

**Hertsmere Borough Council
Strategic Housing Land Availability Assessment**

Part Two - Section 3

**BUSHEY, ALDENHAM
AND PATCHETS GREEN**

LOCATION PLANS

IMPORTANT INFORMATION – PLEASE READ

Development Status

This document contains details of land and sites identified to the Council as available for development. It is part of a technical study to assess future housing land supply. The Council is not at this stage proposing these sites as development land. Inclusion in the study does not oblige or imply that the Council will grant planning permission for residential development. Any planning application that comes forward will continue to be considered against current policies in national guidance, the Hertsmere Local Plan (Adopted 2003) and emerging Core Strategy.

Sites on Green Belt Land

The SHLAA study considers urban sites as well as greenfield and Green Belt land. This does not mean the Council have accepted the principle of the release any land from the Green Belt. The assessment made in the study that a site has potential does not amount to 'special circumstances' for development or alter its Green Belt status. The Council will continue to resist speculative applications for housing development on Green Belt land until changes are agreed in an adopted development plan. The Council's future approach to the Green Belt will be set out in its Core Strategy document which will be subject to full public consultation.

Consultation on sites

The SHLAA is a necessary technical exercise produced in consultation with local development stakeholders. The purpose of the study is to assess the amount of land with **potential** for housing and not to test whether each individual site is acceptable. Sites identified have not been subject to neighbour or wider public consultation as there is no certainty they will be allocated for development. If a planning application is received, then local consultation will take place in accordance with planning regulations. Following the adoption of a Core Strategy, the Council will publish preferred options for specific development sites which will be subject to extensive public consultation.

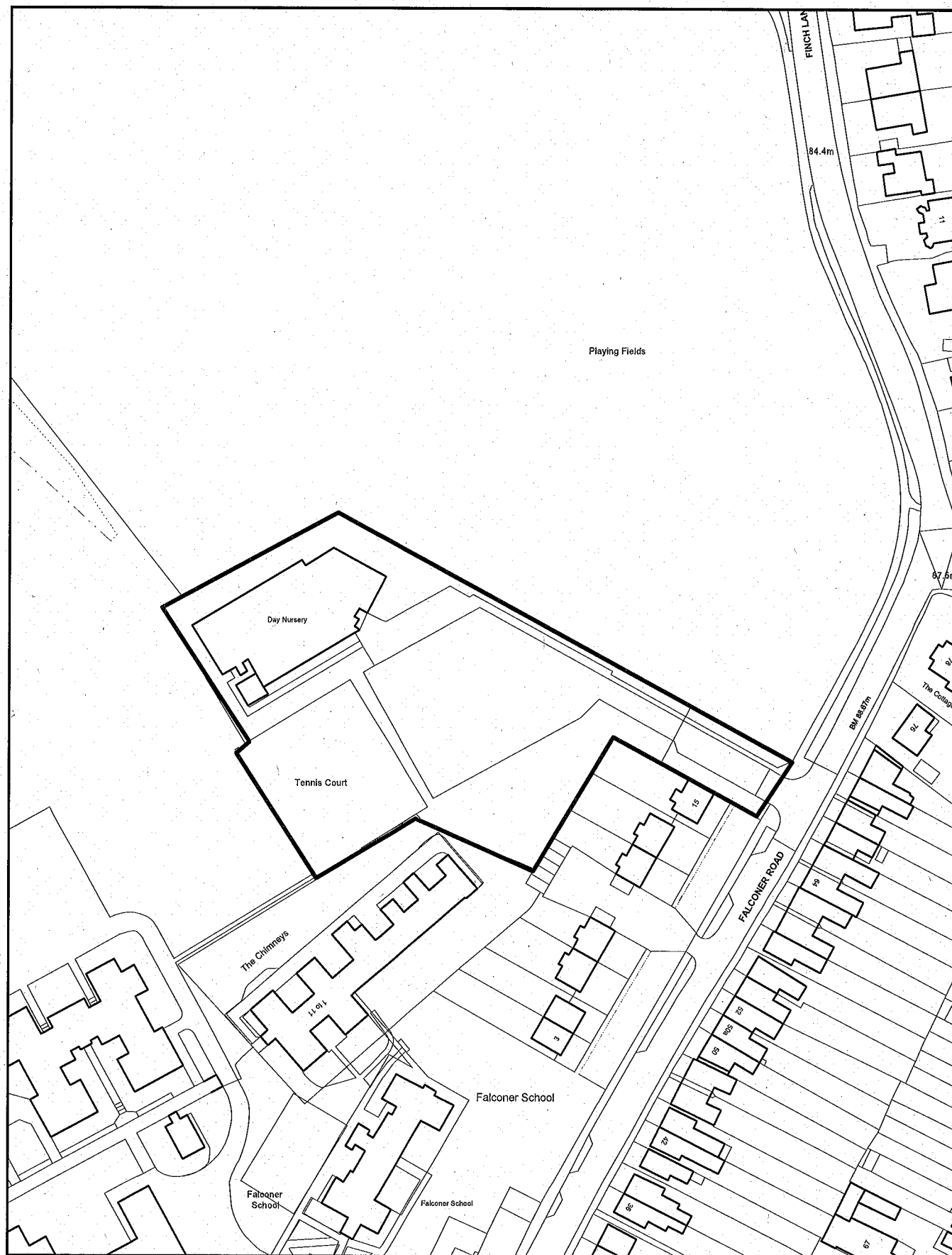
Limitations of site and Assessment Information

Details of site constraints and boundaries are based on the information provided from agents and landowners. The SHLAA does not limit an extension or contraction of these boundaries for the purpose of a planning application. Other constraints may exist which have not been identified.

Ownership

The majority of sites assessed are in private ownership. The inclusion of a site owned by the Council or County Council does not mean a formal decision has been made to sell, develop or dispose of it.

S03 Closed swimming pool, Falconer Road, Bushey



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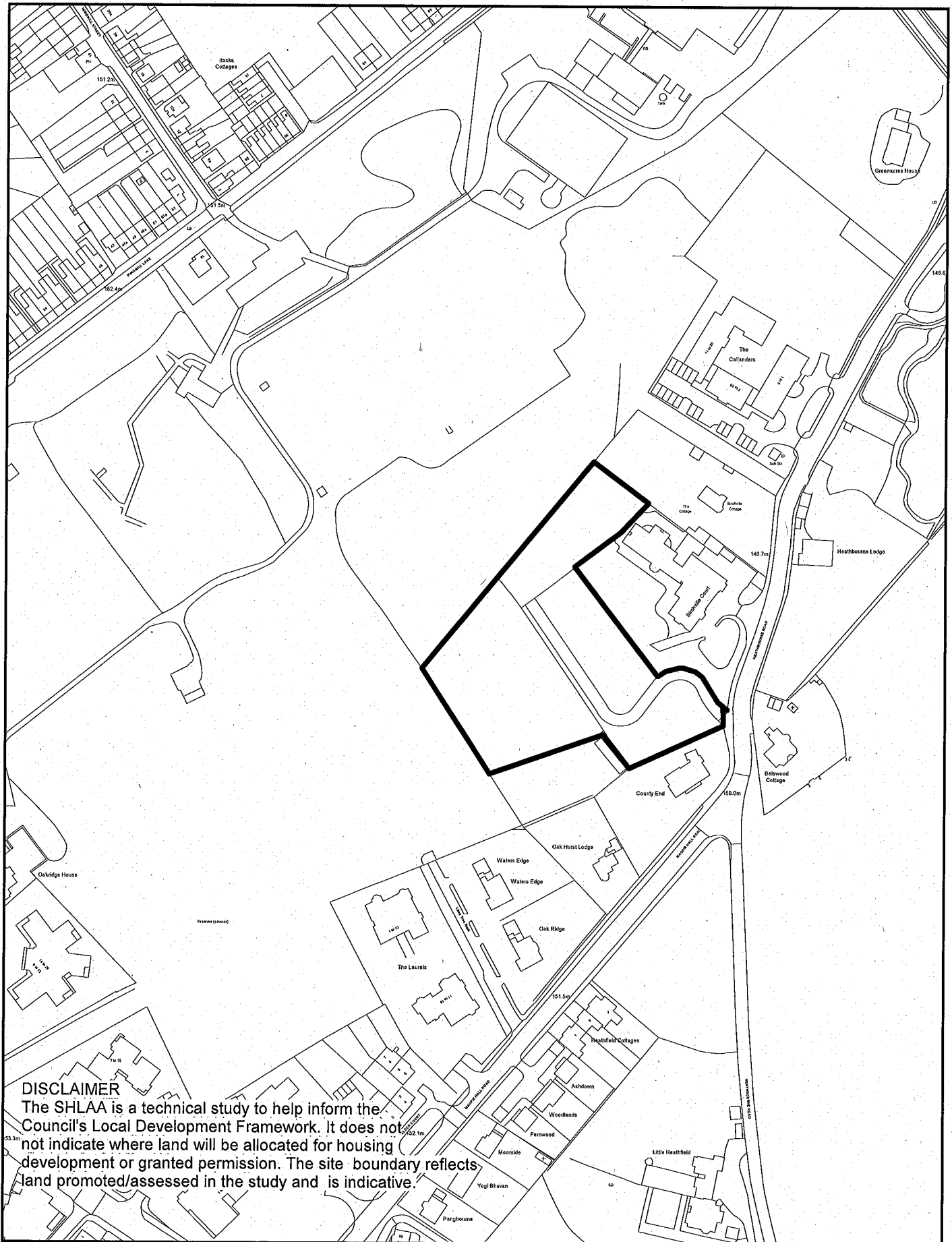
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Date: 28.10.2009

