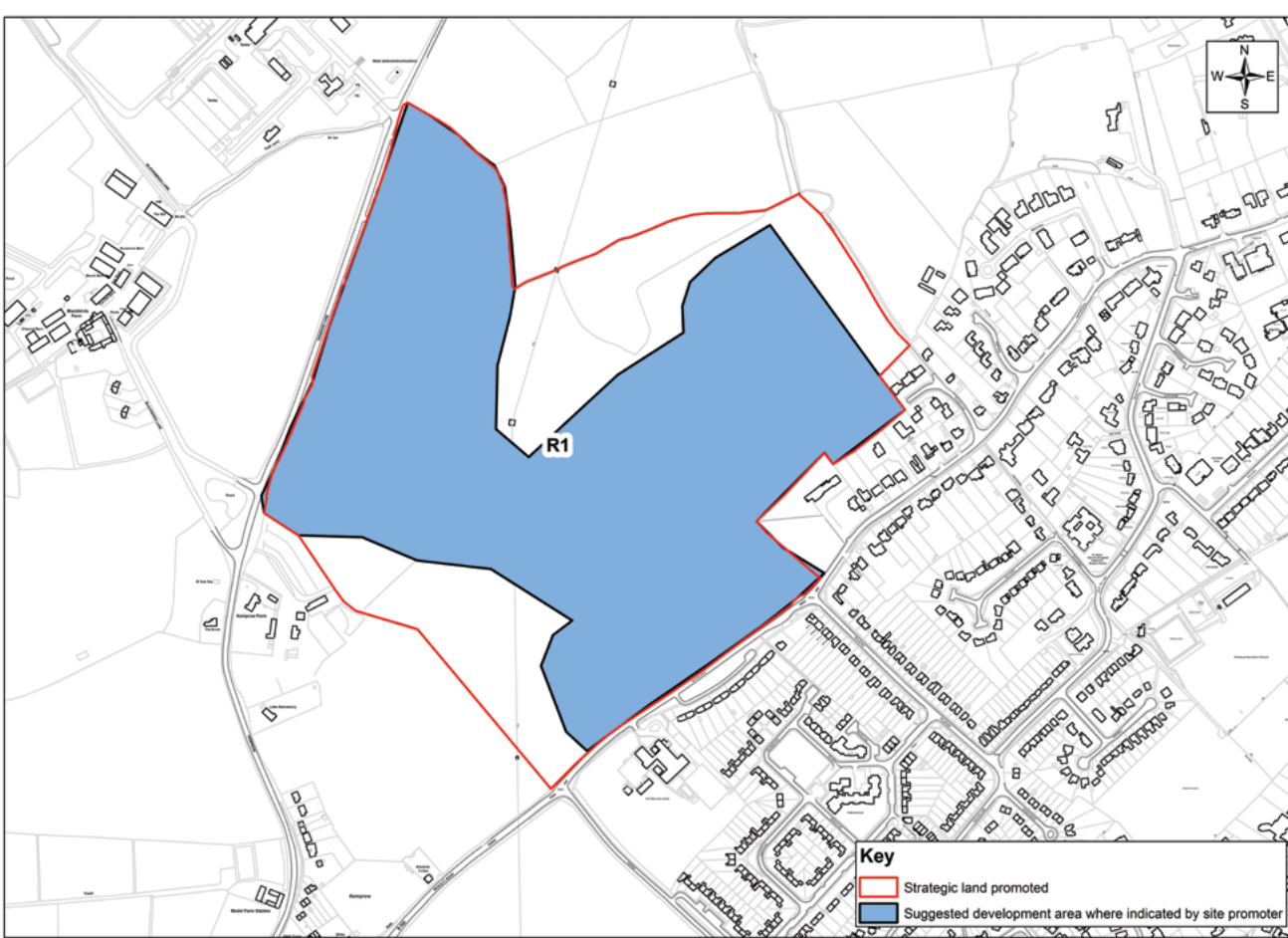


HOUSING AND EMPLOYMENT SITES

RADLETT

Strategic housing sites, Radlett



R1 - Land north-west of Watford Road, (Kemprow Farm, Crown Estate), Radlett

Benefits and opportunities

Scale of growth capable of delivering a new garden suburb with supporting infrastructure on the north side of Watford Road.

