

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

Part Two - Section 1

**BOREHAMWOOD
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.

S2 Land north of Barnet Lane

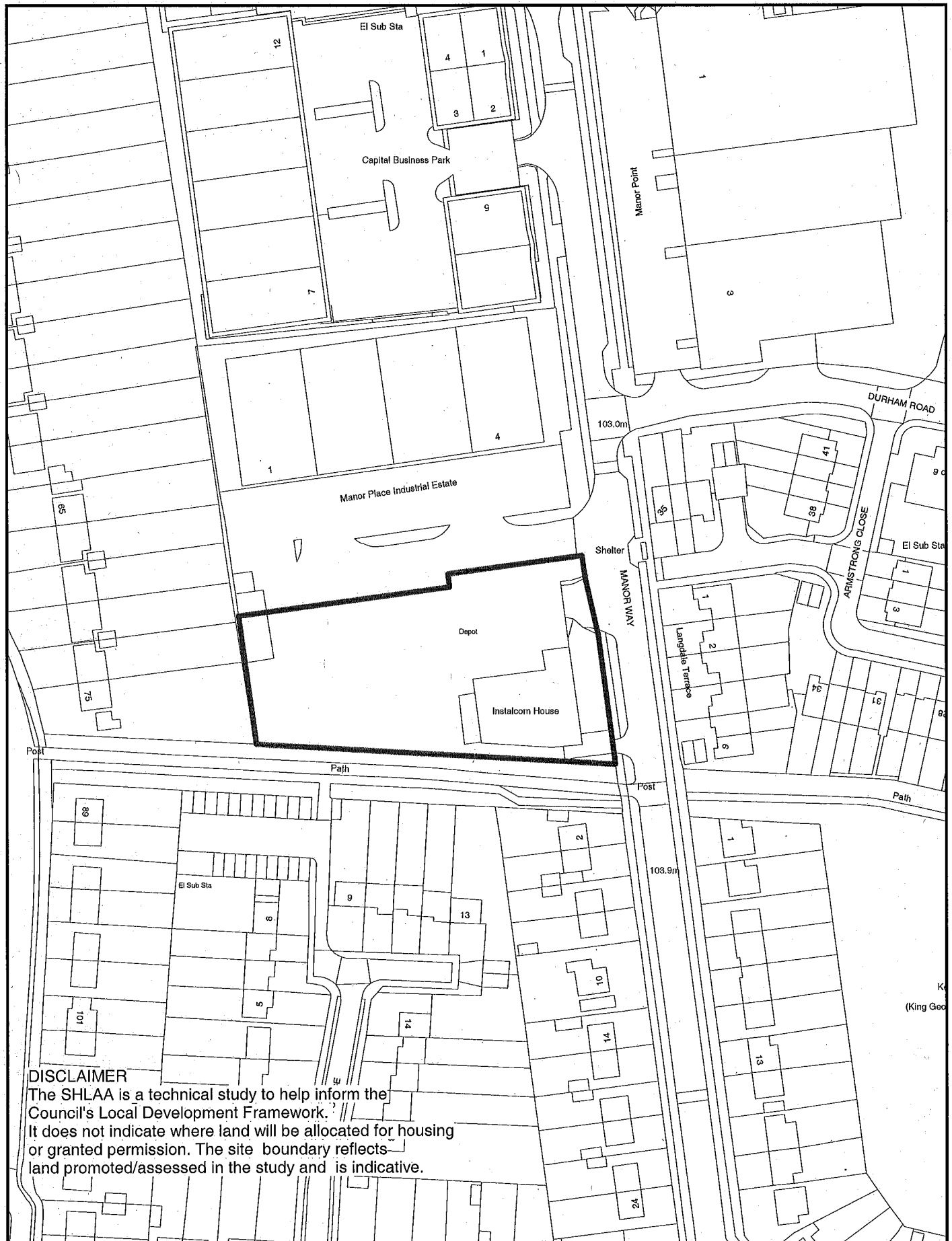


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S5 Instalcom site, Manor Way

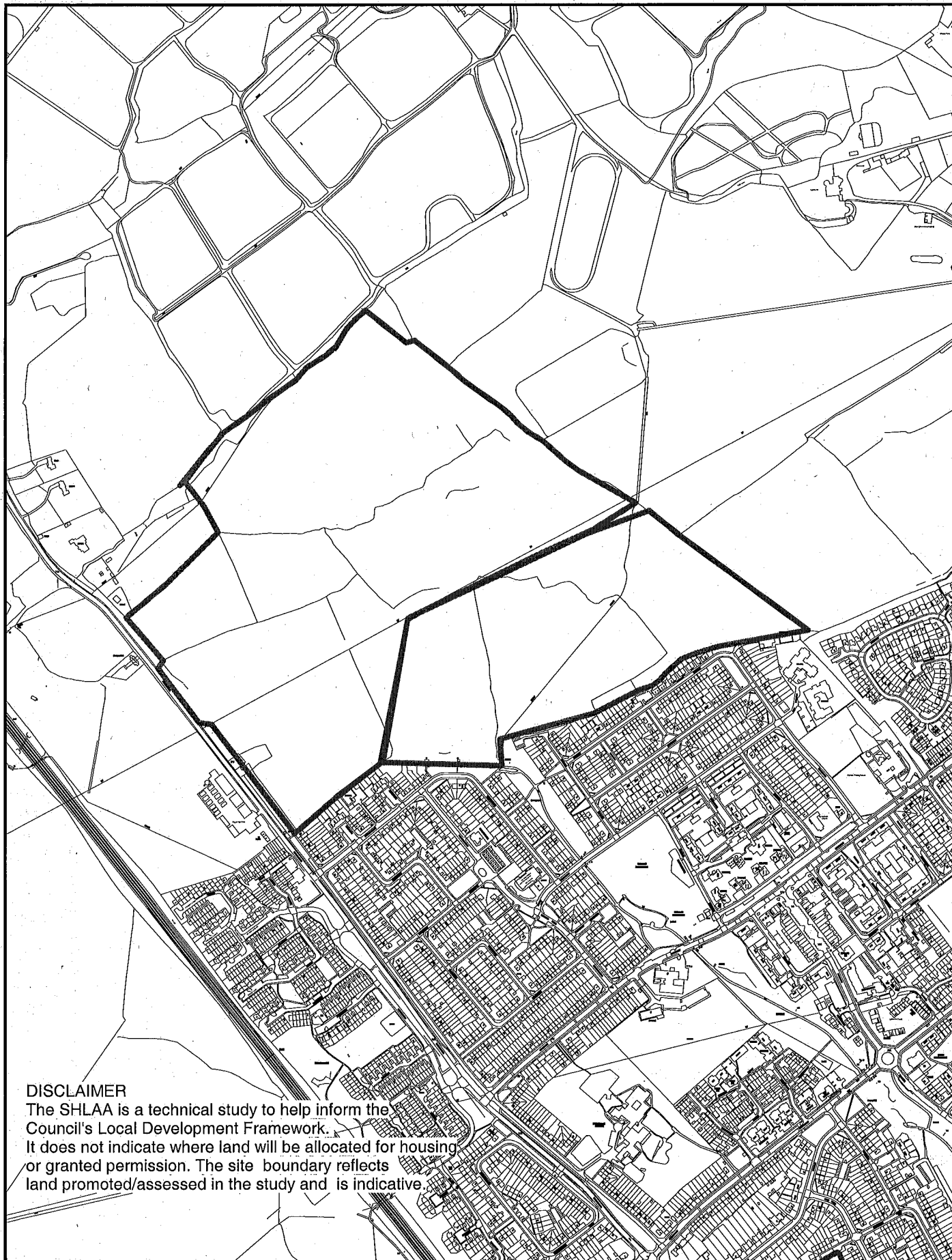


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S8 Land off east side of Theobald Street



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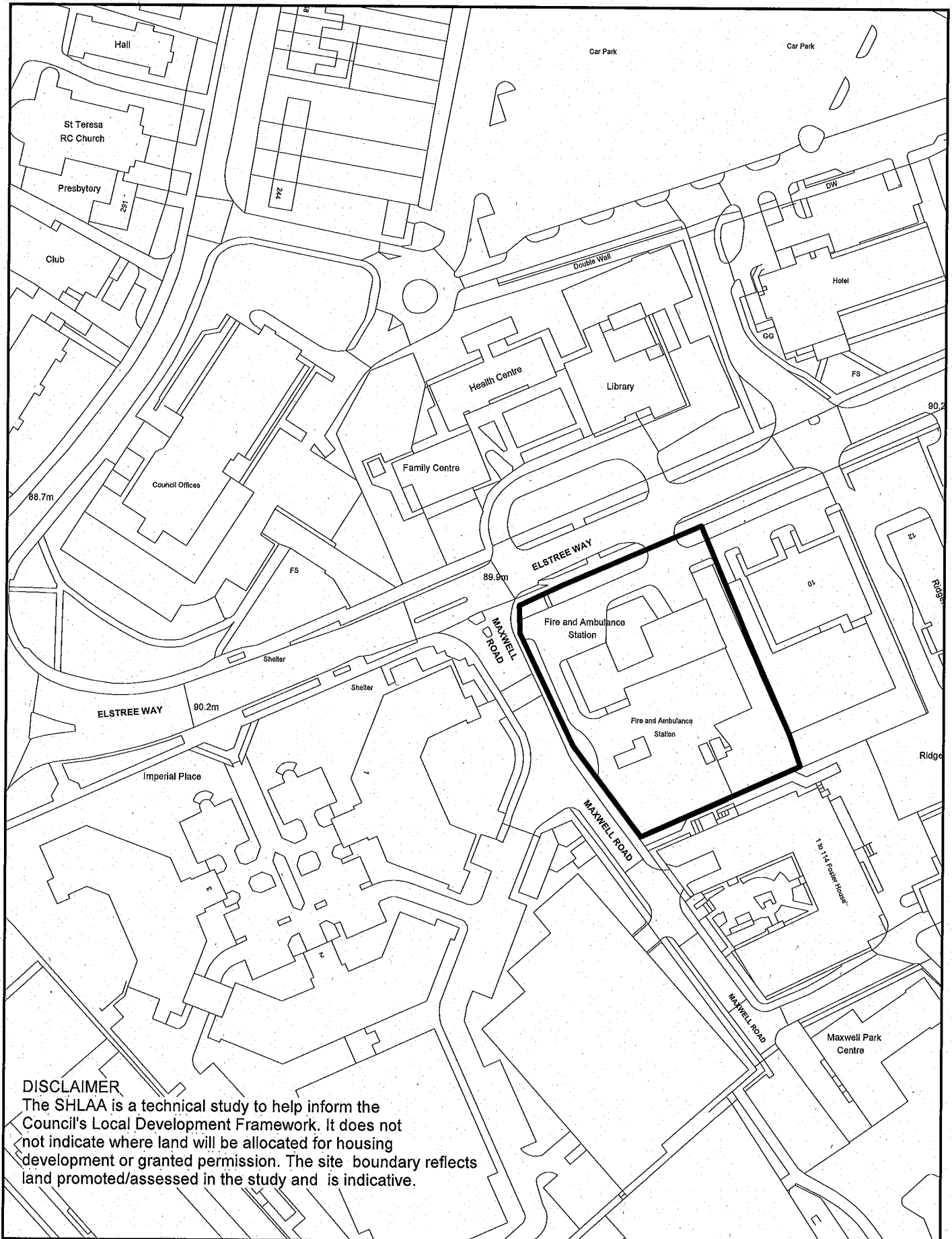
The SHLAA is a technical study to help inform the Council's Local Development Framework. It does not indicate where land will be allocated for housing or granted permission. The site boundary reflects land promoted/assessed in the study and is indicative.