S9 Birchville Court, Heathbourne Road

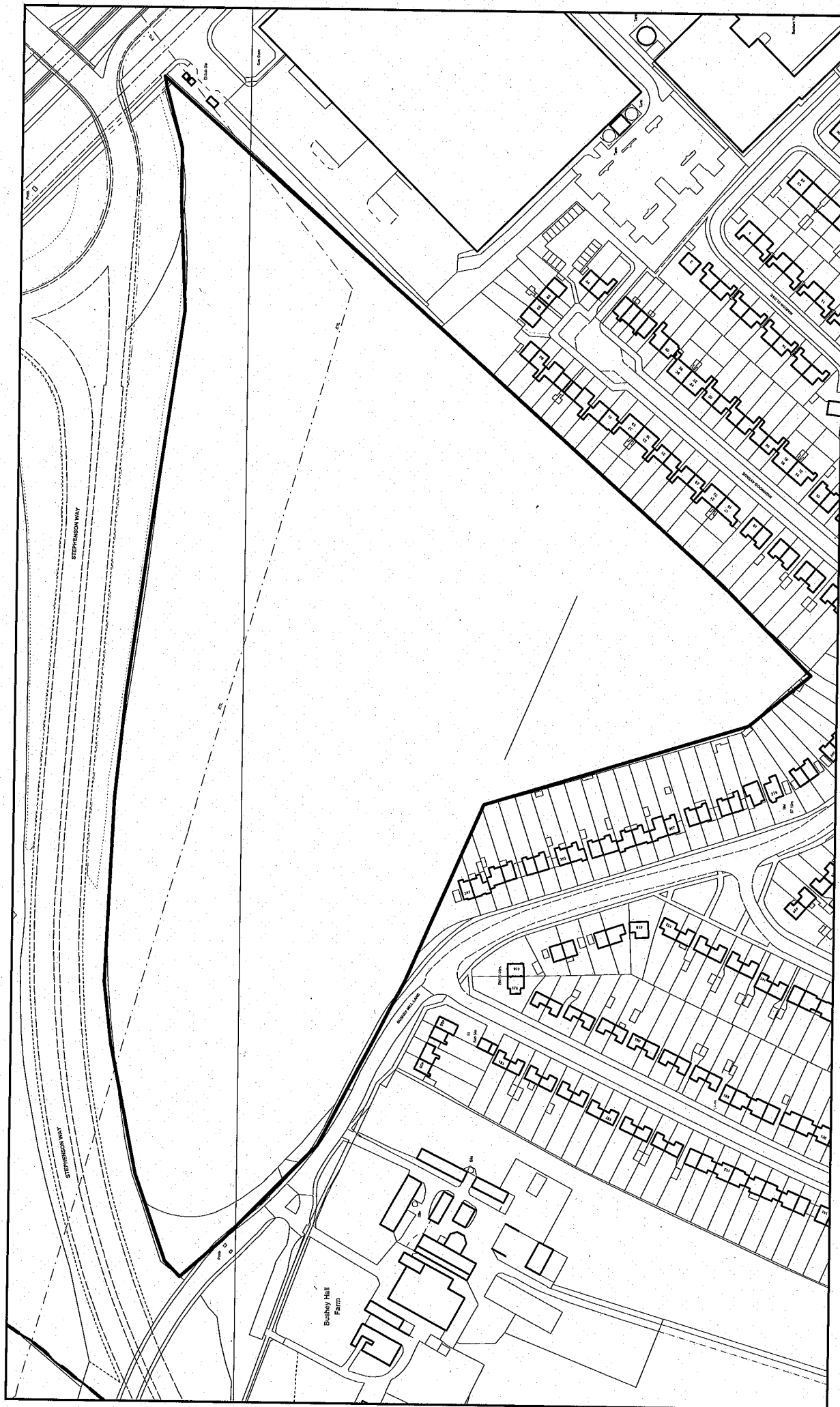


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S10 Bushey Hall Farm Site



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S21 Metropolitan Sports Club, Aldenham Road, Bushey



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S23 23 Glencoe Road, Bushey



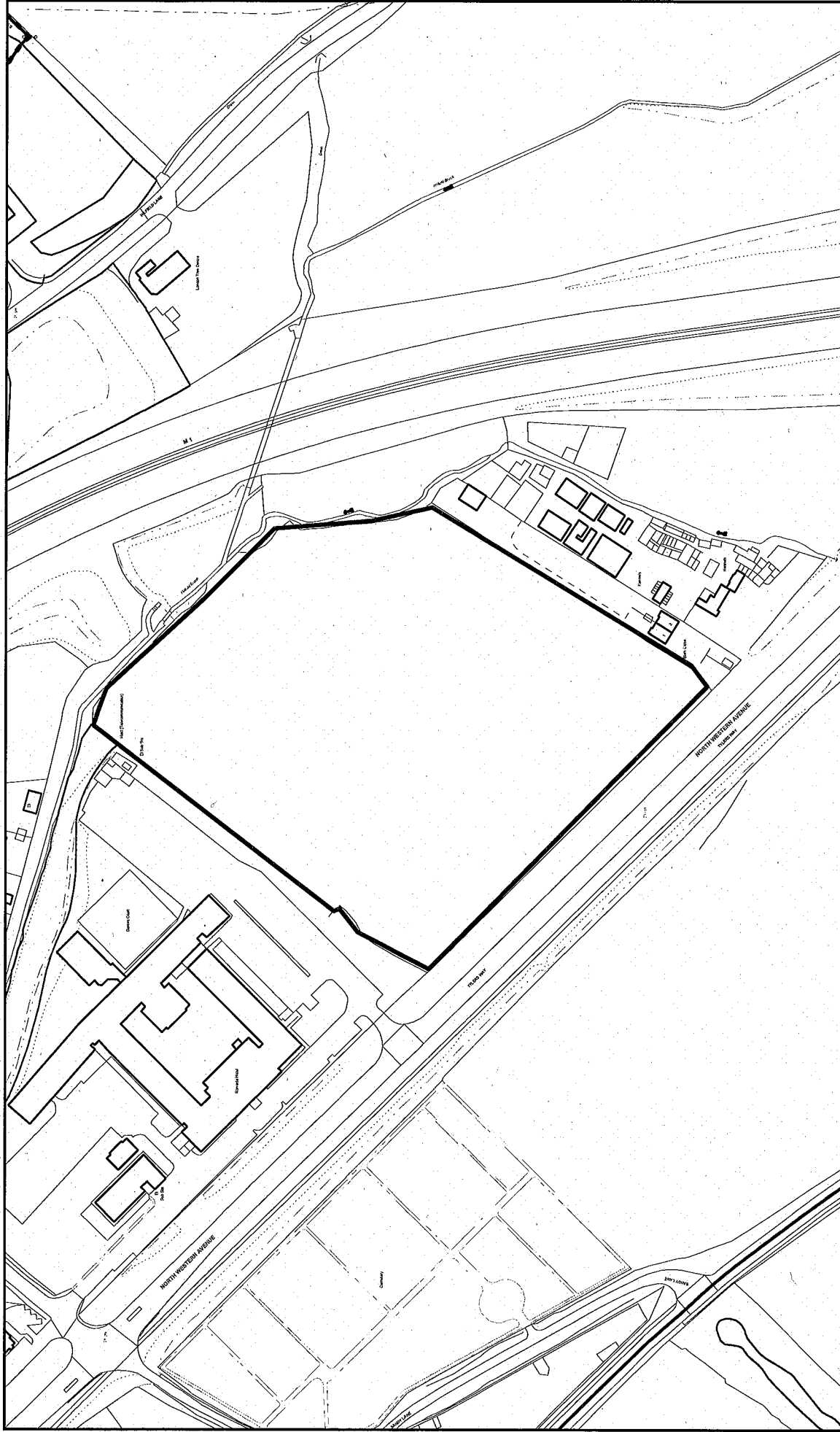
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S24 Land Adjacent to the Ramada Hotel, A41 Watford Bypass



