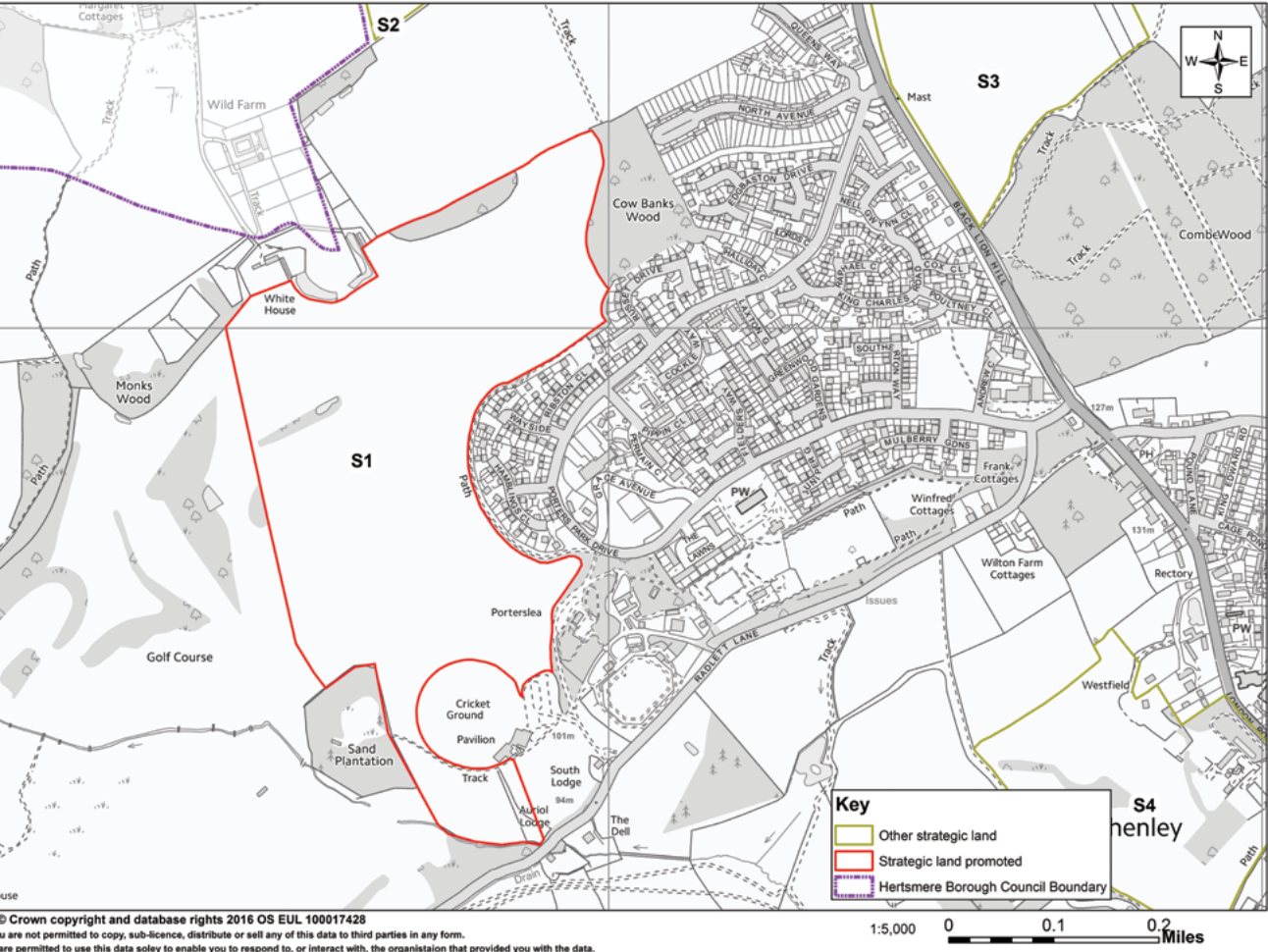


# HOUSING AND EMPLOYMENT SITES

## SHENLEY

