

**South-west Hertfordshire:
South-east Watford and
Bushey**

**Secondary School Site
Search Report**

On behalf of Hertfordshire
County Council

August 2021 (Rev 1)

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SECONDARY SCHOOL SITE SEARCH REPORT:

SOUTH-EAST WATFORD AND BUSHEY

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1.0 INTRODUCTION

- 1.1 Vincent and Gorbing have been commissioned by Hertfordshire County Council (HCC) to undertake a search for potential secondary school sites in south-west Hertfordshire in response to confirmed secondary education need arising from potential housing and demographic growth identified during the current preparation of new local plans.
- 1.2 HCC is working with local planning authorities to ensure that a robust infrastructure strategy is in place for the delivery of new secondary schools where they may be required. It is understood that the site search will help to inform the early stages of plan preparation to identify suitable sites that could be allocated for secondary school use. It is acknowledged that sites identified for education purposes may be suitable for other uses. For example, a site that is suitable for residential development may or may not be suitable for education use. A site suitable for education use may or may not be suitable for residential development. Some sites may be suitable for both uses. The decision as to which sites should be allocated for residential development and which for education use is a matter for the local planning authority based on the evidence available. It is for the local planning authority to resolve competing interests, to liaise with all stakeholders and to ensure the infrastructure needs of the district are fully met in emerging local plans.
- 1.3 NPPF 2021 (para 15) is clear that up to date plans should “provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities” including strategic priorities for education (para 20 c). It is made clear in para 24 that “local planning authorities and county councils (in two tier areas) are under a duty to cooperate with each other”. In relation to education need NPPF (para 95) states that “it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive, and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: give great weight to the need to create, expand or alter schools through the preparation of plans...” Therefore, NPPF emphasises the need to ensure that where an education need is identified in communities it is fully met in local plans.
- 1.4 HCC has identified a need for one 10fe secondary school site to serve potential housing and demographic growth in the south-east area of Watford/Bushey. This report sets out the conclusions of the site search for this area. It does not detail or justify the education need requirement, that is a matter for HCC. Neither does it seek to make judgements about the proximity of potential school sites in relation to existing school sites. That is a matter for HCC. In parallel a separate secondary school site search report has been prepared for Borehamwood.
- 1.5 Section two sets out the methodology used for identifying potential secondary school sites of the appropriate size and suitability. This methodology is common to all site search areas.
- 1.6 Section three presents the outcomes for the Watford/Bushey site search. Site visits were undertaken in July 2020.
- 1.7 Section four comprises the summary and conclusion.

2.0 SITE SEARCH METHODOLOGY

- 2.1 This section of the report sets out: the projected need for a new secondary school in south-east Watford/Bushey; the required site size and site characteristics for a 10fe secondary school; the sequential site search methodology used for searching for a site firstly in the urban area and then secondly in the non-urban area; and, finally the process for individual site analysis followed by site ranking.

EDUCATION NEED

- 2.2 HCC has several statutory duties in relation to the provision of additional school places, namely:
- Promoting high standards of education and fair access to education
 - Planning and commissioning school places in its area
 - Extending diversity and choice
 - Co-ordinating admissions for all maintained schools and academies in the normal admission round
 - Resourcing shared maintenance, improvement to and provision of the built environment and securing value for money
- 2.3 The role of HCC in ensuring sufficient supply of suitable school places is that of a commissioner rather than as a direct provider of school places. HCC has a duty to secure sufficient school places in its area and to allocate those places to the children of all parents who want one.
- 2.4 HCC fulfils these planning responsibilities by forecasting the demand for school places to ensure sufficient school places are available to meet demand within mainstream schools. It negotiates the right number of places on an annual basis and undertakes longer term strategic planning.
- 2.5 HCC produces local forecasts of the demand for secondary school places to anticipate a shortfall or surplus of places by (Education) Planning Areas. Pupil numbers are forecast considering:
- Historic pupil numbers in each school year group
 - 0-5-year old children registered with general practitioners
 - Primary pupils moving on to secondary school
 - Additional pupils arising from new housing developments
 - Pupil movement patterns taking account of cross area flows both within planning areas within Hertfordshire and out of the county as well as from the independent sector
- 2.6 Secondary school forecasts are based on actual children, both in schools and registered with general practitioners for 10 years ahead together with a calculation of additional pupils arising from new housing developments.

- 2.7 The HCC summer forecast (2020/21) for secondary school places is attached at Appendix 1. The forecast shows that for Watford there would be an emerging deficit of places from 2020-21 onwards. The forecast shows that for Bushey and Radlett there is a deficit of places now which emerges in 2021-22. The deficit in both these settlements underpins a requirement for a secondary school site to be delivered in the plan period. HCC have identified that this requirement can be met through the provision of a new 10fe¹ secondary school in the south-east Watford/Bushey area which will be the optimum location.

SITE SIZE AND BUILDING SIZE

- 2.8 School standards have changed (School Premises Regulations 2012) and provide a much less stringent approach to school standards. HCC has previously agreed to use the site areas that refer to Building Bulletin 103 for primary and secondary guidance as these are deemed a suitable standard for school premises.

Table 1: Site size areas for secondary schools: BB103 compliance			
6fe (ha)	8fe (ha)	10fe (ha)	Category/Comments
>8.36	>10.78	>13.20	Preferred – should allow a fully BB103 compliant school to be built on the site, including where there are minor abnormal features or constraints.
6.66 – 8.36	8.58 – 10.78	10.50 – 13.20	Sub-optimal – may allow a fully BB103 compliant school, subject to any constraints or abnormal features which reduce the developable/usable area. May require a DPF.
<6.66	<8.58	<10.50	Would not normally be considered. Should be included in the 'long list' in case they would be viable as detached playing fields (dpf) or as 'split site' solutions.

- 2.9 The site size requirements set out in Table 1 above indicate that for a **10fe** school there is a preference for a site to be more than **13.20ha** which will allow for any potential abnormal site constraints. Should there be no suitable sites of more than **13.20ha** then a site of between **10.50ha-13.20ha** could be identified but this would be sub-optimal. Sites of under **10.50ha** would not normally be considered but could be part of a split site solution.
- 2.10 So, the preference for the south-east Watford/Bushey site search is to identify a **13.20ha >** site which would include a building zone of **4.36ha**. Should a suitable site of this size not be identified then a sub-optimal site of between **10.50-13.20ha** could be identified.

¹ School provision is often described in terms of "forms of entry". 1 form of entry (f.e) equals 30 places per year group. Secondary schools have five-year groups from Year 7 through to Year 11 and Sixth forms with lower and upper year groups.

- 2.11 Ideally a 10fe secondary school should have all the facilities it requires, including playing fields provided on a single site. There may, however, be situations where a split site is identified as preferential. In this circumstance the site size for a school building zone would be slightly higher because more facilities would be needed in the school building location to account for a detached school playing field. In this scenario for a 10fe secondary school a school building zone of **5.36ha** is required and a playing field of **7.84ha** would be required making up the total site area of **13.20ha**. In the event of a split site scenario there would need to be no more than **400m walking distance** between the two sites to ensure that the detached playing field could be easily accessed during the school day for curriculum use.
- 2.12 The building zone of any secondary school site needs to be able to accommodate a minimum footprint which is generated from the number of pupils attending the school (based again on school size).

Table 2: Building footprint: BB103 compliance		
School size	No. of pupils	Gross area m ²
6fe	1152	9,023
8fe	1535	11,557
10fe	1920	14,014

- 2.13 Table 2 above shows the building footprint requirements for each size of school which assumes a typical curriculum, standard labs, hall with bleacher seating, 60- minute dining including school hall, 70% staying on rate and classrooms at HCC standard size. These footprint requirements are utilised when a site is identified as preferential and development principles plans are being prepared which shows the extent of the building zone, the extent of the playing fields and, how the site can be accessed.

SEQUENTIAL SITE SEARCH METHODOLOGY

Study area mapping

- 2.14 The site search begins with the identification of the study area which is mapped onto an Ordnance Survey base. The broad study area is based on the secondary education planning area in which the education need is identified. The study area boundary is then identified using natural boundaries (e.g., roads/railways/administrative boundaries). As part of the interim meeting held with the local planning authority the study area boundary is explained, discussed, and agreed. Adjustments to the study area boundary may be made after the interim meeting with the local planning authority.
- 2.15 The local planning authority can supply local information on sites being promoted which can be added to the study area mapping. Some of the sites being promoted for other uses (e.g., residential development) may also be suitable for education use. It is for the local planning authority to assess and weigh the education need alongside other needs and to plan accordingly in line with Government advice.

Urban area site search

- 2.16 Once the study area is agreed then the sequential site search commences. The sequential site search is a two-stage process: firstly, an urban area site search and secondly a non-urban area site search if the urban area site search does not yield any suitable sites.
- 2.17 The urban area site search begins with a mapping of all HCC owned land, playing fields and open spaces, open land, allotments, and employment areas. Sites that might be released for development as part of any local plan review are also mapped within the urban area.
- 2.18 Once this mapping is completed each of the sites identified is measured to determine whether it falls within the site size range, in this case **10.50-13.20ha** or whether there are smaller sites of **5.36ha** with sites for a detached playing field of **7.84ha** within a **400m walking distance**. A radius of 400m walking distance is applied to the mapping where sites are **5.36ha** or more. HCC considers it reasonable in any split site search to identify sites which collectively deliver the preferred site size rather than a sub-optimal solution.
- 2.19 If there are sites that are more than **5.36ha** with another site of **7.84ha** within a 400m walking distance, then the sites are taken forward for further consideration.

Non-urban area site search

- 2.20 The non-urban site search begins with a mapping of all the potential environmental constraints where these exist around the settlement boundaries. These constraints fall into two categories: category 1 constraints that preclude development and category 2 constraints that may hinder development. Category 1 constraints comprise: woodland areas, conservation areas, parks/gardens, scheduled ancient monuments, active golf courses (unless identified as potential future housing sites), landscape designations, landscape conservation areas, areas of outstanding natural beauty (AONB), sites of special scientific interest (SSSI), nature reserves, wildlife sites, environmental agency designated flood zones 2 and 3 (where the majority of a site is covered by this designation). Sites in these locations are not considered suitable for development.
- 2.21 Category 2 constraints include: areas of archaeological interest (as development mitigation might be sought prior to development), noise sources (which could be mitigated through noise attenuation measures), playing fields (as these might not be in active use), and designated public footpaths, restricted byways and bridleways which may possibly be diverted or may pose a constraints to the way in which the site is developed. These constraints may not necessarily preclude development on the site.
- 2.22 It should be noted that this methodology does not entirely rule out development constraints since until detailed site investigations are completed, site constraints are not always fully known. It does however provide an initial site sieving mechanism to identify the sites with the best prospect for secondary school use.
- 2.23 Sites within areas identified by local planning authorities as potential areas of growth were also mapped onto the non-urban area plans. It was agreed with HCC and in meetings with the local planning authorities that these potential areas of growth could alternatively accommodate secondary school sites along with other uses if the site-specific criteria above could be met.
- 2.24 Hertsmere Borough Council supplied the HELAA sites which were added to the mapping for both urban and non-urban areas.

Site identification

- 2.25 Once Category 1 and 2 constraints are mapped, a short list of sites outside of the urban area of more than **10.50ha** (ideally more than **13.20ha**) is prepared excluding any category 1 constraints areas (as set out above). Sites are identified where they: adjoin the urban area or settlement boundary, and adjoin a road (A road, B road, and minor road).
- 2.26 These basic requirements are needed to ensure the site is sustainable, within walking distance of the existing population and/or any proposed expansion that vehicular access can be achieved, and that there is minimum encroachment into the Green Belt. If there are Category 2 constraints a larger site area may need to be identified to ensure there is flexibility to deliver the school should those constraints affect development potential.

Site analysis

- 2.27 Once the shortlisted sites are identified a planning appraisal is undertaken using a proforma which captures the same information for each site. The proforma includes a standard list of positive and negative site attributes which are applied to all sites to enable a consistent approach to the appraisal. The planning appraisal includes a site visit to assess the site and a record of the site visit is taken through site photographs. This is to ensure that all matters are fully considered on each site. The proforma template is attached at Appendix 2.
- 2.28 Following the initial site visit and planning appraisal some sites may be rejected if it is considered that the site is unlikely to be suitable for development. These reasons are set out in the conclusion to the planning appraisal for each site.
- 2.29 Following the completion of the initial site visit and planning appraisal those sites that are not rejected are proposed for a high-level transport appraisal. The high-level transport appraisal examines site compliance to LTP (Local Transport Plan) 4 policies, means of access appraisal (to confirm the initial planning appraisal), and an assessment of the local highway network. This transport appraisal is undertaken by Civil Engineering Consultants Stomor Ltd and is prepared in consultation with HCC Highways.
- 2.30 Sites may then be rejected following transport appraisal if there is no suitable and safe means of access or if sustainable transport modes cannot be achieved.
- 2.31 It should be noted that all transport appraisals contained in this report were prepared during the period of the Covid-19 pandemic. Therefore, traffic conditions at the time of writing do not reflect former 'typical' traffic condition and as such it is not possible to comment upon existing highway conditions in terms of congestion in the vicinity of the sites. Further work would be required when traffic levels return to their pre-Covid-19 levels.

Site ranking

- 2.32 The final list of potential sites is then ranked according to their planning and highways appraisal performance and a recommendation is made.

3.0 SOUTH- EAST WATFORD/BUSHEY SITE SEARCH

- 3.1 This section of the report presents the outcomes for the south-east Watford/Bushey site search summarising the outcomes from the urban and non-urban site search, and the identification of a preferred site(s).

URBAN AREA SITE SEARCH

- 3.2 Plan 5309/400 (attached at Appendix 3) sets out the mapping of sites in the urban area. The study area boundary was discussed at a meeting with Hertsmere Borough Council on 1 July 2020. The boundary of the study area is the M1(M) to the east, administrative boundary of Hertsmere to the south and to the east, railway line and M1 link road to the west and north. The study area boundary was amended to include land to the north and to exclude land in Three Rivers District Council area to the west since HCC already has a reserve school site in Carpenders Park serving Carpenders Park and South Oxhey.
- 3.3 Plan 5309/200/D identifies: HCC ownership (19 sites), playing fields and play spaces (6 sites), areas of open land (6 sites), allotments (3 sites), employment areas (3 sites).
- 3.4 The following sites (excluding HCC ownership) exceeded the site size requirement for a split site with a detached playing field of **5.36ha** and so were evaluated as set out below:
- PF2: King George Recreation Ground (8.71ha) – this site was rejected due to there being no available detached playing field within 400m walking distance – see 400m radii on plan
 - OL5: Affinity Water Reservoirs (10.31ha) – this site was rejected as in-service use
 - E2: Otterspool Way Employment area (11.73ha) – rejected as in employment use
 - E3: Costco Wholesale (6.45ha) – rejected as in employment use
- 3.5 It was therefore concluded that there are no available suitable sites within the urban area of southeast Watford/Bushey over **5.36ha** which would provide a site for a school building zone with detached playing fields within a 400m walking distance.

NON- URBAN AREA SITE SEARCH

Site identification

- 3.6 Plan 5309/401/D (attached at Appendix 3) sets out the mapping of environmental constraints outside the urban area adjoining the settlement boundaries of south-east Watford and Bushey. Following the mapping of environmental constraints, the following potential secondary school sites were shortlisted as being of more than 10.50ha:
- WaBu 01: Land south of Elstree Road
 - WaBu 02: Land south-west of Little Bushey Lane (Parcel A)
 - WaBu 03: Land south-west of Little Bushey Lane (Parcel B)
 - WaBu 04: Land at Bushey Mill Lane (Bushey Hall Golf Course)
 - WaBu 05: Land west of Finch Lane
 - WaBu 09: Bushey Country Club
 - WaBu 10: Land at Harts Farm

Site analysis

- 3.7 Town planning appraisals of all these sites were undertaken and are attached at Appendix 4. Some sites were taken forward for transport appraisals. Conclusions of the planning and where appropriate, transport appraisals are summarised below.

WaBu 01: Land south of Elstree Road, Bushey

- 3.8 The site is located south of Elstree Road Bushey (plan 5309/401/D). The existing use is arable farmland, the previous use was an industrial landfill site and it is in more than one ownership. The site inclines gently from east to west. The site is the optimal size for a 10fe secondary school. The M1 lies adjacent to the east of the site giving rise to noise and air quality concerns which would require further investigation.
- 3.9 During the site visit it became evident that the site was functionally separated from the urban area of Bushey Heath. The Lismirrane Industrial Park to the east is not visible and is separated from the site by the M1, woodland and A41. Apart from the gas works at the north of the site, the site is rural in nature and is adjacent to a large area of TPO woodland and local nature reserves. Development of the site is therefore likely to result in more than minor ecological harm. The site is considered to contribute strongly towards the Green Belt functions by forming part of the essential gap between Bushey Village/Bushey Heath and Elstree, and the wider gap between Greater London (Stanmore) and Elstree. As such the site was not recommended for high level transport appraisal or for further comparative assessment with other sites.