Proposal includes both a local centre and new primary school were larger area to be brought forward for development.

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.

Southern part of the site, in particular, within walking distance of the station and district centre.

Challenges and constraints

Local highways impact including cumulative effect of additional traffic onto Radlett/ Watford Road and Oakridge Lane from the current planned and promoted development sites in the vicinity.

Loss of green belt land.

Integrating the new development with existing development along Watford Road.

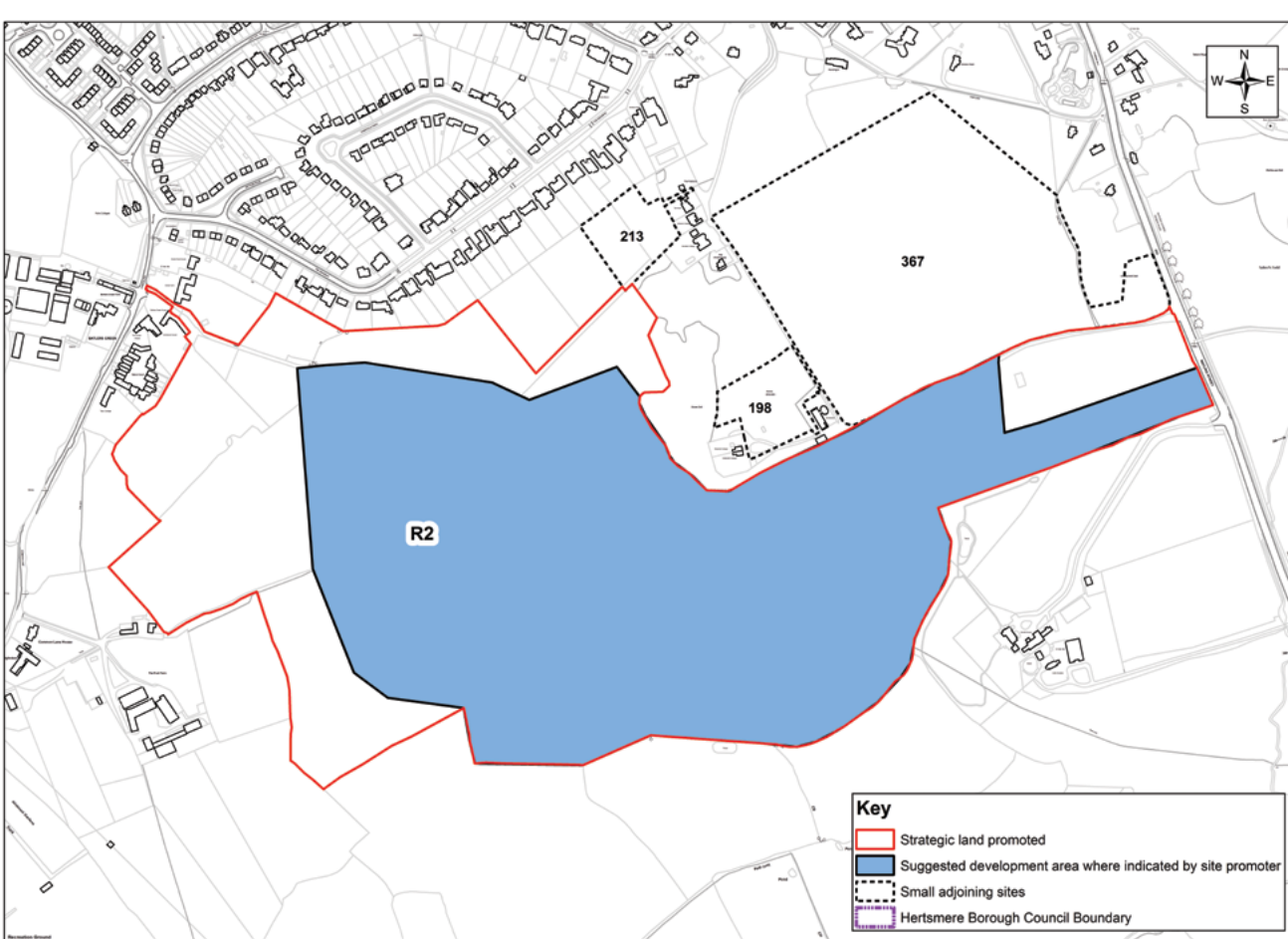
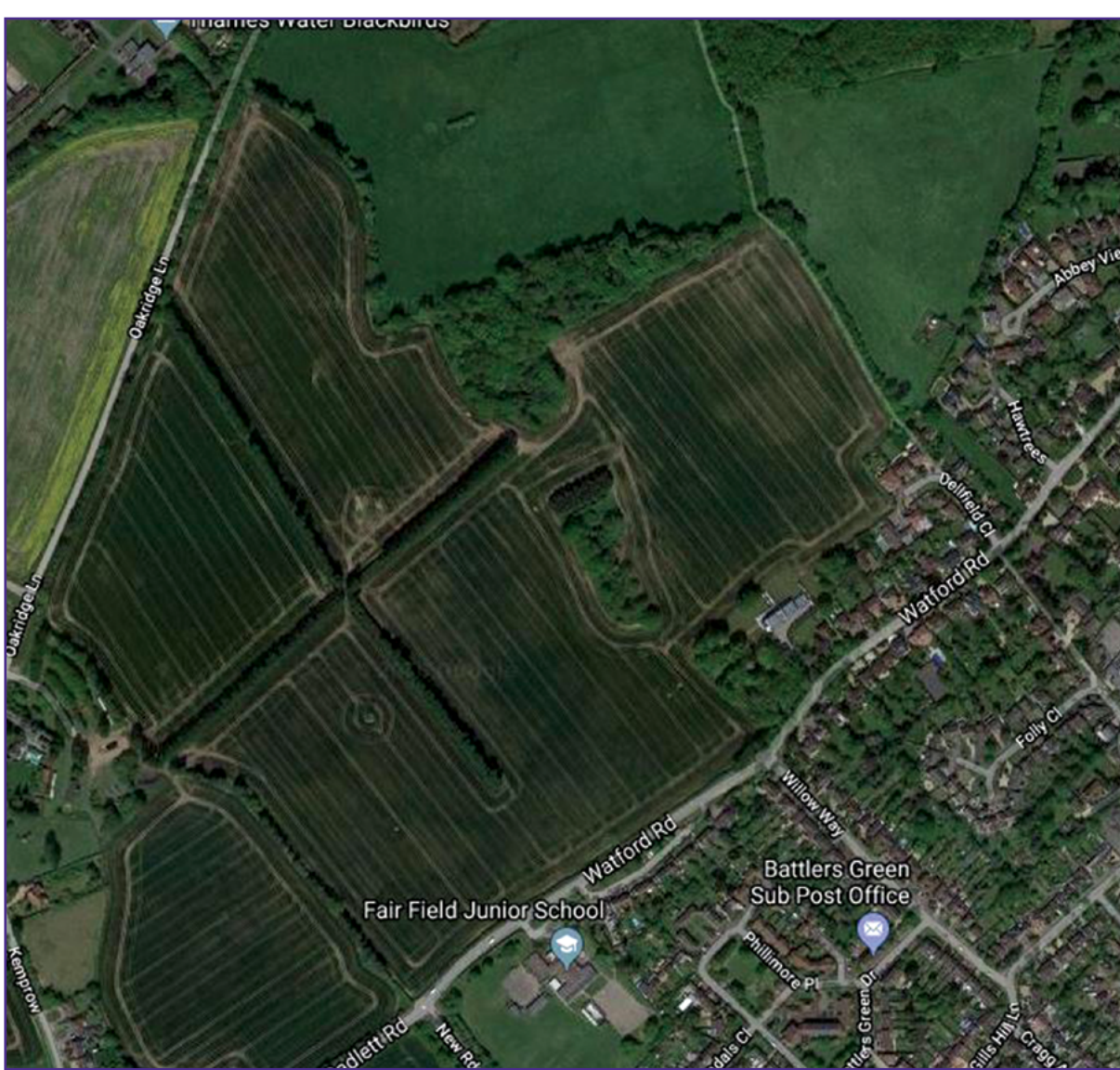
Landscape and visual impact.