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Date: 28.10.2009

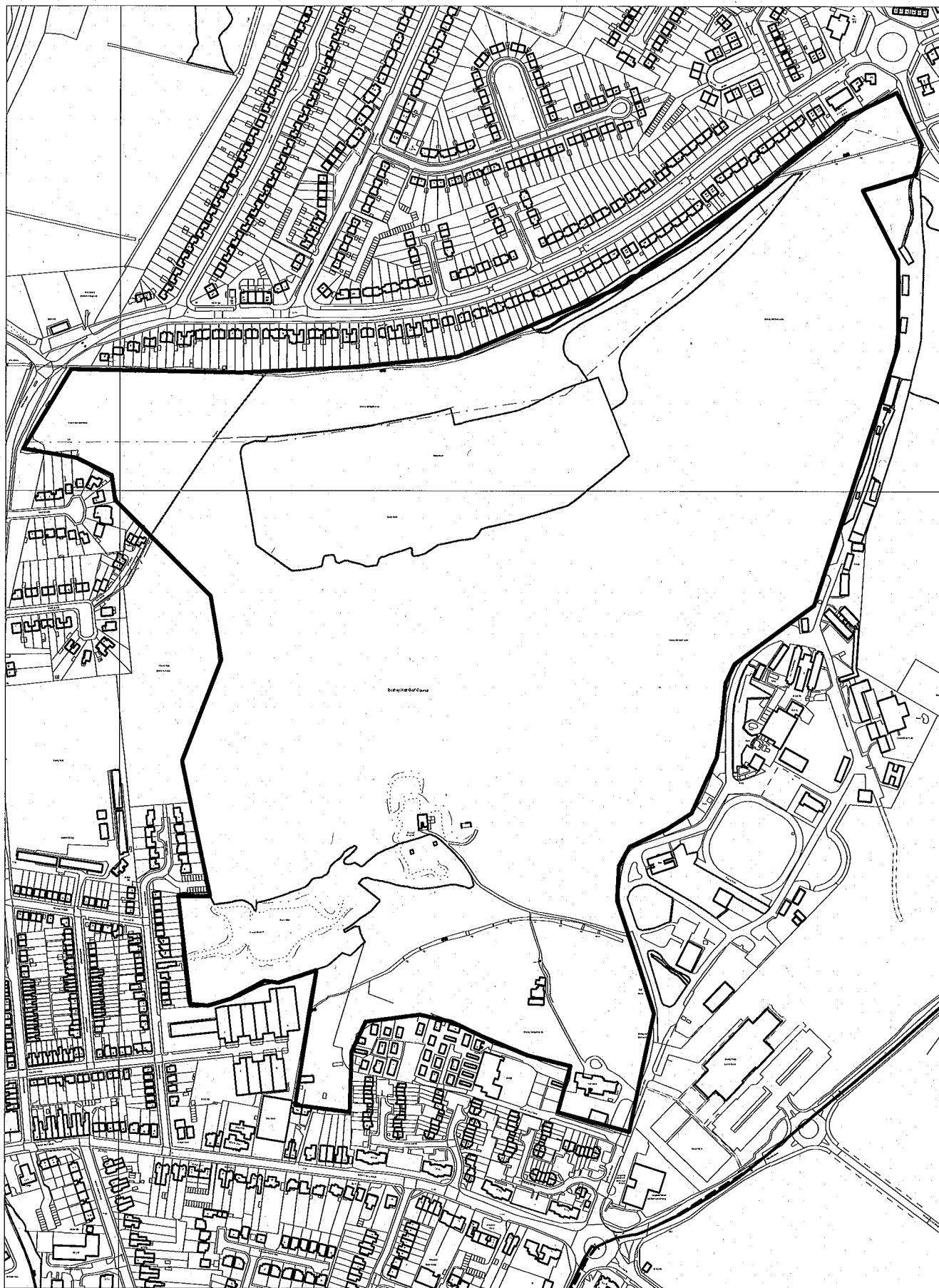


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S33 Land at Bushey Hall Golf Club, Bushey



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S34 Land off Hartspring Lane, Bushey



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S36 Land East of Farm Way, Bushey.



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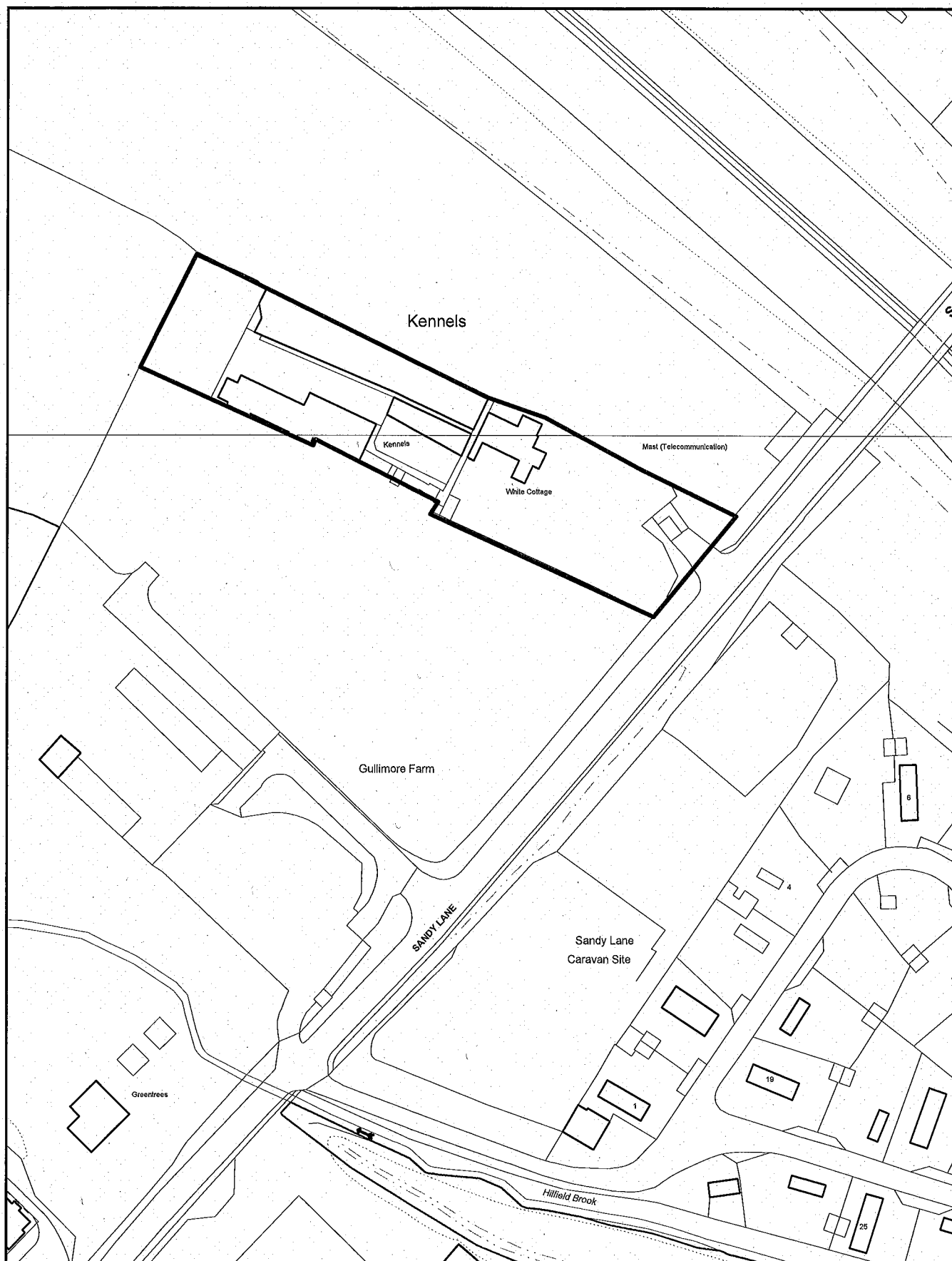
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Date: 28.10.2009