### Strategic housing sites, Shenley



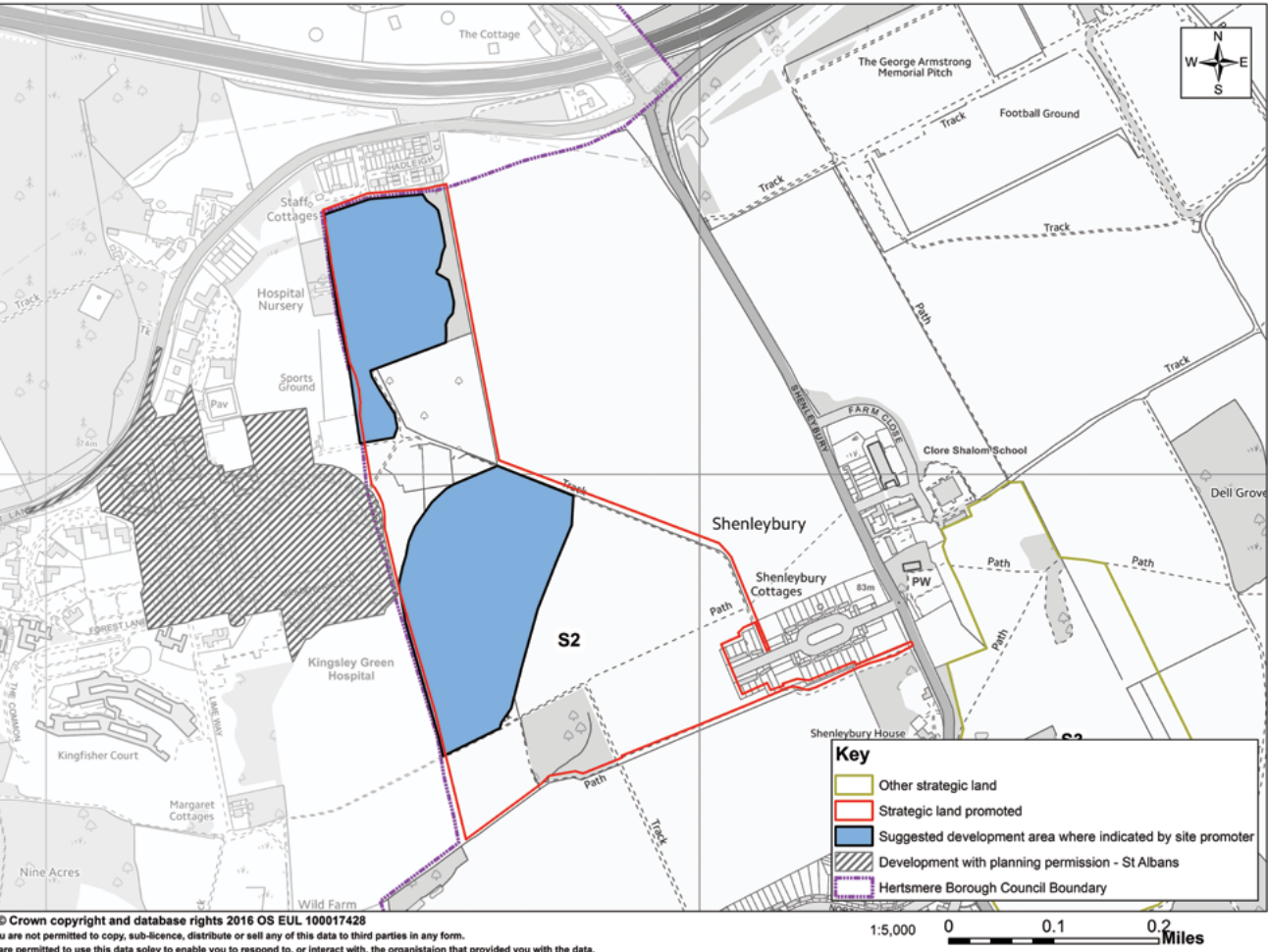
