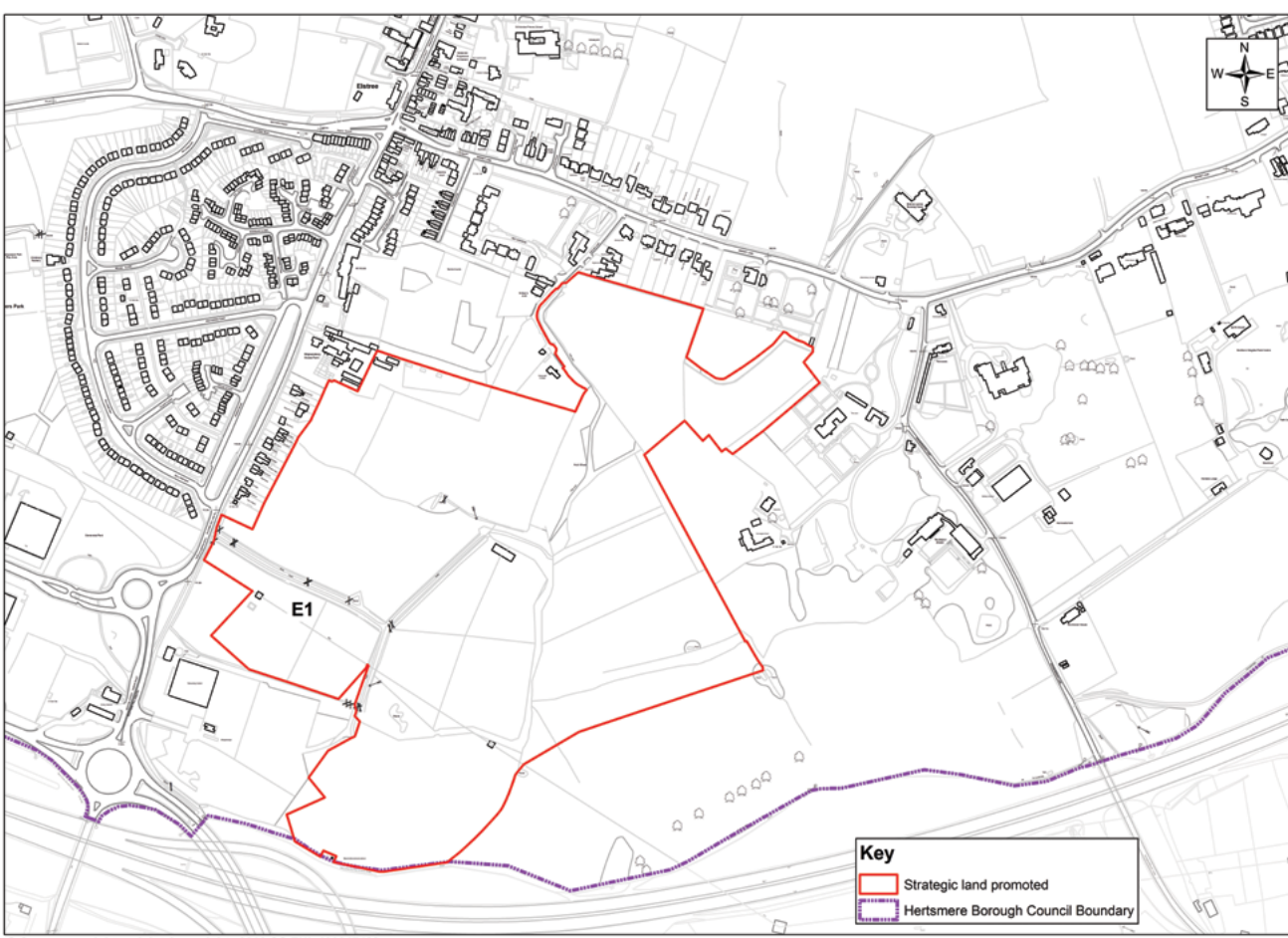


HOUSING AND EMPLOYMENT SITES

ELSTREE VILLAGE

Strategic housing sites, Elstree Village



E1 - Land east of Elstree Hill South (Edgwarebury House Farm), Elstree

Benefits and opportunities

Scope to deliver sustainable growth of Elstree Village including expanded education and health facilities.