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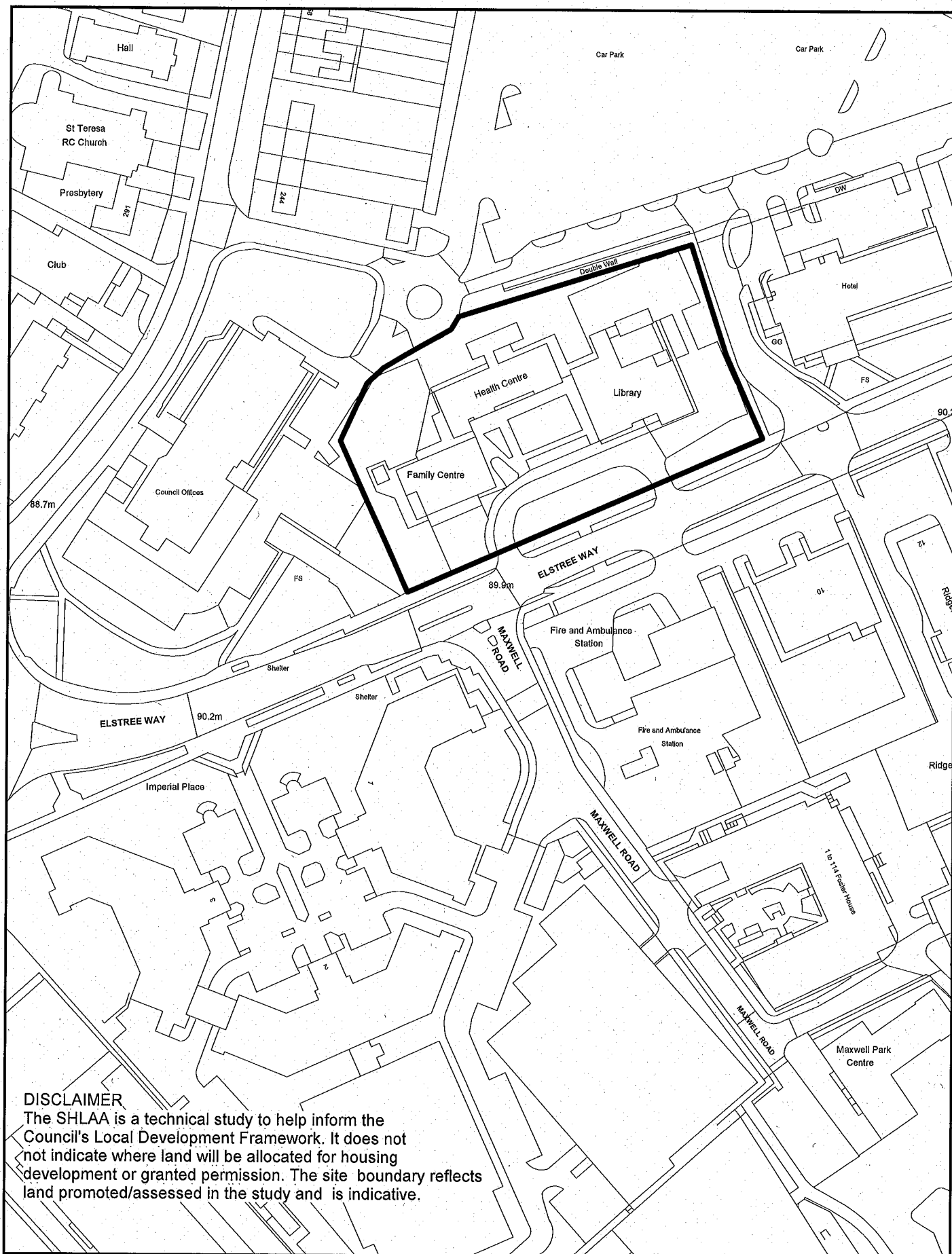
S14 Fire and Ambulance Station, Elstree Way



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S15 Borehamwood Library, Elstree Way



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S16 Oaklands College Site, Elstree Way, Borehamwood



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S27 Elstree Distribution Centre, Elstree Way, Borehamwood



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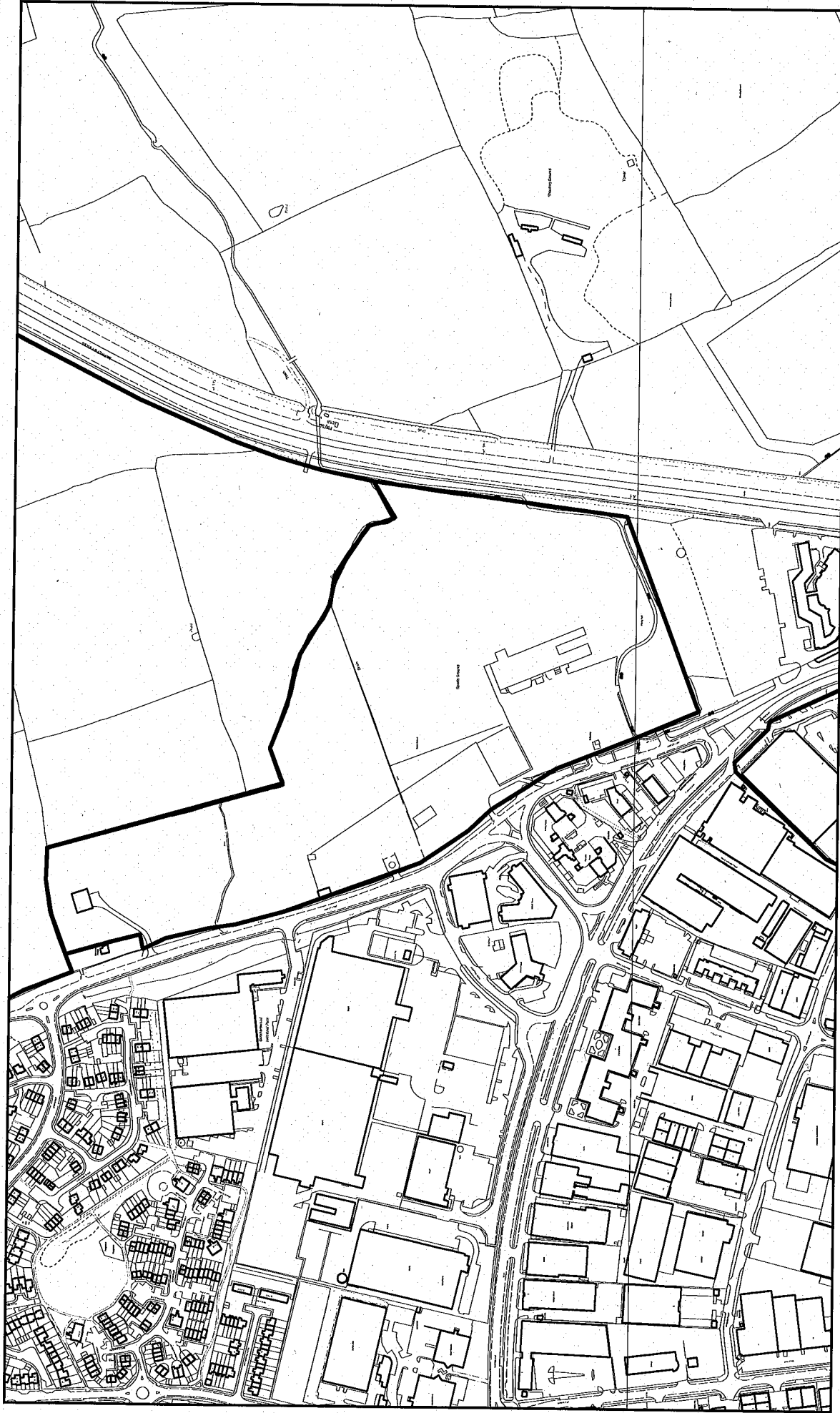
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S28 Former Sports Ground, Rowley Lane, Borehamwood