Accessibility to the north west of the site would be via Oakridge Lane which becomes a narrow track as it runs north east towards Colney Street/Frogmore.

Area of ancient woodland (Dellfield Wood) and Local Wildlife Site, along with a smaller copse nearer to Watford Road.

Any significant growth in Radlett would require a site for a new primary school to be identified. Currently no secondary school provision exists in Radlett.

The Red House GP practice is a very constrained site with limited ability to expand further. New facilities on a new site likely to be required to meet the long term needs of Radlett.



R2 - Land south of The Ridgeway (Home Farm), Radlett

Benefits and opportunities

Scale of growth capable of delivering a new garden suburb with supporting infrastructure to the south of Radlett.

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.

Scope to co-ordinate with other development opportunities south of The Ridgeway and west of Watling Street.

Approximately 0.5m from the local shops on Battlers Green drive.

Challenges and constraints

Very limited vehicular access from Common Lane.

Vehicular access from Watling Street through or adjacent to an area of protected woodland.

Land adjoining woodland currently in separate ownership.

Local highways impact including effect on narrow residential street access through the north of the site.

Loss of green belt land.

Landscape and visual impact.

No bus routes serving the Common Lane side of the site.

Any significant growth in Radlett would require a site for a new primary school to be identified. Currently no secondary school provision exists in Radlett.

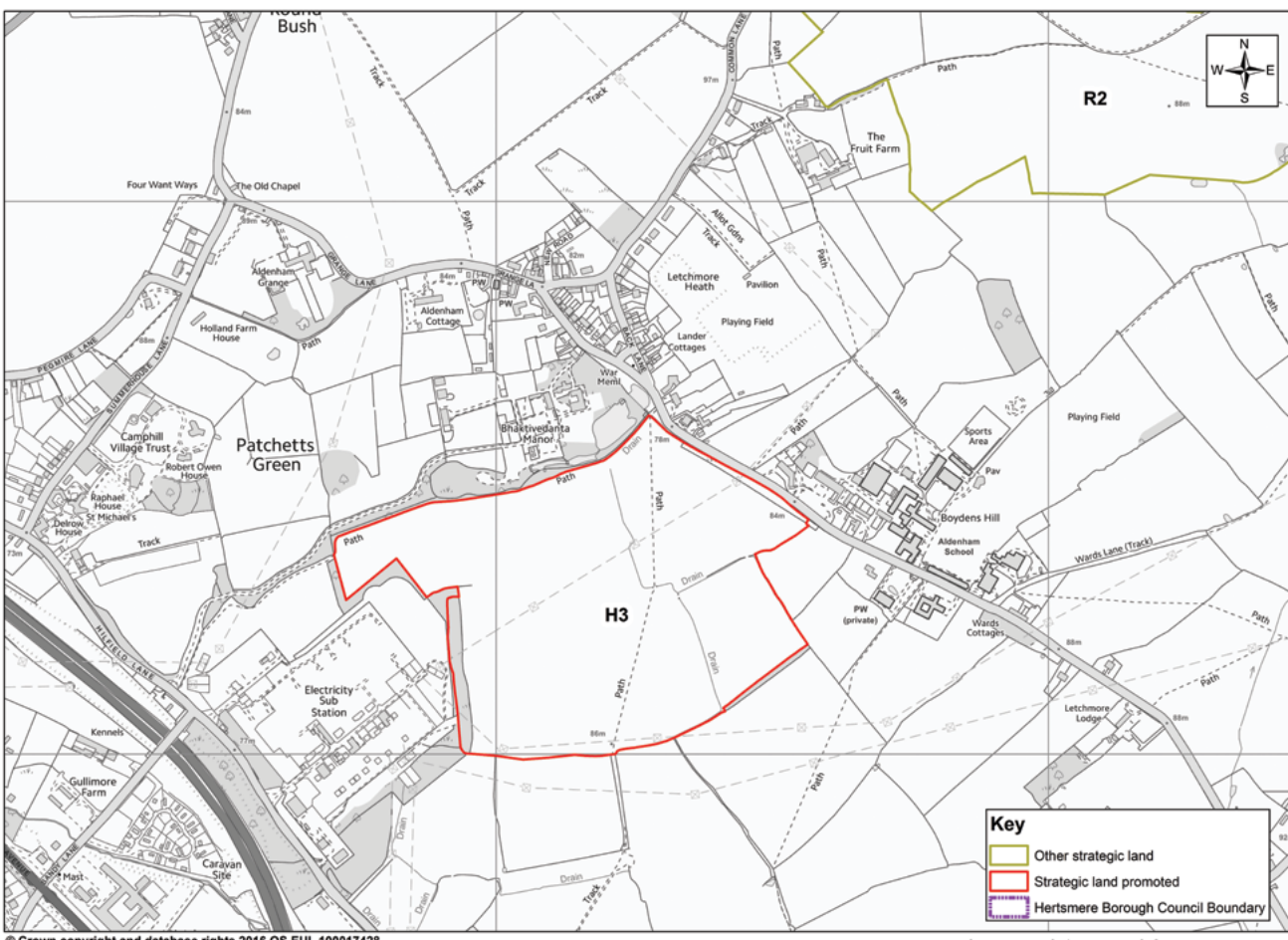
The Red House GP practice is a very constrained site with limited ability to expand further. .New facilities on a new site likely to be required to meet the long term needs of Radlett.