S38 White Cottage and Roundcroft Kennels, Sandy Lane, Bushey



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S41 Attenborough's Fields, Merryhill Road, Bushey



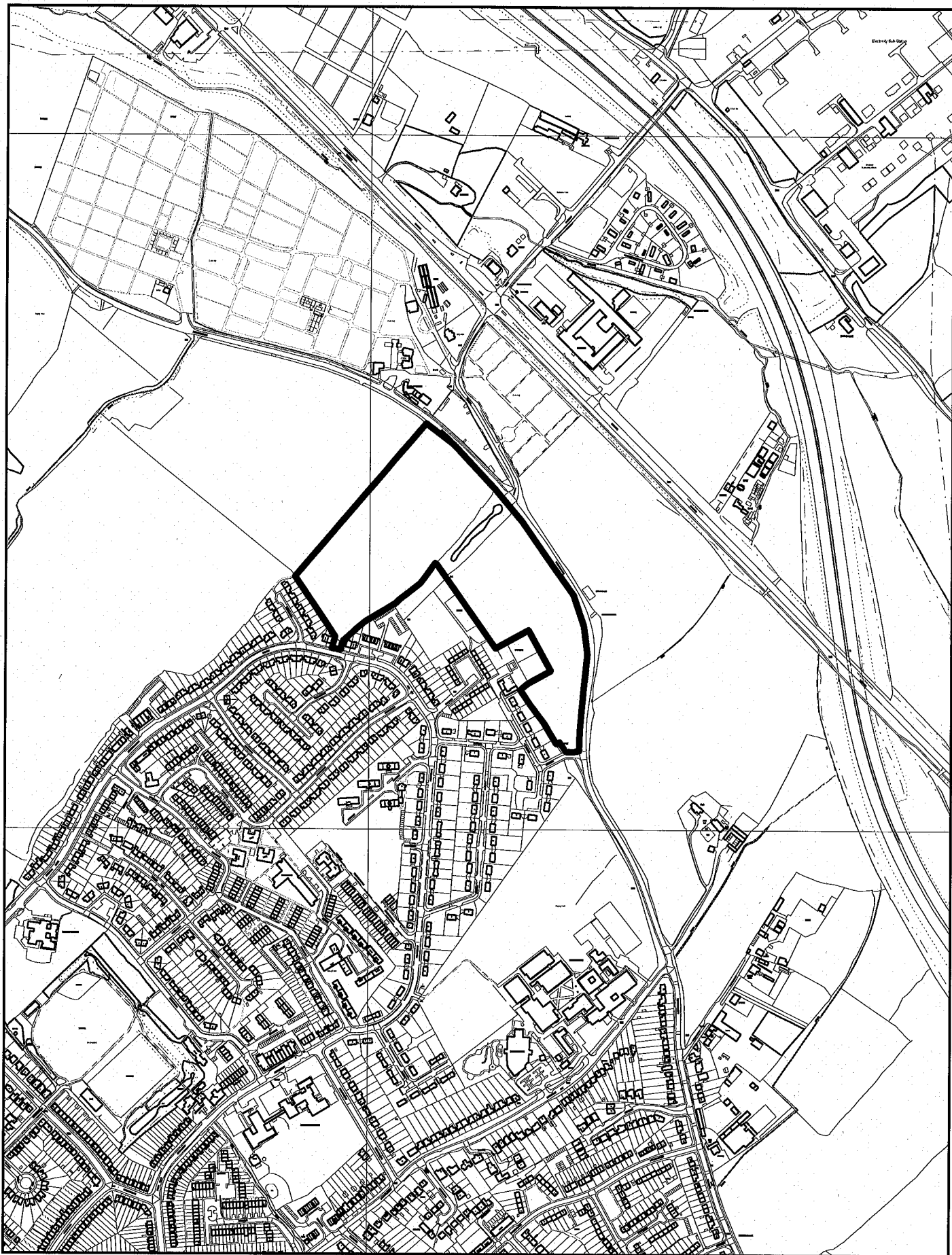
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S42 land at Little Bushey Lane, Bushey



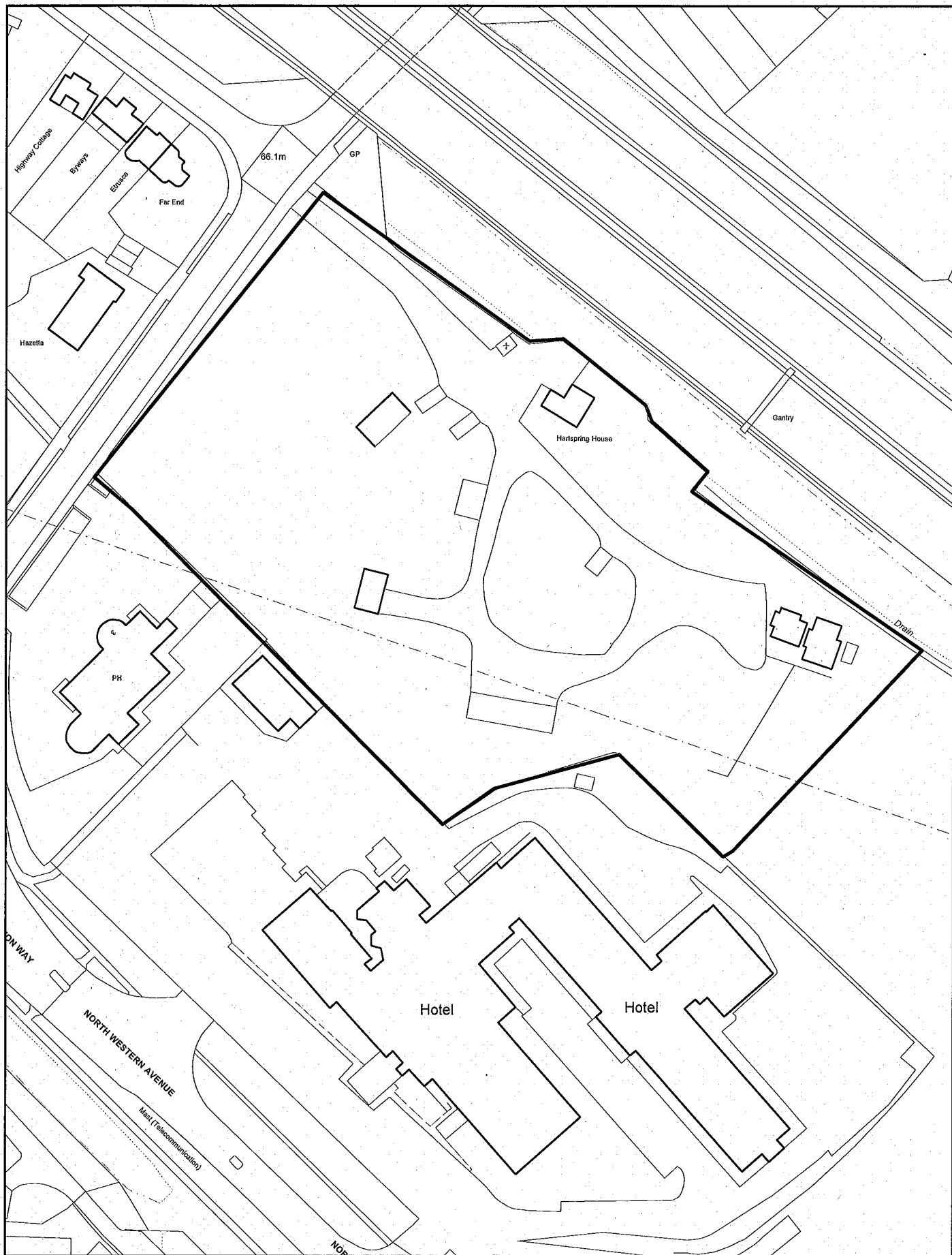
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S43 Winfield Yard, Bushey



