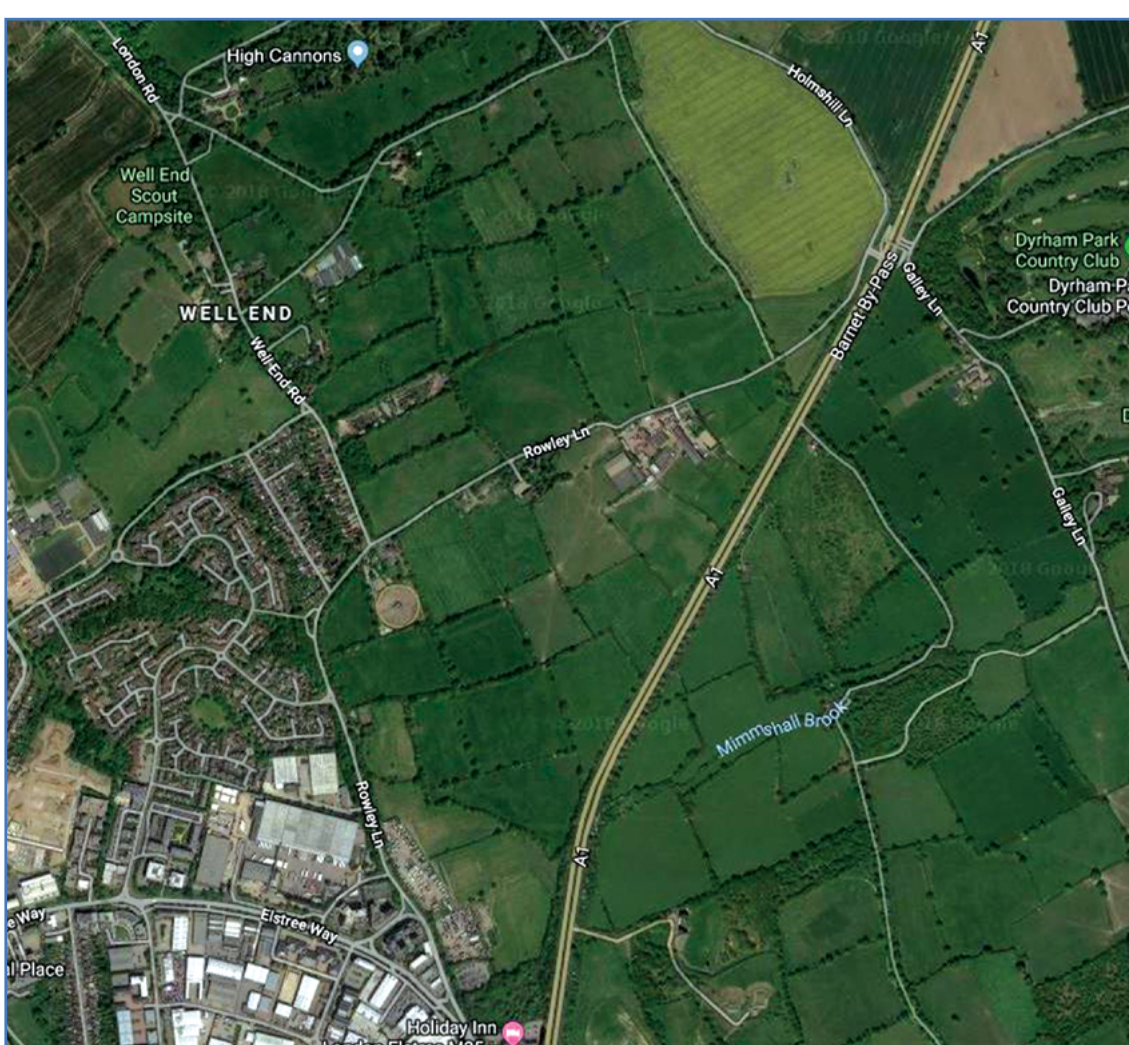
#### BE4 - Land off Well End Road, Borehamwood

##### Benefits and opportunities

- 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-built housing plots.
- Creation of local employment opportunities and investment in the town.
- Scope to co-ordinate with other employment opportunities south of the site.
- Some of the site is already safeguarded for employment development within the current Local Plan.
- Proximity to A1 and M25 for businesses.