HOUSING AND EMPLOYMENT SITES

RADLETT

Strategic housing sites, Radlett



H3 - Land west of Aldenham School, Letchmore Heath

Benefits and opportunities

Potential scope to deliver a significant quantum of residential development with some supporting 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 a significant number of self-build housing plots.

Challenges and constraints

Impact on character and function of a small village arising from any significant amount of development.

Site is poorly located in terms of proximity to local services.

Adjacent to conservation area.

Highways impact including cumulative effect of additional traffic in Letchmore Heath.

Limited bus services currently run near the site.

Loss of green belt land.

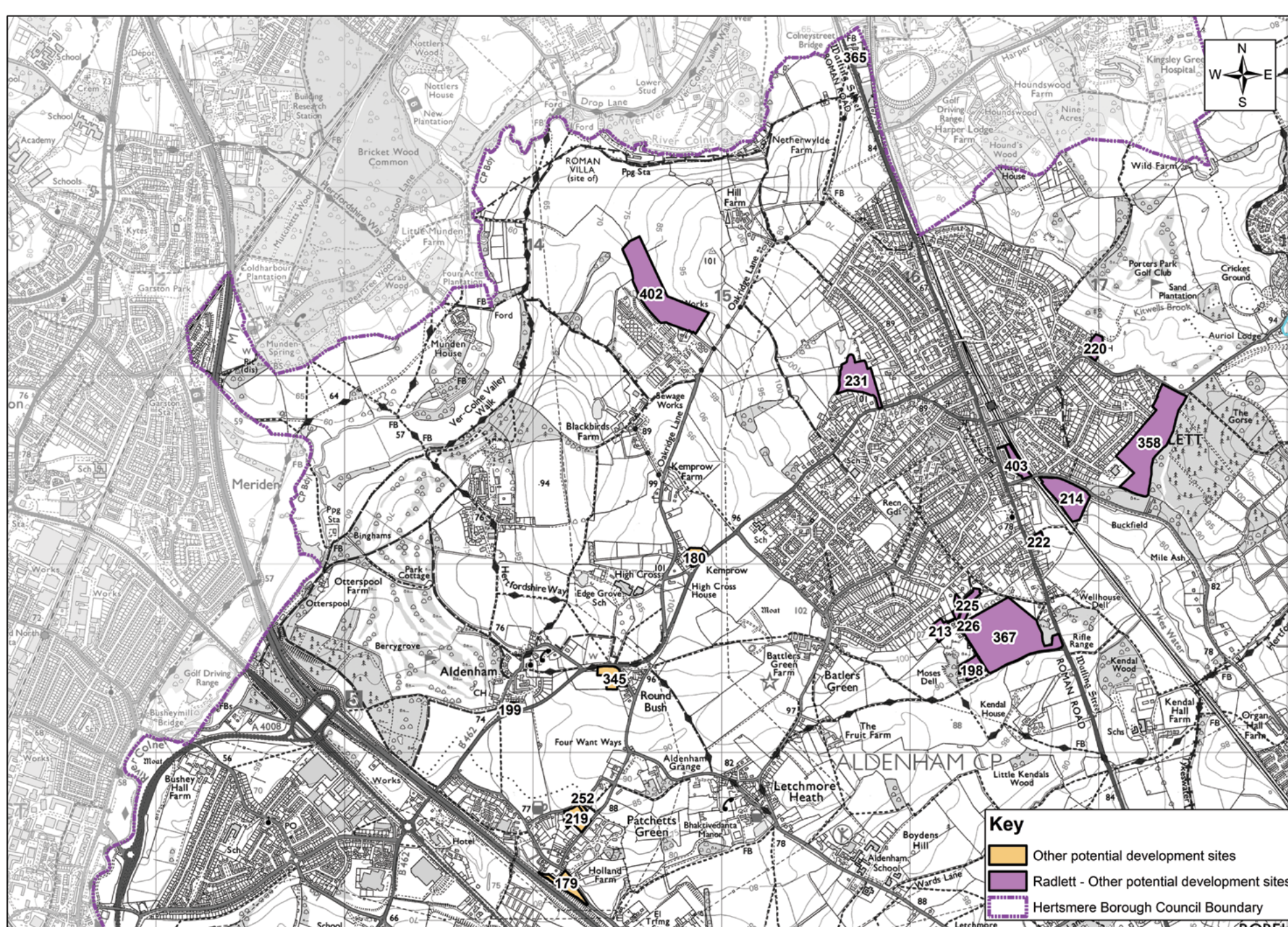
Landscape and visual impact.



HOUSING AND EMPLOYMENT SITES

RADLETT

Other potential development sites, Radlett



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Land Availability Assessment reference	Location	Brief description of potential use
HEL179	Hillfield Lane, Patchetts Green.	Residential, estimated capacity for 5 dwellings.
HEL180	Kemprow, between White House and Adelaide Lodge, Kemprow.	Residential, estimated capacity for 25 dwellings.
HEL198	Land at Brickfields (adjacent to Moses Dell), Watling Street.	Residential, estimated capacity for 25 dwellings.