WaBu 02: Land south of Little Bushey Lane (Parcel A), Bushey

- 3.10 The site is located south of Little Bushey Lane Bushey (Parcel A) (plan 5309/401/D). The existing use is agricultural, and it is in single ownership. The site slopes gently upwards towards the centre of the site, sloping downwards to the east, west and north. The site is the optimal size for a 10fe school. The site area was adjusted following the site visit to ensure that the site was more adjoined to the urban area and to reduce wider landscape impact.
- 3.11 The site was recommended for a transport appraisal. The conclusions of the transport appraisal were that in principle, it would appear that the road network and potential for sustainable access to the site would be suitable for provision of an 10FE secondary school, subject to a full review of transport impact and safety as part of a full Transport Assessment.
- 3.12 There appears to be potential for cycle improvements in the immediate vicinity of the site along Little Bushey Lane, with potential improvements to the route along PROW Footpath 12. Improvements to Public Footpath 21 and its link to Hayfield Close will need to be considered in relation to the available width if this is to provide a potential cycle access to the site. A pedestrian/cycle access direct to Farm Way, from the southern site boundary, would be beneficial. However, third party land ownership would need to be determined. The route of PROW Footpath 21 within the site itself will need to be reviewed further and consideration taken on how public access will be managed through the site. Bus accessibility to the site is reasonable, with bus stops on Farm Way providing access to route 306 which serves Watford and Borehamwood. Stops on the B462 are a further distance from the site, and improved accessibility should be considered as part of proposals. It would be necessary to allow parent drop off in the site to prevent parking along Little Bushey Lane, which would cause traffic flow issues and safety concerns.

- 3.13 A development principles plan (5309/422) has been prepared and is attached at Appendix 3. This plan shows the disposition of the building zone, playing fields and the optimal point of vehicular access for the site (based on transport appraisal conclusions). As there were two potential points of access from Bushey Mill Lane, the south-eastern access is proposed to enable the school build zone to be located adjacent to the urban area on the flat, less visually exposed part of the site. The building zone and playing field would be bisected by the existing public footpath but this could be diverted if required. The total site area has been delineated using natural and physical boundaries. It could be possible to reduce that area to be in accordance with site size areas in Table 1 of the report subject to further technical and environmental assessments.
- 3.14 The site it is concluded would be suitable for a 10fe secondary school subject to further technical and environmental investigations. The site could be part of a wider mixed-use development as part of HEL181. There may be an opportunity for changing the red line boundaries of WABU02 if it is part of a mixed-use development and a masterplan for the wider area subject to technical and site constraints.

WaBu 03: Land south-west of Little Bushey Lane (Parcel B), Bushey

- 3.15 The site is located south of Little Bushey Lane Bushey (Parcel B) (plan 5309/401/D). The existing use is meadow land, and it is in single ownership. Much of the site is relatively flat however the land becomes more undulating towards the south where it slopes downwards towards the adjacent road. The site is an optimal size for a 10fe school. The south-western boundary is close to a Grade II listed heritage asset which may possibly be impacted by playing fields.
- 3.16 The site has significant tree coverage that would require removal to facilitate the development of the school. The build zone would likely be adjacent to Little Bushey Lane which would be disconnected from the urban area of Bushey.
- 3.17 For the above reasons, the site was not recommended for high level transport appraisal or for further comparative assessment with other sites.
- 3.18 However, the site could be re-considered as part of a wider mixed-use development of HEL181. There may be an opportunity for changing the red line boundaries of WABU03 if it is part of a mixed-use development and a masterplan for the wider area subject to technical and site constraints.

WaBu 04: Land at Bushey Mill Lane (Bushey Hall Golf Course), Bushey

- 3.19 The site is located south-west of Bushey Mill Lane (plan 5309/401/D). The existing use is a golf course, but it is currently vacant and not used. The site is in single ownership. As the site is so large, the topography varies significantly. Its' use as a golf course means that the land has been heavily landscaped with terraced areas to the south. Signage was displayed on the site visit indicating the preparation of a Tree Preservation Order (TPO) but the TPO does not as yet appear to have been confirmed. Generally, the site is relatively flat within the central areas, where it is at its highest point. The land gradually slopes down towards the boundaries of the site. The site is an optimal size for a school. The site area (41.54ha) is more than would be required.

- 3.20 The site was recommended for a transport appraisal. The conclusions of the transport appraisal was that in principle, it would appear that the road network and potential for sustainable access to the site would be suitable for provision of an 10FE secondary school, subject to a full review of transport impact and safety as part of a full Transport Assessment. However, existing congestion in the vicinity of the potential vehicular access points and third-party land may limit the scope for providing vehicular access. The main vehicular access would, the highways appraisal recommends, need to be taken from Bushey Hall Drive, where there is no existing footway provision. Junction spacing and ownership may preclude access from Bushey Mill Lane. Flooding, overhead power lines and a treed copse may preclude access from Park Avenue.
- 3.21 Footways along residential roads to the south of the site are generally considered suitable, except for on Bushey Hall Drive. Pedestrian access to the north-west and west of the site will need to be carefully considered alongside any potential improvements to the local highway network, particularly Link Road and the PROW Footpath 02 between Park Avenue and the River Colne. An access from this direction would serve residential areas on the north side of Watford. There appears to be potential for cycle improvements in the immediate vicinity of the site along Park Avenue. Bus accessibility to the site is reasonable, with bus stops on Park Avenue and the B462 Aldenham Road providing access to routes W18, 306, 398 and 602 which serves the local and wider area. Improved accessibility between the site and the local bus stops should be considered as part of proposals.
- 3.22 A development principles plan (5309/442/A) has been prepared and is attached at Appendix 3. Whilst the transport appraisal concluded that access from Bushey Hall Drive (southern part of the site) would be preferred, this area is subject to a planning permission that is being implemented for residential development. As such the less optimal location for access from Bushey Mill Lane is proposed. The transport appraisal identifies some potential issues with an access in this location stating that a vehicular access from Bushey Mill Lane in the north-east corner of the site, 20m south of its junction with Duncan Way may be feasible, in the location of an existing gated access. However, this would cross Hertsmeare BC land, may be too close to Duncan Way in terms of junction spacing and would cross Hilfield Brook.
- 3.23 This plan shows the disposition of the building zone, playing fields vehicular access for the site from Bushey Mill Lane. The impact of a building zone on the environment of established scattered parkland trees from Bushey Hall Drive would be significantly detrimental. Because of the significant variations in topography which have been created for the golf course use there would be a significant amount of regrading to this site to create flat plateaus for building zones, car park and playing fields to create an accessible site. Access to the site from Bushey Mill Lane or Park Avenue are likely to have similar effects.
- 3.24 The site, it is concluded, may not be a preferred location for a 10fe secondary school if there are other more sequentially preferable sites with less environmental impact on the landscape (i.e., that do not require the significant re-grading and the removal of trees, potentially being covered by a Tree Preservation Order) cost of re-grading land and potentially a sub-optimal access solution.

WaBu 05: Bushey Manor Field, Bushey

- 3.25 The site is located south of the Avenue, Bushey (plan 5309/401/D). The existing use is public open space. The site is in the ownership of the Bushey Manor Field Trust. The site is relatively level, however there is a gentle incline across the site rising from the north-west to the south-east. The site is not of an optimal size for a 10fe school.
- 3.26 The site is not considered to be available as it is in use as public open space, which is well used by members of the public. The site is adjacent to Grade II listed heritage asset which would inhibit the design of the building and the site is sub-optimal for a 10fe school.

- 3.27 For the above reasons, the site was not recommended for high level transport appraisal or for comparative assessment with other sites.

WaBu 09: Bushey Country Club, Bushey

- 3.28 The site is located to the south of Bushey High Street (plan 5309/401/D). The existing use is golf course, driving range, restaurant, and police offices. The golf course is vacant and not used. The site is in single ownership. The majority of existing buildings are close to the lowest part of the site with a 'dip' in the landscape, containing a watercourse, before the site quite significantly inclines to the south. Its use as a former golf course means that the land is highly landscaped and the whole site is covered by a Tree Preservation Order (TPO). The site is of optimal size for a 10fe school, is vacant and understood to be available. The site boundary was amended following the site visit as the site area was very large and Merry Hill Road was not considered to be suitable.
- 3.29 The site was recommended for a transport appraisal. The conclusions of the transport appraisal were that, in principle, it would appear that the road network and potential for sustainable access to the site would be suitable for provision of a 10FE secondary school, subject to a full review of transport impact and safety as part of a full Transport Assessment. There appears to be potential for pedestrian and cycle improvements in the immediate vicinity of the site along the A411 High Street. However, the available width to the north-west of the site may restrict the extent of potential improvements. Bus accessibility to the site is good, with bus stops on the A411 providing good access to routes 142 and 258 which serve Watford Junction Station to Brent Cross Shopping Centre, and Watford Junction Station to Harrow Bus Station, respectively.
- 3.30 A development principles plan (5309/462) has been prepared and is attached at Appendix 3. This plan should the disposition of the building zone, playing fields and the optimal point of vehicular access for the site (based on transport appraisal conclusions. The impact of a building zone on the environment of established scattered parkland trees from the High Street would be significantly detrimental. Because of the significant variations in topography which have been created for the golf course use there would be a significant amount of regrading to this site to create flat plateaus for building zones, car park and playing fields to create an accessible site.
- 3.31 The site, it is concluded, may not be a preferred location for a 10fe secondary school if there are other more sequentially preferable sites with less environmental impact on the landscape (i.e., that do not require the significant re-grading of land and the removal of trees covered by a Tree Preservation Order).

WaBu 10: Land at Harts Farm, Bushey

- 3.32 The site is located to the east of Little Bushey Lane (plan 5309/401/D). The existing use is agricultural and is in single ownership. The northern/western part of the site gradually slopes downwards to the north away from Little Bushey Lane. Towards the east/south of the site the land slopes upwards from the centre of the site to the south and downwards to the north. The M1 lies adjacent to the site to the east of the site giving rise to noise and air quality concerns which would require further investigation. Part of the site lies in the flood plain which may reduce the developable area. The site is of optimal size for a 10fe school.

- 3.33 The site was recommended for a transport appraisal. The conclusions of the transport appraisal were that in principle the road network and potential for sustainable access to the site would be suitable for provision of a 10FE secondary school, subject to a full review of transport impact and safety as part of a full Transport Assessment. The existing pedestrian links to the site are good, although improvements to pedestrian crossing provision in the vicinity of the site will be required. PROW Footpaths 33 and 40 pass within the site boundary and will need to be taken into consideration with regard to public access along these routes and how it will be managed. There appears to be limited scope to provide cycle improvements in the immediate vicinity of the site. However, measures to reduce vehicle speeds will need to be reviewed in order to provide a safe and suitable on-road cycle route for pupils to utilise.
- 3.34 Bus accessibility to the site is reasonable, with bus stops on Little Bushey Lane and Chiltern Avenue providing access to route 306 which serves Watford and Borehamwood. Improved accessibility between the site and the local bus stops should be considered as part of proposals. It may be necessary to allow parent drop off in the site to prevent parking along Little Bushey Lane, which would cause traffic flow issues and safety concerns.
- 3.35 A development principles plan (5309/472) has been prepared and is attached at Appendix 3. This plan should the disposition of the building zone, playing fields and the optimal point of vehicular access for the site (based on transport appraisal conclusions). The part of the site on the eastern boundary that lies within Flood zone 2 is excluded from the developable area. With this exclusion the total developable area is 16.38ha which is still well above the maximum area (13.2ha) required for a 10fe secondary school. The total site area has been delineated using natural and physical boundaries. It could be possible to reduce that area to be in accordance with site size areas in Table 1 of the report subject to further technical and environmental assessments.
- 3.36 The site it is concluded could be a preferred location for a 10fe secondary school, but further work would be required in respect of noise, air quality and the potential for significant footpath diversions. The developable area may be reduced further if research on flood and drainage results in a larger area of flooding. If there are other more sequentially preferable sites without these constraints, then this site would not be taken forward for further assessment.

Site ranking

- 3.37 Seven potential secondary school sites were initially identified in south-east Watford/Bushey area for planning appraisal:
- WaBu 01: Land south of Elstree Road
 - WaBu 02: Land south-west of Little Bushey Lane (parcel A)
 - WaBu 03: Land south-west of Little Bushey Lane (parcel B)
 - WaBu 04: Land at Bushey Mill Lane (Bushey Hall Golf Course)
 - WaBu 05: Land west of Finch Lane (Bushey Manor Fields)
 - WaBu 09: Bushey Country Club
 - WaBu 10: Land at Harts Farm
- 3.38 Initial planning appraisals concluded in 3 sites being rejected: WaBu 01 Land south of Elstree Road, WaBu 3 Land west of Little Bushey Lane (parcel B) and WaBu 05 Land west of Finch Lane.
- 3.39 High Level transport appraisals were undertaken on the remaining 4 sites:

- WaBu 02: Land south-west of Little Bushey Lane (parcel A)
 - WaBu 04: Land at Bushey Mill Lane (Bushey Hall Golf Course)
 - WaBu 09: Bushey Country Club
 - WaBu 10: Land at Harts Farm
- 3.40 None of the sites were found to be unsuitable, in transport terms, for a 10fe secondary school (subject to further analysis in a post COVID situation).
- 3.41 Development principles plans were then prepared for the 4 sites which demonstrated where access could be taken (using the transport appraisals) and consequently where the building zones and playing fields might be located.
- 3.42 As a consequence of impacts on the landscape, trees and the significant re-grading that would be required, it is recommended that sites WaBu 04 and WaBu 09 would be less sequentially preferable than other sites without these constraints. It is recognised that both these sites are available and vacant but the environmental effects of development (based on planning and transport appraisals to date) particularly on established trees, and the costs of regrading would be comparably unacceptable.
- 3.43 This leaves sites WaBu10 and WaBu 02 for further consideration. The high-level transport ranking appraisal at Appendix 5 ranks WaBu10 in first position and WaBu 02 in last position (see comments section in Appendix 5).
- 3.44 Because WaBu10 would require significant footpath diversions, may have noise and air quality constraints and has part of the site located in the floodplain and WaBu02 may have been less preferential in transport terms, it is recommended that both sites are taken forward for further comparative investigations. Further investigations would enable a more rigorous decision to be taken on which of these sites is more sequentially suitable for development prior to a final recommendation.

4.0 SUMMARY AND CONCLUSION

- 4.1 A site search of the urban areas of south-east Watford and Bushey resulted in no suitable or available sites being identified within the urban area. Consequently, the site search extended to the non-urban area searching for sites that adjoin the urban area.
- 4.2 Initially seven sites were identified. Planning appraisals were completed comprising a site visit, photographic appraisal, site appraisal and the completion of a proforma using the common template. Completion of the planning appraisals resulted in 4 sites being identified as suitable for further investigation.
- 4.3 A high-level transport appraisal was completed for WaBu sites 02, 04, 09 and 10 which concluded that access to the site could be achieved and that the sites were suitable in terms of connectivity to sustainable transport modes. The high-level transport ranking appraisal ranked WaBu10 in first position and WaBu 02 in last position (see comments section in Appendix 5).
- 4.4 Development principles plans were prepared for each of the 4 sites. Because of impacts on the landscape, trees and the significant re-grading that would be required, it is concluded that Sites WaBu 04 and WaBu 09 would be less sequentially preferable than other sites without these constraints. It is recognised that both these sites are available and vacant but the environmental effects of a school development in both locations is likely to be significantly unacceptable. Furthermore, there would likely be abnormal development costs associated with regrading of the land.
- 4.5 Consequently, WaBu10 and WaBu 02 remain for further investigation. Further comparative investigations would enable a more rigorous decision to be taken on which of these sites is more sequentially preferable for use as a 10fe secondary school site. It should also be noted that both sites could be assessed as part of wider mixed-use development if the local planning authority considered that to be an appropriate way forward. HCC would be prepared to discuss this potential with the local planning authority and relevant stakeholders if required. This could also be the case for WABU03 although a transport appraisal has not yet been undertaken on that site being located away from the existing urban area.
- 4.6 Although further technical and environmental investigations would provide a more informed analysis of the site constraints for WaBu10 and WaBu02, it is ultimately a matter for the local planning authority to determine which site may be allocated for secondary education use, by resolving competing interests and liaising with all stakeholders (including HCC) to ensure the infrastructure needs of the district are fully met in the local plan.