##### Challenges and constraints

- Rowley Farm contains a listed building in the northern part of the site with a further listed building, Nelson Cottage, enclosed by but not within the site.
- Poor public transport accessibility with no buses currently serving the site, which is over 1.5 miles from the station.
- Part of the site is located within an area of flood risk.
- Loss of green belt land.
- Landscape and visual impact.
- Likely requirement for another new primary school, as well as a new secondary school, arising from any significant new growth in Borehamwood.
- Existing GP practices in the area have limited or no additional capacity although new health facility proposed on Elstree Way.

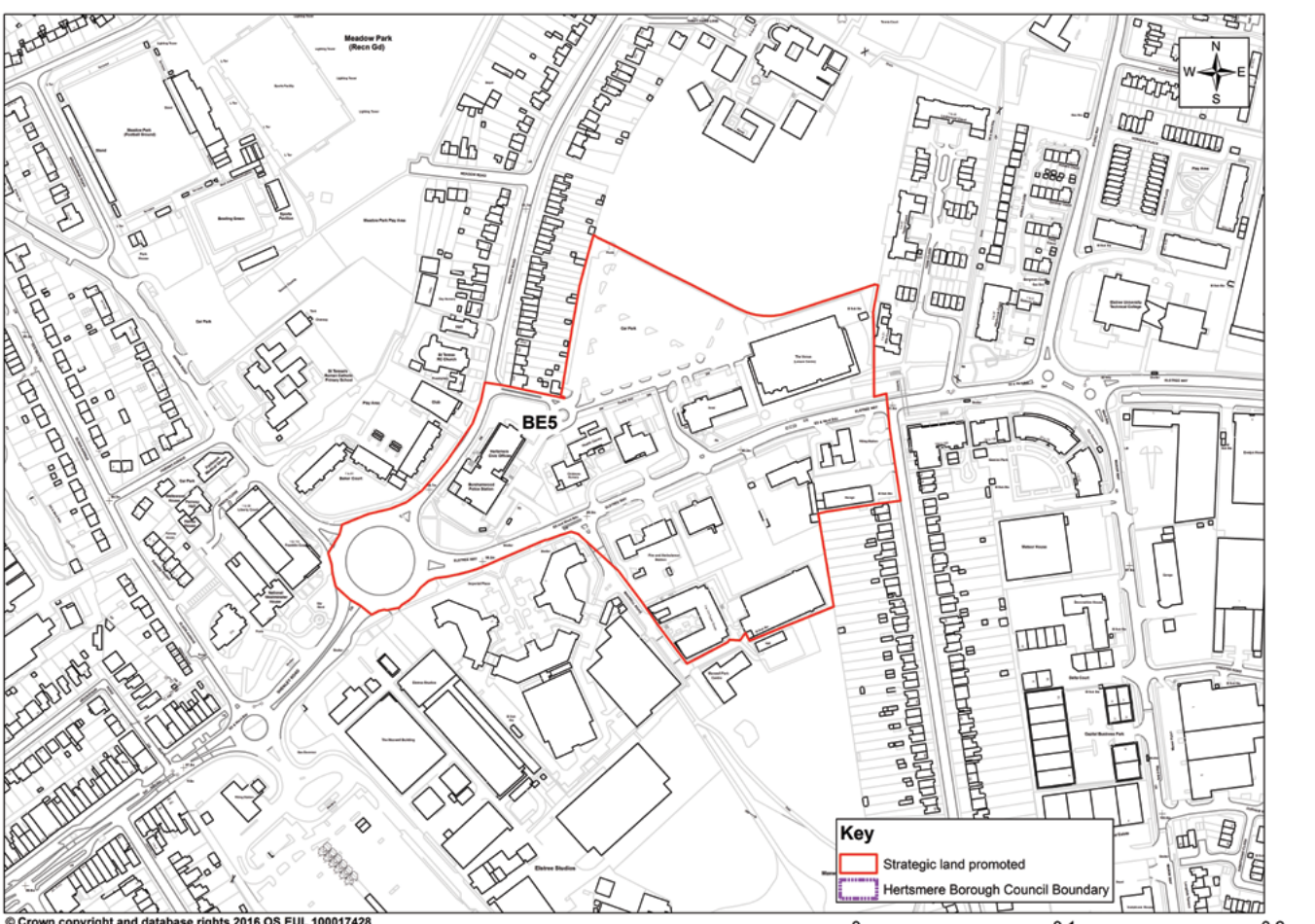