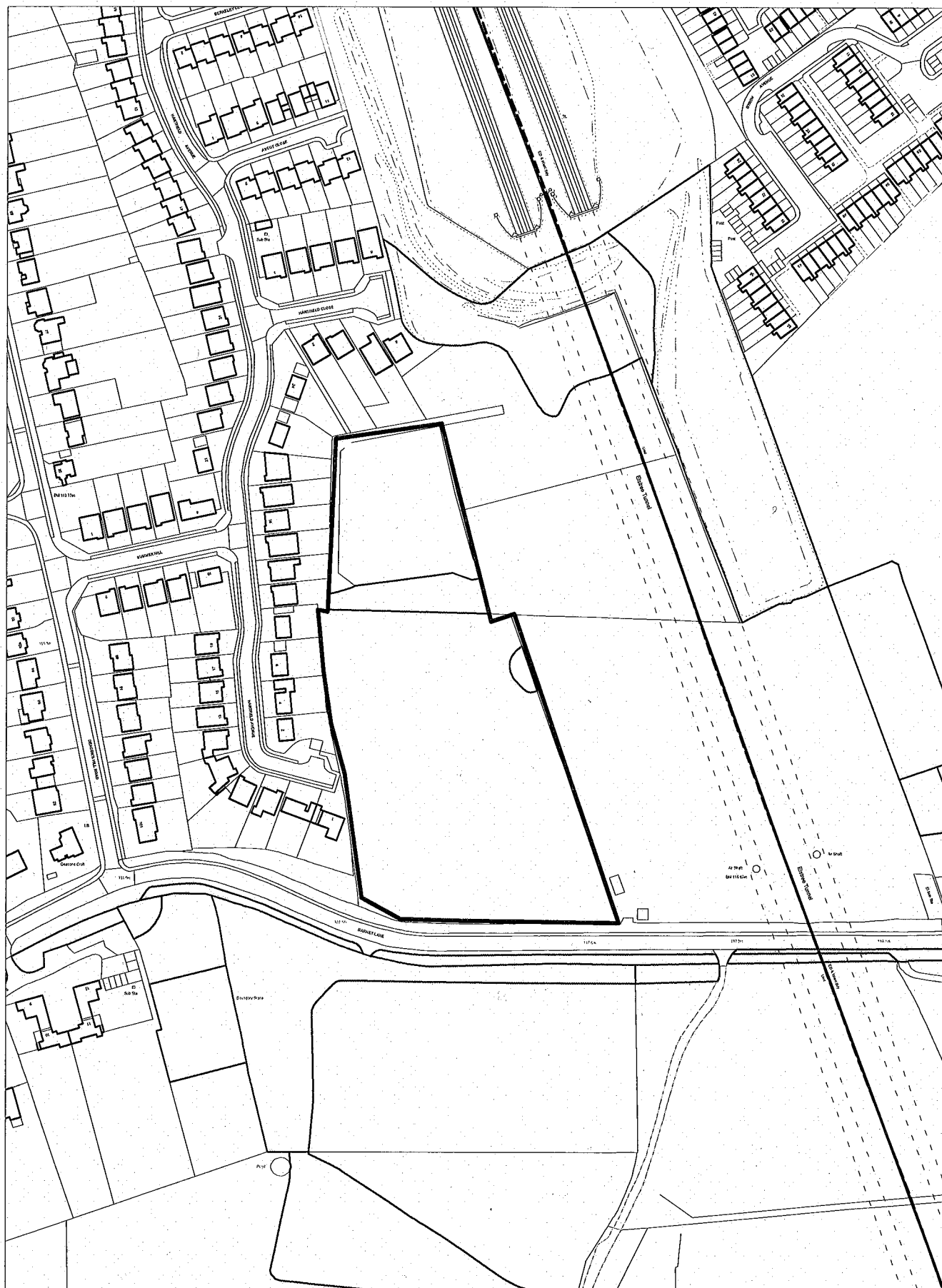
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S32 Land Rear of Hartfield Avenue, Borehamwood



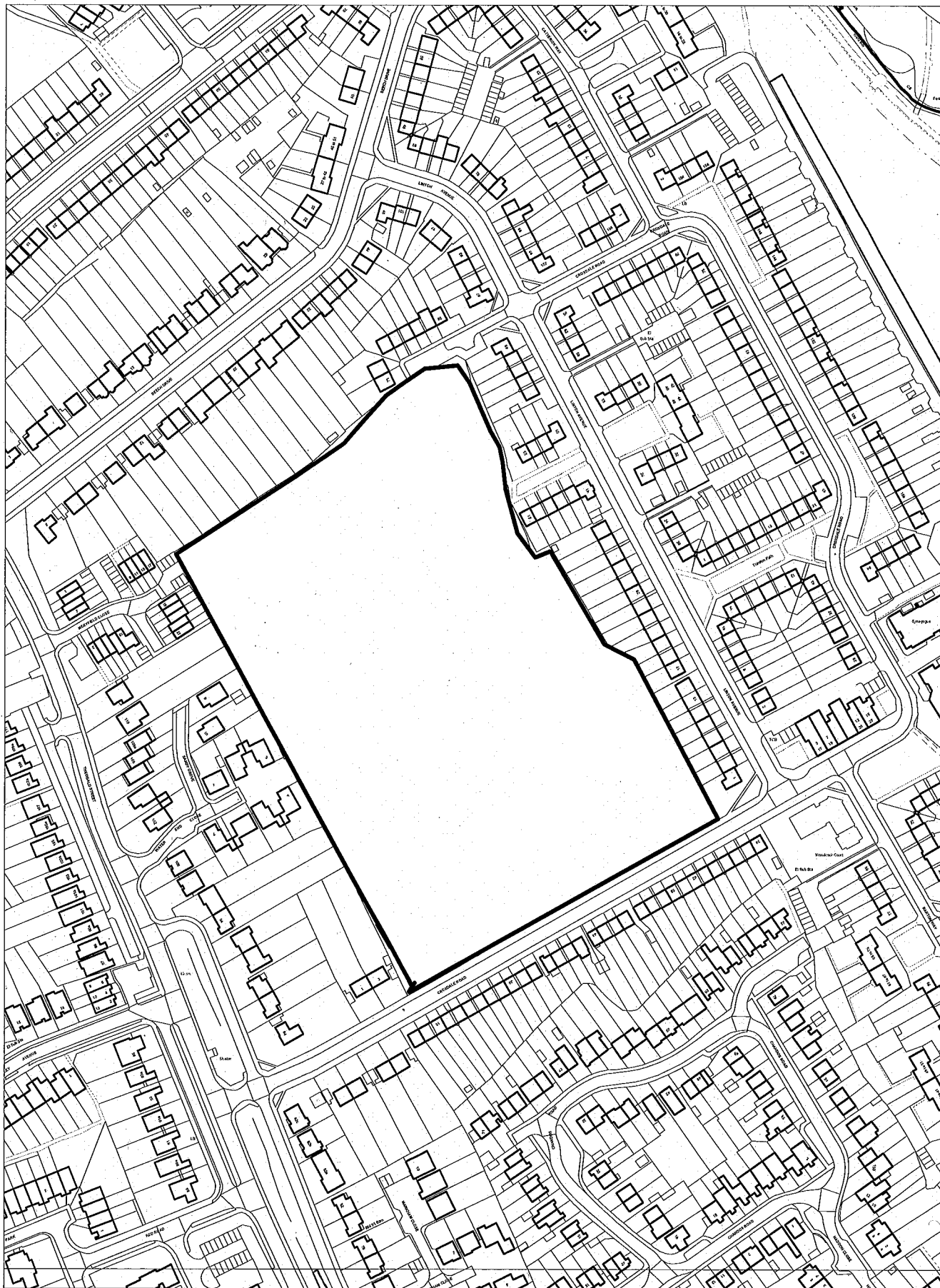
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S37 Old Haberdashers' Association, Croxdale Road, Borehamwood



