## BE1 - Land south of Allum Lane, Elstree

**Benefits and opportunities**
- Delivery of a mix of new homes to meet needs of local community including both flats and family housing.
- Requirement for developers to provide affordable housing.
- Opportunity to provide some self-build housing.
- Accessible location.

**Challenges and constraints**
- Environmental constraints including protected trees, archaeological sites, and locally listed buildings.
- Site adjoins a household waste recycling centre.
- Local highways impact including effect of additional traffic onto Allum Lane and built residential road.
- Loss of green belt land.
- Landscape and visual impact.
- Local requirement for one new primary school, one new secondary school, and two additional nursery places.
- Local highways impact including effect of additional traffic onto Allum Lane.

## BE2 - Land north of Stapleton Road, Borehamwood

**Benefits and opportunities**
- Delivery of a mix of new homes to meet needs of local community including both flats and family housing.
- Requirement for developers to provide affordable housing.
- Opportunity to provide some self-build housing.
- Relatively close proximity to shops on Leeming Road with convenience store nearby on Thirsk Road.

**Challenges and constraints**
- Ecological value of the site.
- Site can only be accessed via Stapleton Road.
- Considerable distance from the town centre and station so not within walking distance.
- Local highways impact including cumulative effect of additional traffic onto Stapleton Road and Cowley Hill.
- Loss of green belt land.
- Landscape and visual impact.
- Local requirement for one new primary school, one new secondary school, and two additional nursery places.
- Existing GP practices in the area have limited or no additional capacity although new health facility proposed on Elstree Way.
BOREHAMWOOD & ELSTREE

Strategic housing sites, Borehamwood

BE3 - Land off Cowley Hill, Borehamwood

Benefits and opportunities

- Scale of growth capable of delivering garden suburb development with supporting infrastructure.
- Opportunity to provide a new primary school, community facilities and a new local centre.
- Benefits and opportunities scale of growth capable of delivering garden suburb development with supporting infrastructure.
- A requirement for developers to provide affordable housing.
- Opportunity to provide a significant number of self-build housing plots.
- Close proximity to Hertswood Academy, selective school.
- A variety of different locations/access points into the public highway are available.
- A number of new traffic calming measures are planned to improve Cowley Hill.

Challenges and constraints

- Much of the site is over 1.5 miles from the town centre and station and not within walking distance.
- Local highways impact onto Cowley Hill and other nearby roads.
- A significant number of watercourses run across the site to further assessments needed.
- Loss of green belt land.
- Landscape and visual impact.
- Likely requirement for a new primary school, as well as a new secondary school, arising from any significant new growth in Borehamwood.
- Existing GP practices in the area have limited or no additional capacity. Additional primary care health facility proposed on Elstree Way.

BE4 - Land off Well End Road, Borehamwood

Benefits and opportunities

- 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.
- Creation of local employment opportunities and investment in the town.
- Scope to co-ordinate with other employment opportunities south of the site.
- Some of the site is already safeguarded for employment development within the current Local Plan.
- Proximity to A1 and M25 for businesses.

Challenges and constraints

- Rowley Farm contains a listed building in the northern part of the site with a further listed building, Nelson Cottage, enclosed by but not within the site.
- Poor public transport accessibility with no buses currently serving the site, which is over 1.5 miles from the station.
- Part of the site is located within an area of flood risk.
- Loss of green belt land.
- Landscape and visual impact.
- Likely requirement for a new primary school, as well as a new secondary school, arising from any significant new growth in Borehamwood.
- Existing GP practices in the area have limited or no additional capacity. Additional primary care health facility proposed on Elstree Way.
Strategic housing sites, Borehamwood

BE6 - Elstree Way Corridor

Benefits and opportunities
- Already accepted as an appropriate planning strategy for the future of this part of Borehamwood following independent examination.
- Delivery of some of the new homes to meet needs of local community including both flats and family housing.
- Opportunity to provide self-build housing plots.
- Scope to co-ordinate with other development land in the area to allow public realm improvements.
- Site set aside for health facility.

Challenges and constraints
- Local highways impact onto Elstree Way and Shenley Road and other nearby roads.
- Majority of highway and public realm improvements envisaged have yet to be implemented.
- Land required for main school.
- Existing GP practices in the area have limited or no additional capacity although new health facility proposed on Elstree Way.