# HOUSING AND EMPLOYMENT SITES

## BOREHAMWOOD & ELSTREE

### Strategic housing sites, Borehamwood



#### BE5 - Elstree Way Corridor

##### Benefits and opportunities

Already accepted as an appropriate planning strategy for the future of this part of Borehamwood following independent examination.

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

Proximity to Borehamwood town centre and station.

A number of bus routes currently run along Elstree Way.

A requirement for developers to provide affordable housing.

Scope to co-ordinate with other opportunities surrounding the site and deliver public realm improvements.

Land set aside for new health facility.

Proximity to local primary and secondary schools including Hertswood Academy and St Teresa's Primary School.

##### Challenges and constraints

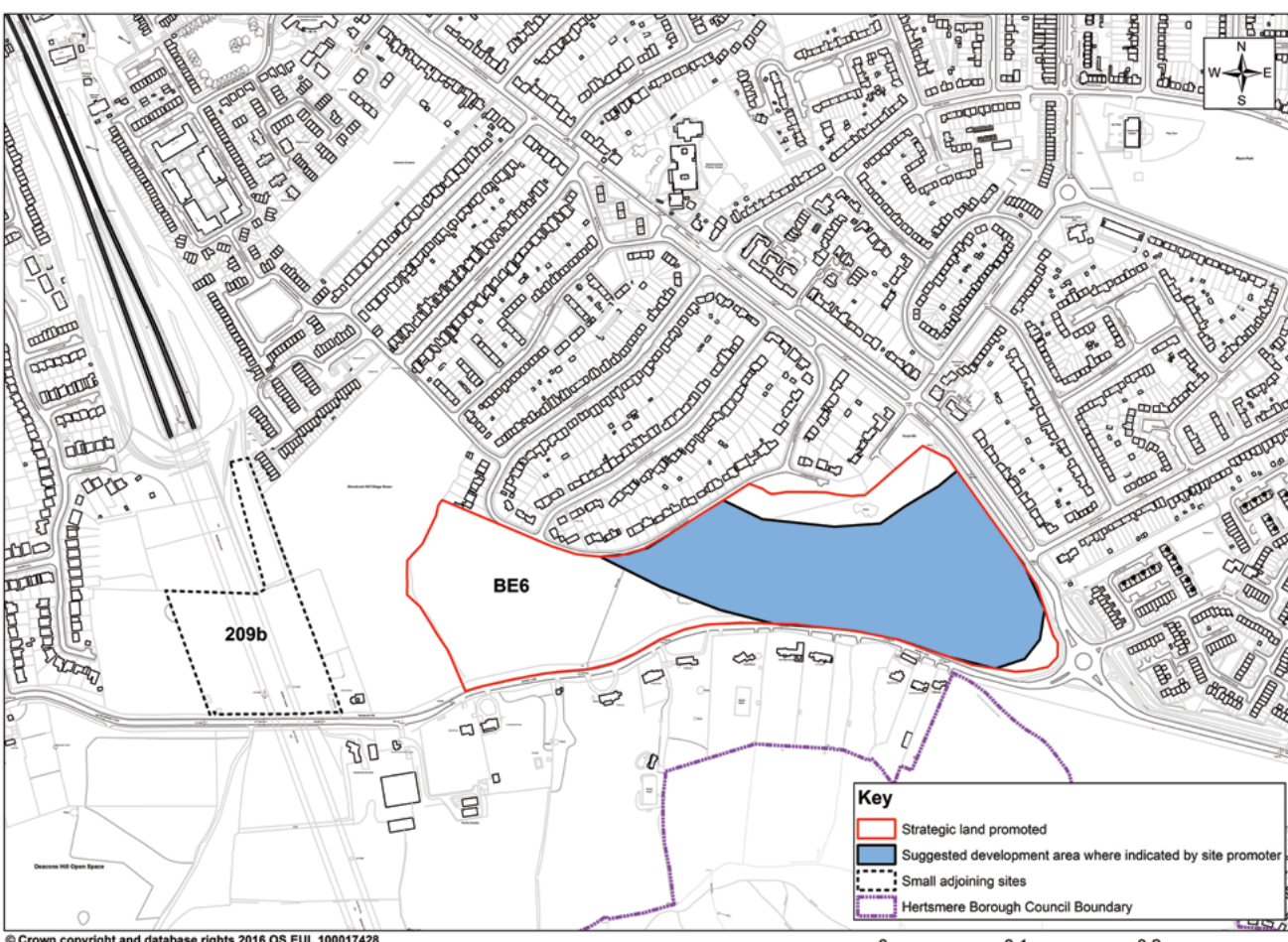
Local highways impact onto Elstree Way and Shenley Road and other nearby roads.