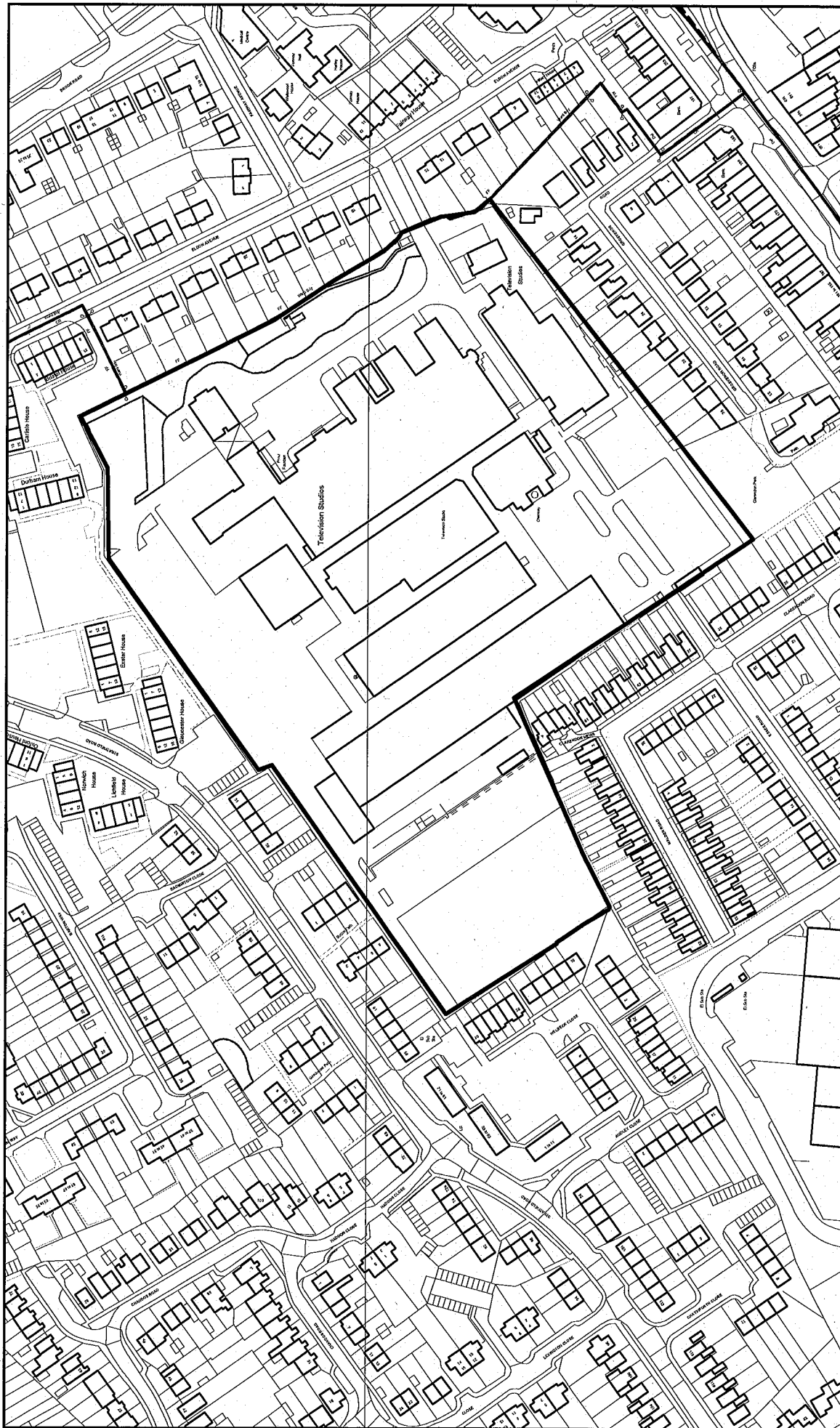
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S39 BBC Elstree Studios, Borehamwood



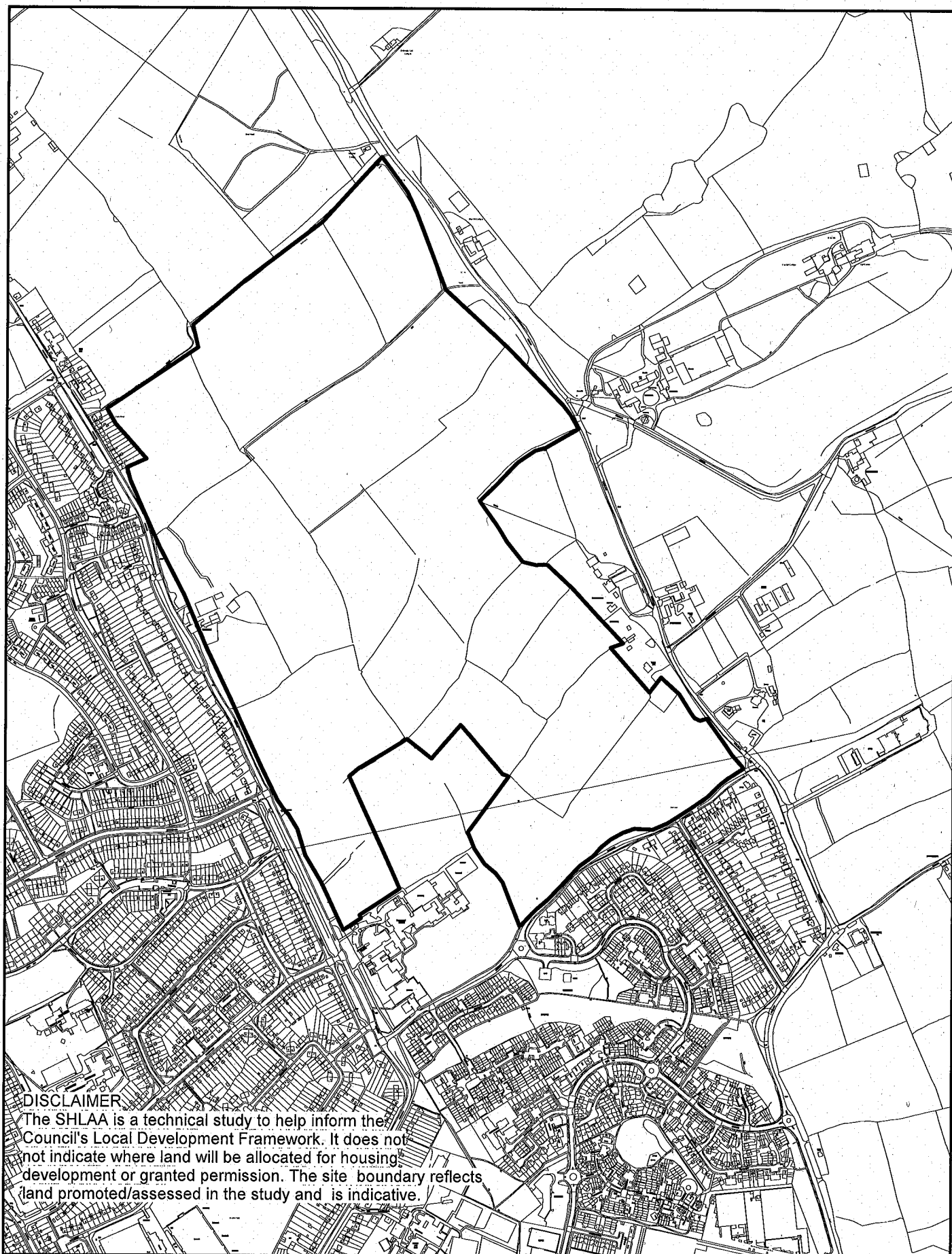
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S52 Land to Northeast of Borehamwood (Site A)

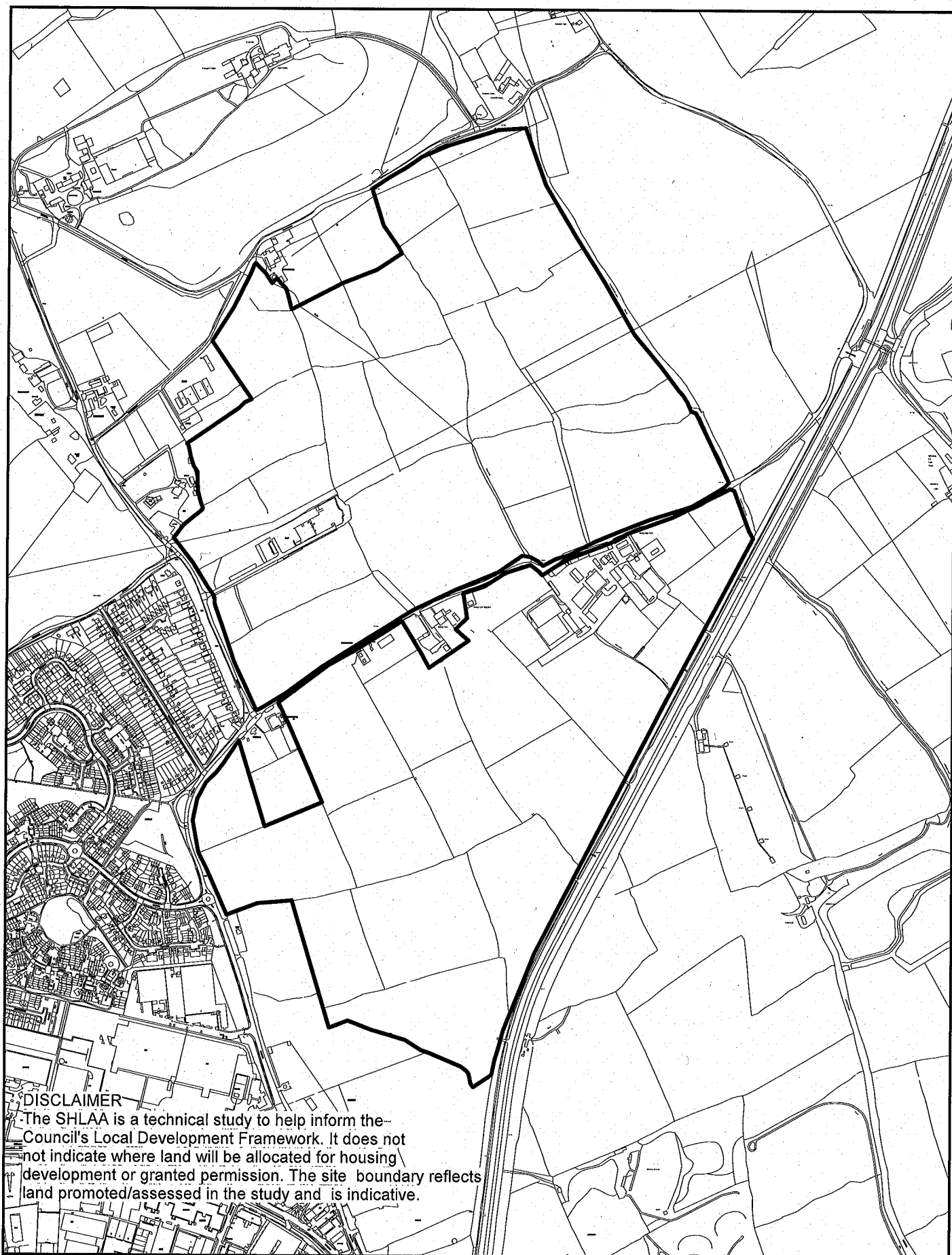


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S53 Land to Northeast of Borehamwood (Site B)