HEL199	Land at Church Lane, Aldenham.	Residential, estimated capacity for 15 dwellings.
HEL213	Land at rear of The Ridgeway.	Residential, estimated capacity for 25 dwellings.
HEL214	Land south of Theobald Street.	Residential, estimated capacity for 90 dwellings.
HEL219 & HEL252	Pegmire Lane, Patchetts Green.	Residential, estimated capacity for 35 dwellings.
HEL220	Porters Park Golf Club, Shenley Hill.	Residential, estimated capacity for 30 dwellings.
HEL222	r/o 5-15 Cobden Hill.	Residential, estimated capacity for 15 dwellings.
HEL225	SE of track between Loom Lane and Brickfields.	Residential, estimated capacity for 20 dwellings.
HEL226	NW of track between Loom Lane and Brickfields.	Residential, estimated capacity for 15 dwellings.
HEL231	Starveacres, 16 Watford Road.	Residential, estimated capacity for 90 dwellings.
HEL345	Aldenham Glebe, Roundbush Nursery, Round Bush.	Residential, estimated capacity for 35 dwellings
HEL358	Land south of Shenley Road.	Residential, estimated capacity for 230 dwellings.
HEL365	land adjacent to Bridgefoot Cottages, Watling Street.	Mixed use, estimated capacity for 5 dwellings.
HEL367	Land west of Watling Street.	Residential, estimated capacity for 230 dwellings.
HEL402	Aldenham depot.	Commercial development but type of development sought yet to be determined by the Council.
HEL403	Newberries 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.