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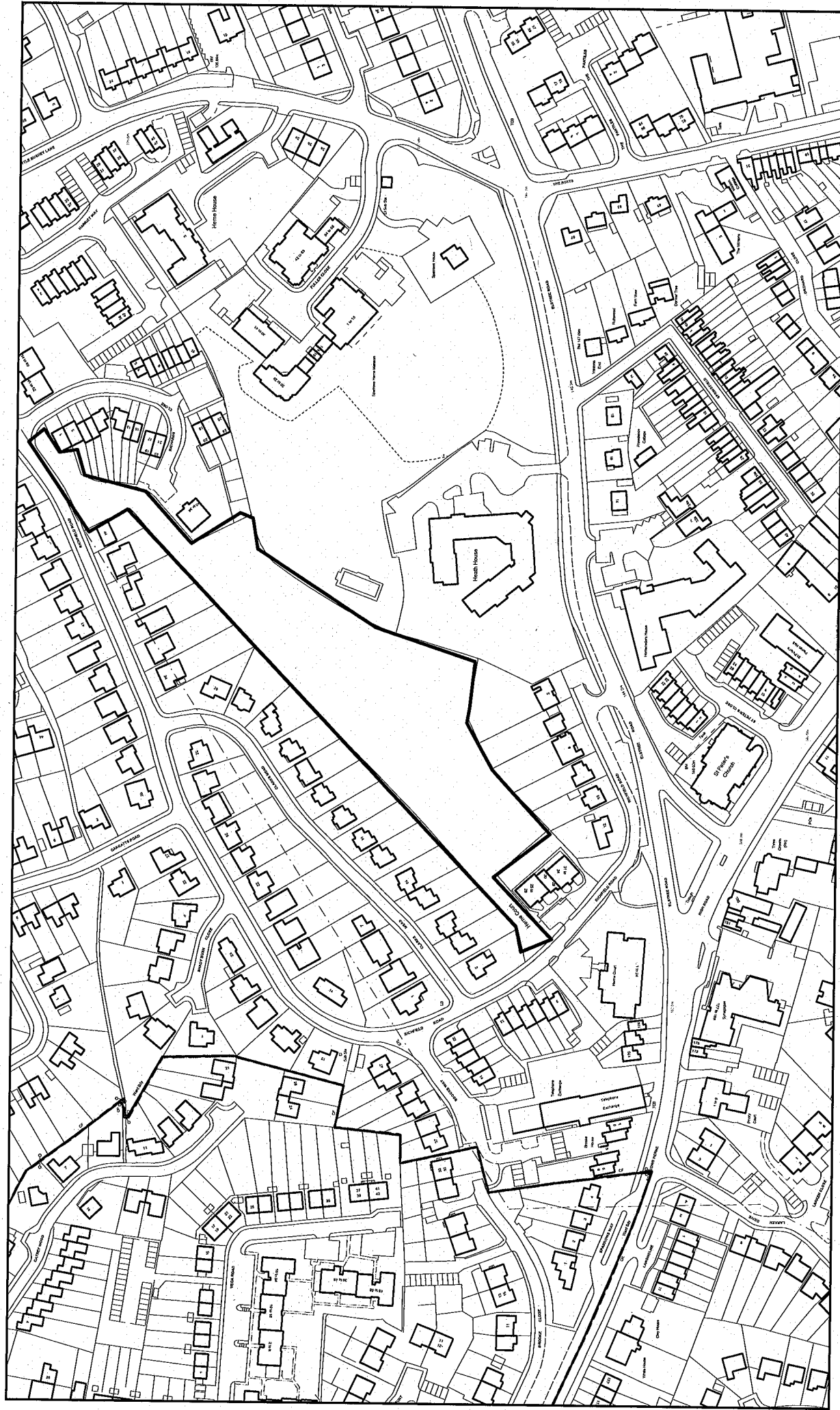
The map is a detailed site plan of the Patchetts Green area. A large, irregularly shaped site is outlined in a thick black line. This site contains several buildings and structures, including a large rectangular building labeled 'Patchetts Equestrian Centre'. To the left of this site, there is a residential area with many small, rectangular houses. To the right of the site, there are more buildings, including a 'Police Cottage', 'The Studio', and 'Patchetts Cottage'. A road labeled 'N1' runs along the bottom of the site. A river or stream is shown on the left side of the map. The map is oriented with North at the top.

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S49 Land to the rear of Richfield Road and Clarks Mead



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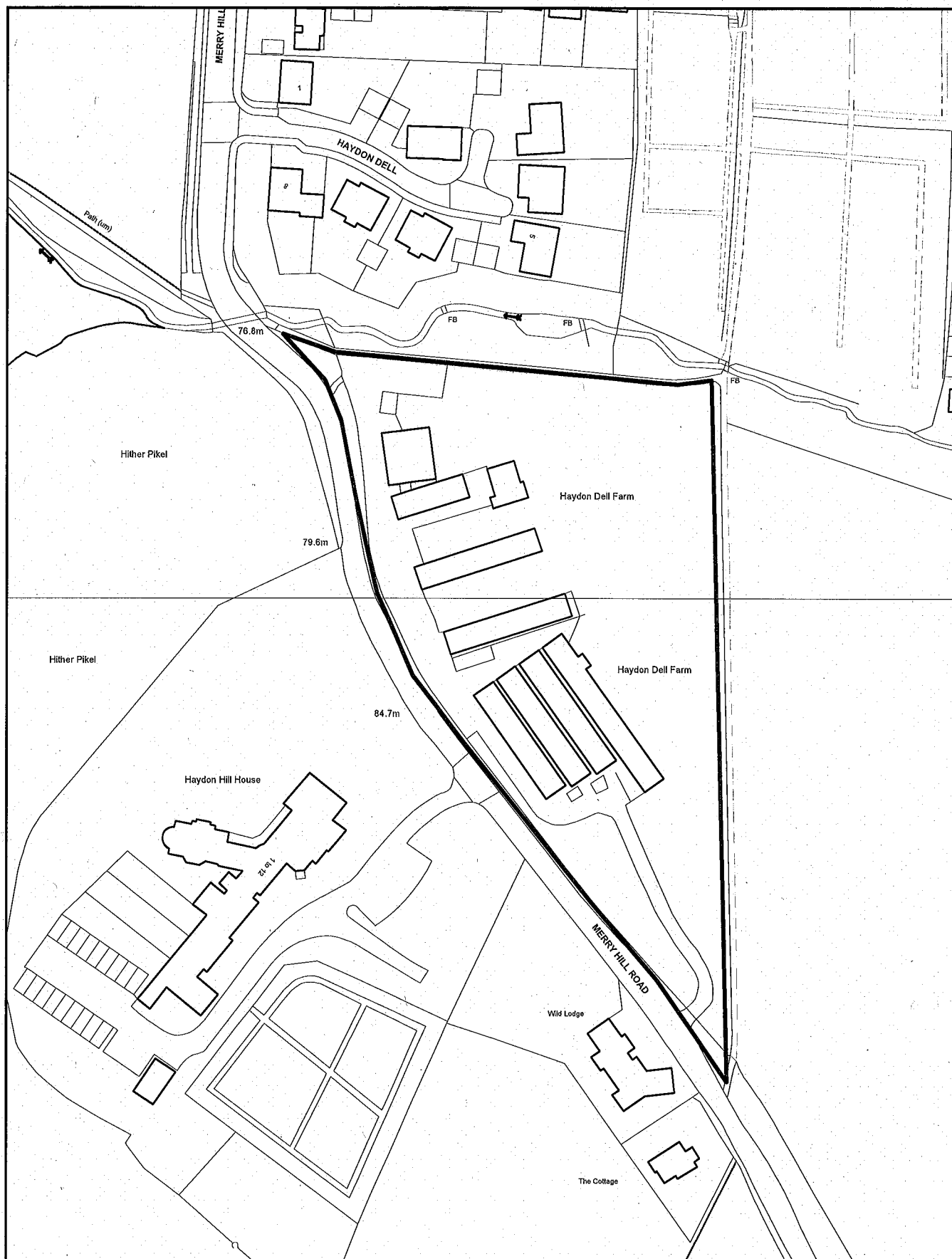
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Date: 20091028