Majority of highway and public realm improvements envisaged have yet to be implemented.

Preference for an alternative location to the reserved site at Maxwell Park for a new primary school.

Site assembly requirements involving different public sector-owned sites.

Existing GP practices in the area have limited or no additional capacity although new health facility proposed on Elstree Way.



#### BE6 - Land north of Barnet Lane, Borehamwood

##### Benefits and opportunities

Existing bus routes (107, 292) serving the south east corner of the site.

Close proximity to Morrison's supermarket.

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 self-build housing plots.

Scope to secure improvements to Woodcock Hill Village Green as part of any development.

Close proximity to Summerwood Primary School.

Within walking distance of train station and Borehamwood town centre.

##### Challenges and constraints

The western side of the site forms part of Woodcock Village Green which is also a Local Wildlife Site (Woodcock Hill Fields) and so cannot be developed.

A Tree Preservation Order covers a large number of trees across the site.

As only around 50% of the site can be developed, the scale of development may not be able to support as much supporting infrastructure.

Likely requirement for another new primary school, as well as a new secondary school, arising from any significant new growth in Borehamwood.

Existing GP practices in the area have limited or no additional capacity although new health facility proposed on Elstree Way.

Local highways impact including cumulative effect of additional traffic onto Barnet Lane and Stirling Corner.

Loss of green belt land.

Landscape and visual impact.