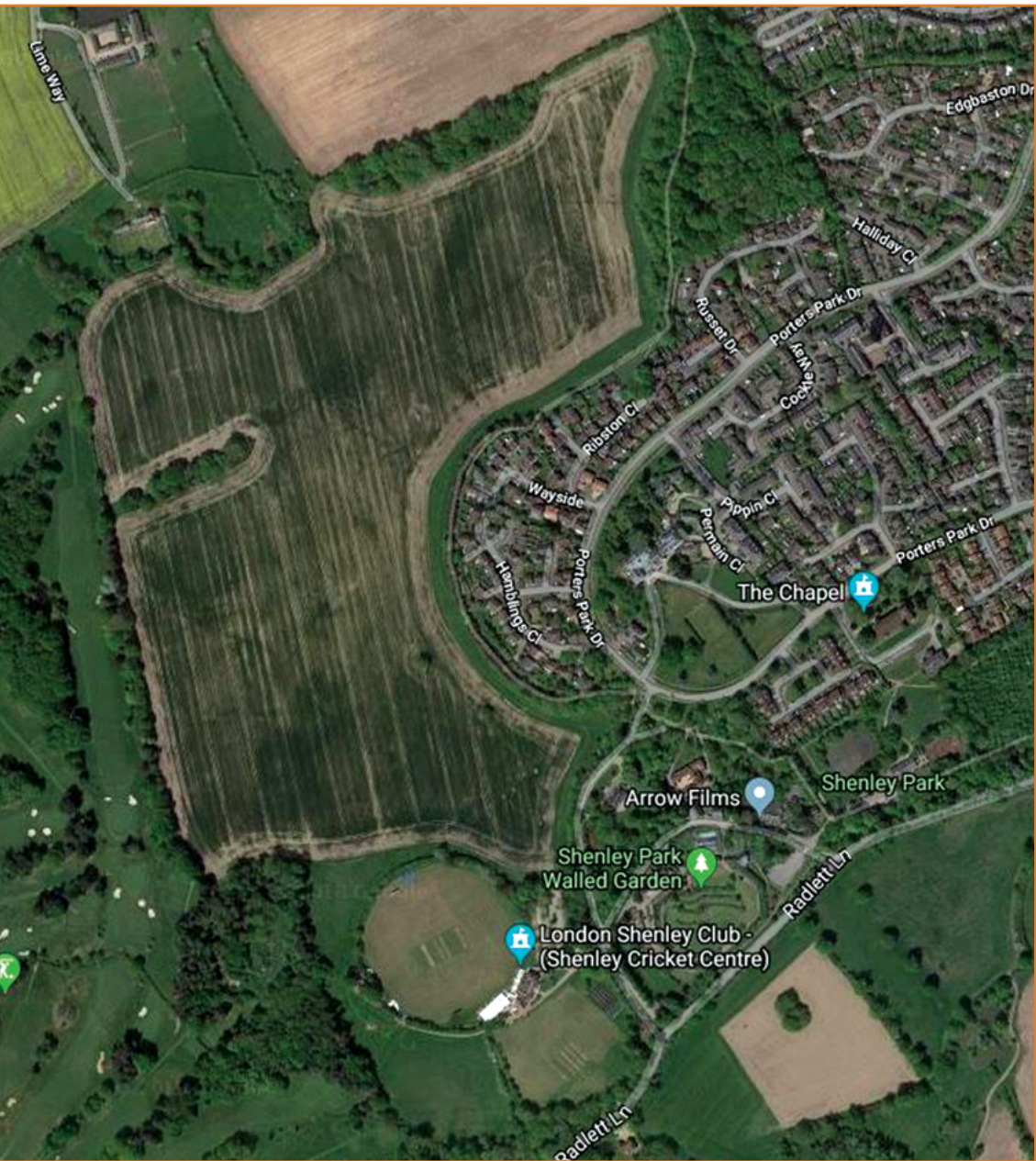
#### S1 - Land West of Porters Park Drive, Shenley