APPENDIX 1

2020/21 SUMMER FORECAST – SECONDARY

Berkhamsted

18.0.0 Berkhamsted															
School Code	School Name	Places Available 2020-21	Actuals			Forecast									
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
5406	Ashlyns School	240	239	244	242										
	Total Year 7 Pupil Demand		239	244	242	261	270	267	245	261	248	252	266	268	275
	Total Year 7 Places Available	240				240	240	240	240	240	240	240	240	240	240
	Surplus or Shortage of Year 7 Places (No.)					-21	-30	-27	-5	-21	-8	-12	-26	-28	-35
	Surplus or Shortage of Year 7 Places (%)					-8.8%	-12.5%	-11.3%	-2.1%	-8.8%	-3.3%	-5.0%	-10.8%	-11.7%	-14.6%
	Surplus or Shortage of Year 7 Places (FE)					-0.7	-1.0	-0.9	-0.2	-0.7	-0.3	-0.4	-0.9	-0.9	-1.2

Hemel Hempstead

19.0	Hemel Hempstead														
School Code	School Name	Places Available 2020-21	Actuals			Forecast									
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
4005	The Hemel Hempstead School	217	186	186	218										
[4029]	[Adeyfield School]	0	94	0	0										
4032	The Adeyfield Academy	150	0	117	113										
[4100]	[The Cavendish School]	0	112	0	0										
4033	Laureate Academy	210	0	145	138										
4080	Longdean School	240	229	240	240										
4096	Kings Langley School	190	186	185	185										
4499	The Astley Cooper School	180	132	130	174										
4619	John F Kennedy Catholic School	180	180	180	180										
	Total Year 7 Pupil Demand		1119	1183	1248	1266	1334	1386	1389	1324	1428	1455	1488	1551	1537
	Total Year 7 Places Available	1,367				1,367	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363
	Surplus or Shortage of Year 7 Places (No.)					101	29	-23	-26	39	-65	-92	-125	-188	-174
	Surplus or Shortage of Year 7 Places (%)					7.4%	2.1%	-1.7%	-1.9%	2.9%	-4.8%	-6.7%	-9.2%	-13.8%	-12.8%
	Surplus or Shortage of Year 7 Places (FE)					3.4	1.0	-0.8	-0.9	1.3	-2.2	-3.1	-4.2	-6.3	-5.8

Watford

21.0	Watford														
School Code	School Name	Places Available 2020-21	Actuals			Forecast									
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
4111	Westfield Academy	240	167	178	230										
5401	Watford Grammar School for Boys	224	197	225	224										
5403	Watford Grammar School for Girls	210	182	210	210										
5404	Parmiter's School	208	208	211	209										
5417	Saint Michael's Catholic High School	180	182	181	182										
6905	Francis Combe Academy	210	206	222	231										
	Total Year 7 Pupil Demand		1142	1227	1286	1278	1325	1385	1375	1319	1341	1364	1397	1345	1333
	Total Year 7 Places Available	1,272				1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272
	Surplus or Shortage of Year 7 Places (No.)					-6	-53	-113	-103	-47	-69	-92	-125	-73	-61
	Surplus or Shortage of Year 7 Places (%)					-0.5%	-4.2%	-8.9%	-8.1%	-3.7%	-5.4%	-7.2%	-9.8%	-5.7%	-4.8%
	Surplus or Shortage of Year 7 Places (FE)					-0.2	-1.8	-3.8	-3.4	-1.6	-2.3	-3.1	-4.2	-2.4	-2.0

Bushey and Radlett

22.0	Bushey & Radlett														
School Code	School Name	Places Available 2020-21	Actuals			Forecast									
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
[6906]	[The Bushey Academy]	0	214	216	0										
4036	Bushey Academy	210	0	0	189										
5408	Bushey Meads School	200	198	202	195										
5410	Queens' School	270	264	270	270										
	Total Year 7 Pupil Demand		676	688	654	664	682	723	699	682	703	707	745	725	709
	Total Year 7 Places Available	680				680	680	680	680	680	680	680	680	680	680
	Surplus or Shortage of Year 7 Places (No.)					16	-2	-43	-19	-2	-23	-27	-65	-45	-29
	Surplus or Shortage of Year 7 Places (%)					2.4%	-0.3%	-6.3%	-2.8%	-0.3%	-3.4%	-4.0%	-9.6%	-6.6%	-4.3%
	Surplus or Shortage of Year 7 Places (FE)					0.5	-0.1	-1.4	-0.6	-0.1	-0.8	-0.9	-2.2	-1.5	-1.0

Rickmansworth

20.0	Rickmansworth														
School Code	School Name	Places Available 2020-21	Actuals			Forecast									
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
4007	The Reach Free School	120	113	120	118										
4025	Croxley Danes School	180	120	179	178										
5400	Rickmansworth School	226	196	228	225										
5418	Saint Joan of Arc Catholic School	210	212	223	223										
5421	St Clement Danes School	240	240	240	238										
	Total Year 7 Pupil Demand		881	990	982	969	981	1025	1012	1006	952	991	979	973	919
	Total Year 7 Places Available	976				976	976	976	976	976	976	976	976	976	976
	Surplus or Shortage of Year 7 Places (No.)					7	-5	-49	-36	-30	24	-15	-3	3	57
	Surplus or Shortage of Year 7 Places (%)					0.7%	-0.5%	-5.0%	-3.7%	-3.1%	2.5%	-1.5%	-0.3%	0.3%	5.8%
	Surplus or Shortage of Year 7 Places (FE)					0.2	-0.2	-1.6	-1.2	-1.0	0.8	-0.5	-0.1	0.1	1.9

Rickmansworth is included for information. Following the opening of two new schools in this area, The Reach Free School and Croxley Danes School, there is a closer match between supply and demand.

Borehamwood

16.0	Borehamwood														
School Code	School Name	Places Available 2020-21	Actuals			Forecast									
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
4001	Hertswood Academy	270	242	234	222										
4802	Yavneh College	150	150	151	180										
	Total Year 7 Pupil Demand		392	385	402	394	396	414	423	413	437	440	465	451	454
	Total Year 7 Places Available	420				420	420	420	420	420	420	420	420	420	420
	Surplus or Shortage of Year 7 Places (No.)					26	24	6	-3	7	-17	-20	-45	-31	-34
	Surplus or Shortage of Year 7 Places (%)					6.2%	5.7%	1.4%	-0.7%	1.7%	-4.0%	-4.8%	-10.7%	-7.4%	-8.1%
	Surplus or Shortage of Year 7 Places (FE)					0.9	0.8	0.2	-0.1	0.2	-0.6	-0.7	-1.5	-1.0	-1.1

APPENDIX 2

SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

SITE DETAILS

Site Reference and address	[insert Settlement name]: Site [insert site ref A-Z] [Site address] Site identification plan: [5309/] Aerial photograph: [5309/] Development principles plan: [5309/]		
Site area	[insert] ha Building zone: [insert] ha Playing Fields zone: [insert] ha		
Existing use/occupiers	[insert land use/ any occupation]		
Land ownership	[insert Land Registry details – all owners] [insert any known information about site ownership/availability]		
Site availability	[insert any known information about site availability]		
Brownfield Land Register	[insert Y/N]		
Planning history	[insert any previous planning applications on the site]		
Buildings	[insert all buildings on the site, including number of storeys]		
Adjoining uses	North:	[insert land uses]	
	East:	[insert land uses]	
	South:	[insert land uses]	
	West:	[insert land uses]	
Topography	[insert description of any changes in levels, falls and direction of]		
Water courses	[Insert description] from aerial photographs, OS maps or public vantage points.		
Vegetation	[insert description of principal tree groups, locations of tree groups, hedgerows]		

ACCESSIBILITY

Vehicular access	[Insert description of any existing access points major or minor and the road they take access/egress from] Comment on road type ie A road /B road / unclassified road / narrow country lane / suburban residential road etc?)
-------------------------	--

Cycle access	[Insert description of any existing cycle routes along the site boundaries / adjoining site]
Pedestrian access	[Insert description of any existing footways routes along the site boundaries / adjoining site]
Public transport	[insert description of bus stop locations, distance from site and bus routes]
High level transport appraisal	A high level transport appraisal prepared by Stomor Civil Engineering Consultants concludes that [insert conclusions from high level transport appraisal]

ENVIRONMENTAL IMPACT

Landscape and visual impact	[insert a description of whether the site is: - Exposed to long distance views to the [insert compass directions] - Partially exposed to long distance views to the [insert compass directions] - Enclosed from long distance views to the [insert compass directions] [insert a description of any landscape character designations]
Impact on residential amenities:	[insert any adjacent or nearby residential areas that may be affected by a school, noise, loss of privacy, overbearing mass]
Ecology:	[Insert a description of any vegetation or land uses that may be of ecological interest e.g. hedges, trees, grassland, ponds] [Insert any known ancient woodland/veteran trees]
Noise sources	[Insert any nearby roads, railways, airfields or other noise generating sources]
Flood risk	[Insert flood zone]
Surface water flooding	[Insert surface water flooding information if available]
Groundwater source protection area	[Confirm whether the site is in a groundwater source protection zone]
Air quality	[Confirm whether the site is in an Air Quality Management Area or close to source of poor air quality such as major road]
Minerals	[Confirm whether the site lies in a Minerals Consultation Area - Sand and Gravel Belt]
Agricultural land quality	[Insert Agricultural land grade if relevant if not then N/A]
Rights of way	[insert any public rights of way that run through the site, adjoin the site and their type e.g. footpath, bridleway]

EXISTING PLANNING AND DESIGNATION CONSTRAINTS

Existing and emerging local plan site specific	[Insert planning designations from adopted local plan proposals map and any plan nearing adoption and insert any SHELLA designation]
---	--

designations	
Heritage assets: archaeology	[Insert any archaeological designations on the adopted Local Plan Proposals Map]
Designated heritage assets	[Insert a description of any world heritage site, Scheduled monument, listed buildings, Conservation areas, Registered Park or Garden, Registered battlefield, either on the site itself or adjacent to the site] and note boundary adjacency
Designated rural areas	[insert a description of National Park, Areas of Outstanding Natural Beauty]
International, National and locally designated sites of importance for biodiversity and habitat sites	[insert a description of Special Areas of Conservation, Sites of Community Importance, Special Protection Areas, RAMSAR sites, national sites (Sites of Special Scientific Interest) and locally designated sites including wildlife sites) and wildlife corridors]

SITE EVALUATION

Positive site attributes [delete as necessary from this section]:

1. The site is of optimal / sufficient size for 6fe/8fe/10fe.
2. The site is in single ownership.
3. The site is available.
4. The site is [flat/gentle level changes] and re-grading would be minimal/limited.
5. Vehicular access [could be achieved from – insert adjoining road] with suitable mitigation/improvements.
6. Pedestrian/cycle access [could be achieved from – insert adjoining road] with suitable mitigation/improvements.
7. The site lies adjacent/within xm walking distance of bus stops and bus routes.
8. Site development would not be exposed to long distance views in the wider landscape.
9. The site has [no significant/relatively small] areas of vegetation that would require removal to accommodate a secondary school.
10. The site lies adjacent to the urban area of [insert settlement].
11. There would be no impacts on preserved trees.
12. There would be minor ecological impact [subject to further investigations].
13. The site is not at risk of flooding [subject to further investigations].
14. The site is not located near any noise sources.
15. The site lies outside the Green Belt.
16. The site lies outside an AQMA.
17. The site does not lie in a Minerals Consultation Area.
18. The site is not in an Area of Archaeological Importance.
19. There would be no impacts on designated heritage assets.
20. The site is not in a designated rural area.
21. The site does not have any international, national or local wildlife, habitat or biodiversity designations.

22. The site does not have any local plan allocation.
23. The site is not an identified HELAA site.
24. The site has low grade agricultural land classification [if relevant].
25. The site is not traversed by rights of way.
26. The site has a single landowner/is in the ownership of HCC.

Negative site attributes [delete as necessary from this section]:

1. The site is not of optimal / sufficient size for 6fe/8fe/10fe.
2. The site is in more than one ownership.
3. The site is not known to be available.
4. The site is [sloping/significant level changes] and re-grading would be [required/significant].
5. Vehicular access [could not be achieved from – insert adjoining road] with suitable mitigation/improvements.
6. Pedestrian/cycle access [could not be achieved from – insert adjoining road] with suitable mitigation/improvements.
7. The site does not lie within [x km] walking distance of bus stops and bus routes.
8. Site development would be exposed to long distance views in the wider landscape.
9. The site has [significant/relatively large] areas of vegetation that would require removal to accommodate a secondary school.
10. The site does not lie adjacent to the urban area of [insert settlement].
11. There would be impacts on preserved trees.
12. There would be more than minor ecological impact [subject to further investigations].
13. The site is at risk of flooding [subject to further investigations].
14. The site is located near noise sources.
15. The site lies in the Green Belt.
16. The site lies in an AQMA.
17. The site lies in a Minerals Consultation Area.
18. The site is in an Area of Archaeological Importance.
19. There would be impacts on designated heritage assets.
20. The site is in a designated rural area.
21. The site has an international, national or local wildlife, habitat or biodiversity designations [insert].
22. The site has a local plan allocation.
23. The site does have an HELAA allocation [insert description].
24. The site has high grade agricultural land classification [if relevant].
25. The site is traversed by rights of way.
26. The site more than one landowner/is not in the ownership of HCC.

SITE LAYOUT PRINCIPLES

A BB103 compliant 6fe/8fe/10fe secondary school site [could/could not] be accommodated on this site:

1. Development principles plan 5309/
2. Total site area: [ha]
3. Build zone: [ha]
4. Building footprint: [sqm]
5. Vehicular access/egress: [road]
6. Pedestrian access: [road]

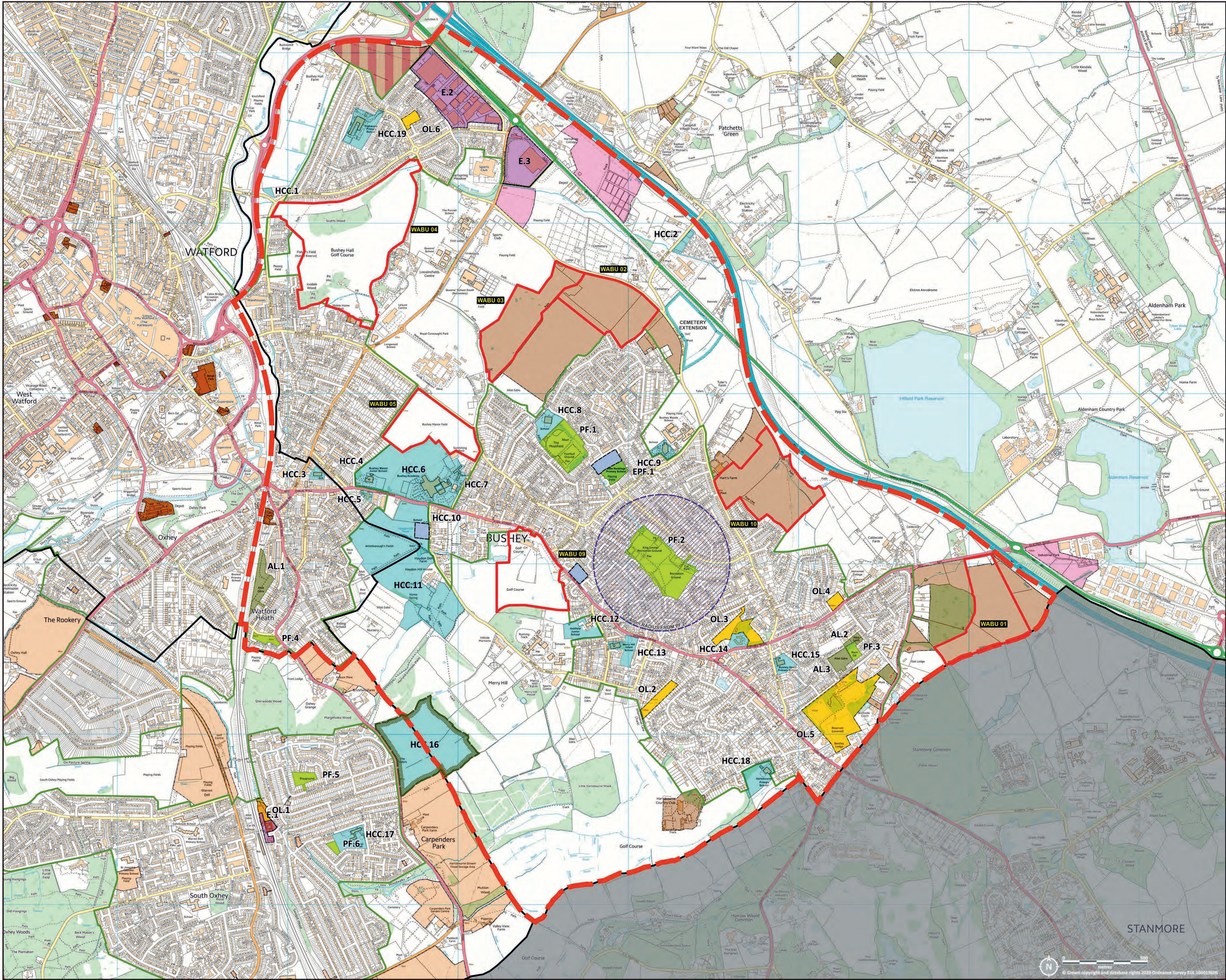
CONCLUSION

This site is/is not recommended for comparative assessment with other sites.