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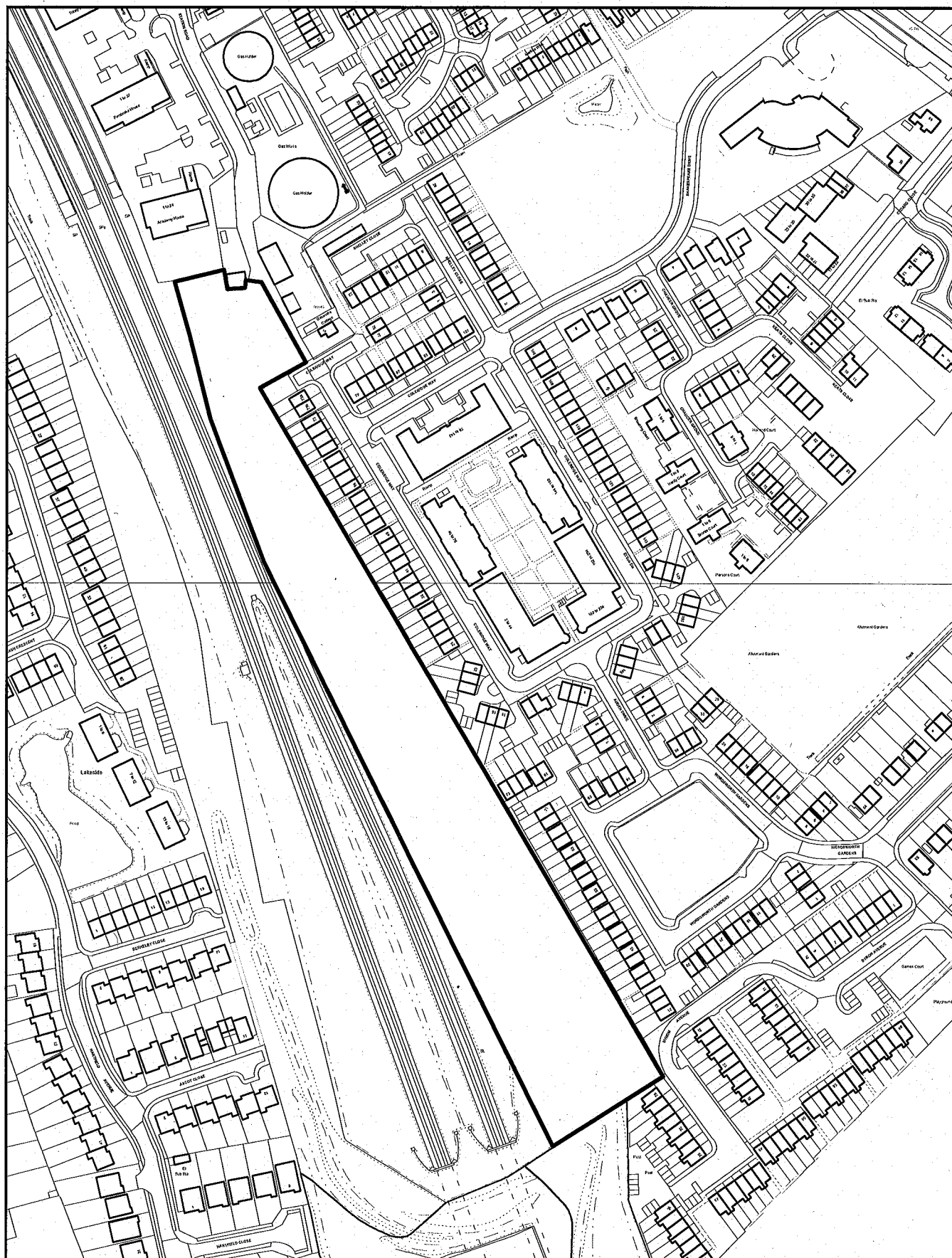
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S59 Vacant land to south of Borehamwood/Elstree Rail Station,

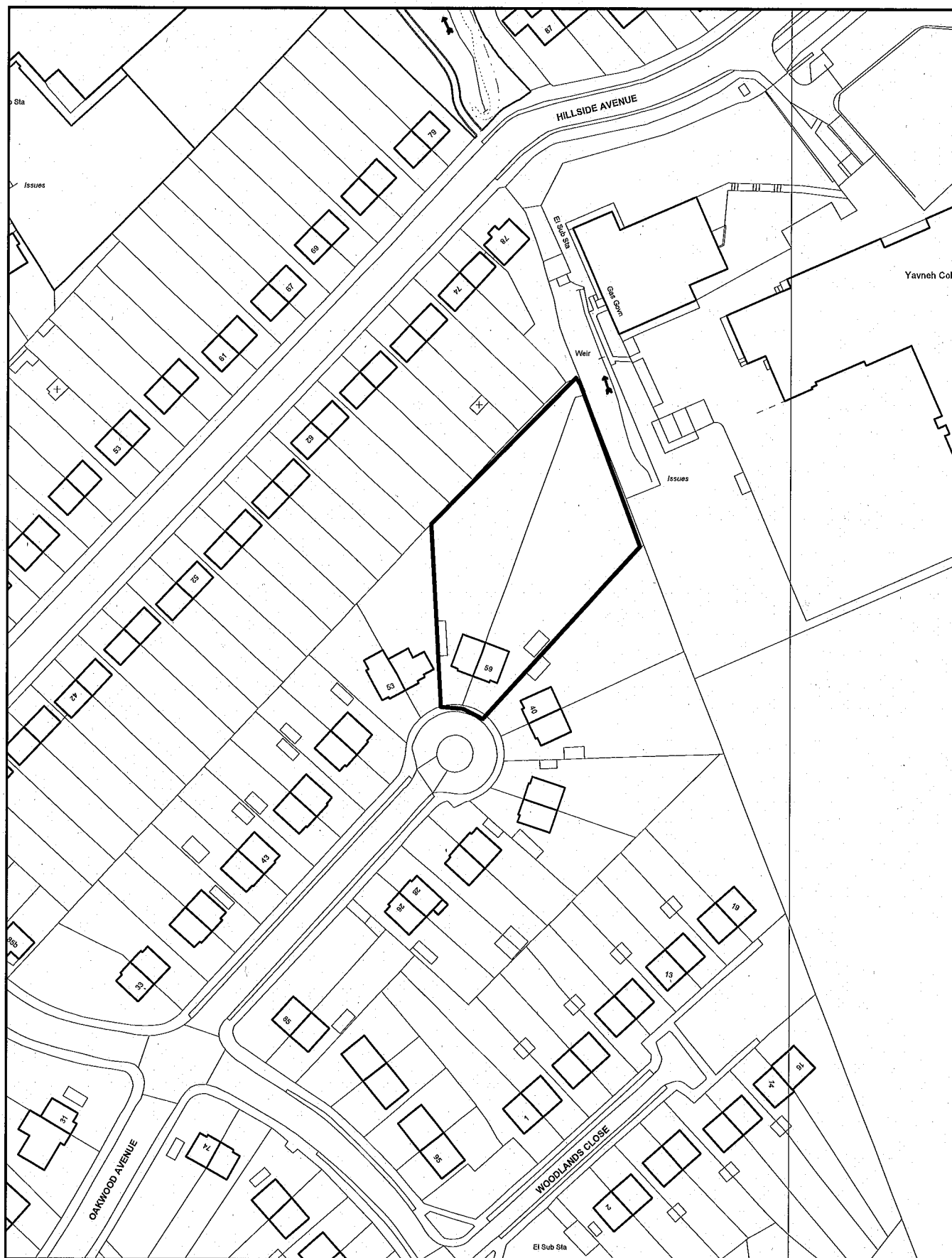


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S61 57-59 Oakwood Avenue, Borehamwood



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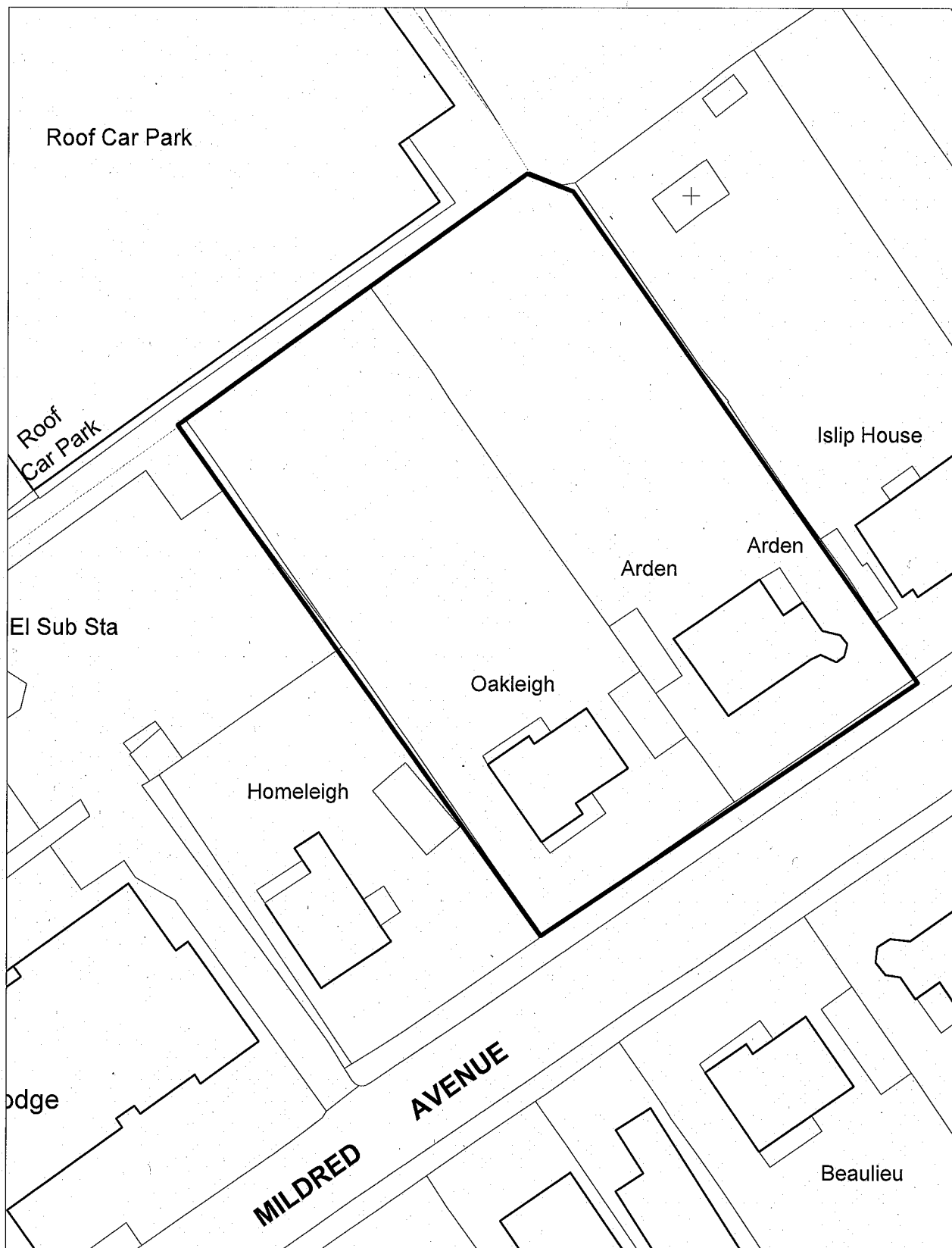
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S64 Oakleigh and Arden, Mildred Avenue Borehamwood