##### Benefits and opportunities

- Scale of growth capable of delivering garden suburb development with supporting infrastructure to the west of Porters Park estate.
- Delivery of 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 self-build housing plots.

##### Challenges and constraints

- Flood zone (FZ3) and Local Wildlife Site within and adjoining the south west of the site. A small part of the site, north west of the Porters Park estate, lies within an archaeological site.
- Statutory and locally listed buildings nearby within Shenley Park/Porters Park estate and at Wild Farm/White House to the north.
- Difficulty securing vehicular access into the site.
- Loss of green belt land.
- Landscape and visual impact.
- Number of protected trees around the perimeter of the site.
- Narrowing of the gap between Shenley and Radlett which are currently a little over 0.5m apart at their closest.
- 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.



#### S2 - Land west of Shenleybury Cottages (Harperbury Hospital), Shenley

##### Benefits and opportunities

- Scope to co-ordinate with other development opportunities around Shenleybury and along Harper Lane.
- Land south and south west of Harperbury Hospital already has planning permission for 206 homes.
- Potential to secure improved accessibility including public transport to the operational NHS and residential parts of the site.
- 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

- Site is entirely car dependent with no bus routes or shops/services nearby with associated traffic impact on local roads.
- Requires co-ordinated approach with neighbouring local authority to prevent piecemeal development on the site.
- Archaeological site covering part of the site.
- St Albans Rangers FC sports pitches are within the proposed development area and would need to be relocated.
- Loss of green belt land.
- Landscape and visual impact.
- Potential noise impact from M25.
- 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.

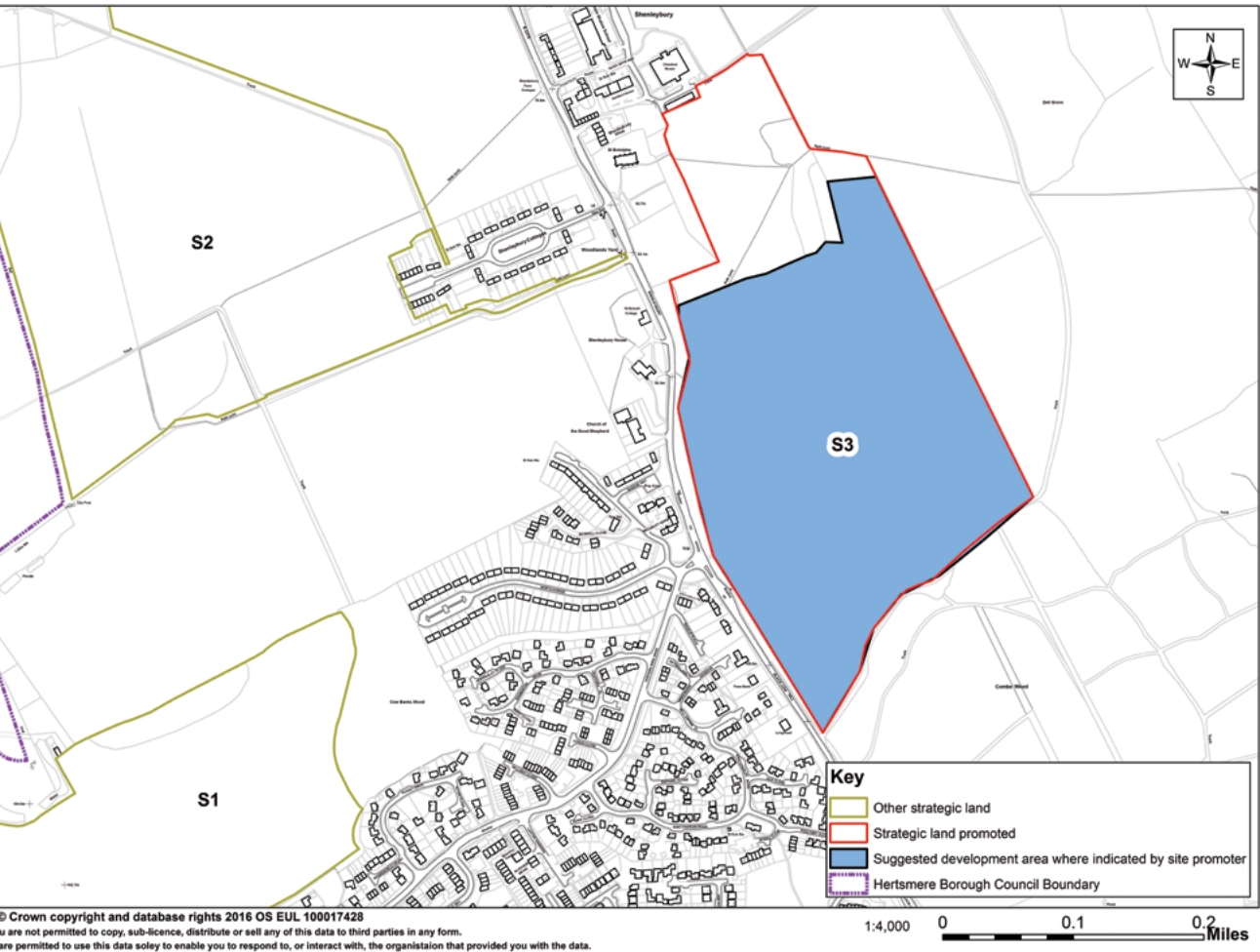




# HOUSING AND EMPLOYMENT SITES

## SHENLEY

### Strategic housing sites, Shenley



#### S3 - Land east of Black Lion Hill (Rectory Farm), Shenley

##### Benefits and opportunities

Good accessibility to local amenities and services including two schools and the Andrew Close shops.