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 significant number of self-build housing plots.

The site is close to Centennial Park and within walking distance of existing local services in Elstree Village.

Currently served by two bus routes on Elstree Hill South 107 (Edgware - New Barnet) and 615 (Stanmore to Hatfield).

Challenges and constraints

Loss of green belt land.

Adjoins listed building (Laura Ashley hotel) and locally listed Edgwarebury House Farm buildings.

Significant tree cover to the north of the site.

Landscape and visual impact.

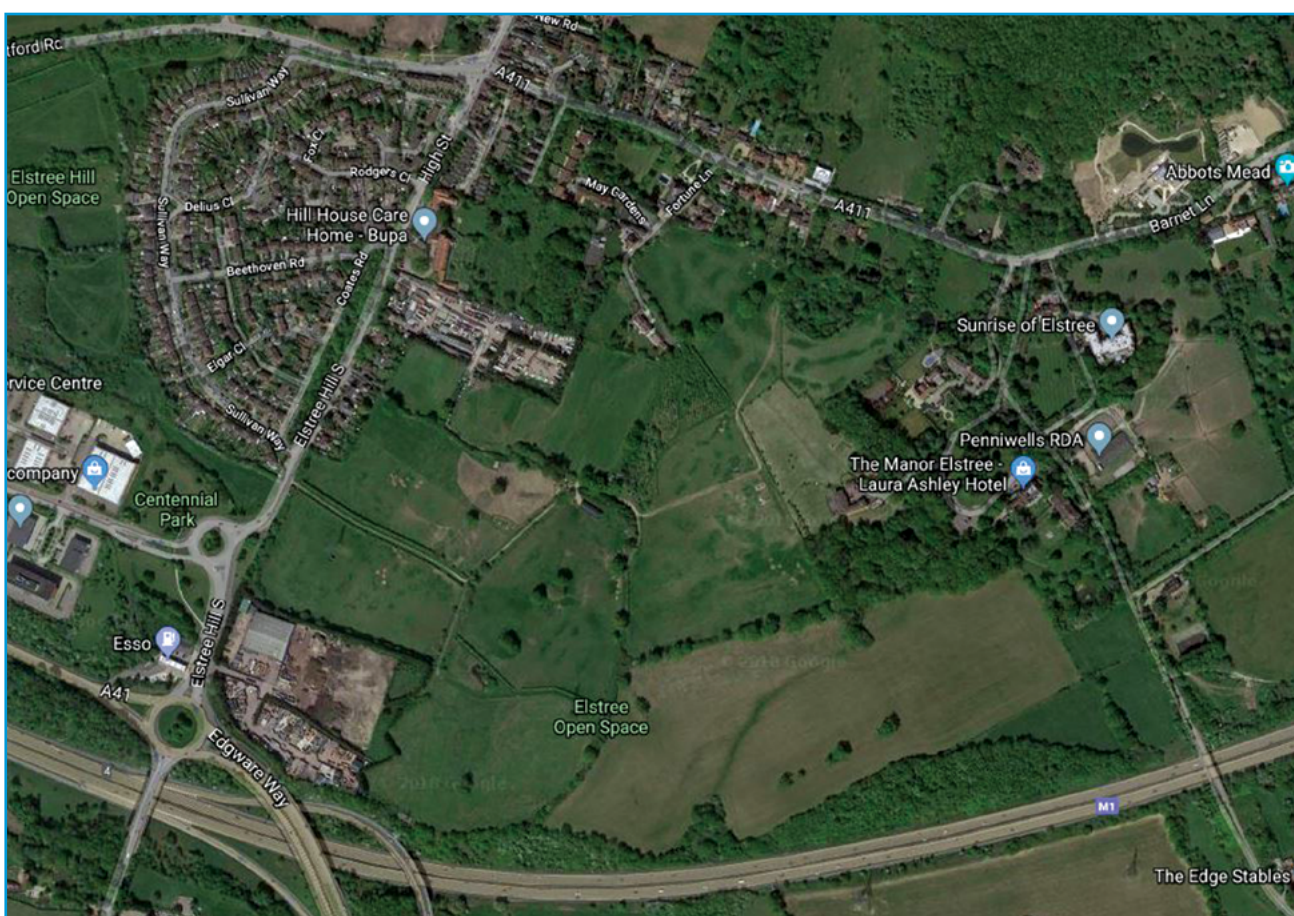
Potential noise and air quality issues due to proximity to M1.