BE5 - Land north of Barnet Lane, Borehamwood

Benefits and opportunities
- Existing bus route (175 / 242) serving the location.
- Close proximity to Borehamwood town centre.
- A number of bus routes currently run along Elstree Way.
- Proximity to Borehamwood town centre and station.
- A requirement for developers to provide affordable housing.
- Opportunity to provide self-build housing plots.
- Site set aside for new health facility.

Challenges and constraints
- Local highways impact onto Elstree Way and Shenley Road and other nearby roads.
- Majority of highway and public realm improvements envisaged have yet to be implemented.
- Preference for an alternative location to the reserved site at Maxwell Park for a new primary school.
- Existing GP practices in the area have limited or no additional capacity although new health facility proposed on Elstree Way.

www.hertsmere.gov.uk/newlocalplan
Benefits and opportunities

A significant part of the area is already recognized as an appropriate location for economic development following an independent examination of the current Local Plan.

Logical extension of existing industrial estate/employment area bringing inward investment to Borehamwood.

Close proximity to A1 and M25.

Potential to improve the appearance of the southern part of the site close to the junction with the A1.

Challenges and constraints

Local highways impact including cumulative effect of additional traffic onto surrounding roads and A1 junction.

Some distance from train stations and town centre.

Loss of green belt land beyond existing safeguarded employment.

Landscape and visual impact beyond the southern part of the site.
<table>
<thead>
<tr>
<th>Land Availability Reference</th>
<th>Location</th>
<th>Brief description of potential use</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEL152</td>
<td>Lyndhurst Farm, Green Street</td>
<td>Residential, estimated capacity for 100 homes</td>
</tr>
<tr>
<td>HEL168</td>
<td>Elthorne Cade</td>
<td>Residential, estimated capacity for 80 homes</td>
</tr>
<tr>
<td>HEL163</td>
<td>Evelyn House, 3 Elthorne Way</td>
<td>Residential, estimated capacity for 25 homes</td>
</tr>
<tr>
<td>HEL166</td>
<td>1 Elthorne Way</td>
<td>Mixed Use, estimated capacity for 35 homes</td>
</tr>
<tr>
<td>HEL167</td>
<td>1-3 Manor Point, Manor Way</td>
<td>Residential, estimated capacity for 50 homes</td>
</tr>
<tr>
<td>HEL197a</td>
<td>Land north of Barnet Lane 1</td>
<td>Residential, estimated capacity for 55 homes</td>
</tr>
<tr>
<td>HEL197b</td>
<td>Land north of Barnet Lane 2</td>
<td>Residential, estimated capacity for 50 homes</td>
</tr>
<tr>
<td>HEL204</td>
<td>Land at Stangate Crescent and Wandelford Park near the Barnet by-pass.</td>
<td>Residential, estimated capacity for 50 homes</td>
</tr>
<tr>
<td>HEL209b</td>
<td>Land North of Barnet Lane</td>
<td>Mixed Use, estimated capacity for 70 homes</td>
</tr>
<tr>
<td>HEL217</td>
<td>Manor Place Industrial Estate</td>
<td>Residential, estimated capacity for 30 homes</td>
</tr>
<tr>
<td>HEL218</td>
<td>Degan Hall Farm, Theobald Street</td>
<td>Residential, estimated capacity for 130 homes</td>
</tr>
<tr>
<td>HEL233</td>
<td>1 and 2 Borehamwood Industrial Park, Rowley Lane</td>
<td>Residential, estimated capacity for 95 homes</td>
</tr>
<tr>
<td>HEL341</td>
<td>Alum Lane West</td>
<td>Residential, estimated capacity for 65 homes</td>
</tr>
<tr>
<td>HEL369</td>
<td>Well End Lodge, Well End Road</td>
<td>Residential, estimated capacity for 15 homes</td>
</tr>
<tr>
<td>HEL371</td>
<td>Old Hambledon Sports Ground, Crossdale Road</td>
<td>Residential, estimated capacity for 140 homes</td>
</tr>
<tr>
<td>HEL384</td>
<td>Degan Hall Farm (buildings)</td>
<td>Residential, estimated capacity for 35 homes</td>
</tr>
<tr>
<td>HEL388</td>
<td>The Point, Borehamwood</td>
<td>Residential, estimated capacity for 55 homes</td>
</tr>
<tr>
<td>HEL405</td>
<td>Brook Road Car Park</td>
<td>Retention of surface parking with development above. Type of development sought yet to be determined by Council</td>
</tr>
<tr>
<td>HEL406</td>
<td>Clarendon Road 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.