Further site investigations are recommended comprising:

[insert list of technical /environmental investigations]

APPENDIX 3



WABU 00 WATFORD SOUTH EAST/BUSHEY OPTION SITES

01 LAND SOUTH OF ELSTREE ROAD	15.59ha
02 LAND SOUTH-WEST OF LITTLE BUSHEY LANE (PARCEL A)	13.70ha
03 LAND SOUTH-WEST OF LITTLE BUSHEY LANE (PARCEL B)	13.95ha
04 LAND AT BUSHEY MILL LANE	41.97ha
05 LAND WEST OF FINCH LANE (SUB-OPTIMAL)	11.53ha
09 BUSHEY COUNTRY CLUB	14.20ha
10 LAND AT HARTS FARM	18.11ha

HCC.1-18 HERTFORDSHIRE COUNTY COUNCIL OWNERSHIP

HCC.1	LAND AT LINK ROAD	0.23ha
HCC.2	SANDY LANE CARAVAN PARK	0.76ha
HCC.3	BUSHEY AND OXHEY PRIMARY SCHOOL	0.51ha
HCC.4	BUSHEY MANOR JUNIOR SCHOOL	2.52ha
HCC.5	MANOR HOUSE	0.33ha
HCC.6	BUSHEY ACADEMY	12.58ha
HCC.7	FALCONER SCHOOL	1.58ha
HCC.8	BOURNHALL PRIMARY SCHOOL	1.65ha
HCC.9	MEADOW WOOD SCHOOL	0.99ha
HCC.10	SACRED HEART SCHOOL, PLAYING FIELDS	2.40ha
HCC.11	ATTENDOROUGH'S FIELDS	25.12ha
HCC.12	ASHFIELD JUNIOR SCHOOL	1.76ha
HCC.13	MERRY HILL INFANTS SCHOOL	1.63ha
HCC.14	HEATH HOUSE	0.80ha
HCC.15	BUSHEY HEATH PRIMARY SCHOOL	1.03ha
HCC.16	LAND AT OXHEY LANE	17.14ha
HCC.17	ST MERYL SCHOOL	2.09ha
HCC.18	HARTSBOURNE PRIMARY SCHOOL	2.40ha
HCC.19	HIGHWOOD PRIMARY SCHOOL	3.21ha

PF.1-6 PLAYING FIELDS/PLAY SPACE

PF.1	THE MOAT FIELD	4.85ha
PF.2	KING GEORGE RECREATION GROUND	8.71ha
PF.3	WINDMILL PARK	0.58ha
PF.4	MEMORIAL PARK	0.64ha
PF.5	GREENFIELD AVENUE PLAY AREA	0.91ha
PF.6	THE MEAD PLAY AREA	0.31ha

OL.1-5 OPEN LAND

OL.1	LAND AT DELTA GAIN	0.50ha
OL.2	HILL MEAD NATURE RESERVE	1.31ha
OL.3	LAND ADJACENT HEATH HOUSE	2.40ha
OL.4	CALDECOTE GARDENS	0.57ha
OL.5	AFFINITY WATER RESERVOIRS	10.31ha
OL.6	MILLBROOK OPEN SPACE	0.62ha

AL.1-3 ALLOTMENTS

AL.1	OXHEY AVENUE ALLOTMENTS	2.09ha
AL.2	CLAY LANE ALLOTMENTS	0.40ha
AL.3	WINDMILL STREET ALLOTMENTS	1.14ha

E.1 EMPLOYMENT AREAS

E.1	CARPENTERS PARK BUSINESS CENTRE	0.82ha
E.2	OTTERSPOOL WAY EMPLOYMENT AREA	11.73ha
E.3	COSTCO WHOLESALE	6.45ha

RESERVED SCHOOL SITE

OTHER PRIMARY AND SECONDARY SCHOOLS

GREEN BELT BOUNDARY

HERTSMERE HOUSING SITES UNDER CONSIDERATION

HERTSMERE EMPLOYMENT SITES UNDER CONSIDERATION

THREE RIVERS DISTRICT COUNCIL SHELAA SITE (EMAIL 26 MAY 2020)

WATFORD LOCAL PLAN REG19 SITES (EMAIL 27 MAY 2020)

REVISION A: Amendments to potential sites following client discussions. HNA/26-06-2020

REVISION B: Drawing updated to include search area up to M1 Junction 5. Site WABU04 re-instated. HNA/02-07-2020

REVISION C: Amendments to shelaa sites following client discussions, boundary of WABU02 amended following site visit. HNA/10-07-2020

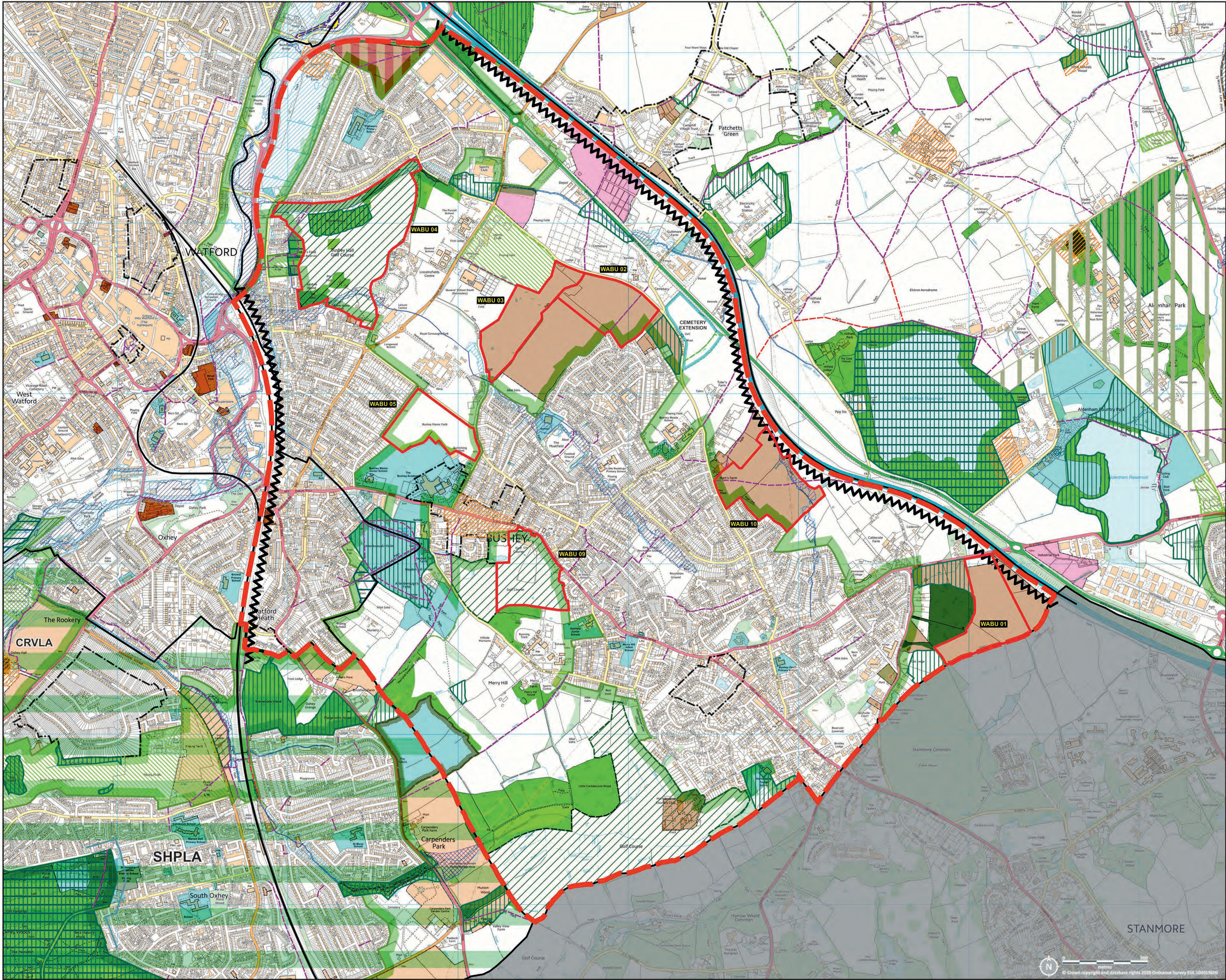
REVISION D: Amendments to site boundary WABU09. HNA/10-07-2020

SOUTH WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH

Watford South East/Bushey: Urban area

PROJECT NO	DRAWING NO	REV
5309	400	D
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:10000





- WABU 00** WATFORD SOUTH EAST/BUSHEY OPTION SITES
- 01 LAND SOUTH OF ELSTREE ROAD 15.59ha
 - 02 LAND SOUTH-WEST OF LITTLE BUSHEY LANE (PARCEL A) 13.70ha
 - 03 LAND SOUTH-WEST OF LITTLE BUSHEY LANE (PARCEL B) 13.95ha
 - 04 LAND AT BUSHEY MILL LANE 41.97ha
 - 05 LAND WEST OF FINCH LANE (SUB-OPTIMAL) 11.53ha
 - 09 BUSHEY COUNTRY CLUB 14.20ha
 - 10 LAND AT HARTS FARM 18.11ha
- HERTFORDSHIRE COUNTY COUNCIL OWNERSHIP**
- STUDY AREA**
- LOCAL AUTHORITY BOUNDARY**
- GREEN BELT BOUNDARY**
- WOODLAND AREAS**
- CONSERVATION AREA**
- PARK/GARDEN**
- SCHEDULED ANCIENT MONUMENT**
- AREA OF ARCHAEOLOGICAL INTEREST**
- GOLF COURSE**
- PLAYING FIELDS**
- LANDSCAPE DESIGNATIONS**
SHPLA: SOUTH HERTS PLATEAU LANDSCAPE AREA
CRVLA: CHILTERN RIVER VALLEYS LANDSCAPE AREA
- SSSI/NATURE RESERVE**
- WILDLIFE SITES**
- NOISE SOURCE**
- ENVIRONMENT AGENCY FLOOD ZONE 2**
- ENVIRONMENT AGENCY FLOOD ZONE 3**
- ENVIRONMENT AGENCY FLOOD STORAGE AREA**
- PUBLIC FOOTPATHS**
- RESTRICTED BYWAY**
- BRIDLEWAY**
- RESERVED SCHOOL SITE**
- OTHER PRIMARY AND SECONDARY SCHOOLS**
- HERTSMERE HOUSING SITES UNDER CONSIDERATION**
- HERTSMERE EMPLOYMENT SITES UNDER CONSIDERATION**
- THREE RIVERS DISTRICT COUNCIL SHELAA SITE (EMAIL 26 MAY 2020)**
- WATFORD LOCAL PLAN REG19 SITES (EMAIL 27 MAY 2020)**

REVISION A:
Amendments to potential sites following client discussions.
HNA/26-06-2020

REVISION B:
Drawing updated to include search area up to M1 Junction 5. Site WABU04 re-instated.
HNA/02-07-2020

REVISION C:
Amendments to shelaa sites following client discussions, boundary of WABU02 amended following site visit.
HNA/10-07-2020

REVISION D:
Amendments to site boundary WABU09.
HNA/10-07-2020

SOUTH WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH

Watford South East/Bushey:
Non urban area

PROJECT NO	DRAWING NO	REV
5309	401	D
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:10000



APPENDIX 4

SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

SITE DETAILS

Site Reference and address	Bushey Site: WABU01 Land south of Elstree Road, Bushey Site identification plan: [5309/410] Aerial photograph: [5309/411]	
Site area	15.67ha	
Existing use/occupiers	Agricultural – arable Previous use: Industrial Landfill Site – Inert waste only (prior to 1989).	
Land ownership	PAAVAN POPAT of 36 Railway Approach, Harrow, HA3 5AA. <NEW OWNERSHIP APPLICATION PENDING> & IGNATIUS KEANEY, CHRISTOPHER KEANEY and TYRONE KEANEY of Berkeley Cottage, 117b Elstree Road, Bushey Heath, Hertfordshire WD23 4EH. & PROPRIETOR: NATIONAL GRID GAS DISTRIBUTION LIMITED (Co. Regn. No. 10080864) of 1-3 Strand, London WC2N 5EH.	
Site availability	Identified as site HEL355 in HELAA 2019 report.	
Brownfield Land Register	No.	
Planning history	There is an extant planning permission for a single house in the adjacent woodland - foundations in place TP/90/0941 Erection of purpose built farm house (790 square metres gross floor area) refurbishment of existing entrance and (GRANTED); 17/0091/MPO Application to modify a planning obligation dated 3rd April 1991 (to vary the occupancy obligation associated with the approved dwelling to include persons engaged in equestrianism as well as agriculture or forestry) pursuant to planning application reference TP/90/0941 (REFUSED)	
Buildings	Single storey iron structures associated with the gas works to the north of the site.	
Adjoining uses	North:	The site is bounded to the north by Elstree Road, beyond which are residential dwellings and woodland.
	East:	To the east of the site is agricultural land and the M1 motorway.
	South:	To the south of the site is agricultural land.

	West:	To the west of the site is agricultural land and a large area of woodland.
Topography	The site inclines gently from east to west.	
Water courses	A small water course runs along the northern boundary of the site.	
Vegetation	The site is bounded to the north along Elstree Way by dense vegetation. Along the western boundary is a mature hedgerow/tree belt and a large area of woodland adjacent to the centre of the site. A dense tree belt screens the south of the site. There is no hedgerow or tree belt along the eastern boundary. The central areas of the site are relatively sparse of vegetation.	
ACCESSIBILITY		
Vehicular access	Elstree Road (principal A road) bounds the site to the north. The M1 is situated to the east of the site.	
Cycle access	None.	
Pedestrian access	There is a pedestrian footpath along the southern side of Elstree Road. A public footpath runs down the eastern boundary of the site.	
Public transport	The Motorway Bridge bus stop is situated next to the site on Elstree Road. It provides access to routes 306 (Borehamwood-Bushey) and 823 (Garston – Borehamwood).	
High level transport appraisal	A preliminary high level transport appraisal was not recommended.	
ENVIRONMENTAL IMPACT		
Landscape and visual impact	The site is relatively well enclosed from long distance views from the north, east and west. Due to the sloped nature of the land, there may be long distance views possible from the south of the site.	
Impact on residential amenities:	None likely.	
Ecology:	The site is likely to be of relatively high ecological value. Much of the site is covered in long grassland and there is mature hedgerow and tree belts around much of the field boundaries. Adjacent to the western boundary of the site is a significant area of woodland which is subject to a TPO. Elstree Road Pastures Local Wildlife Site are also directly adjacent to the site and Local Nature Reserve Stanmore Common adjoins the site to the southwest (LB Harrow).	
Noise sources	The M1 motorway to the east and A411 to the north.	
Flood risk	Flood zone 1 – very low risk	
Surface water flooding	Much of the site is at very low risk. However, there are areas of high risk along the northern and southern boundaries of the site.	

Groundwater source protection area	None.
Air quality	M1 motorway adjacent to the site.
Minerals	Sand and Gravel Belt.
Agricultural land quality	3a/3b
Rights of way	Bushey Footpath 050 runs along the eastern boundary of the site.

EXISTING PLANNING AND DESIGNATION CONSTRAINTS

Existing and emerging local plan site specific designations	Green Belt.
Heritage assets: archaeology	None.
Designated heritage assets	None.
Designated rural areas	None.
International, National and locally designated sites of importance for biodiversity and habitat sites	A Local Wildlife Site (Elstree Road Pastures) supporting a range of grassland indicator species and Woodland TPO (27/2010) cover land to the west of the site. A Local Nature Reserve (Stanmore Common) adjoins the site to the southwest, within LB Harrow.

SITE EVALUATION

Positive site attributes:

1. The site is of optimal / sufficient size for 10fe.
2. The site is available.
3. The site has gentle level changes and re-grading would be minimal/limited.
4. Vehicular access could likely be achieved from Elstree Road with suitable mitigation/improvements.
5. Pedestrian/cycle access could likely be achieved from Elstree Road with suitable mitigation/improvements.
6. The site lies adjacent/within 400m walking distance of bus stops and bus routes.
7. The site has relatively small areas of vegetation that would require removal to accommodate a secondary school.
8. There would be no impacts on preserved trees.
9. Most of the site is not at risk of flooding [subject to further investigations].
10. The site lies outside an AQMA.
11. The site is not in an Area of Archaeological Importance.
12. There would be no impacts on designated heritage assets.
13. The site is not in a designated rural area.

14. The site does not have any international, national or local wildlife, habitat or biodiversity designations.
15. The site does not have any local plan allocation.

Negative site attributes:

1. The site is in more than one ownership.
2. Site development would be exposed to long distance views in the wider landscape.
3. The site does not lie directly adjacent to the urban area of Bushey Heath.
4. There could be more than minor ecological impact [subject to further investigations].
5. The site is located near noise sources.
6. The site is located near a major source of air pollution.
7. The site lies in the Green Belt.
8. The site lies in a Minerals Consultation Area.
9. The site does have an HELAA allocation [HEL355].
10. The site has moderate-good grade agricultural land classification [if relevant].
11. The site is traversed by rights of way.
12. The previous use of the site for land fill means that land contamination is likely.