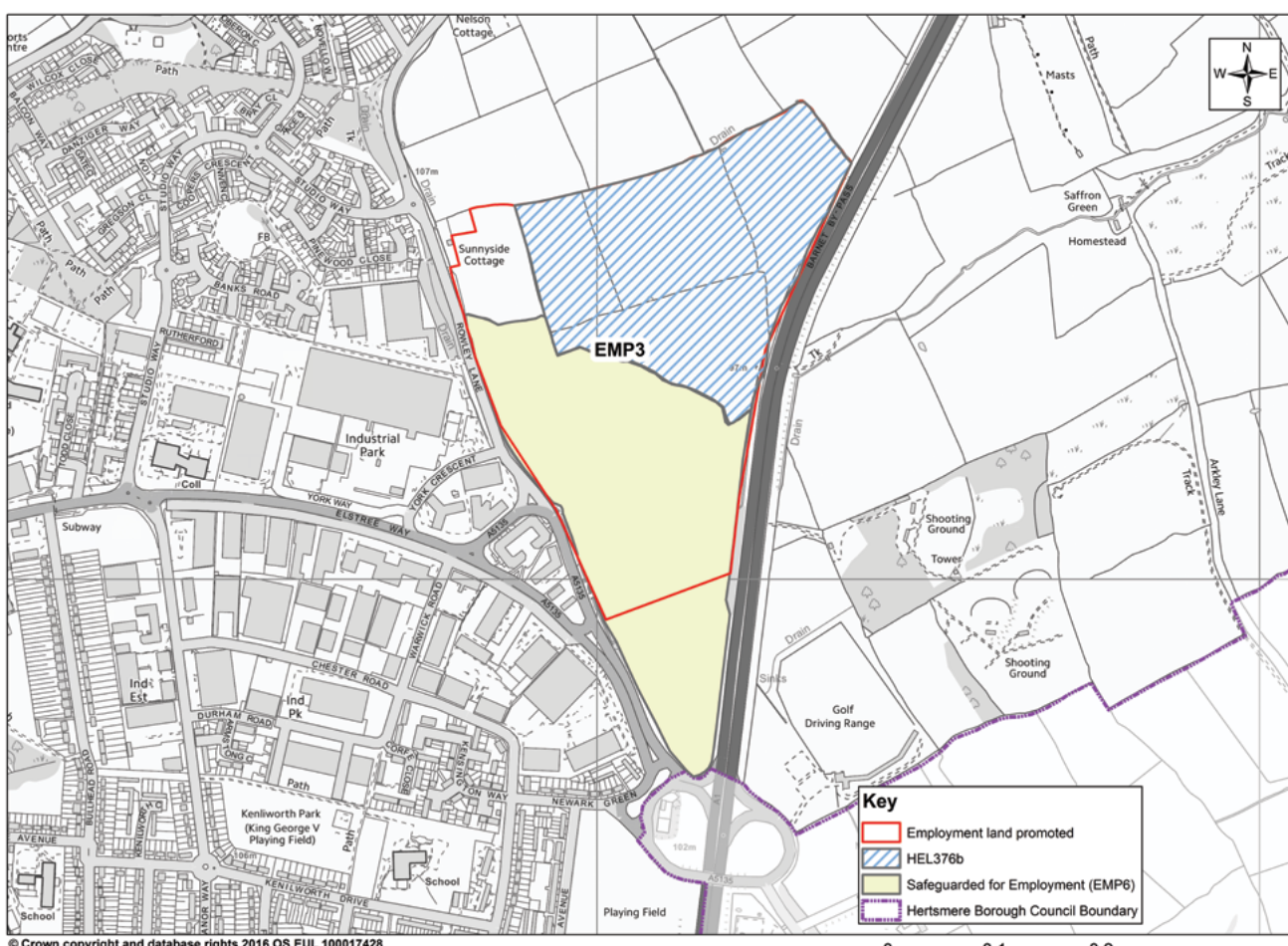




# HOUSING AND EMPLOYMENT SITES

## BOREHAMWOOD

### Employment sites, Borehamwood



#### EMP3 - Land east of Rowley Lane, Borehamwood

##### Benefits and opportunities

A significant part of the area is already accepted as an appropriate location for economic development following independent examination of current Local Plan.

Logical extension of existing industrial estate/employment area bringing inward investment to Borehamwood.

Close proximity to A1 and M25.

Potential to improve the appearance of the southern part of the site close to the junction with the A1.