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S76 Suffolk Punch Howard Drive, Borehamwood



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S129 Station Road Gas Holders, Borehamwood



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S131 Studio Plaza, Elstree Way, Borehamwood



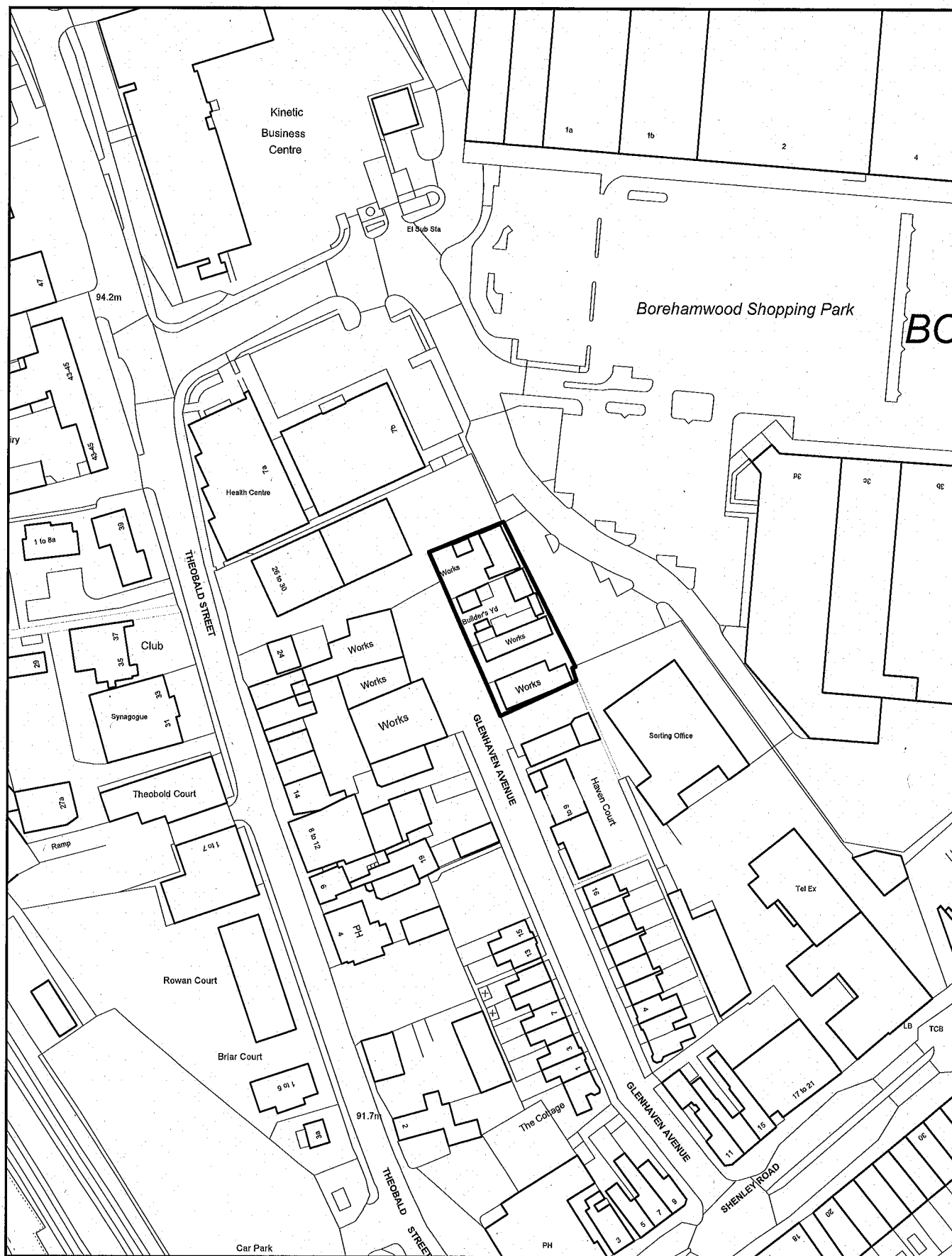
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S132 East side of Glenhaven Avenue, Borehamwood



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133 43-47 Theobald Street, Borehamwood



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S137 Land rear of Crown Road Borehamwood



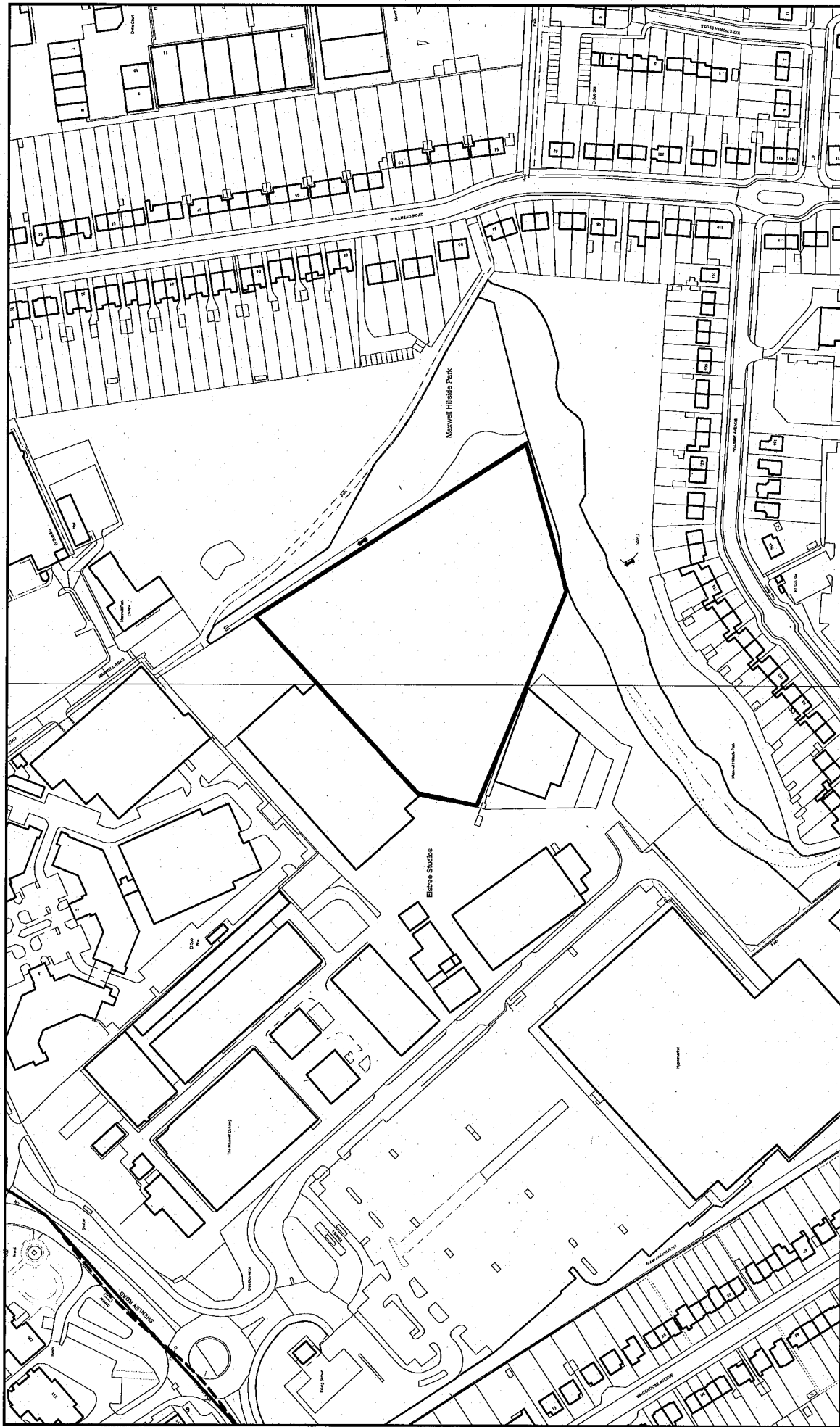
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S139 Undeveloped Land off Maxwell Road



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S142 Garages off Grove Road Borehamwood



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S143 Garage Courts, Masefield Avenue Borehamwood



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S144 Garage Courts rear of 13-21 Hartforde Rd, Borehamwood