SITE LAYOUT PRINCIPLES

Not applicable as site was rejected following site visit and completion of the initial appraisal.

CONCLUSION

The site is located south of Elstree Road Bushey (plan 5309/401/D). The existing use is arable farmland, the previous use was an industrial landfill site and it is in multiple ownership. The site inclines gently from east to west. The site is the optimal size for a 10fe secondary school. The M1 lies adjacent to the east of the site giving rise to noise and air quality concerns which would require further investigation.

During the site visit it became evident that the site was functionally separated from the urban area of Bushey Heath. The Lismirrane Industrial Park to the east is not visible and is separated from the site by the M1, woodland and A41. Apart from the gas works at the north of the site, the site is rural in nature and is adjacent to a large area of TPO woodland and local nature reserves. Development of the site is therefore likely to result in more than minor ecological harm. The site is considered to contribute strongly towards the Green Belt functions by forming part of the essential gap between Bushey Village/Bushey Heath and Elstree, and the wider gap between Greater London (Stanmore) and Elstree. As such the site was not recommended for high level transport appraisal or for further comparative assessment with other sites.



SOUTH WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH

Site identification: WABU01

PROJECT NO 5309	DRAWING NO 410	REV
DRAWN HNA	DATE JUNE 2020	SCALE 1:2500 @A2

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WABU 01

**SOUTH WEST HERTFORDSHIRE
SECONDARY SCHOOL
SITE SEARCH**

Site identification: WABU01

PROJECT NO	DRAWING NO	REV
5309	411	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500 @A2

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SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

SITE DETAILS

Site Reference and address	Bushey Site: WABU02 Land south of Little Bushey Lane, Bushey Site identification plan: [5309/420/A] Aerial photograph: [5309/421/A] Development principles plan: [5309/422]	
Site area	13.41 ha	
Existing use/occupiers	Agricultural	
Land ownership	THE ROYAL MASONIC TRUST FOR GIRLS AND BOYS (Co. Regn. No. 1705033) of Freemasons Hall, 60 Great Queen Street, London WC2B 5AZ.	
Site availability	Site HEL181 in HELAA 2019	
Brownfield Land Register	No	
Planning history	None.	
Buildings	None.	
Adjoining uses	North:	The site is bounded to the north by Little Bushey Lane, beyond which is a cemetery.
	East:	To the east of the site is agricultural land and residential dwellings.
	South:	To the south are residential dwellings and further agricultural land.
	West:	To the west is agricultural land.
Topography	The site gently slopes upwards towards the centre of the site, sloping downwards to the east, west and north.	
Water courses	None.	
Vegetation	The site is relatively absent from mature vegetation. There is an intermittent hedgerow along the southern boundary and some longer grass and hedges adjacent to Little Bushey Lane. Along the northern boundary is overgrown vegetation. There is a group of 4 trees situated towards the east of the site.	
ACCESSIBILITY		
Vehicular access	Little Bushey Lane bounds the site to the north (unclassified U road).	

	The road is relatively wide and may be suitable.
Cycle access	None.
Pedestrian access	There is a footpath on the northern side of Little Bushey Lane and footpaths running along the eastern and western boundaries of the site.
Public transport	Middle Furlong bus stop is about a 0.16km walk from the site. It provides access to routes 306 (Watford – Borehamwood) and 823 (Garston-Borehamwood).
High level transport appraisal	A preliminary high level transport appraisal prepared by Stomor Civil Engineering Consultants concludes that, in principle, it would appear that the road network and potential for sustainable access to the site would be suitable for provision of an 10FE secondary school, subject to a full review of transport impact and safety as part of a full Transport Assessment. There appears to be potential for cycle improvements in the immediate vicinity of the site along Little Bushey Lane, with potential improvements to the route along PROW Footpath 12. Improvements to Public Footpath 21 and its link to Hayfield Close will need to be considered in relation to the available width if this is to provide a potential cycle access to the site. A pedestrian/cycle access direct to Farm Way, from the southern site boundary, would be beneficial. However, third party land ownership would need to be determined. The route of PROW Footpath 21 within the site itself will need to be reviewed further and consideration taken on how public access will be managed through the site. Bus accessibility to the site is reasonable, with bus stops on Farm Way providing access to route 306 which serves Watford and Borehamwood. Stops on the B462 are a further distance from the site, and improved accessibility should be considered as part of proposals. It would be necessary to allow parent drop off in the site to prevent parking along Little Bushey Lane, which would cause traffic flow issues and safety concerns. Due to the Covid-19 pandemic, traffic conditions at the time of writing this high-level Assessment do not reflect former 'typical' traffic conditions. However, a desktop review of available traffic information has been undertaken which indicates that the junction between Little Bushey Lane, the B462 Aldenham Road and Bushey Mill Lane, and the junction between Sandy Lane and the A41, experience congestion at peak times. Accident data for the area within the site identified that there may be potential safety issues at the junction between Sandy Lane and Little Bushey Lane. These issues will need to be assessed in more detail and suitable mitigation measures provided as considered necessary.
ENVIRONMENTAL IMPACT	
Landscape and visual impact	The site is exposed to long distance views from the north-west and the south-west. Following the amendment to the site area, the impact is less severe due to the eastern part of the site being more enclosed.

Impact on residential amenities:	Potential for noise impact to occur to dwellings south of the site.
Ecology:	The site was mostly covered in long grass which may provide habitats to lizards and other invertebrates. There is a group of 4 trees which could provide a habitat for bats and birds.
Noise sources	Little Bushey Lane – noise was not considered to be obtrusive.
Flood risk	Flood zone 1 – very low risk
Surface water flooding	Very low risk – there is one very small, isolated patch of high risk to the eastern side of the site.
Groundwater source protection area	Zone 3 – total catchment
Air quality	No.
Minerals	Sand and Gravel Belt
Agricultural land quality	3a/3b
Rights of way	Bushey footpath 21 runs along the eastern boundary of the site and Bushey footpath 12 runs along the western boundary.

EXISTING PLANNING AND DESIGNATION CONSTRAINTS

Existing and emerging local plan site specific designations	Green Belt Identified as site HEL181 in HELAA 2019
Heritage assets: archaeology	None.
Designated heritage assets	None.
Designated rural areas	None.
International, National and locally designated sites of importance for biodiversity and habitat sites	None. Local nature reserve is situated to the south-east of the site.

SITE EVALUATION

Positive site attributes:

1. The site is of optimal / sufficient size for 10fe,
2. The site is in single ownership.
3. The site is available.

4. The site has gentle level changes and re-grading would be limited.
5. Vehicular access could likely be achieved from Little Bushey Lane with suitable mitigation/improvements.
6. Pedestrian/cycle access could likely be achieved from Little Bushey Lane with suitable mitigation/improvements.
7. The site lies adjacent/within 400m walking distance of bus stops and bus routes.
8. The site has no significant areas of vegetation that would require removal to accommodate a secondary school.
9. The site lies adjacent to the urban area of Bushey.
10. There would be no impacts on preserved trees.
11. There would be minor ecological impact [subject to further investigations].
12. The site is not at risk of flooding [subject to further investigations].
13. The site is not located near any noise sources.
14. The site lies outside an AQMA.
15. The site is not in an Area of Archaeological Importance.
16. There would be no impacts on designated heritage assets.
17. The site is not in a designated rural area.
18. The site does not have any international, national, or local wildlife, habitat, or biodiversity designations.
19. The site does not have any local plan allocation.
20. The site has a single landowner.

Negative site attributes:

1. Site development would be exposed to long distance views in the wider landscape.
2. The site lies in the Green Belt.
3. The site lies in a Minerals Consultation Area.
4. The site does have an HELAA allocation [HEL181].
5. The site has moderate-good grade agricultural land classification [if relevant].
6. The site is traversed by rights of way.

SITE LAYOUT PRINCIPLES

A BB103 compliant 10fe secondary school site could be accommodated on this site:

1. Development principles plan 5309/422
2. Total site area: 13.70 ha
3. Build zone: 4.40 ha
4. Building footprint: 14,014sqm
5. Playing field zone: 9.03 ha
6. Vehicular access/egress: Little Bushey Lane
7. Pedestrian access: Little Bushey Lane / Hayfield Close

The total site area has been delineated using physical and natural boundaries. It could be possible to reduce that area to be in accordance with the site size areas in Table 1 of the report subject to further technical and environmental assessments.

CONCLUSION

Following the site visit it was recommended that the site boundary was adjusted to include land to the east of the site, removing part of the site to the southwest. This was to ensure that the development site is more likely to relate with the urban area of Bushey visually and functionally and to reduce the impact on the wider landscape.

The site is located south of Little Bushey Lane Bushey (Parcel A) (plan 5309/401/C). The existing use is agricultural, and it is in single ownership. The site slopes gently upwards towards the centre of the site, sloping downwards to the east, west and north. The site an optimal size for a 10fe school.

The site was recommended for a transport appraisal. The conclusions of the transport appraisal were that in principle, it would appear that the road network and potential for sustainable access to the site would be suitable for provision of an 10FE secondary school, subject to a full review of transport impact and safety as part of a full Transport Assessment.

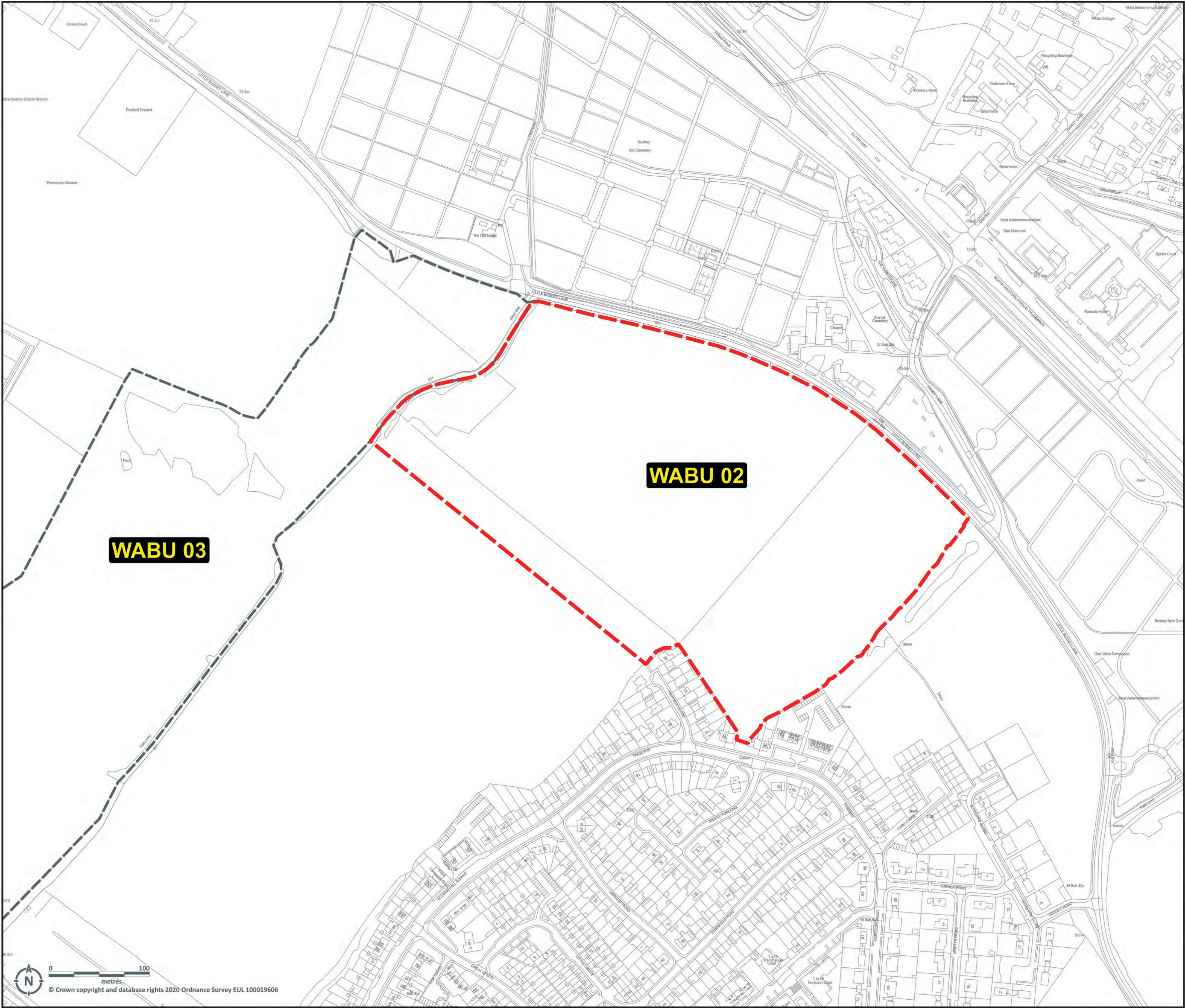
There appears to be potential for cycle improvements in the immediate vicinity of the site along Little Bushey Lane, with potential improvements to the route along PROW Footpath 12. Improvements to Public Footpath 21 and its link to Hayfield Close will need to be considered in relation to the available width if this is to provide a potential cycle access to the site. A pedestrian/cycle access direct to Farm Way, from the southern site boundary, would be beneficial. However, third party land ownership would need to be determined. The route of PROW Footpath 21 within the site itself will need to be reviewed further and consideration taken on how public access will be managed through the site. Bus accessibility to the site is reasonable, with bus stops on Farm Way providing access to route 306 which serves Watford and Borehamwood. Stops on the B462 are a further distance from the site, and improved accessibility should be considered as part of proposals. It would be necessary to allow parent drop off in the site to prevent parking along Little Bushey Lane, which would cause traffic flow issues and safety concerns.

A development principles plan (5309/422) has been prepared and is attached at Appendix 3. This plan shows the disposition of the building zone, playing fields and the optimal point of vehicular access for the site (based on transport appraisal conclusions). As there were two potential points of access from Bushey Mill Lane, the south-eastern access is proposed to enable the school build zone to be located adjacent to the urban area on the flat, less visually exposed part of the site. The building zone and playing field would be bisected by the existing public footpath but this could be diverted if required.

The site it is concluded would be suitable for a 10fe secondary school subject to further technical and environmental investigations. Those recommended are:

- Post Covid-19 traffic survey
- Landscape and Visual Assessment
- Noise Impact Assessment
- Air Quality Assessment
- Services Assessment

The site could be part of a wider mixed-use development as part of HEL181. There may be an opportunity for changing the red line boundaries of WABU02 if it is part of a mixed-use development and a masterplan for the wider area subject to technical and site constraints.