Close to a number of bus routes with 602 and 358 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

Area of protected woodland in the north east part of the site. The site also adjoins Combe Wood ancient woodland.

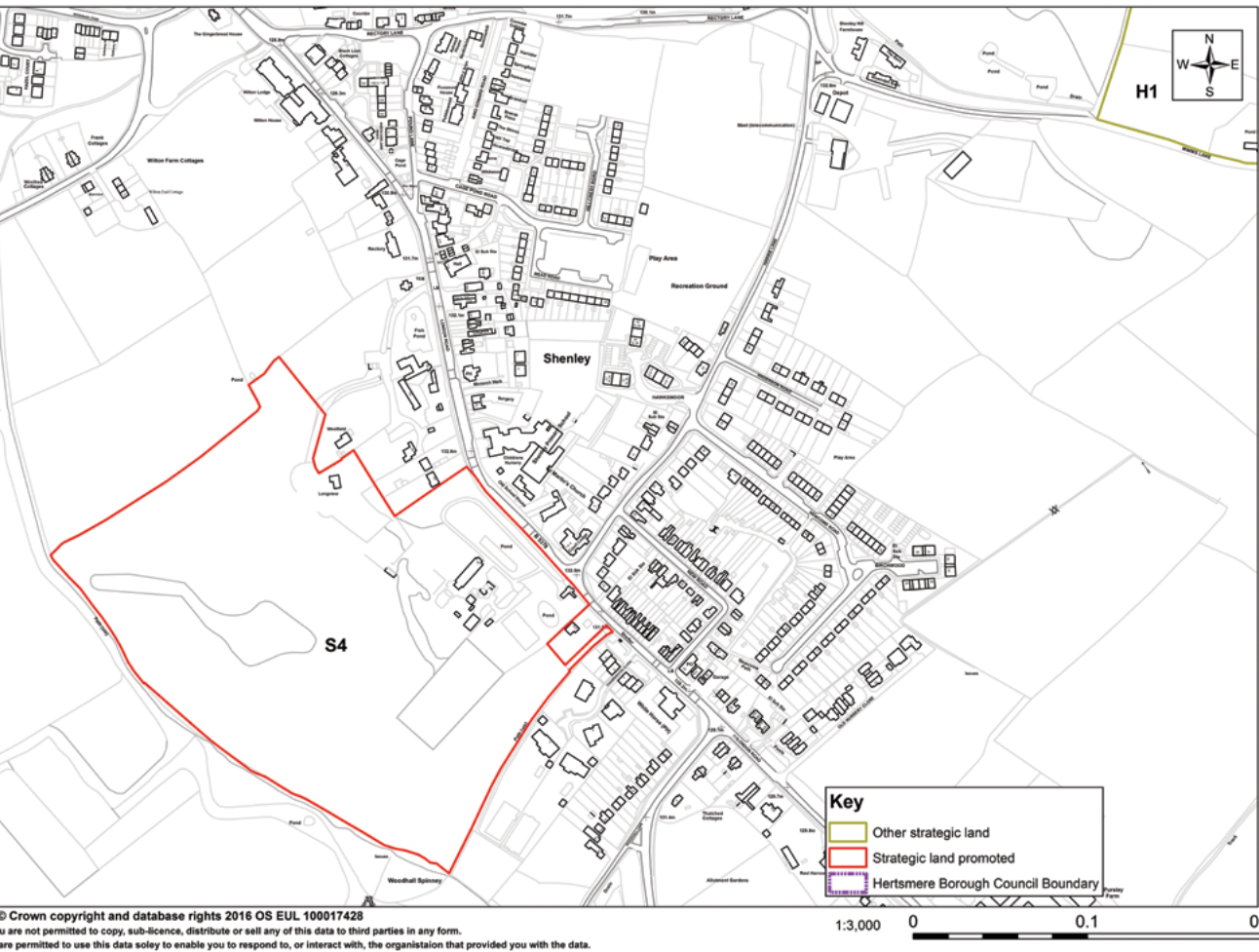
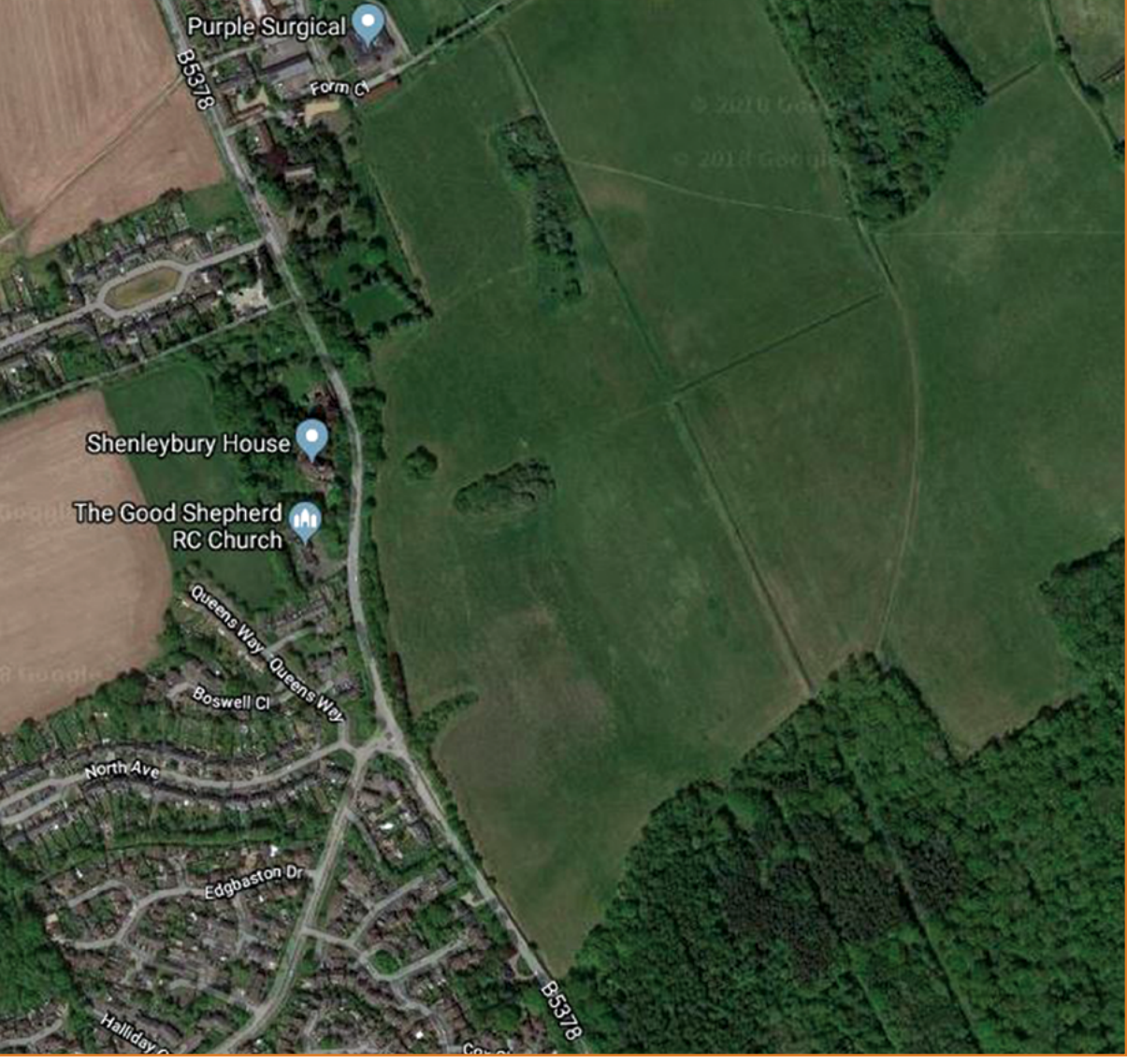
Local highways impact including cumulative effect of additional traffic onto Black Lion Hill.

Loss 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.



#### S4 - 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 limited vehicular access to site using a private road.

Local highways 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.