Due to its width, Fortune Lane unlikely to be a suitable means of access into the site.

Site is adjacent to a recycling centre.

St Nicholas CoE only has 1 form of entry and currently has limited scope to accommodate extra numbers.

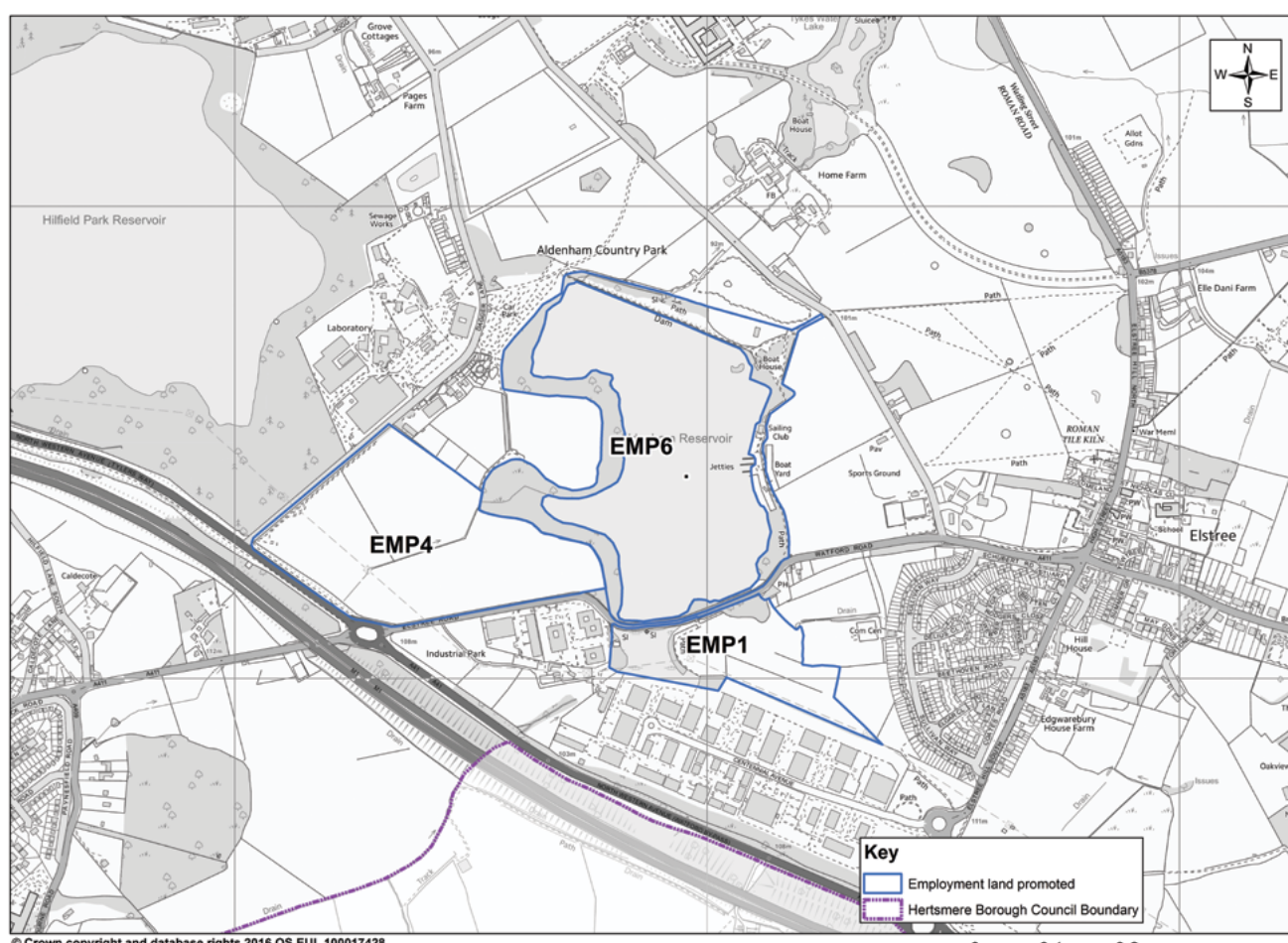
No scope to expand Schopwick surgery on its current site.