S57 Haydon Dell Industrial Estate, Bushey



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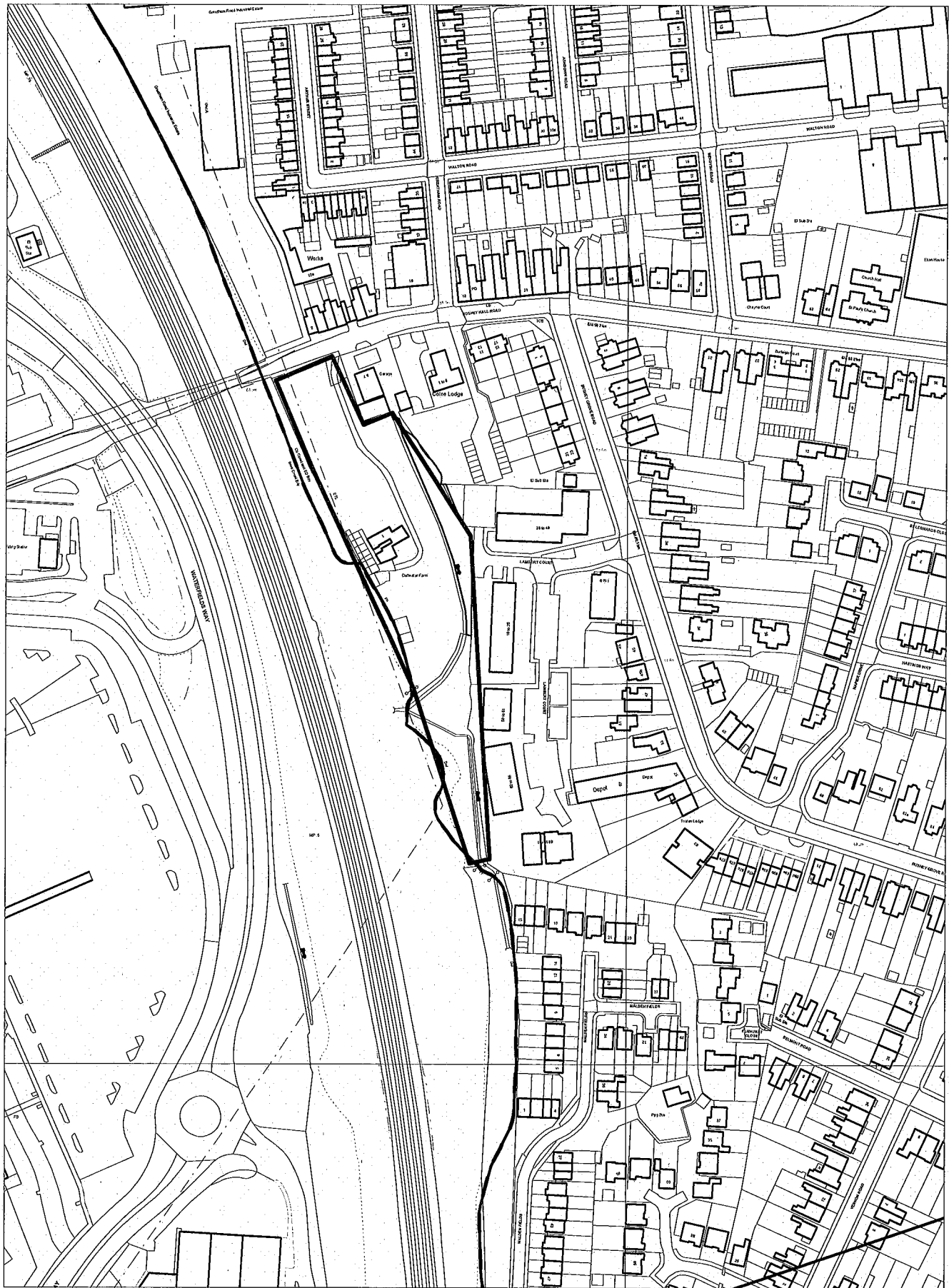
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Date: 20091028

S58 Land off Bushey Hall Road, East of rail line, Bushey



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S72 Rossway Industrial Estate, Bushey



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S74 121 - 123 Aldenham Road, Bushey



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S77 4 Clarence Close, Bushey



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S78 Land rear of 24 Melbourne Road, Bushey



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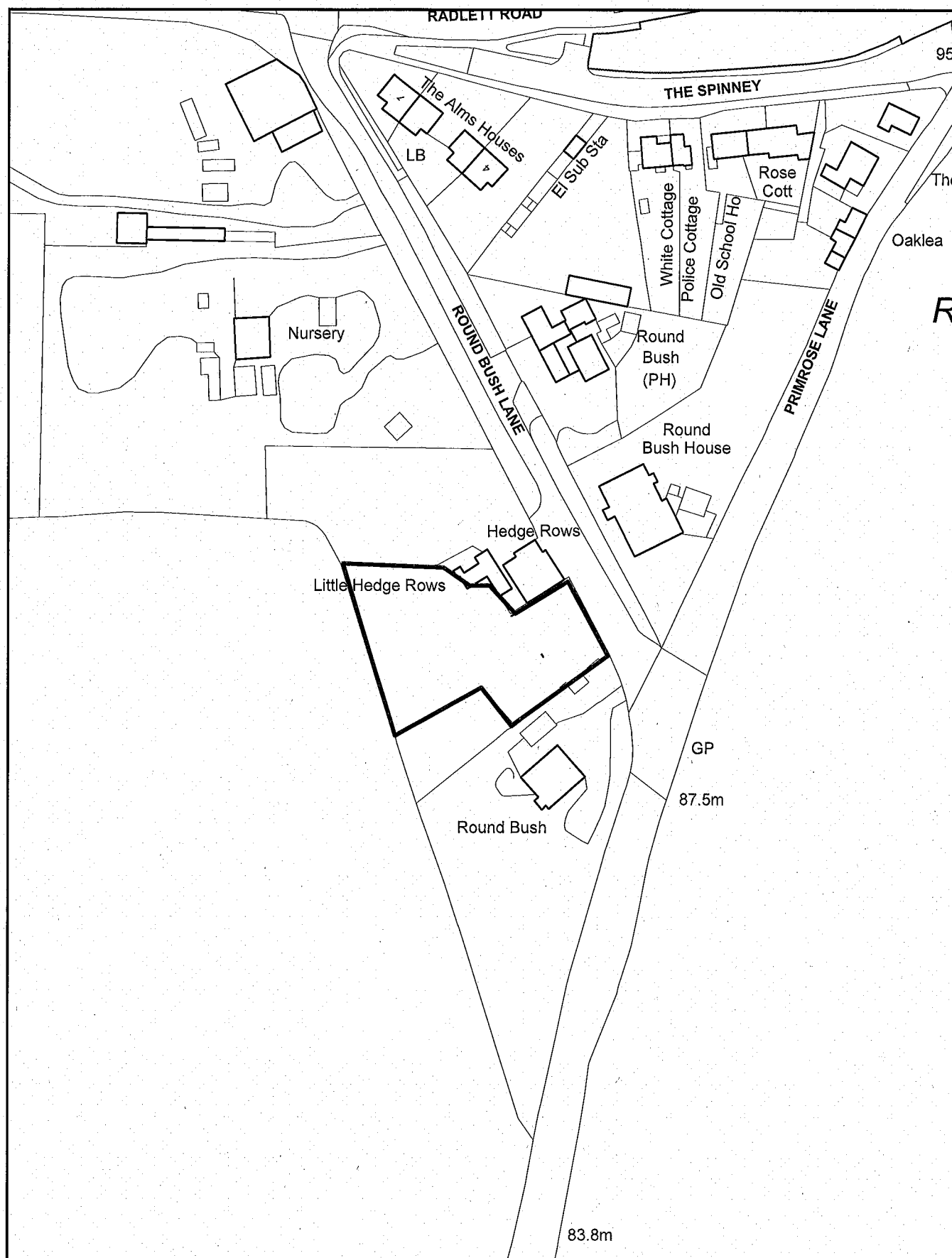
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S80 Roundbush Garage, Roundbush Lane.