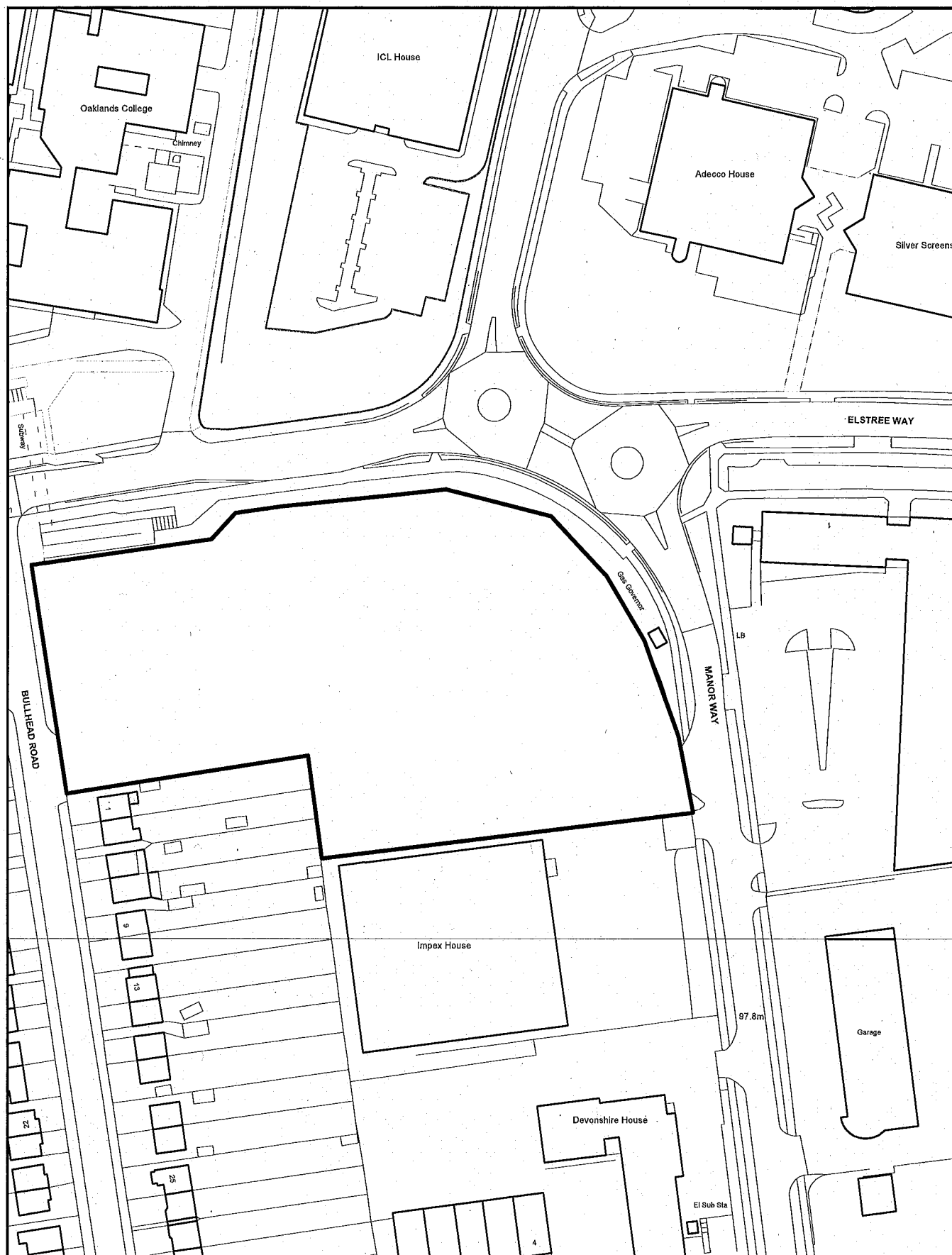
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S148 'JUNCTION ELSTREE WAY MANOR WAY BULLHEAD ROAD



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S149 Stratfield Road Estate, Borehamwood



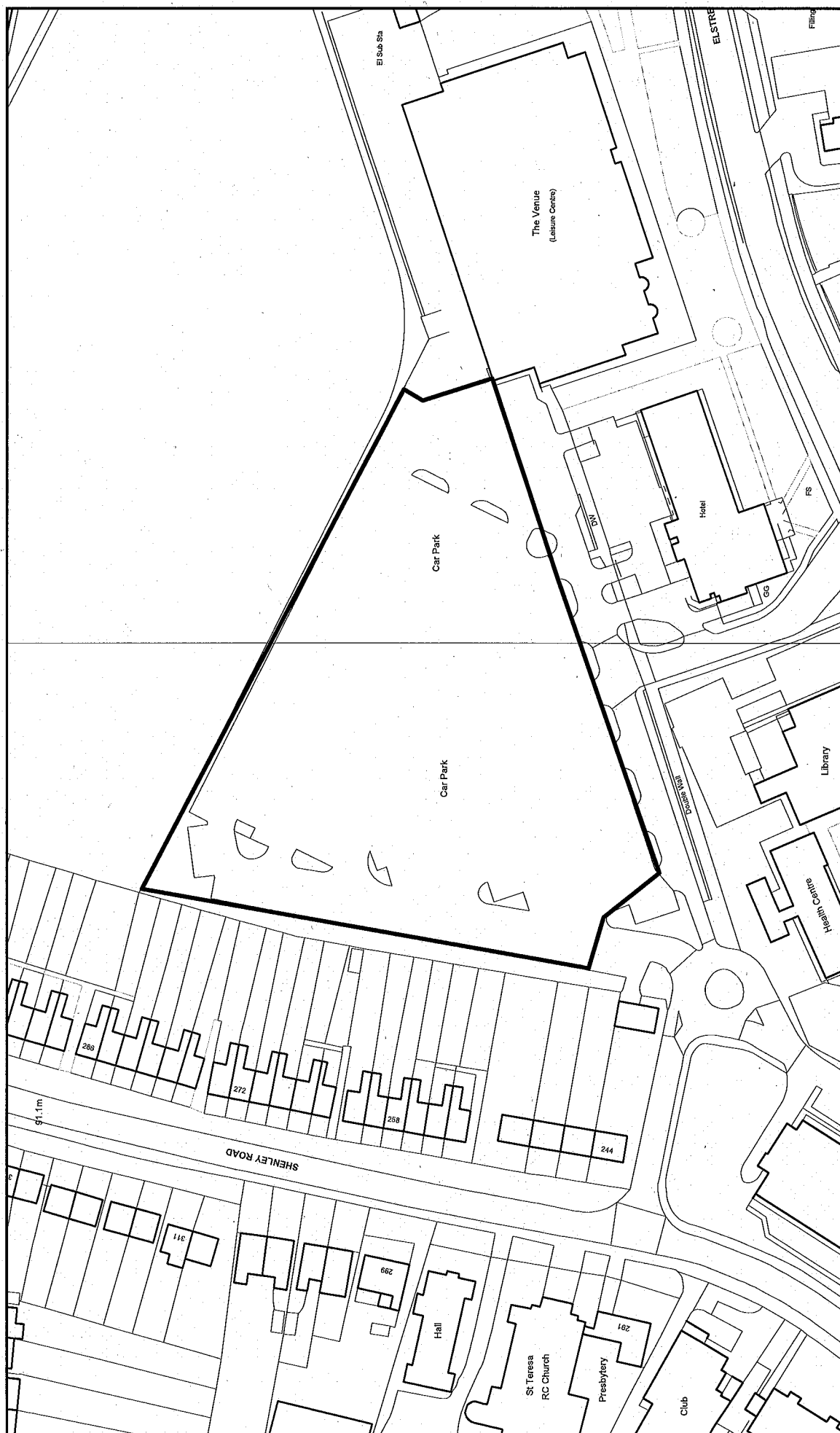
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S150 Borehamwood Civic Car Park, Elstree Way Borehamwood