HOUSING AND EMPLOYMENT SITES

ELSTREE VILLAGE

Employment sites, Elstree Village



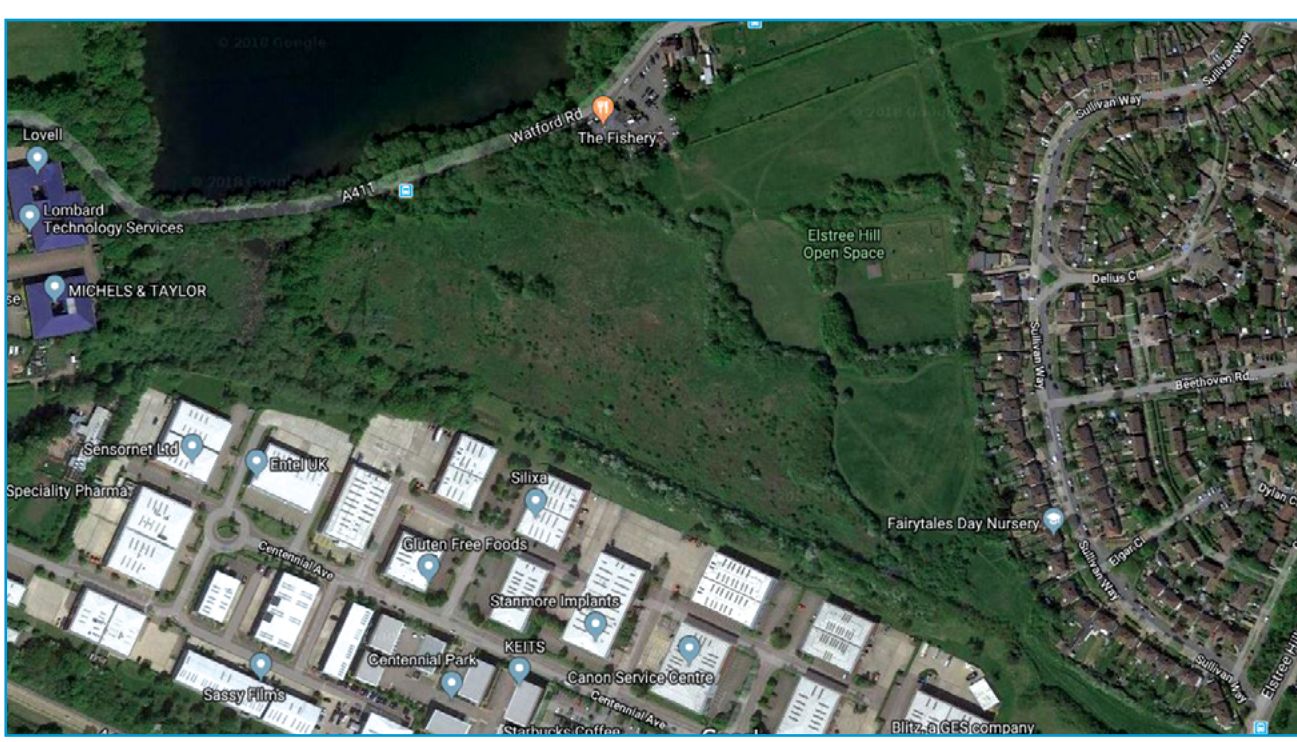
EMP1 - Land north of Centennial Park, Elstree

Benefits and opportunities

- Potential extension to key employment site Centennial Park.
- Clustering of employment uses/businesses in adjoining employment and research premises.
- Proximity to A41.
- Potential for increasing local employment opportunities and reducing out-commuting.

Challenges and constraints

- Loss of Green Belt land.
- Some distance from train station, public transport and town centre.
- Potential highways impact.
- Landscape and visual impact.
- Various environmental constraints, including adjacent local wildlife site.



