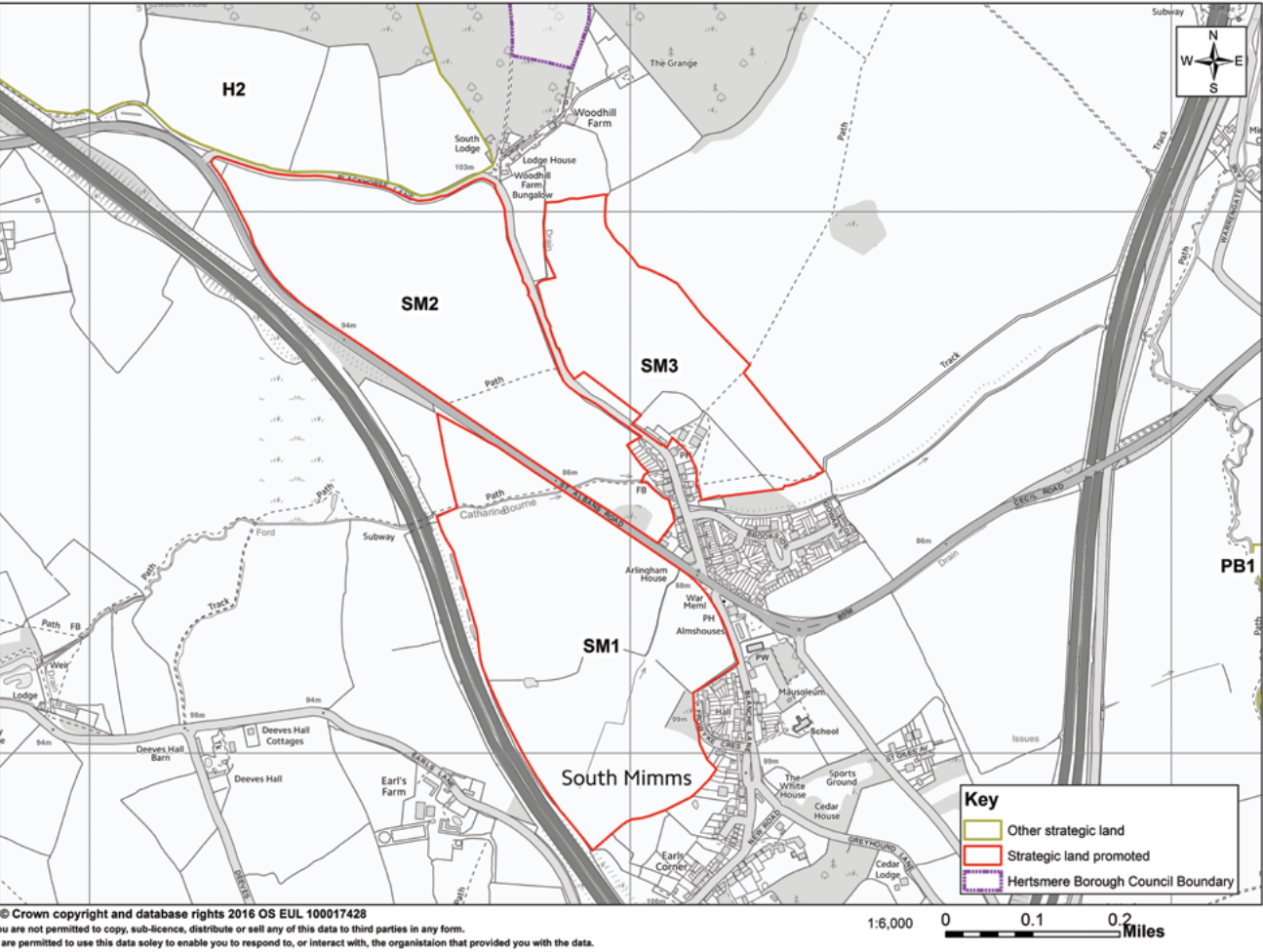


HOUSING AND EMPLOYMENT SITES

SOUTH MIMMS

Strategic housing sites, South Mimms



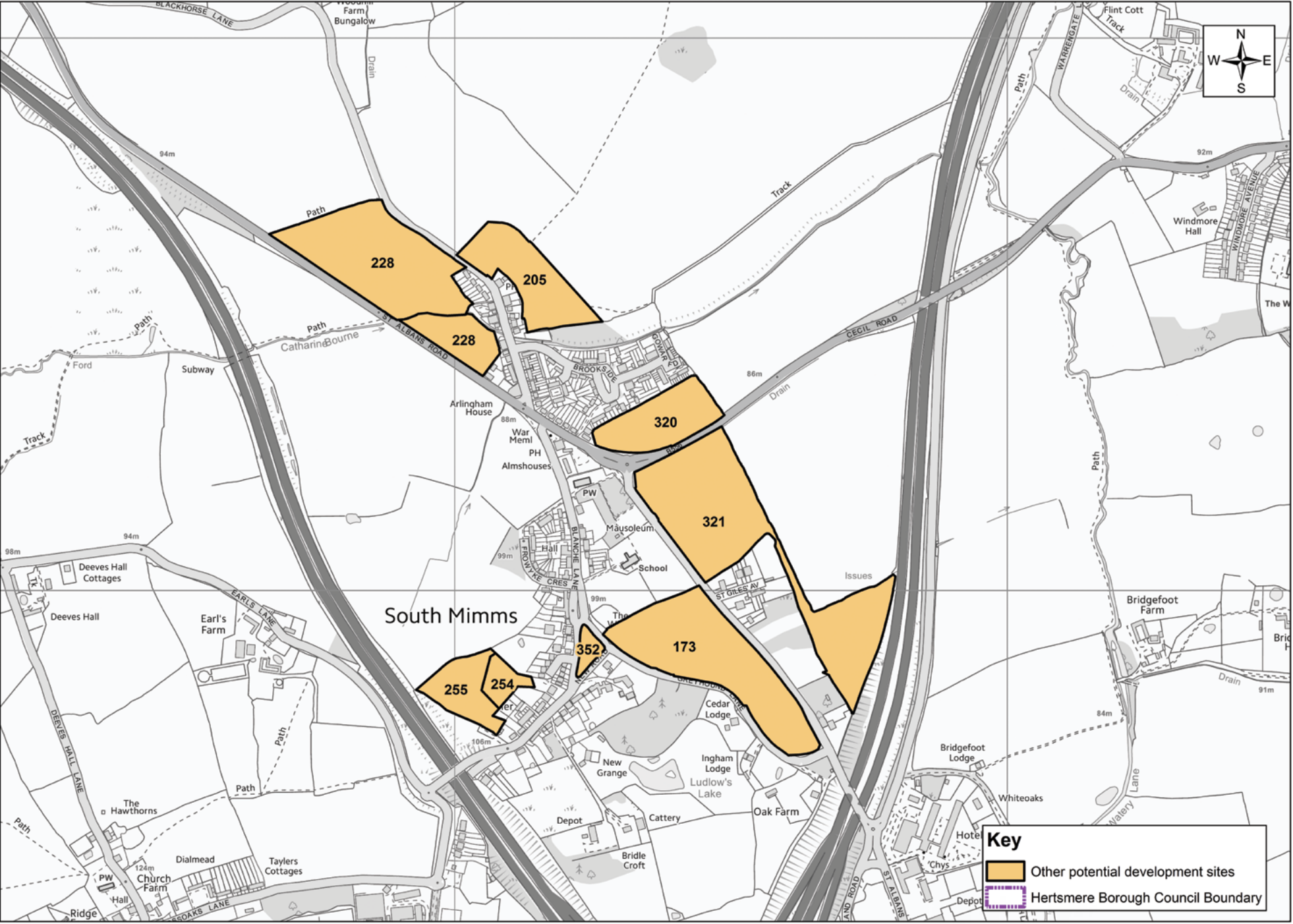
SM1 - Land south of St Albans Road, South Mimms
SM2 - Land north of St Albans Road, South Mimms
SM3 - Land north-east of Black Horse Lane, South Mimms
Benefits and opportunities
Scale of growth capable of meeting the needs of South Mimms village development with supporting facilities including local shop(s).
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.
Potential employment creation within part of SM2 (see EMP11).
Proximity to village primary school.
Challenges and constraints
Location currently has limited accessibility and services.
Local highways impact including cumulative effect of additional traffic onto St Albans Road and Blackhorse Lane, the latter being a narrow country lane.
Loss of green belt land.
Landscape and visual impact.
Potential noise impact from M25 (SM1 and SM2).
Any growth would require additional school capacity in South Mimms .
No GP provision within the village with closest surgeries in Potters Bar.



HOUSING AND EMPLOYMENT SITES

SOUTH MIMMS

Other potential development sites, South Mimms



Land Availability Assessment reference	Location	Brief description of potential use
HEL173	Greyhound Lane.	Residential, estimated capacity for 110 dwellings.
HEL205	Land at Town Farm, Blackhorse Lane.	Residential, estimated capacity for 60 dwellings.
HEL228a	St Albans Road, South Mimms.	Residential, estimated capacity for 35 dwellings.
HEL228b	St Albans Road, South Mimms.	Mixed use, estimated capacity for 70 dwellings.
HEL254	Land r/o Altus, 4 Blanche Lane (east).	Residential, estimated capacity for 15 dwellings.
HEL255	Land r/o Altus, 4 Blanche Lane (west).	Residential, estimated capacity for 35 dwellings.
HEL320	Land Formerly Part of Earl and Cross Keys Farm (north site), Cecil Road.	Residential, estimated capacity for 60 dwellings.
HEL321	Land Formerly Part of Earl and Cross Keys Farm (south site), Cecil Road.	Residential, estimated capacity for 175 dwellings.
HEL352	Land at White House, Greyhound Lane.	Residential, estimated capacity for 10 dwellings.

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