SITE BOUNDARY
13.70ha

REVISION A:
Amendment to site boundary following site visit
HNA/15-07-2020

**SOUTH WEST HERTFORDSHIRE
SECONDARY SCHOOL
SITE SEARCH**

Site identification: WABU02

PROJECT NO	DRAWING NO	REV
5309	420	A
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500 @A2

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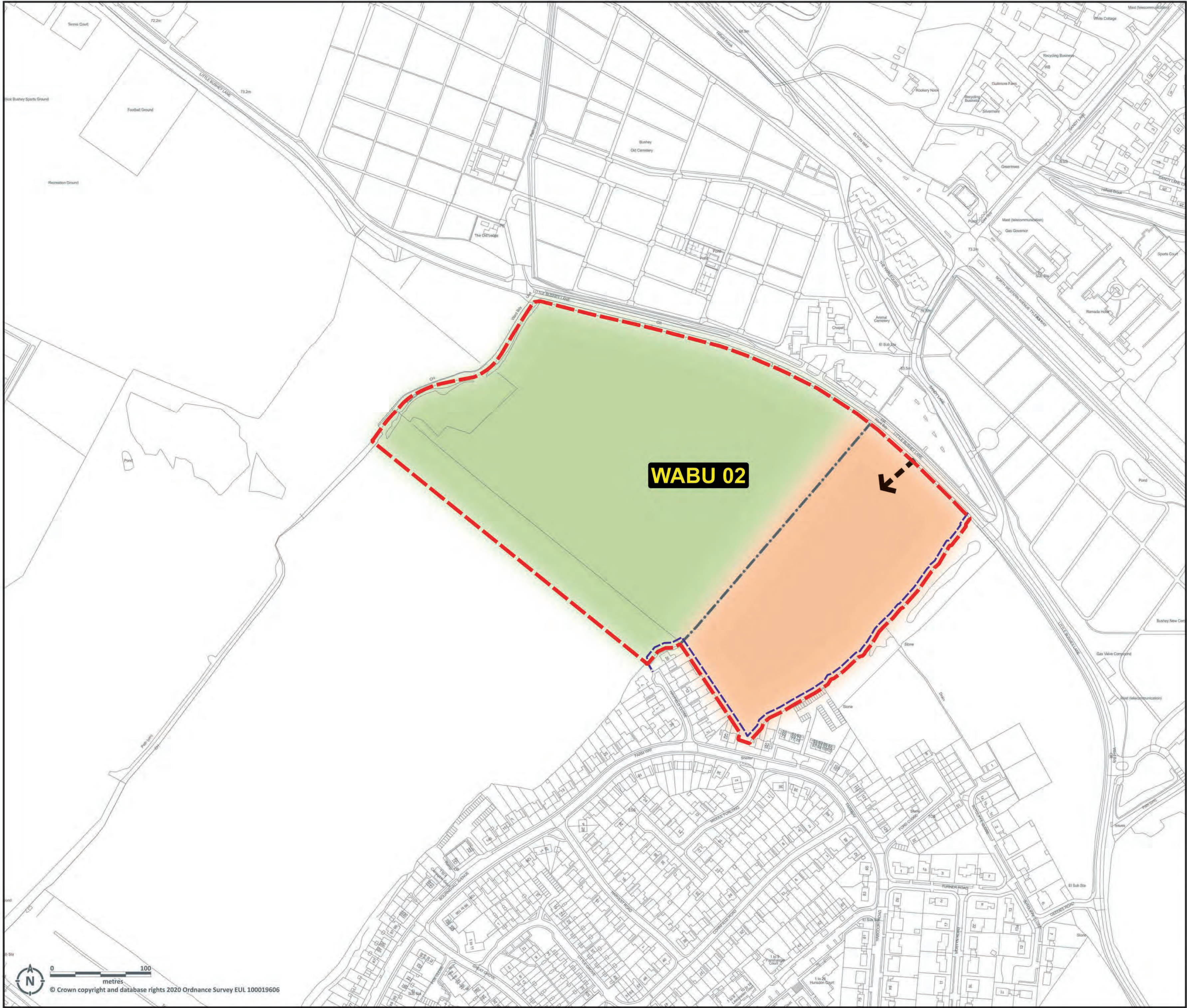
REVISION A:
Amendment to site boundary following site visit
HNA/15-07-2020

**SOUTH WEST HERTFORDSHIRE
SECONDARY SCHOOL
SITE SEARCH**

Site identification: WABU02

PROJECT NO	DRAWING NO	REV
5309	421	A
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500 @A2



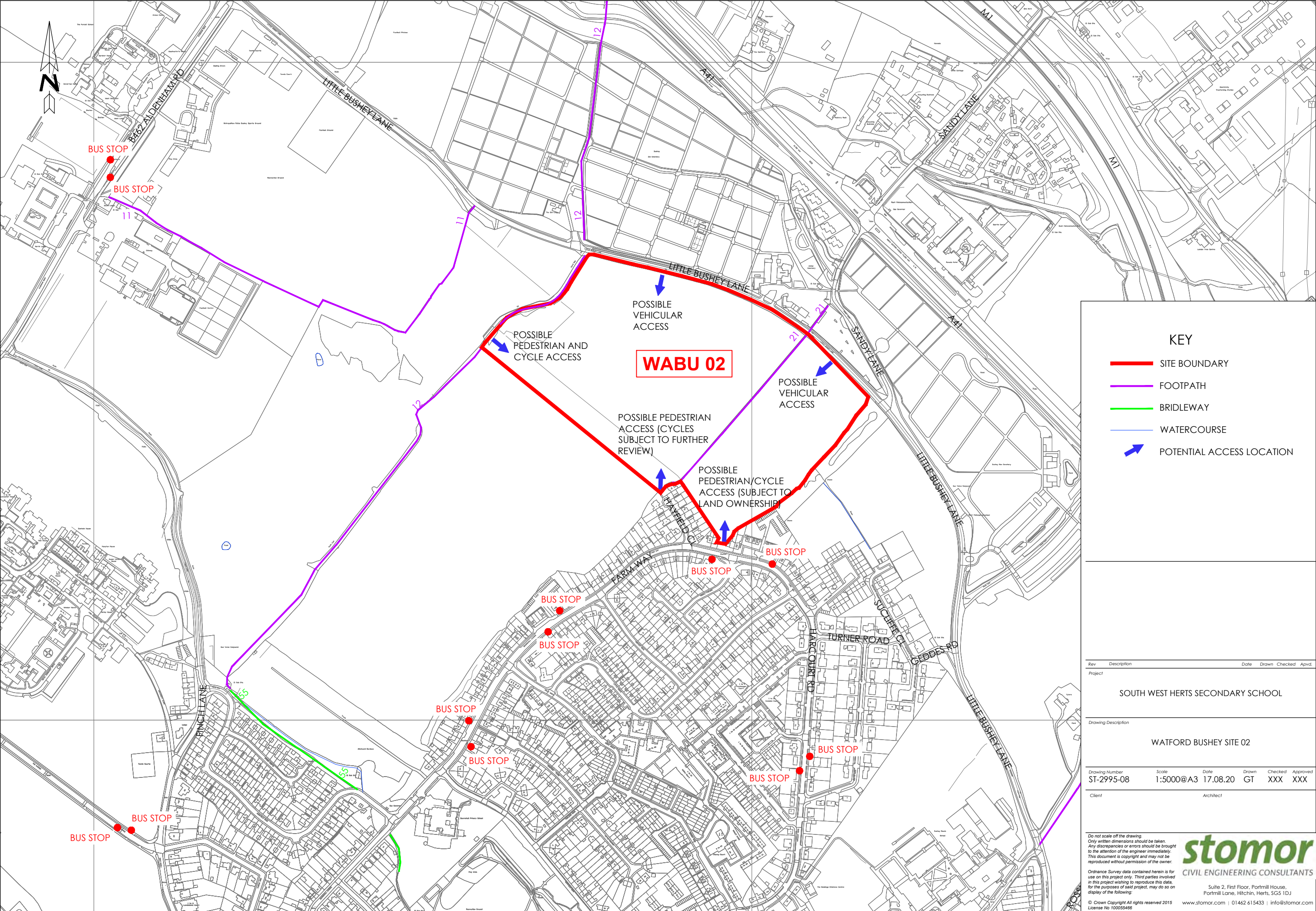


- SITE BOUNDARY
13.70ha
- BUILDING ZONE
4.40ha
- PLAYING FIELD ZONE
9.03ha
- SITE ACCESS
- EXISTING FOOTPATH
- DIVERTED FOOTPATH

**SOUTH WEST HERTFORDSHIRE
SECONDARY SCHOOL
SITE SEARCH**

Development principles: WABU02

PROJECT NO	DRAWING NO	REV
5309	422	
DRAWN	DATE	SCALE
HNA	SEPT 2020	1:2500 @A2



KEY

SITE BOUNDARY

FOOTPATH

BRIDLEWAY

WATERCOURSE

POTENTIAL ACCESS LOCATION

Rev	Description	Date	Drawn	Checked	Apvd.
Project					
SOUTH WEST HERTS SECONDARY SCHOOL					
Drawing Description					
WATFORD BUSHEY SITE 02					
Drawing Number	Scale	Date	Drawn	Checked	Approved
ST-2995-08	1:5000@A3	17.08.20	GT	XXX	XXX
Client			Architect		

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Only written dimensions should be taken.
Any discrepancies or errors should be brought
to the attention of the engineer immediately.
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SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

SITE DETAILS

Site Reference and address	Bushey Site: WABU03 Land south-west of Little Bushey Lane (Parcel B) Site identification plan: [5309/430] Aerial photograph: [5309/431]	
Site area	14.11ha	
Existing use/occupiers	Meadow land	
Land ownership	THE ROYAL MASONIC TRUST FOR GIRLS AND BOYS (Co. Regn. No. 1705033) of Freemasons Hall, 60 Great Queen Street, London WC2B 5AZ.	
Site availability	Site HEL181 in HELAA 2019	
Brownfield Land Register	No	
Planning history	None.	
Buildings	None.	
Adjoining uses	North:	To the north of the site is Little Bushey Lane and an area of recreation ground.
	East:	To the east is agricultural land, beyond which are residential dwellings.
	South:	To the south are residential dwellings.
	West:	To the west are sports fields and buildings.
Topography	Much of the site is relatively flat, however the land becomes more undulating towards the south where it slopes downwards towards the adjacent road.	
Water courses	None.	
Vegetation	The southern and western boundaries are bounded by mature tree belts and hedgerows. The boundary with Little Bushey Lane is open with little vegetation and the eastern boundary, adjacent to the footpath is lined with smaller vegetation. There are lots of mature trees scattered throughout the site.	

ACCESSIBILITY

Vehicular access	Little Bushey Lane bounds the site to the north (unclassified U road). The road is relatively wide and may be suitable. To the south and west of the site is Finch Lane. The area along the western boundary is non-
-------------------------	--

	allocated and did not appear to be in use. To the south the road is an unclassified U road with 30mph restriction. There is a dense vegetative belt between the site and the road.
Cycle access	None.
Pedestrian access	There is a footpath on the northern side of Little Bushey Lane and footpaths running along the boundary of the site linking down to Finch Lane.
Public transport	The Leisure Centre bus stop is a 0.48km walk from the site. This provides access to routes 823 (Garston-Borehamwood) and 602 (Watford, Shenley, London Colney, St Albans and Hatfield).
High level transport appraisal	A preliminary high level transport appraisal is not recommended.
ENVIRONMENTAL IMPACT	
Landscape and visual impact	Long distance views are not considered to be possible from any direction.
Impact on residential amenities:	None anticipated.
Ecology:	Much of the site was covered in long grassland which may provide habitats for lizards, small invertebrate and mammals. There are mature and veteran trees scattered throughout the site which may provide habitats to birds and bats.
Noise sources	None.
Flood risk	Flood zone 1 – very low risk
Surface water flooding	The vast majority of the site is at very low risk. There is an area of low risk to the northern tip of the site and an a very narrow strip of high risk within the southern part of the site.
Groundwater source protection area	Zone 3: Total catchment / Zone 2: Outer Protection
Air quality	None.
Minerals	Sand and Gravel Belt
Agricultural land quality	3a/3b
Rights of way	Bushey footpath 012 runs along the eastern boundary of the site and footpath 011 runs alongside the northern corner.
EXISTING PLANNING AND DESIGNATION CONSTRAINTS	
Existing and emerging local plan site specific designations	Green Belt Identified as site HEL181 in HELAA 2019
Heritage assets:	None.

archaeology	
Designated heritage assets	The Grade II listed International University and the Grade II listed chapel at the International University adjacent to the west of the site.
Designated rural areas	None.
International, National and locally designated sites of importance for biodiversity and habitat sites	None.

SITE EVALUATION

Positive site attributes:

1. The site is of optimal / sufficient size for 10fe.
2. The site is in single ownership.
3. The site is available.
4. The site is largely level and re-grading would be limited.
5. Vehicular access could likely be achieved from Little Bushey Lane with suitable mitigation/improvements.
6. Pedestrian/cycle access could likely be achieved from Little Bushey Lane with suitable mitigation/improvements.
7. Site development would not be exposed to long distance views in the wider landscape.
8. There would be no impacts on preserved trees.
9. The majority of the site is not at risk of flooding [subject to further investigations].
10. The site is not located near any noise sources.
11. The site lies outside an AQMA.
12. The site is not in an Area of Archaeological Importance.
13. The site is not in a designated rural area.
14. The site does not have any international, national or local wildlife, habitat or biodiversity designations.
15. The site does not have any local plan allocation.
16. The central areas of the site are not traversed by rights of way.
17. The site has a single landowner.

Negative site attributes:

1. The site does not lie within 400m walking distance of bus stops and bus routes.
2. The site has many areas of vegetation that would require removal to accommodate a secondary school.
3. The site does not lie directly adjacent to the urban area of Bushey.
4. There would be more than minor ecological impact [subject to further investigations].
5. The site lies in the Green Belt.

6. There could be impacts on designated heritage assets.
7. The site lies in a Minerals Consultation Area.
8. The site does have an HELAA allocation [HEL181].
9. The site has moderate-good grade agricultural land classification [if relevant].

SITE LAYOUT PRINCIPLES

Not applicable as set was rejected following site visit and completion of the initial appraisal.

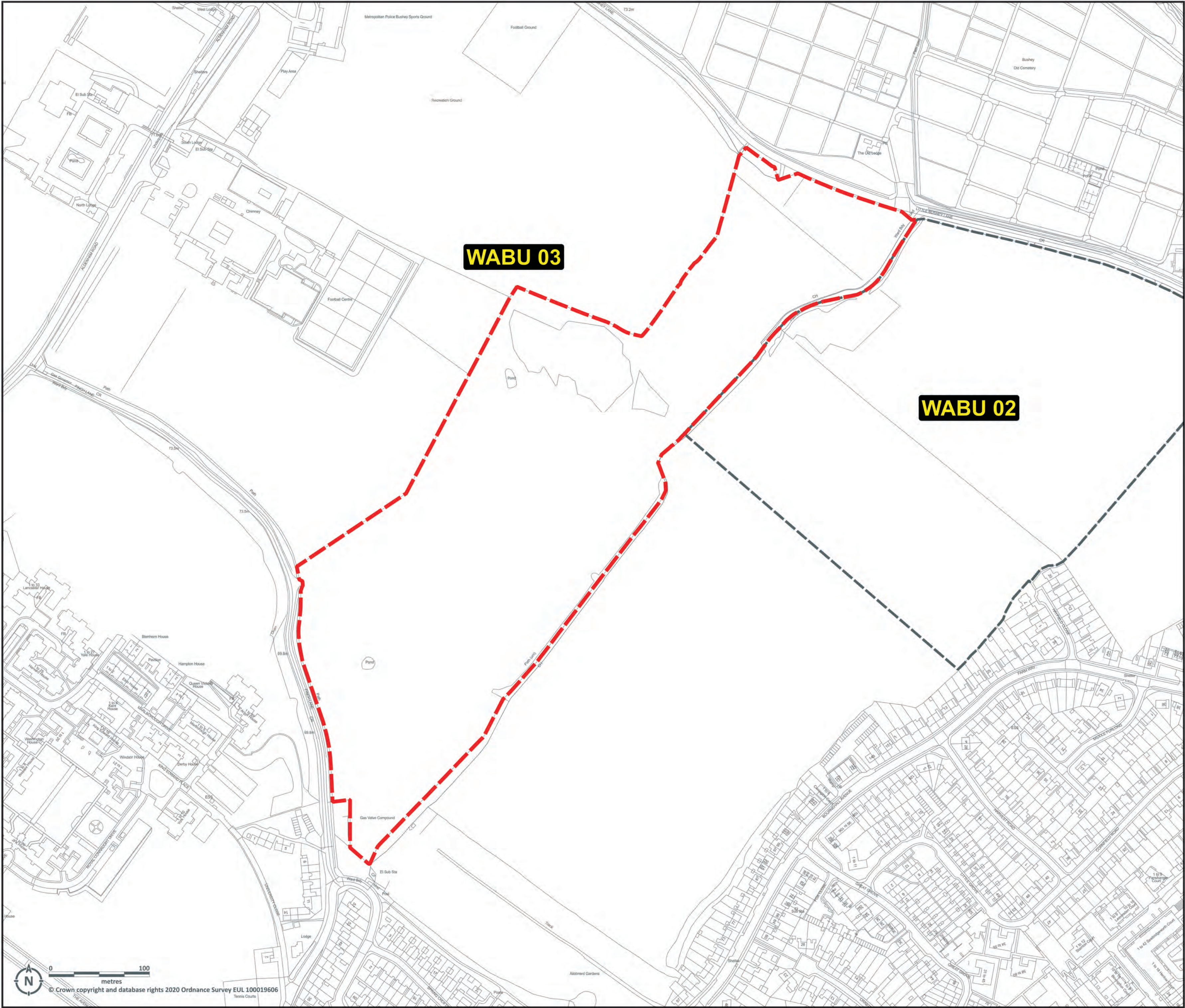
CONCLUSION

The site is located south of Little Bushey Lane Bushey (Parcel B) (plan 5309/401/D). The existing use is meadow land, and it is in single ownership. Much of the site is relatively flat however the land becomes more undulating towards the south where it slopes downwards towards the adjacent road. The site is an optimal size for a 10fe school. The south-western boundary is close to a Grade II listed heritage asset which may possibly be impacted by playing fields.

The site has significant tree coverage that would require removal to facilitate the development of the school. The build zone would likely be adjacent to Little Bushey Lane which would be disconnected from the urban area of Bushey.

For the above reasons, the site was not recommended for high level transport appraisal or for further comparative assessment with other sites.

However, the site could be re-considered as part of a wider mixed-use development of HEL181. There may be an opportunity for changing the red line boundaries of WABU03 if it is part of a mixed-use development and a masterplan for the wider area subject to technical and site constraints.