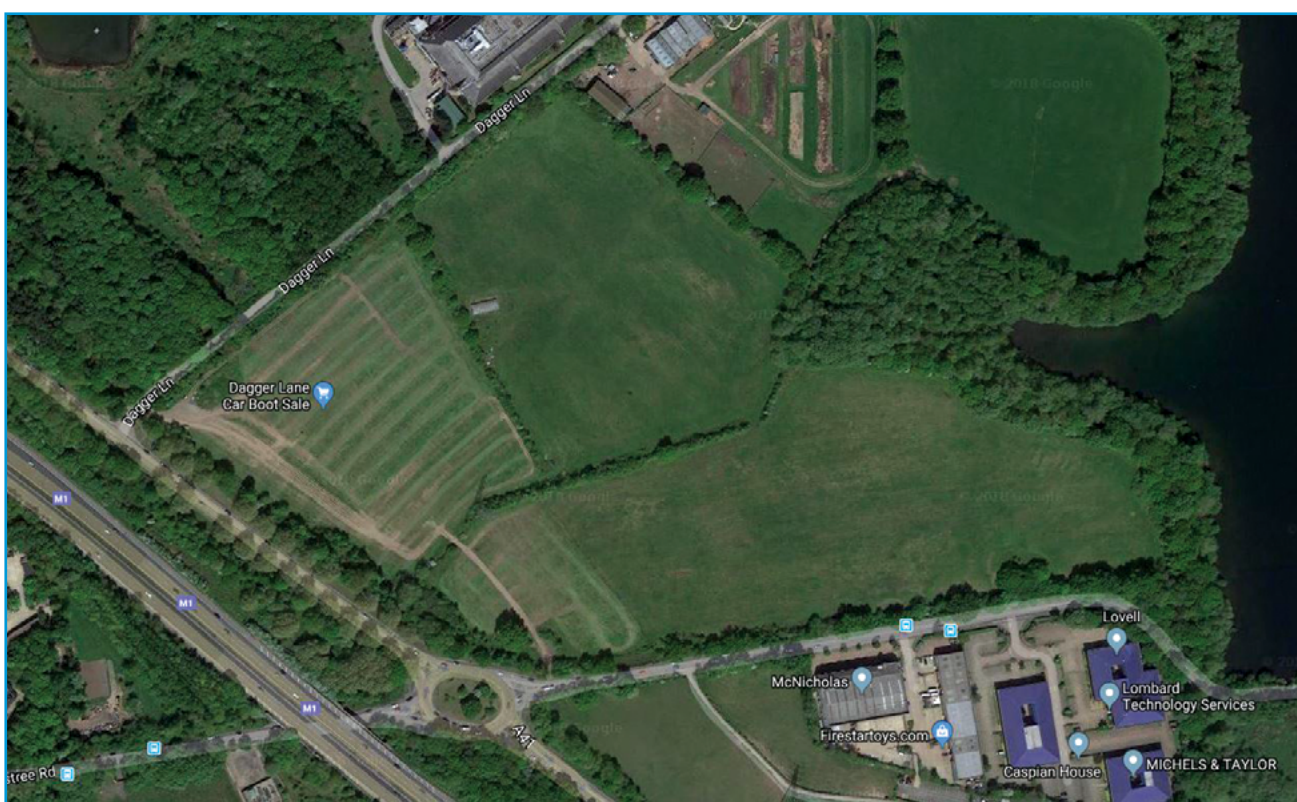
EMP4 - Land adjacent to Elstree Road, A41 and Dagger Lane, Elstree

Benefits and opportunities

- Potential extension to key employment site Centennial Park.
- Clustering of employment uses/businesses in adjoining employment and research premises.
- Proximity to A41.
- Potential for increasing local employment opportunities and reducing out-commuting.

Challenges and constraints

- Loss of Green Belt land.
- Some distance from train station, public transport and town centre.
- Potential highways impact.
- Landscape and visual impact.
- Various environmental constraints, including adjacent local wildlife site.