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S81 125-127 High Road, Bushey



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S84 2a Windmill Lane and 164-168 High Road, Bushey



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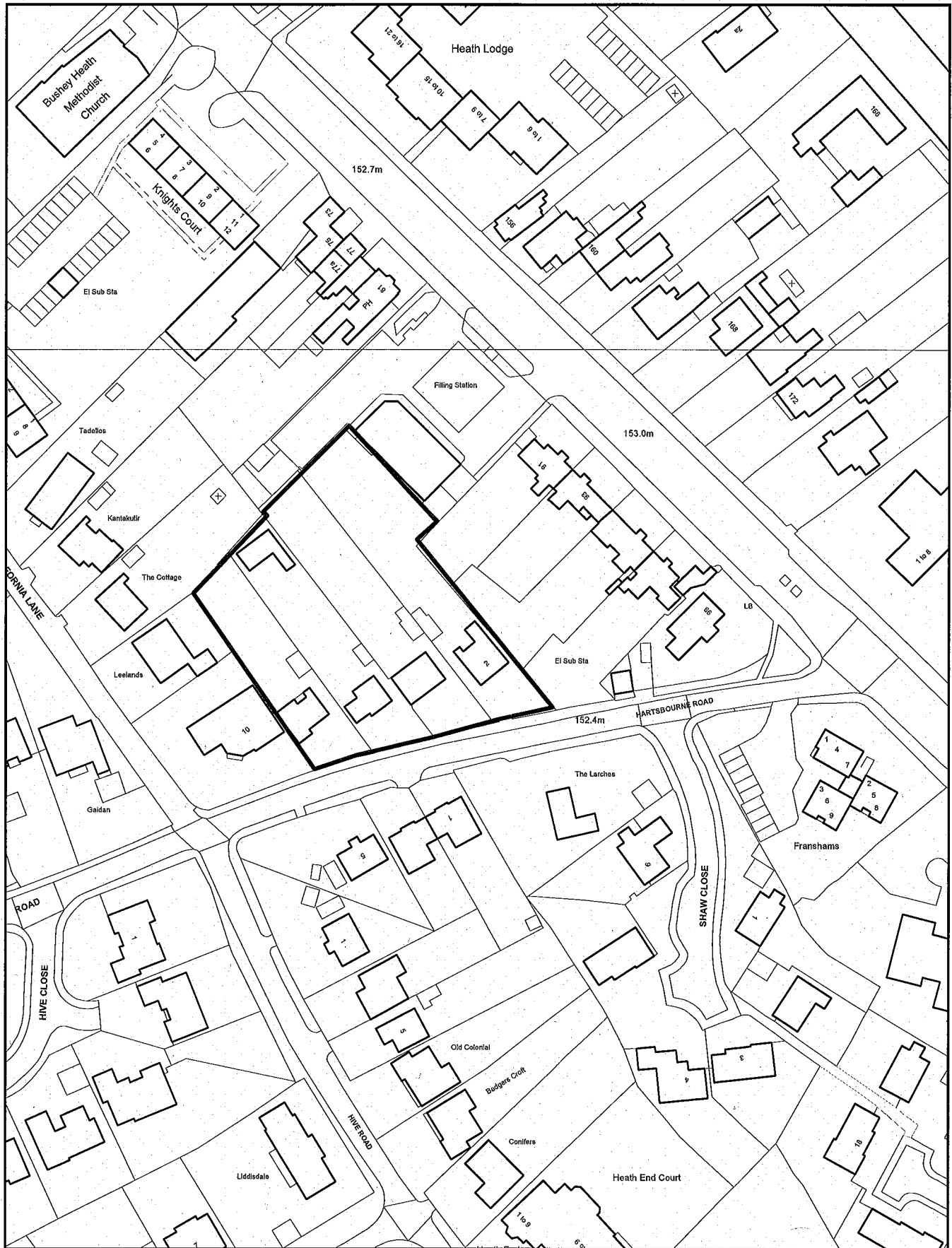
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S87 2-8 Hartsbourne Road, Bushey



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S134 The Otter Public House, Bushey Mill Lane, Bushey



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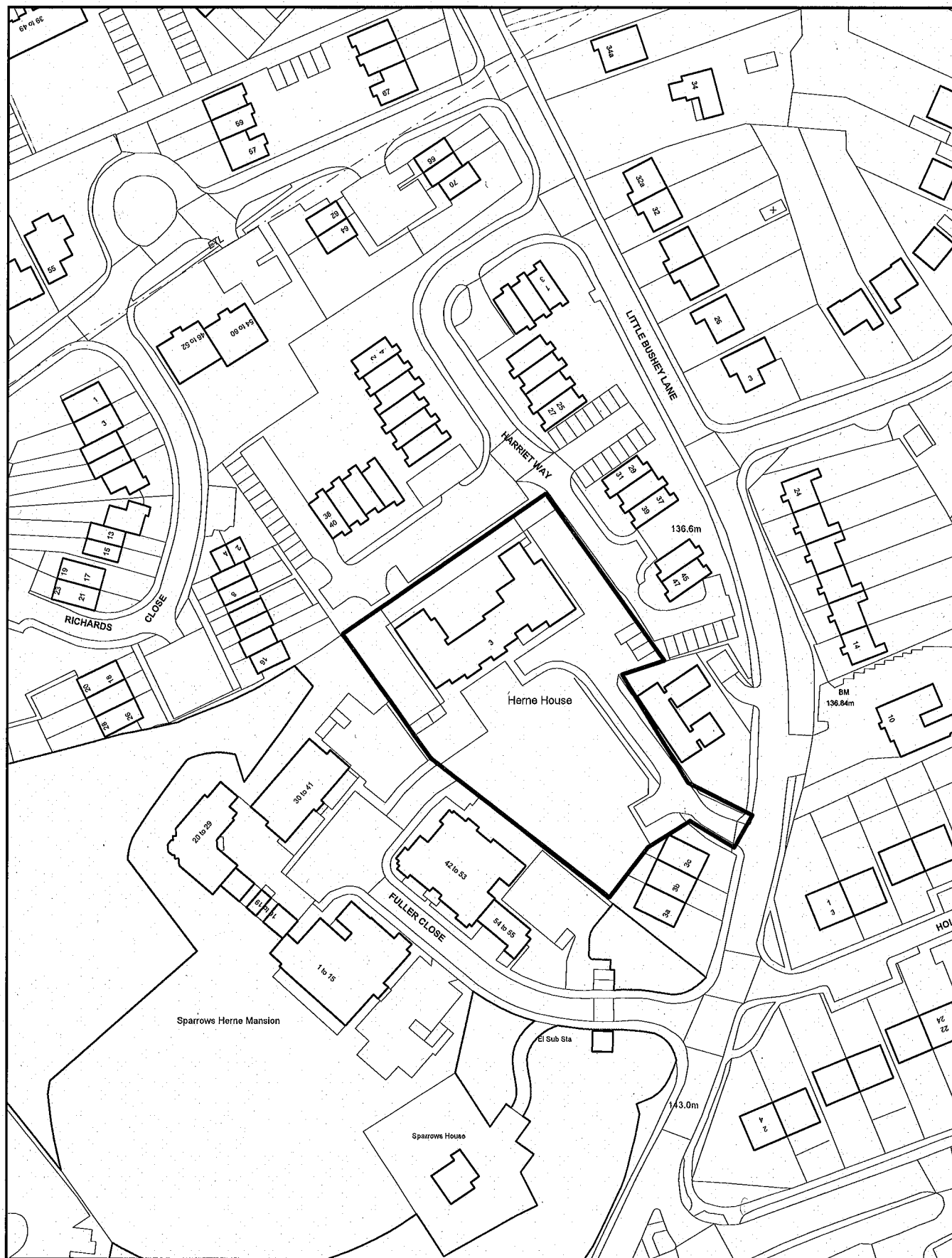
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S135 Herne House, 3 Little Bushey Lane, Bushey