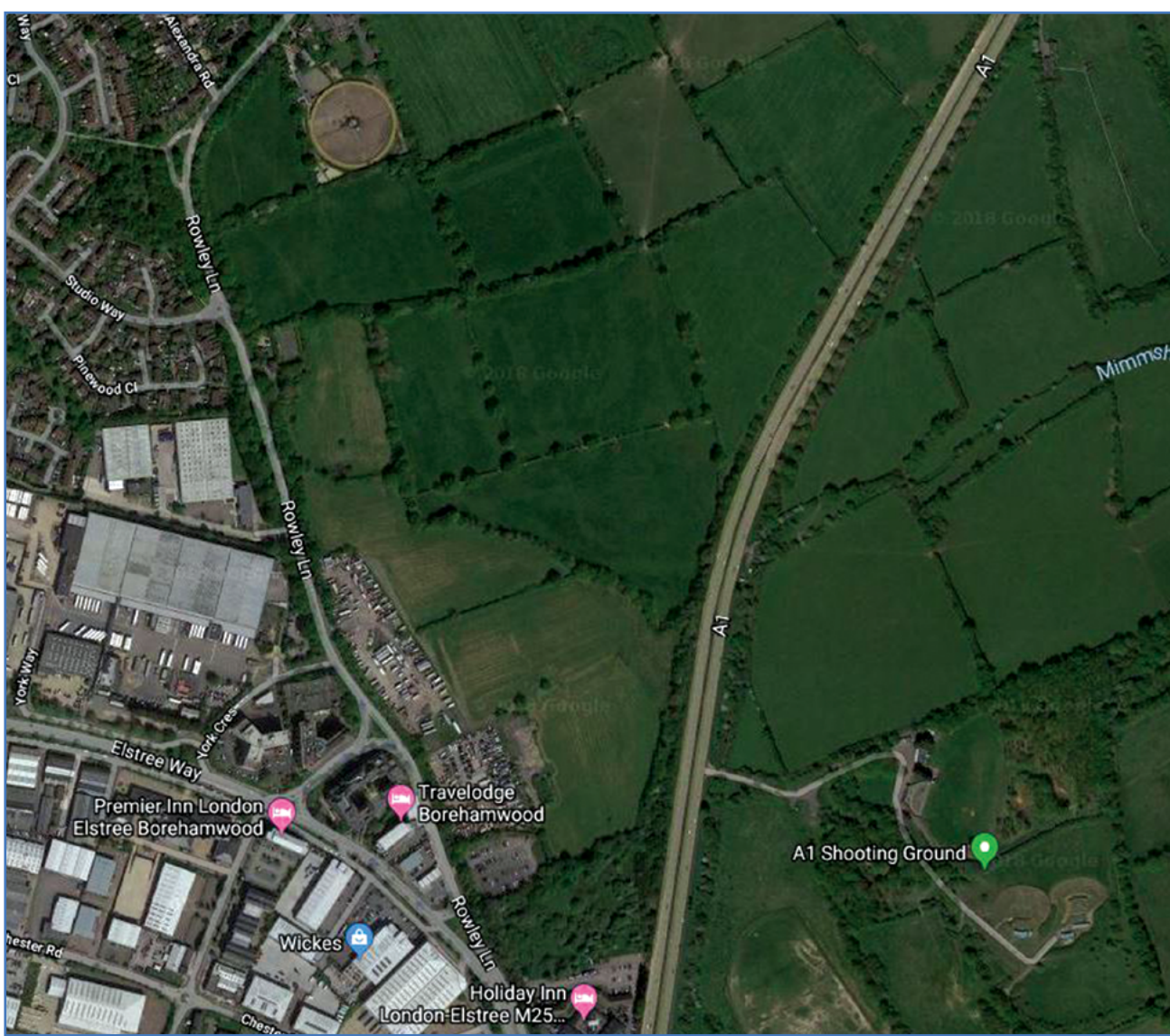
##### Challenges and constraints

Local highways impact including cumulative effect of additional traffic onto surrounding roads and A1 junction.

Some distance from train station and town centre.

Loss of green belt land beyond existing safeguarded employment.

Landscape and visual impact beyond the southern part of the site.