SITE BOUNDARY
14.11ha

SOUTH WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH

Site identification: WABU03

PROJECT NO	DRAWING NO	REV
5309	430	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500 @A2

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WABU 03

**SOUTH WEST HERTFORDSHIRE
SECONDARY SCHOOL
SITE SEARCH**

Site identification: WABU03

PROJECT NO	DRAWING NO	REV
5309	431	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500 @A2



SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

SITE DETAILS

Site Reference and address	Bushey: Site WABU04 Land at Bushey Mill Lane (Bushey Hall Golf Course), Bushey Site identification plan: [5309/440] Aerial photograph: [5309/441] Development principles plan: [5309/442A]
Site area	41.54ha
Existing use/occupiers	Vacant golf course
Land ownership	VELADAIL LEISURE LIMITED (Co. Regn. No.1857386) of 45 Lisson Grove, London NW1.
Site availability	Former club house is identified as safeguarded land for housing. Wider golf course is not included in HELAA submission but is known to be vacant.
Brownfield Land Register	Yes – southern tip of site only
Planning history	20/0838/VOC - Application for variation of conditions 14 (drainage) & 17 (approved plans) attached to planning permission 19/0071/VOC to allow for the construction of basement level with pool, new mezzanine floor and alterations to fenestration. – Pending decision 18/1629/VOC - Variation of conditions 14 (Drainage Strategy) and 17 (Approved Plans) of planning permission 16/1579/FUL (as amended by 18/0860/VOC) - To remove the basement level of the approved new golf club house & replace with partial wing rear ground floor extension (Amended Description 7/9/18) - Approved 18/0860/VOC - Application for variation of condition 17 attached to planning permission 16/1579/FUL - To amend the approved plans. - Approved 16/1579/FUL - Demolition of existing Clubhouse, former print works, ProShop and maintenance buildings. Erection of a new single storey Golf Clubhouse with associated basement facilities and retention of the existing golf club car park, accessed off Bushey Hall Drive. Erection of a part two, part 3 storey with roof level accommodation residential building comprising 31 self-contained residential units (6 x 1 bed, 19 x 2 bed and 6 x 3 bed) with underground car parking, relocated access off Bushey Hall Drive, with associated refuse and cycle stores, landscaping and communal and private amenity space. (Amended plans received 02/11/16) – Approved
Buildings	Two storey clubhouse, single storey storage units and sheds within the southern parts of the site.

Adjoining uses	North:	The site is bounded to the north by dwellings fronting onto Park Avenue.
	East:	To the east of the site is the Queens School, Purcell School, Bushey Grove Leisure Centre and the former Lincolnsfield Centre which is being re-developed for residential use.
	South:	To the south of the site are residential areas of Bushey.
	West:	To the west are residential dwellings and the Fisher's Field nature reserve.
Topography	As the site is so large, the topography varies significantly. Its use as a golf course means that the land has been landscaped with terraced areas to the south. Generally, the site is relatively flat within the central areas, where it is at its highest point. The land gradually slopes down towards the boundaries of the site.	
Water courses	There are water courses running east to west along the southern part of the site and the northern part of the site.	
Vegetation	The site has significant tree coverage along all boundaries and within the central areas of the site. There are multiple bands of tree belt throughout the site and large areas of woodland such as Icedale Wood and Scotts Wood.	
ACCESSIBILITY		
Vehicular access	There is vehicular access to the site from Bushey Hall Drive (not allocated). Walton Road the west of the site is an unclassified U road. Access would not be suitable from here due to dense vegetation and the layout of the residential development in Walton Road. Park Avenue to the northwest of the site is an unclassified u road. However, it is relatively wide and may provide suitable access. Bushey Mill Lane (unclassified u road) bounds the site to the northeast, which may also be a suitable vehicular access point.	
Cycle access	None.	
Pedestrian access	There are public rights of ways running along the northern part of the site. These connect to the Fisher's Field Nature Reserve to the west of the site and run along the northern boundary of the site, crossing over the water course to the rear of the dwellings fronting Park Avenue. Most of the site is formally closed to the public although it appeared to be informally used by dog walkers.	
Public transport	The Avenue bus stop is a 0.16km walk from the south of the site and provides access to routes 602 (Watford, Shenley, London Colney, St Albans and Hatfield) and 823 (Garston – Borehamwood). Sycamore Close bus stop is a 0.3km walk from the northeast of the site and provides access to route W18 (Watford Morrisons to North Bushey).	
High level transport appraisal	A preliminary high level transport appraisal prepared by Stomor Civil Engineering Consultants concludes that, in principle, it would appear that the road network and potential for sustainable access to the site would be suitable for provision of an 10FE secondary school, subject to a full review of transport impact and safety as part of a full Transport	

Assessment.

However, existing congestion in the vicinity of the potential vehicular access points and third-party land may limit the scope for providing vehicular access. It would appear that the main vehicular access would need to be taken from Bushey Hall Drive, where there is no existing footway provision.

Footways along residential roads to the south of the site are generally considered suitable, except for on Bushey Hall Drive.

Pedestrian access to the northwest and west of the site will need to be carefully considered alongside any potential improvements to the local highway network, particularly Link Road and the PROW Footpath 02 between Park Avenue and the River Colne. An access from this direction would serve residential areas on the north side of Watford.

There appears to be potential for cycle improvements in the immediate vicinity of the site along Park Avenue.

Bus accessibility to the site is reasonable, with bus stops on Park Avenue and the B462 Aldenham Road providing access to routes W18, 306, 398 and 602 which serves the local and wider area. Improved accessibility between the site and the local bus stops should be considered as part of proposals.

Due to the Covid-19 pandemic, traffic conditions at the time of writing this High-Level Assessment do not reflect former 'typical' traffic conditions. However, a desktop review of available traffic information has been undertaken which indicates that the majority of the main local roads in the vicinity of the site experience a level of congestion at peak times.

Accident data for the area within the site identified that there may be potential safety issues along Bushey Hall Road. These issues will need to be assessed in more detail and suitable mitigation measures provided as considered necessary to ensure pupils have a suitably safe route to and from school.

ENVIRONMENTAL IMPACT**Landscape and visual impact**

The site is relatively well enclosed. To the north of the site, due to the surrounding land levels some views may be possible from the north-west.

Impact on residential amenities:

There may be some noise overspill to properties fronting onto Park Avenue.

Ecology:

There are large, wooded areas on the site and groups of mature trees that may provide habitats for birds, bats and other invertebrates. The vacant buildings on site may also be utilised by bats. There are watercourses running through the site. Scotts Wood to the north of the site is a local wildlife site. Fisher's Field situated to the west of the site is a local nature reserve.

Noise sources

None significant.

Flood risk

An area of medium-high flood risk runs along the northern boundary of the site (Flood zone 2-3). There is also an area of medium-high flood risk towards the south of the site (Flood zone 2-3). These follow the path

	of the watercourses running through the site.
Surface water flooding	There is a large strip of high risk along the northern boundary of the site, consistent with the area of Flood zone 2-3. There is a band of low risk towards the south of the site, with smaller dispersed areas of medium-high risk.
Groundwater source protection area	Zone 1 – Inner Protection Zone and Zone 2 – Outer Protection Zone
Air quality	None.
Minerals	Sand and Gravel Belt
Agricultural land quality	Not graded.
Rights of way	Bushey footpath 003 runs along the northern boundary of the site and connects to footpath 002 which runs southwest towards Fisher's Field Nature Reserve.

EXISTING PLANNING AND DESIGNATION CONSTRAINTS

Existing and emerging local plan site specific designations	Green Belt The area to the south of the site where the former golf club house is situated is allocated for residential development under the Site Allocation and Development Management Policies Plan.
Heritage assets: archaeology	None.
Designated heritage assets	None.
Designated rural areas	None.
International, National and locally designated sites of importance for biodiversity and habitat sites	Scotts Wood is a Local Wildlife Site Fisher's Field local nature reserve adjacent to the site

SITE EVALUATION

Positive site attributes:

1. The site is of optimal size for 10fe.
2. The site is in single ownership.
3. Most of the site may be available.
4. Vehicular access could likely be achieved from Bushey Hall Road, Bushey Mill Lane or Park Avenue with suitable mitigation/improvements.
5. Pedestrian/cycle access could likely be achieved from Bushey Hall Road, Bushey Mill Lane or Park Avenue with suitable mitigation/improvements.
6. The site lies adjacent/within 400m walking distance of bus stops and bus routes.

7. Site development would not be exposed to long distance views in the wider landscape.
8. The site lies adjacent to the urban area of Bushey.
9. There would be no impacts on preserved trees.
10. The site is not located near any noise sources.
11. The site lies outside an AQMA.
12. The site is not in an Area of Archaeological Importance.
13. There would be no impacts on designated heritage assets.
14. The site is not in a designated rural area.
15. The site does not have any international, national or local wildlife, habitat or biodiversity designations.
16. The site is not an identified SHELAA site.
17. The site has a single landowner.

Negative site attributes:

1. The site is sloping and re-grading would be required.
2. The site has significant areas of vegetation that may require removal to accommodate a secondary school.
3. There is an electricity pylon situated in the north-east corner of the site with cables extending to the north west.
4. There would be more than minor ecological impact [subject to further investigations].
5. The site is at risk of flooding [subject to further investigations].
6. The site lies in the Green Belt.
7. The site lies in a Minerals Consultation Area.
8. Part of the site has a local wildlife, habitat or biodiversity designations.
9. Part of the site has a local plan allocation.
10. The site has moderate-good grade agricultural land classification [if relevant].
11. The site is partially traversed by rights of way.

SITE LAYOUT PRINCIPLES

A BB103 compliant 10fe secondary school site could be accommodated on this site:

1. Development principles plan 5309/442
2. Total site area: [13.43ha]
3. Build zone: [4.5ha]
4. Building footprint: [14,014 sqm]
5. Vehicular access/egress: Bushey Mill Lane
6. Pedestrian access: Bushey Mill Lane

CONCLUSION

The site is located south-west of Bushey Mill Lane (plan 5309/401/D). The existing use is a golf course, but it is currently vacant and not used. The site is in single ownership. As the site is so large, the topography varies significantly. Its' use as a golf course means that the land has been heavily landscaped with terraced areas to the south. Signage was displayed on the site visit indicating the preparation of a Tree Preservation Order (TPO) but the TPO does not as yet appear to have been confirmed. Generally, the site is relatively flat within the central areas, where it is at its highest point. The land gradually slopes down towards the boundaries of the site. The site is an optimal size for a school. The site area (41.54ha) is more than would be required.

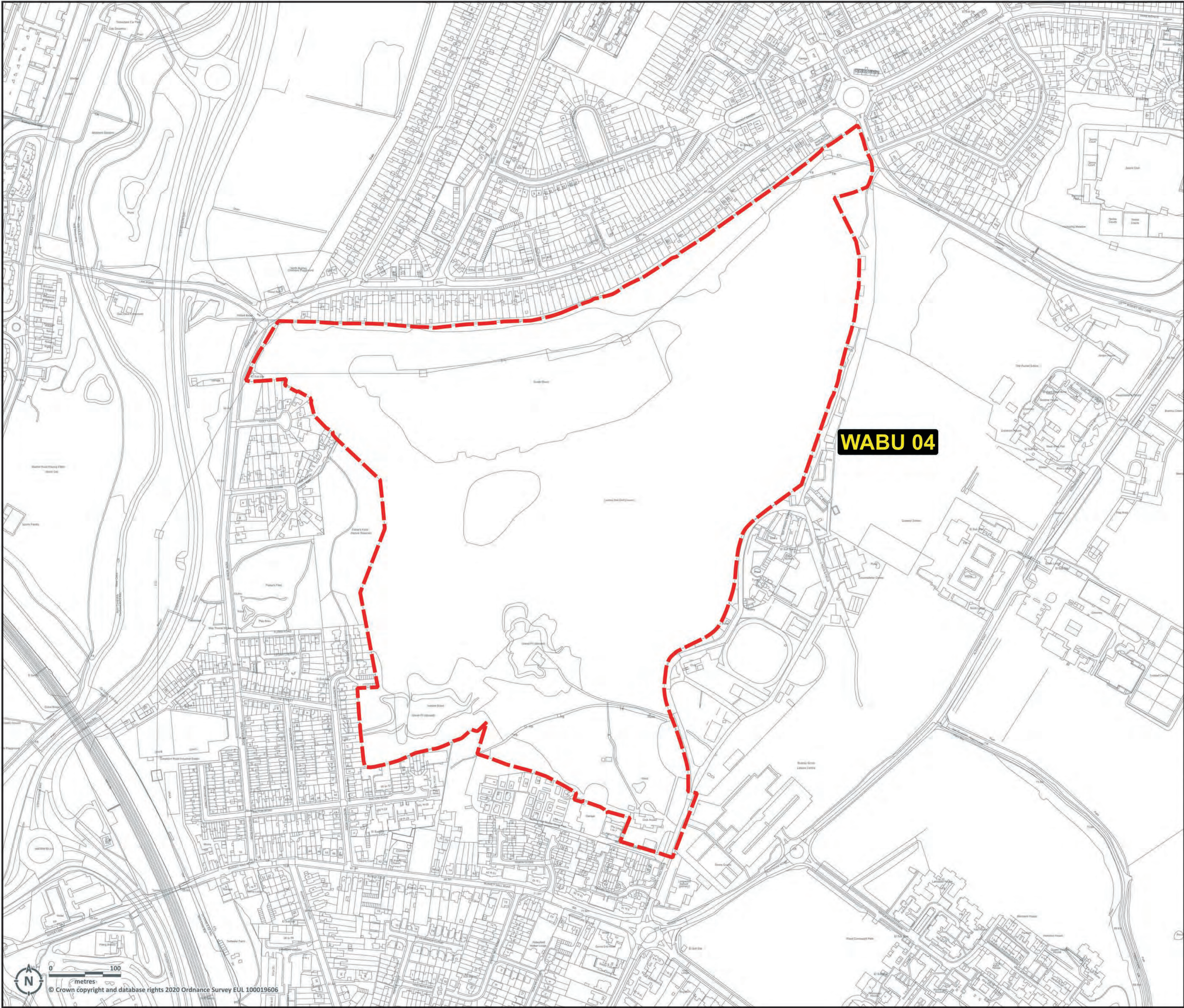
The site was recommended for a transport appraisal. The conclusions of the transport appraisal were that in principle, it would appear that the road network and potential for sustainable access to the site would be suitable for provision of an 10FE secondary school, subject to a full review of transport impact and safety as part of a full Transport Assessment. However, existing congestion in the vicinity of the potential vehicular access points and third-party land may limit the scope for providing vehicular access. The main vehicular access would, the highways appraisal recommends, need to be taken from Bushey Hall Drive, where there is no existing footway provision. Junction spacing and ownership may preclude access from Bushey Mill Lane. Flooding, overhead power lines and a treed copse may preclude access from Park Avenue.

Footways along residential roads to the south of the site are generally considered suitable, except for on Bushey Hall Drive. Pedestrian access to the northwest and west of the site will need to be carefully considered alongside any potential improvements to the local highway network, particularly Link Road and the PROW Footpath 02 between Park Avenue and the River Colne. An access from this direction would serve residential areas on the north side of Watford. There appears to be potential for cycle improvements in the immediate vicinity of the site along Park Avenue. Bus accessibility to the site is reasonable, with bus stops on Park Avenue and the B462 Aldenham Road providing access to routes W18, 306, 398 and 602 which serves the local and wider area. Improved accessibility between the site and the local bus stops should be considered as part of proposals.

A development principles plan (5309/442/A) has been prepared and is attached at Appendix 3. Whilst the transport appraisal concluded that access from Bushey Hall Drive (southern part of the site) would be preferred, this area is subject to a planning permission that is being implemented for residential development. As such the less optimal location for access from Bushey Mill Lane is proposed. The transport appraisal identifies some potential issues with an access in this location stating that a vehicular access from Bushey Mill Lane in the northeast corner of the site, 20m south of its junction with Duncan Way may be feasible, in the location of an existing gated access. However, this would cross Hertsmere BC land, may be too close to Duncan Way in terms of junction spacing and would cross Hilfield Brook.

This plan shows the disposition of the building zone, playing fields vehicular access for the site from Bushey Mill Lane. The impact of a building zone on the environment of established scattered parkland trees from Bushey Hall Drive would be significantly detrimental. Because of the significant variations in topography which have been created for the golf course use there would be a significant amount of regrading to this site to create flat plateaus for building zones, car park and playing fields to create an accessible site. Access to the site from Bushey Mill Lane or Park Avenue are likely to have similar effects.

The site, it is concluded, may not be a preferred location for a 10fe secondary school if there are other more sequentially preferable sites with less environmental impact on the landscape (i.e., that do not require the significant re-grading and the removal of trees, potentially being covered by a Tree Preservation Order), cost of re-grading land and potentially a sub-optimal access solution.