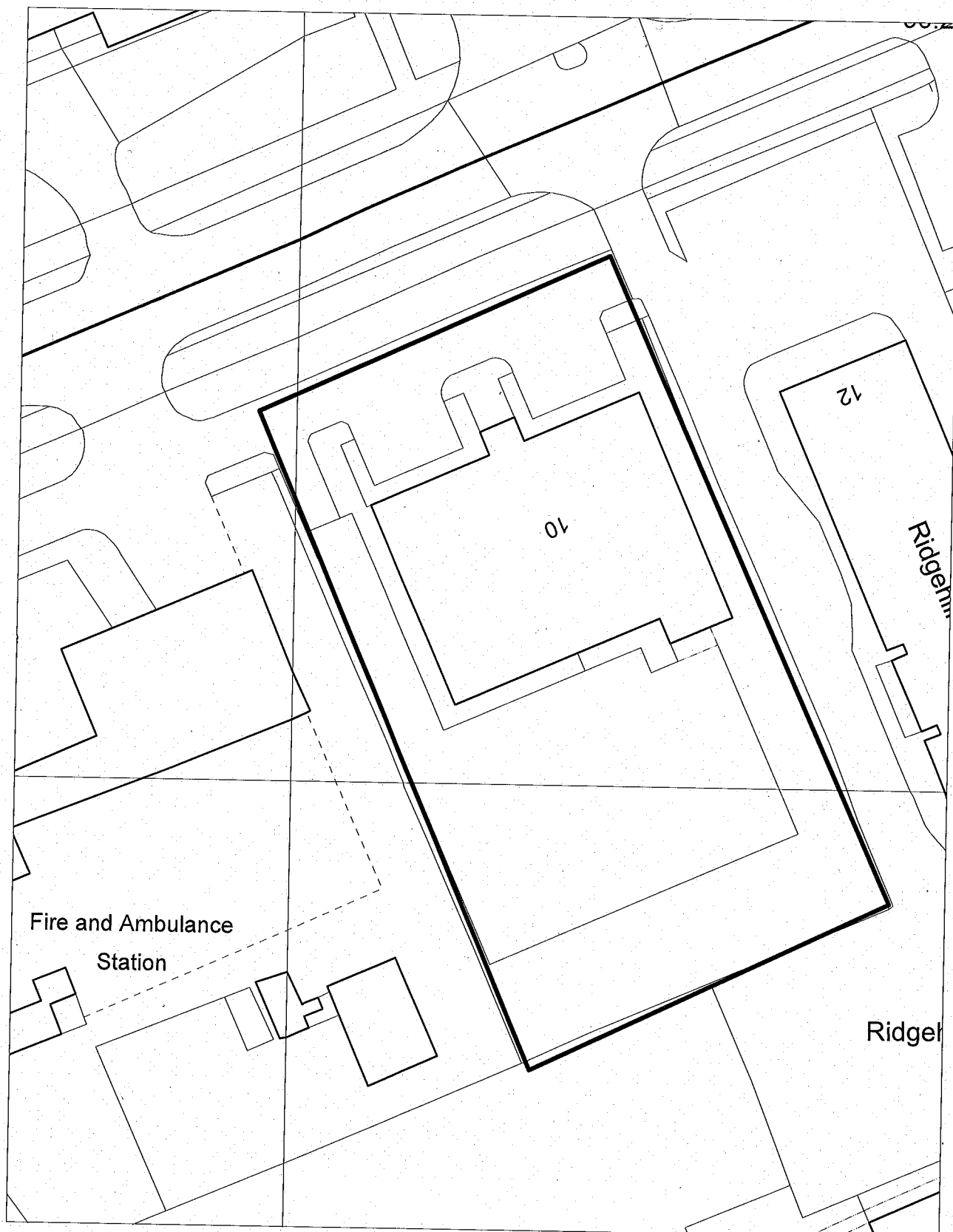


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S155 Job Centre Plus Elstree Way, Borehamwood

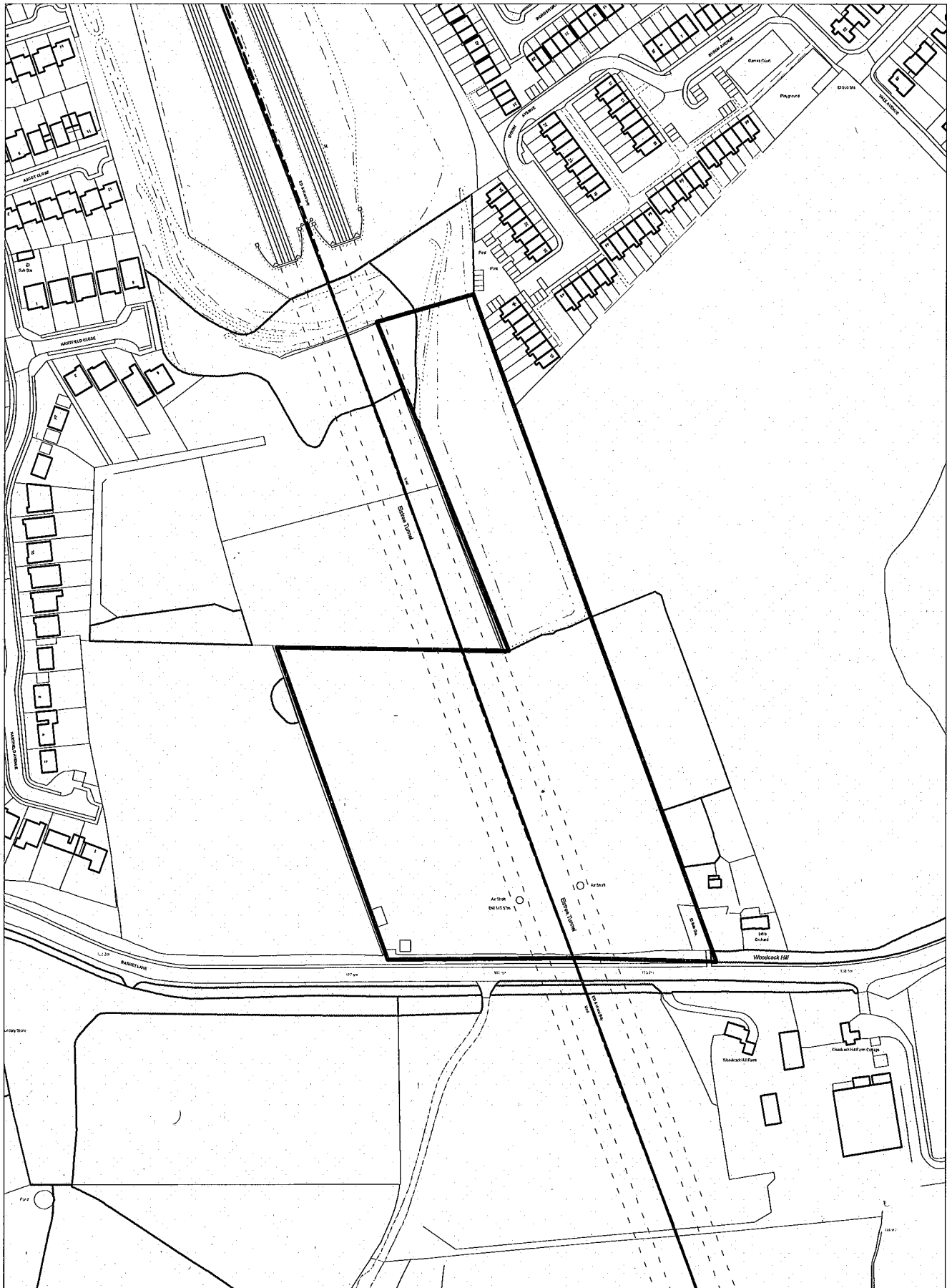


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S163 Land South of Borehamwood, above Rail Tunnels & North of Barnet Lane



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S199 Land at Allum Lane (next to Borehamwood Station)



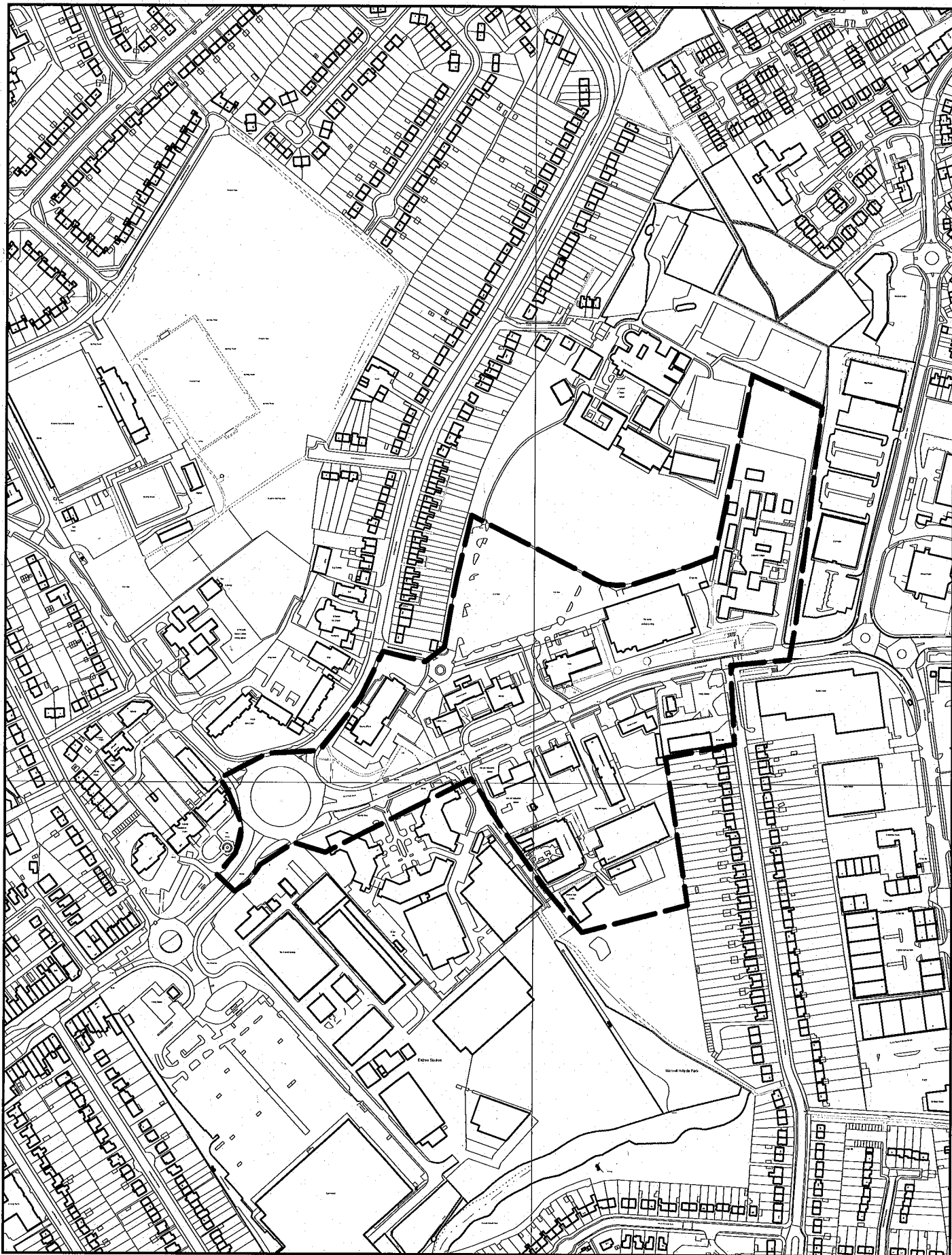
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S40J Elstree Way Corridor Masterplan Area.



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