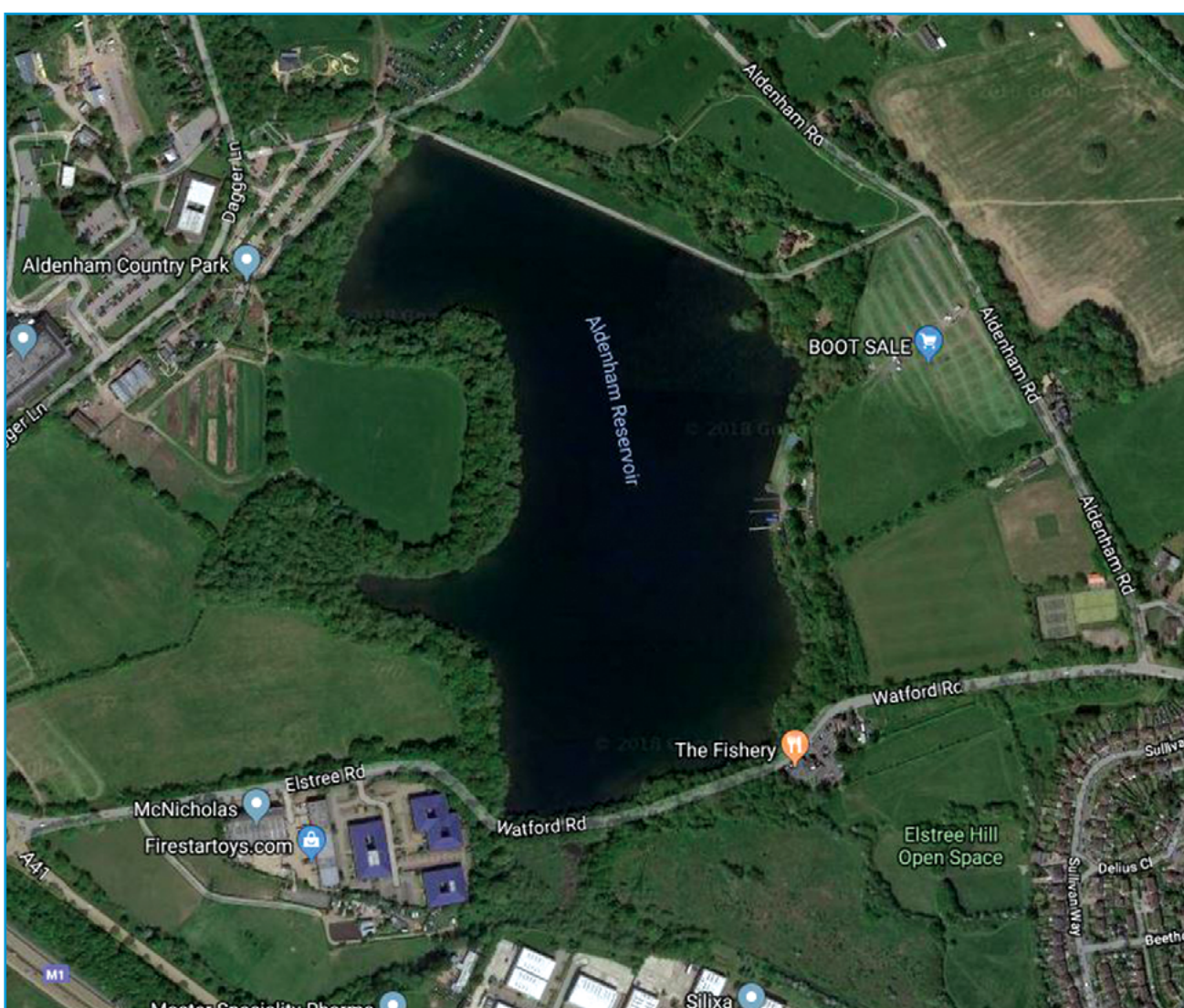
EMP6 - Perimeter around Aldenham Reservoir, Elstree

Benefits and opportunities

- Potential for enhancing facilities at the reservoir and country park.
- Local employment opportunities reducing the need for out-commuting.

