BUSHEY

Strategic housing sites, Bushey

B1 - Land south-east of Hart’s Farm Stables, Bushey

Benefits and opportunities

- Scale of growth capable of delivering a new garden suburb with supporting infrastructure. Scoping to provide a new primary school, community facilities, a care home, business units 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 some self-build housing plots.
- Close proximity to secondary schools.
- Scope to co-ordinate with other development opportunities east of Little Bushey Lane/south of Coldharbour Lane.
- Connectivity with A41 and M1.

Challenges and constraints

- Local highways impact including effect on additional traffic into Little Bushey Lane.
- Safeguarding development with built and permitted schemes on Rossway Drive.
- Landscape and visual impact.
- Potential noise impact from M1.
- No public transport serving the site.
- Challenges for existing schools in terms of significant new growth.
- Likely requirement for new schools arising from any significant new growth in Bushey.
- New Bushey Medical Centre on London Road but Little Bushey and Schopwick practices in Bushey Heath are operating in cramped conditions and are therefore unable to absorb any growth in the area.

B2 - Land north of Farm Way, Bushey

Benefits and opportunities

- Scale of growth capable of delivering a new garden suburb to the west of Little Bushey Lane with supporting infrastructure.
- Benefits and opportunities east of Little Bushey Lane/south of Coldharbour Lane.
- 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.
- Close proximity to Bournehall Primary School and Queens’ School.
- Potential to connect with A41 and M1.

Challenges and constraints

- Local highways impact including effect on additional traffic into Little Bushey Lane.
- Safeguarding development with built and permitted schemes on Rossway Drive.
- Landscape and visual impact.
- Local wildlife site in the south east of the site.
- Historic landfill in the north of the site.
- Likely requirement for new schools as existing schools are unable to absorb any new growth in Bushey.
- New Bushey Medical Centre on London Road but Little Bushey and Schopwick practices in Bushey Heath are operating in cramped conditions and are therefore unable to absorb any growth in the area.
### Bushey

#### B3 - Former Bushey Golf and Country Club

**Benefits and opportunities**

Ultimately will be dependent on how the entire site is utilised which is yet to be determined by Hertsmere Borough Council. However, known benefits and opportunities include:

- Scope to provide new and improved community facilities.
- Accessible location close to existing shops and services including new Bushey Medical Centre on London Road.
- Approximately 1 mile from Bushey train station.
- Various bus routes stopping on the High Street connecting to Watford and other centres.

**Challenges and constraints**

Ultimately will be dependent on how the entire site is utilised which is yet to be determined by Hertsmere Borough Council. However, known challenges and constraints include:

- Local highways impact including effect of additional traffic onto High Street and local residential roads.
- Closure of current community facilities.
- Potential development on green belt land.
- Landscape and visual impact.
- Likely requirement for new schools arising from any significant new growth in Bushey.

#### EMP2 - Summary

**Benefits and opportunities**

- Potential to improve the appearance of parts of the site.
- Proximity to A41.

**Challenges and constraints**

- Loss of Green Belt in gap between Bushey and Patchetts Green.
- Ribbon development along A41.
- Some distance from bus routes, public transport and town centres.
- Impact on existing residential uses and compensating for the loss.
- Multiple ownerships may limit deliverability.
- Potentially unsightly open storage proposal (HEL208).
- Incompatibility of school and open storage proposal (HEL208).
Other potential development sites, Bushey

<table>
<thead>
<tr>
<th>Land Availability Assessment reference</th>
<th>Location</th>
<th>Brief description of potential use</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEL175</td>
<td>Hartsbourne Country Club, Hartsbourne Ave.</td>
<td>Residential, estimated capacity for 130 dwellings.</td>
</tr>
<tr>
<td>HEL202</td>
<td>Land at Merry Hill Road.</td>
<td>Residential, estimated capacity for 30 dwellings.</td>
</tr>
<tr>
<td>HEL211</td>
<td>Land on the north side of Little Bushey Lane near Hartspring Lane.</td>
<td>Residential, estimated capacity for 110 dwellings.</td>
</tr>
<tr>
<td>HEL215</td>
<td>Land west of Rossway Drive.</td>
<td>Residential, estimated capacity for 40 dwellings.</td>
</tr>
<tr>
<td>HEL224</td>
<td>Royal Connaught Park, Marlborough Drive.</td>
<td>Residential, estimated capacity for 45 dwellings.</td>
</tr>
<tr>
<td>HEL235</td>
<td>Bushey Hall Garage, Bushey Hall Drive.</td>
<td>Residential, estimated capacity for 15 dwellings.</td>
</tr>
<tr>
<td>HEL239</td>
<td>Elstree Road (The Paddock).</td>
<td>Residential, estimated capacity for 20 dwellings.</td>
</tr>
<tr>
<td>HEL326</td>
<td>Matt’s Farm, Little Bushey Lane.</td>
<td>Residential, estimated capacity for 130 dwellings.</td>
</tr>
<tr>
<td>HEL337A</td>
<td>Land-east of Farm Way (site 1).</td>
<td>Residential, estimated capacity for 10 dwellings.</td>
</tr>
<tr>
<td>HEL337B</td>
<td>Land-east of Farm Way (site 2).</td>
<td>Residential, estimated capacity for 10 dwellings.</td>
</tr>
<tr>
<td>HEL337C</td>
<td>Land-east of Farm Way (site 1).</td>
<td>Residential, estimated capacity for 30 dwellings.</td>
</tr>
<tr>
<td>HEL355</td>
<td>Land south of Elstree Road.</td>
<td>Residential, estimated capacity for 180 retirement plus 18 self-build units.</td>
</tr>
<tr>
<td>HEL357</td>
<td>Osborne Lane.</td>
<td>Residential, estimated capacity for 170 dwellings.</td>
</tr>
<tr>
<td>HEL386</td>
<td>Estate allotments, Heathbourne Road.</td>
<td>Residential, estimated capacity for 30 dwellings.</td>
</tr>
<tr>
<td>HEL401</td>
<td>Kemp Place Car Park.</td>
<td>Retention of surface parking with development above. Type of development sought yet to be determined by Council.</td>
</tr>
</tbody>
</table>

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