SHENLEY

Strategic housing sites, Shenley

51 - Land West of Porters Park Drive, Shenley

Benefits and opportunities
- Scale of growth capable of delivering garden suburb development with supporting infrastructure to the west of Porters Park Estate.
- Delivery of circa 2,000 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 self-build housing plots.

Challenges and constraints
- Savory and locally listed buildings nearby within Shenley, Porters Park and a listed Grade II* House on Shenley Moat. Officially securing a local centre into the site.
- Loss of green belt land.
- Landscape and visual impact.
- Number of protected trees around the perimeter of the site.
- Nighttime Lorries between Shenley and Radlett which are currently being used to access the site.
- No scope to expand Shenley Primary School on its current site. Any significant growth in Shenley would require a site for a new primary school.

52 - Land West of Shenleybury Cottages (Harperbury Hospital), Shenley

Benefits and opportunities
- Potential to co-ordinate with other development opportunities around Shenleybury and along Harper Lane.
- Land south and southwest of Harperbury Hospital already has planning permission for 206 homes.
- Infrastructure improvements associated with public transport to the operational NHS and residential parts of the site.
- Delivery of circa 2,000 new homes to meet needs of the local community including both flats and family housing.
- Opportunity to provide some self-build housing plots.

Challenges and constraints
- Site is entirely car dependent with no public transport available in close proximity. Neighbours and local authority to prevent piecemeal development on the site.
- Archaeological sites covering part of the site. A Phase 1B Heritage at Risk assessment has been undertaken.
- Loss of green belt land.
- Landscape and visual impact.
- Potential noise impact from M25.

No scope for expansion of Shenley Primary School on its current site. Any significant growth in Shenley would require a site for a new primary school.

Gateways Surgery cannot accommodate any additional growth.
SHENLEY

Housing and Employment Sites

Strategic housing sites, Shenley

53 - Land east of Black Lion Hill (Rectory Farm), Shenley

Benefits and opportunities:

Good accessibility to local services and venues including new schools and the Andrew Close shops.

Close to a number of bus routes with 662 and 60 within walking distance.

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.

Challenges and constraints:

Amount of protected woodlands in the north east part of the site also includes Castle Wood and ancient woodland.

Local highway impact including cumulative effect of additional traffic onto Black Lion Hill. Lack of green belt land.

Landscape and visual impact.

No scope to expand Shenley Primary School on its current site. Any significant growth in Shenley would require a site for a new primary school.

Gateways Surgery cannot accommodate any additional growth.

54 - Land north of Woodhall Lane (Shenley Grange – North & South), Shenley

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.

Site is within walking distance of local school and range of other community facilities. 658, 602 and 358 bus services available close to the site.

Scope to co-ordinate with other development opportunities north west of the site.

The principle of limited additional infill development has been accepted through an existing planning application (16/1671/FUL). Growth supported in this location in the draft Shenley Neighbourhood Plan (June 2018, Regulation 14).

Challenges and constraints:

Adjacent to local heritage constraints including, Shenley Village Conservation Area and an archaeological site.

Borders Woodhall Spinney, a Local Wildlife Site.

The sites are in separate ownership although they have been promoted together. Loss of green belt land.

Landscape and visual impact.

Currently the only direct access to the site using a private road.

Local highway impact including cumulative effect of additional traffic onto London Road.

No scope to expand Shenley Primary School on its current site. Any significant growth in Shenley would require a site for a new primary school.

Gateways Surgery cannot accommodate any additional growth.

www.hertsmere.gov.uk/newlocalplan
### Other potential development sites, Shenley

<table>
<thead>
<tr>
<th>Land Availability Assessment reference</th>
<th>Location</th>
<th>Brief description of potential use</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEL196</td>
<td>land adj Wilton End cottage, Radlett Lane.</td>
<td>Residential, estimated capacity for 45 dwellings.</td>
</tr>
<tr>
<td>HEL354</td>
<td>Land north of Fox Hollows, Rectory Lane.</td>
<td>Residential, estimated capacity for 75 dwellings.</td>
</tr>
<tr>
<td>HEL360</td>
<td>Land south of Radlett Lane.</td>
<td>Residential, estimated capacity for 230 dwellings.</td>
</tr>
<tr>
<td>HEL190</td>
<td>Land adj/5 J2 Harris Lane.</td>
<td>Residential, estimated capacity for 50 dwellings.</td>
</tr>
</tbody>
</table>

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