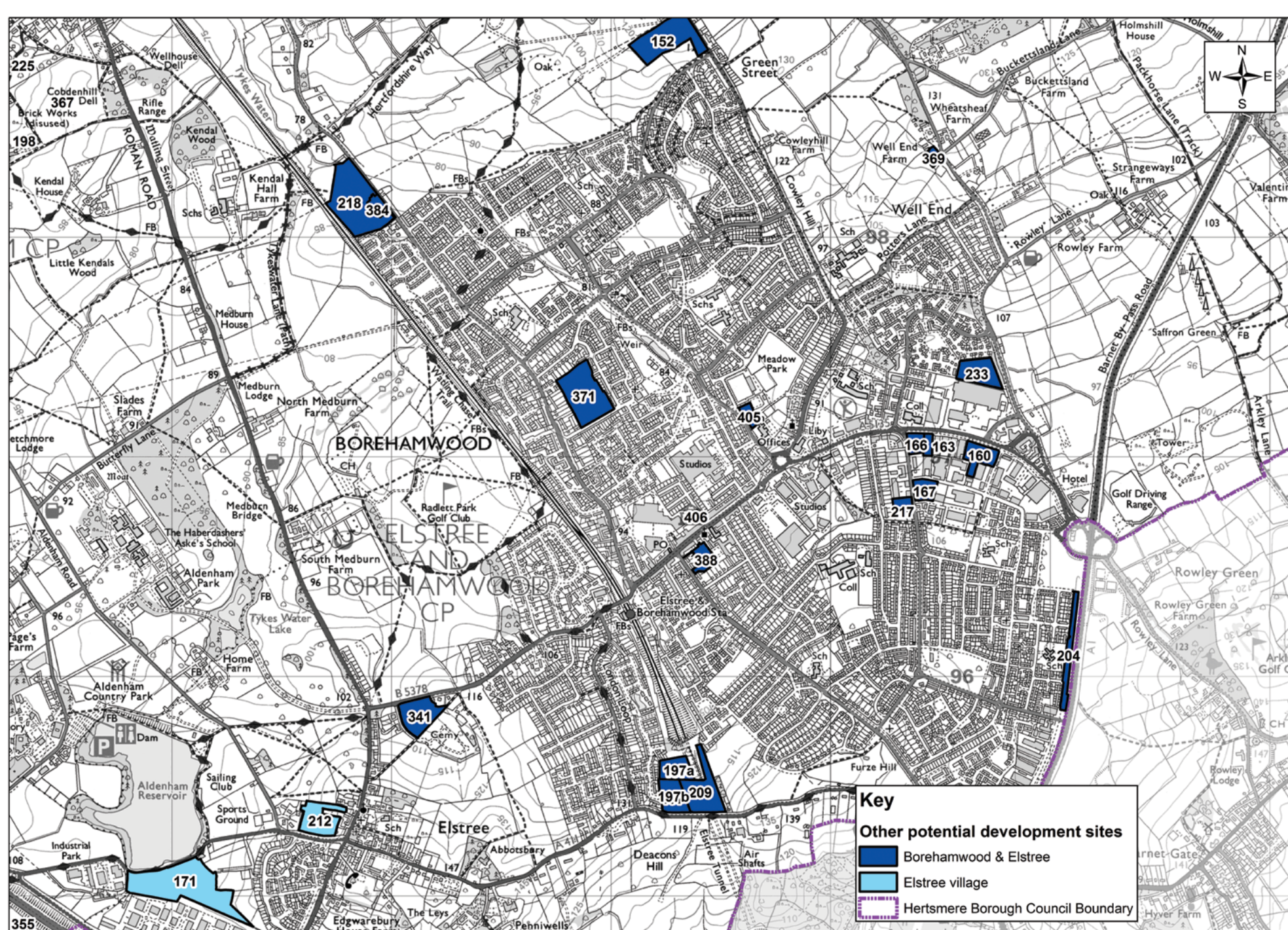




# HOUSING AND EMPLOYMENT SITES

## BOREHAMWOOD & ELSTREE

### Other potential development sites, Borehamwood



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Land Availability Assessment reference	Location	Brief description of potential use
HEL152	Lyndhurst Farm, Green Street.	Residential, estimated capacity for 100 homes.
HEL160	Elstree Gate.	Residential, estimated capacity for 80 homes.
HEL163	Evelyn House, 3 Elstree Way.	Residential, estimated capacity for 25 homes.
HEL166	1 Elstree Way.	Mixed Use, estimated capacity for 35 homes.
HEL167	1-3 Manor Point, Manor Way.	Residential, estimated capacity for 50 homes.
HEL197a	Land north of Barnet Lane 1.	Residential, estimated capacity for 55 homes.
HEL197b	Land north of Barnet Lane 2.	Residential, estimated capacity for 50 homes.
HEL204	Land at Stangate Crescent and Wandsford Park near the Barnet by-pass.	Residential, estimated capacity for 50 homes.
HEL209b	Land North of Barnet Lane.	Mixed Use, estimated capacity for 70 homes.
HEL217	Manor Place Industrial Estate.	Residential, estimated capacity for 30 homes.
HEL218	Organ Hall Farm, Theobald Street.	Residential, estimated capacity for 130 homes.
HEL233	1 and 2 Borehamwood Industrial Park, Rowley Lane.	Residential, estimated capacity for 95 homes.
HEL341	Allum Lane West.	Residential, estimated capacity for 65 homes.
HEL369	Well End Lodge, Well End Road.	Residential, estimated capacity for 15 homes.
HEL371	Old Haberdashers Sports Ground, Croxdale Road.	Residential, estimated capacity for 140 homes.
HEL384	Organ Hall Farm (buildings).	Residential, estimated capacity for 35 homes.
HEL388	The Point, Borehamwood.	Residential, estimated capacity for 55 homes.
HEL405	Brook Road Car Park.	Retention of surface parking with development above. Type of development sought yet to be determined by Council.
HEL406	Clarendon Road 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.