Challenges and constraints

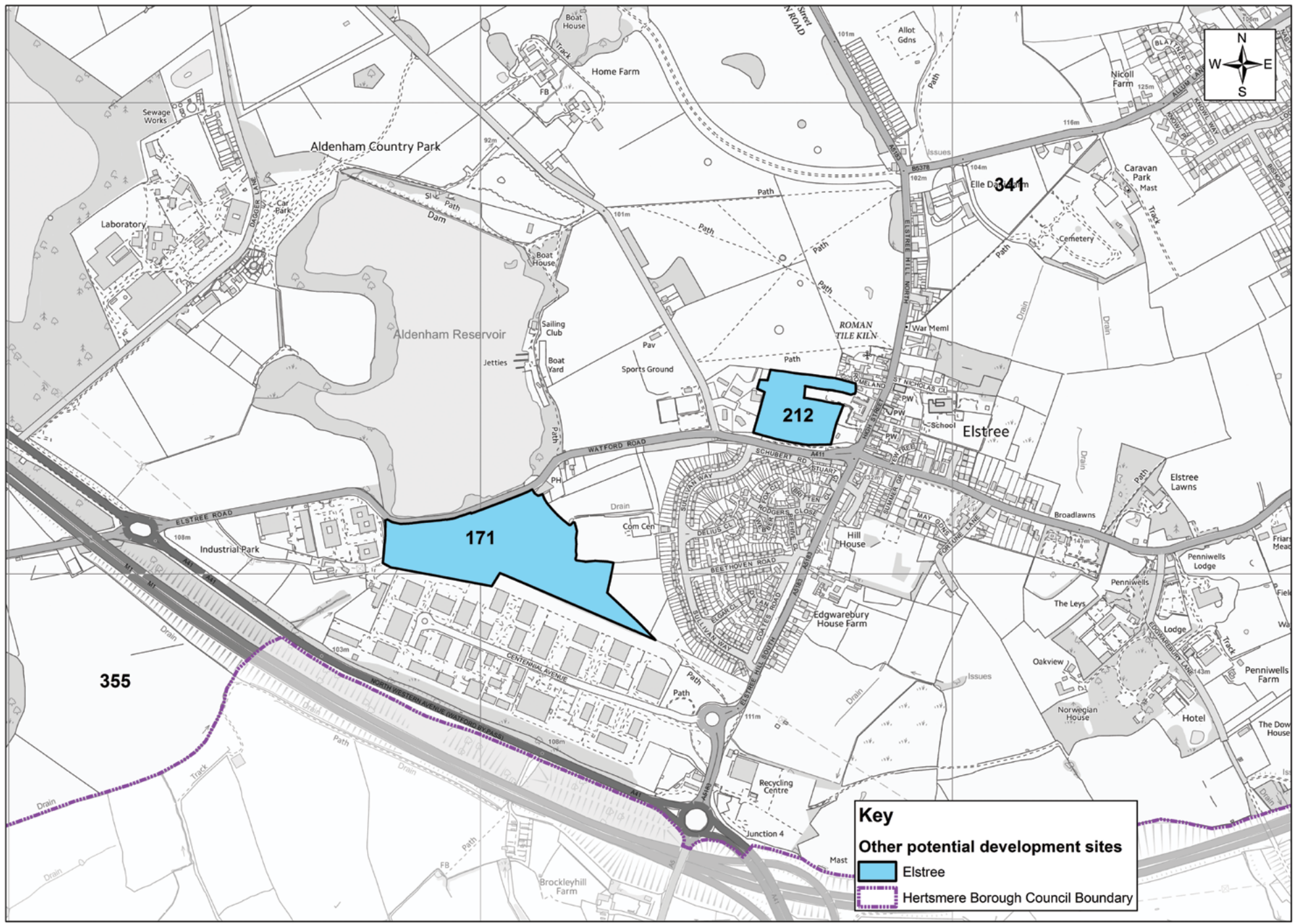
- Limited land available, potential impact on wildlife designation.
- Traffic implications of new development.
- Impact on landscape.
- Impact on Green Belt.



HOUSING AND EMPLOYMENT SITES

ELSTREE VILLAGE

Other potential development sites, Elstree Village



Land Availability Assessment reference	Location	Brief description of potential use
HEL171	Land North of Centennial Park, Elstree.	Residential, estimated capacity for 180 dwellings.
HEL212	Land off Watford Road.	Residential, estimated capacity for 65 dwellings.

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