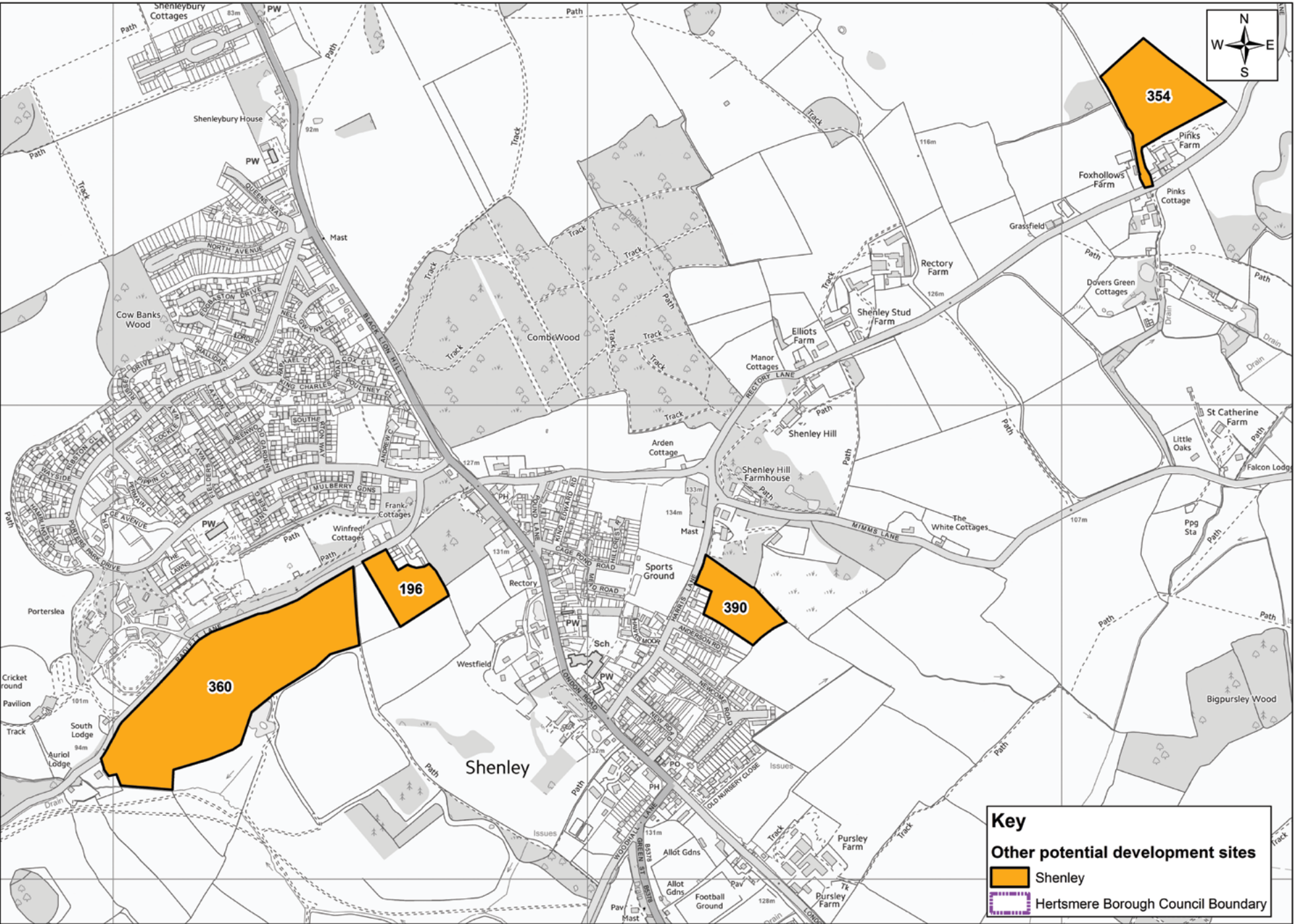




# HOUSING AND EMPLOYMENT SITES

## SHENLEY

### Other potential development sites, Shenley



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Land Availability Assessment reference	Location	Brief description of potential use
HEL196	land adj Wilton End cottage, Radlett Lane.	Residential, estimated capacity for 45 dwellings.
HEL354	Land north of Fox Hollows, Rectory Lane.	Residential, estimated capacity for 75 dwellings.
HEL360	Land south of Radlett Lane.	Residential, estimated capacity for 230 dwellings.
HEL390	Land adj 52 Harris Lane.	Residential, estimated capacity for 50 dwellings.

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