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S136 Land at Caldecote Gardens, Bushey



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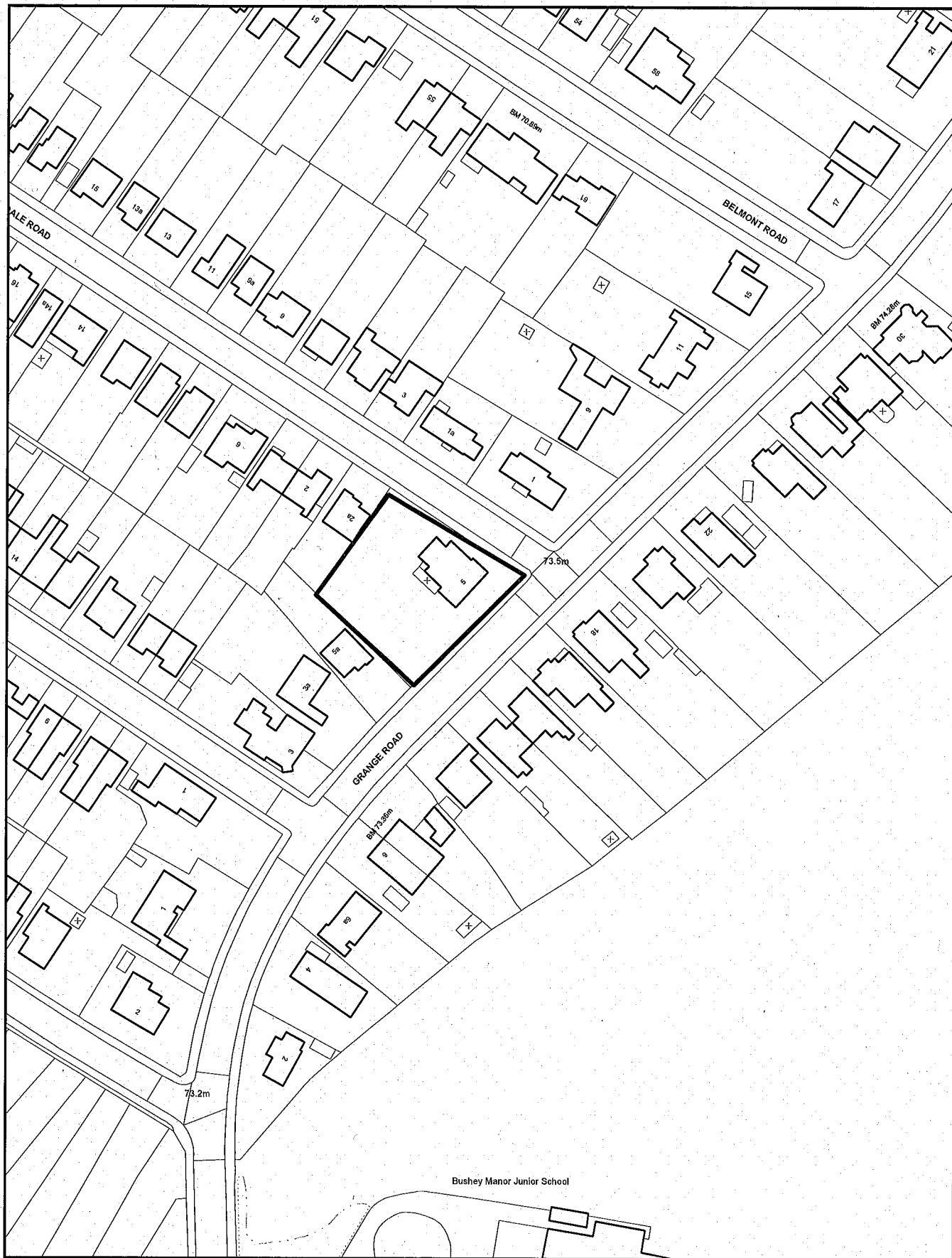
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S152 5 Grange Road, Bushey



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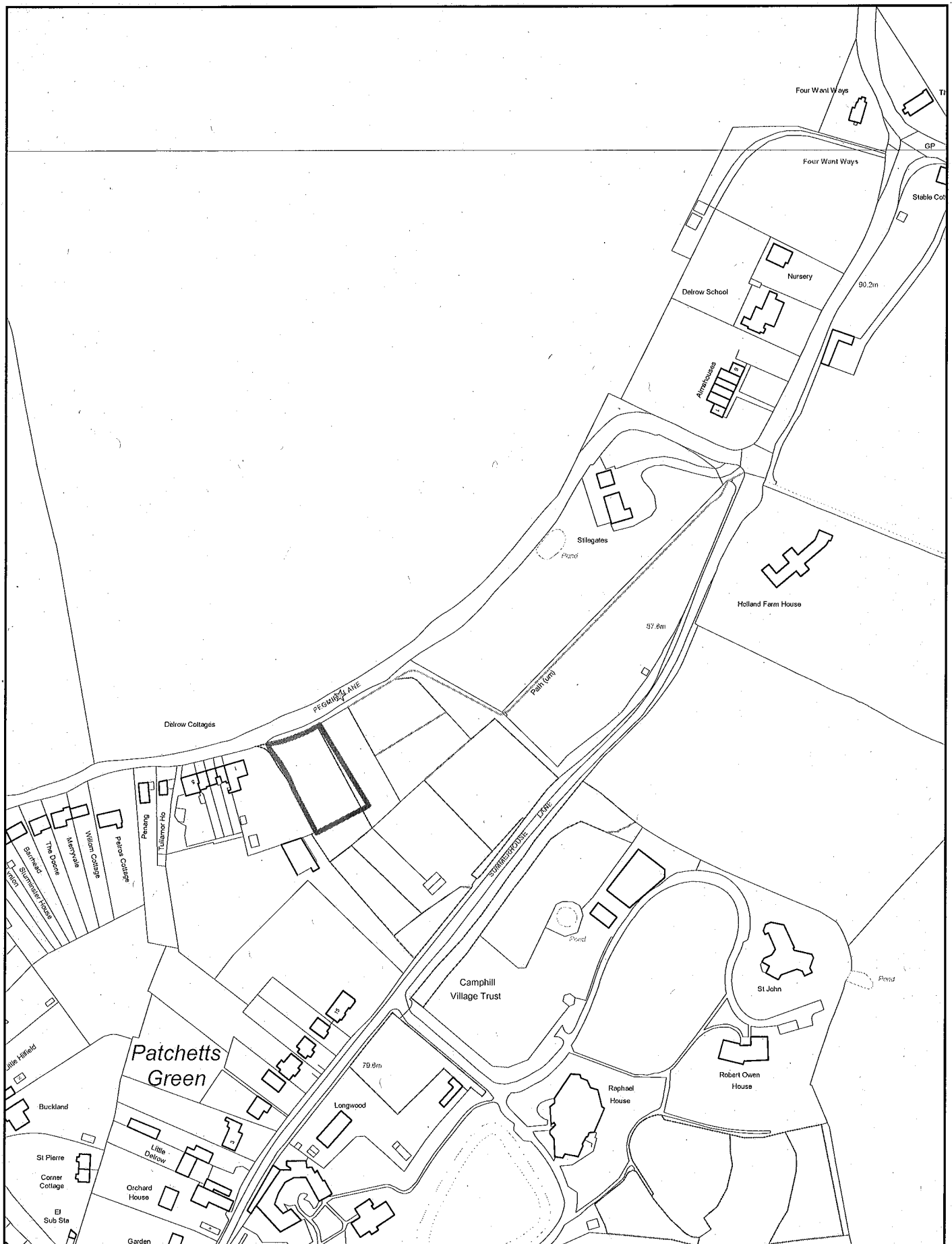
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S300 Pegmire Lane, Patchetts Green



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