SITE BOUNDARY
41.54ha

WABU 04

SOUTH WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH

Site identification: WABU04

PROJECT NO	DRAWING NO	REV
5309	440	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:3500 @A2

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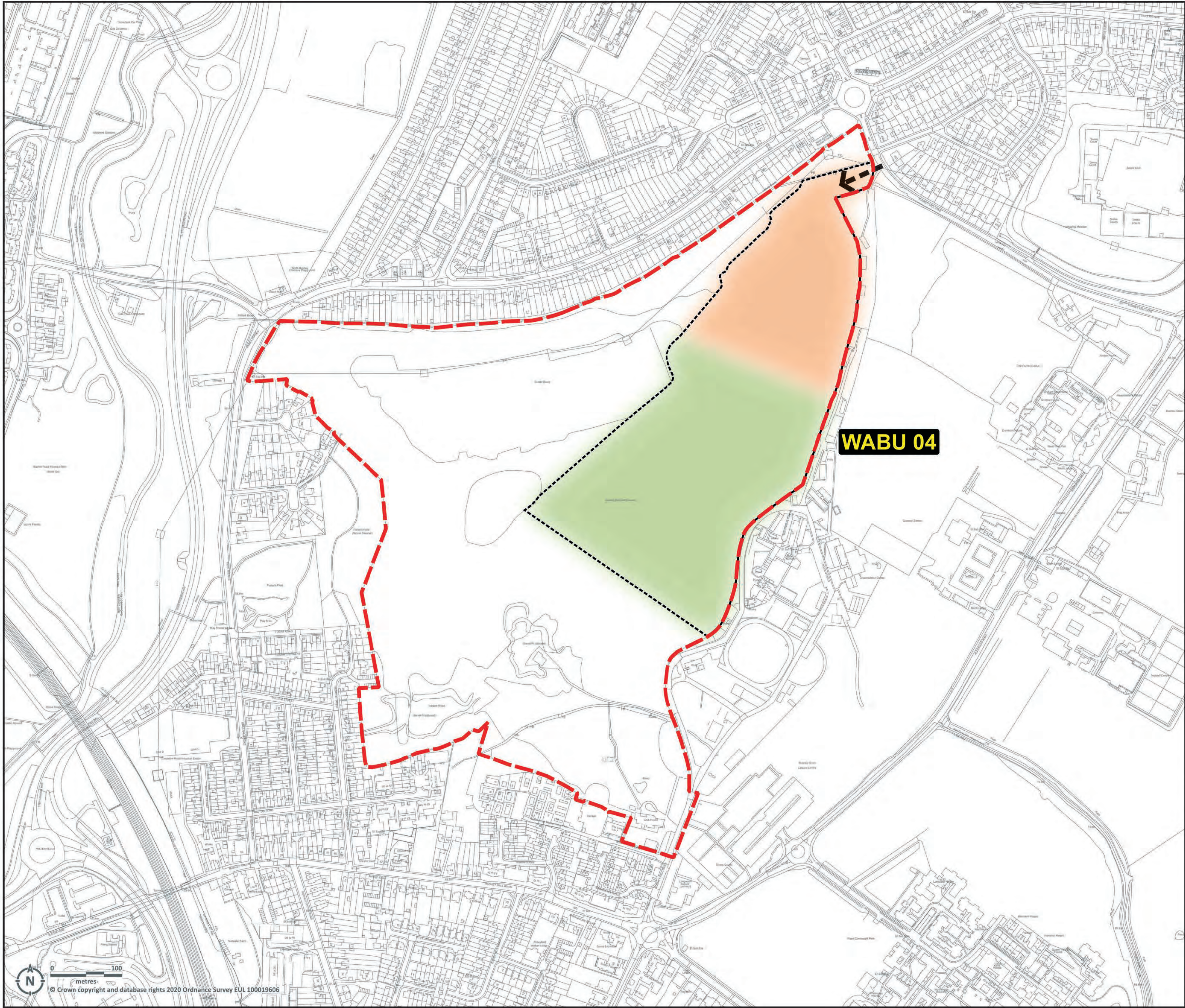
WABU 04

**SOUTH WEST HERTFORDSHIRE
SECONDARY SCHOOL
SITE SEARCH**

Site identification: WABU04

PROJECT NO	DRAWING NO	REV
5309	441	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:3500 @A2





- SITE BOUNDARY
41.54ha
- PROPOSED SCHOOL BOUNDARY
13.43ha
- BUILDING ZONE
4.5ha
- PLAYING FIELD ZONE
8.91ha
- SITE ACCESS

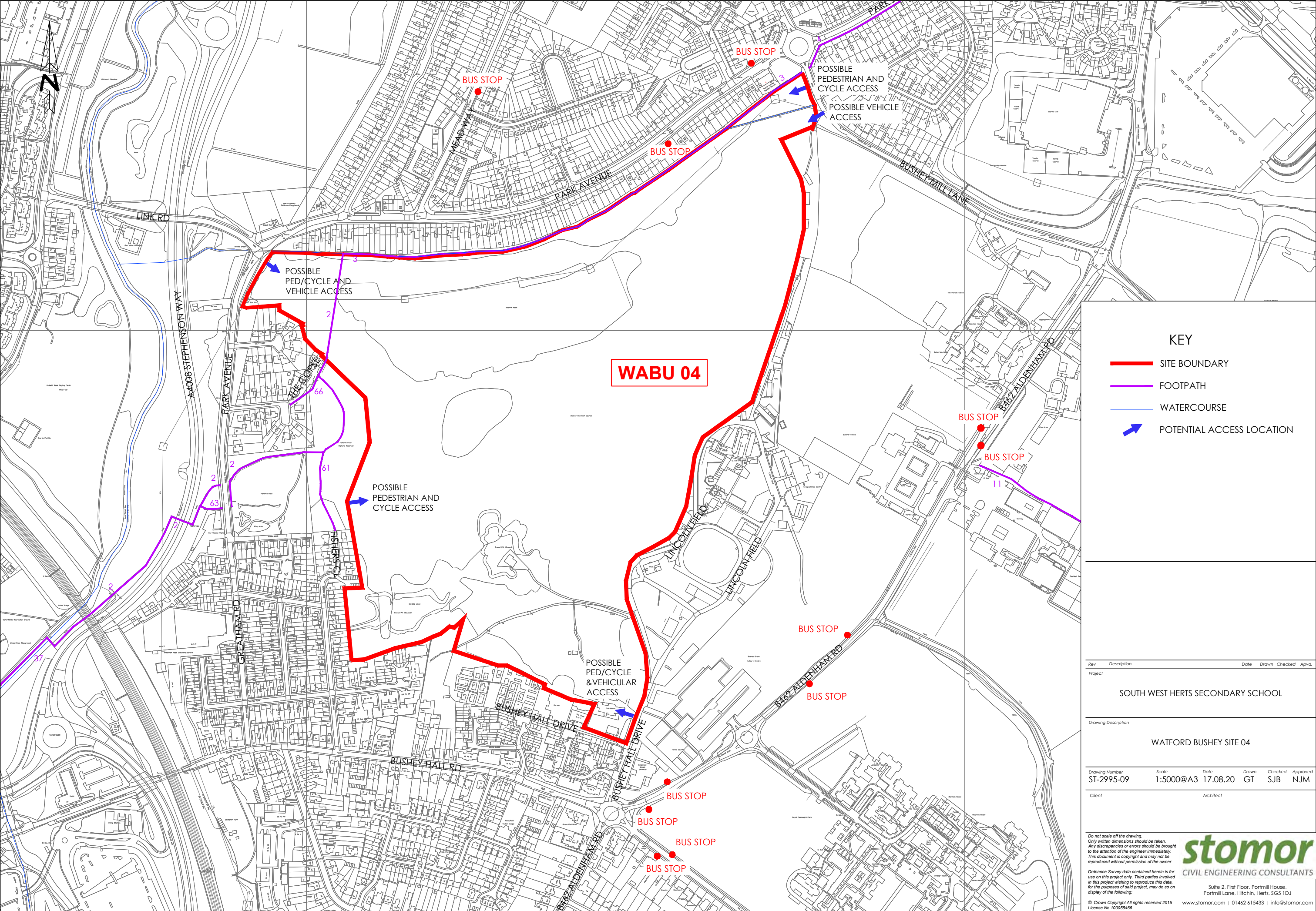
WABU 04

REVISION A:
Parcels amended to reflect current planning application
HNA/09-09-2020

**SOUTH WEST HERTFORDSHIRE
SECONDARY SCHOOL
SITE SEARCH**

Development principles: WABU04

PROJECT NO	DRAWING NO	REV
5309	442	A
DRAWN	DATE	SCALE
HNA	SEPT 2020	1:3500 @A2



SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

SITE DETAILS

Site Reference and address	Bushey Site: WABU05 Bushey Manor Field, Bushey Site identification plan: [5309/450] Aerial photograph: [5309/451]	
Site area	11.98 ha	
Existing use/occupiers	Public open space	
Land ownership	THE OFFICIAL CUSTODIAN FOR CHARITIES on behalf of the trustees of Bushey Manor Field Trust care of Charity Commission Direct, PO Box 1227, Liverpool L69 3UG.	
Site availability	Unknown.	
Brownfield Land Register	No.	
Planning history	None.	
Buildings	None.	
Adjoining uses	North:	The site is bounded to the north by The Avenue, beyond which is the International University site.
	East:	To the east are residential dwellings.
	South:	To the south is the Bushey Academy and Bushey Manor Junior School
	West:	To the west are residential dwellings.
Topography	The site is relatively level, however there is a gentle incline across the site rising from the north-west to the south east.	
Water courses	None.	
Vegetation	The site is bounded on all side by mature trees. Along the southern boundary is an area of woodland. There is little vegetation within the central areas of the site. The trees along Grange Road are TPO protected.	

ACCESSIBILITY

Vehicular access	The site is bounded to the west by Grange Road (a wide unclassified u road) and to the north by The Avenue (a similarly wide unclassified u road). There is an existing vehicular access gate off of The Avenue. Both roads are considered to be suitable for an access point. Trees bounding Grange Road are TPO protected.
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Cycle access	None.
Pedestrian access	The Avenue and Grange Road have footpaths on each side of the road. There are two pedestrian access gates to the site along the western boundary and informal footpaths throughout.
Public transport	Bushey train station is a 0.96km walk to the site (12 minutes) and provides connections to Watford, Tring and central London. Royal Connaught Park bus stop is situated adjacent to the site and provides access to routes 306 (Borehamwood-Bushey) and 823 (Garston – Borehamwood).
High level transport appraisal	A preliminary high level transport appraisal is not recommended.

ENVIRONMENTAL IMPACT

Landscape and visual impact	The site is well enclosed from all directions.
Impact on residential amenities:	Depending on the build zone, there is potential for a loss of daylight/sunlight and outlook to dwellings fronting onto Grange Road. There may also be impact arising from noise and light overspill.
Ecology:	The mature trees surrounding the site and within the wooded area are likely to provide habitats for bats and birds. There may also be habitats for small mammals and invertebrates in the wooded area.
Noise sources	Speed bumps along The Avenue.
Flood risk	Flood zone 1 – very low risk/
Surface water flooding	There are two areas of high risk to the western side of the site. A strip of medium risk runs through the site and links to the Bushey Academy site.
Groundwater source protection area	Zone 1 – Inner Protection Zone and Zone 2 – Outer Protection Zone.
Air quality	No.
Minerals	Sand and Gravel Belt
Agricultural land quality	3a/3b
Rights of way	None.

EXISTING PLANNING AND DESIGNATION CONSTRAINTS

Existing and emerging local plan site specific designations	Green Belt.
Heritage assets: archaeology	None.
Designated heritage	Grade II listed International University and Grade II Chapel at

assets	International University adjacent to the north of the site.
Designated rural areas	None.
International, National and locally designated sites of importance for biodiversity and habitat sites	None.

SITE EVALUATION

Positive site attributes:

1. The site is in single ownership.
2. The site has gentle level changes and re-grading would be minimal/limited.
3. Vehicular access could likely be achieved from Grange Road or The Avenue with suitable mitigation/improvements.
4. Pedestrian/cycle access [could likely be achieved from Grange Road or The Avenue with suitable mitigation/improvements.
5. The site lies adjacent/within 400m walking distance of bus stops and bus routes.
6. Site development would not be exposed to long distance views in the wider landscape.
7. The site has relatively small areas of vegetation that would require removal to accommodate a secondary school.
8. The site lies adjacent to the urban area of Bushey.
9. There would be no impacts on preserved trees.
10. There would be minor ecological impact [subject to further investigations].
11. The site is not located near any noise sources.
12. The site lies outside an AQMA.
13. The site is not in an Area of Archaeological Importance.
14. The site is not in a designated rural area.
15. The site does not have any international, national or local wildlife, habitat or biodiversity designations.
16. The site does not have any local plan allocation.
17. The site is not an identified HELAA site.
18. The site is not traversed by rights of way.
19. The site has a single landowner.

Negative site attributes:

1. The site is not of optimal size for 10fe.
2. The site is not known to be available.
3. Development of the site would result in the loss of public open space.
4. The site is at risk of surface water flooding [subject to further investigations].
5. The site lies in the Green Belt.

6. The site lies in a Minerals Consultation Area.
7. There could be impacts on designated heritage assets.

SITE LAYOUT PRINCIPLES

Not applicable as site was rejected following site visit and completion of the initial appraisal.

CONCLUSION

The site is located south of the Avenue, Bushey (plan 5309/401/D). The existing use is public open space. The site is in the ownership of the Bushey Manor Field Trust. The site is relatively level, however there is a gentle incline across the site rising from the north-west to the south-east. The site is not of an optimal size for a 10fe school.

The site is not considered to be available as it is in use as public open space, which is well used by members of the public. The site is adjacent to Grade II listed heritage asset which would inhibit the design of the building and the site is sub-optimal for a 10fe school.

For the above reasons, the site was not recommended for high level transport appraisal or for comparative assessment with other sites.



WABU 05

**SOUTH WEST HERTFORDSHIRE
SECONDARY SCHOOL
SITE SEARCH**

Site identification: WABU05

PROJECT NO	DRAWING NO	REV
5309	451	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500 @A2

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SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

SITE DETAILS

Site Reference and address	Bushey Site: WABU09 Bushey Country Club, Bushey Site identification plan: [5309/460/A] Aerial photograph: [5309/461/A] Development principles plan: [5309/462]	
Site area	21.79ha (whole golf course) 14.26ha (defined site area)	
Existing use/occupiers	Vacant golf course, restaurant, driving range, police offices	
Land ownership	HERTSMERE BOROUGH COUNCIL of Civic Offices, Elstree Way, Borehamwood, Herts WD6 1WA.	
Site availability	HELAA submissions as site HEL176	
Brownfield Land Register	No.	
Planning history	TP/06/1539 - Construction of 5 no. new 10 metre lattice towers to support netting for the golf driving range. 19/0244/FUL - Change of use of ground floor of shooting range/shop to A3 (Restaurant). 20/0851/FUL - Retrospective change of use to restaurant (A3) with ancillary shisha lounge.	
Buildings	There are numerous buildings to the north of the site of up to two storeys in height.	
Adjoining uses	North:	The site is bounded to the north by Bushey High Street. Beyond this are predominantly residential and office uses, as well as A1 and A3 uses along the High Street.
	East:	To the east of the site are a number of uses such as residential, offices and a school.
	South:	The site is bounded to the south by Merry Hill Road and St Margaret's School.
	West:	To the west of the site is Bushey House and residential dwellings. There is a large pond to the south of Bushey House, adjacent to the boundary of the site.
Topography	The majority of existing buildings are close to the lowest part of the site with a 'dip' in the landscape, containing a watercourse, before the site quite significantly inclines to the south. Its use as a former golf course	

	means that the land is highly landscaped.
Water courses	There is a large pond adjacent to the northwest boundary of the site, there is a drainage watercourse just south of the pond. Towards the east of the site is another small water course and there is a small pond close to the southern boundary.
Vegetation	A strong tree belt bounds the site to the west, with an area of woodland abutting the site to the south. Trees screen the site from dwellings on the eastern boundary, whereas the frontage with the High Street is relatively sparse from vegetation. The central areas of the site have significant tree coverage throughout. The former golf course has not been maintained meaning that long wild grass covers much of the site. The whole site is covered by a TPO.
ACCESSIBILITY	
Vehicular access	The site is currently accessed by a long access road leading to a car park off of the High Street. The High Street is a principal A road with 30mph restrictions. To the west of the site is Merry Hill Road, an unclassified u road. The road is quite narrow and winding and there is a mature hedgerow/tree belt bounding the site.
Cycle access	None.
Pedestrian access	The High Street has footpaths on each side of the road. There is no footpath on Merry Hill Road. Public footpath 18 runs down the western boundary of the site.
Public transport	There are numerous bus stops within close proximity of the north of the site. Melbourne Road bus stop is directly in front of the site and provides access to routes 162 (Watford-Bushey-Edgeware-Brent Cross) and 258 (Watford-Bushey-Harrow Weald-Harrow-South Harrow). Bushey train station is a 1.7km walk from the site (21 minutes) and provides links to Watford, central London and Tring.
High level transport appraisal	A high-level transport appraisal prepared by Stomor Civil Engineering Consultants concludes that, in principle, it would appear that the road network and potential for sustainable access to the site would be suitable for provision of a 10FE secondary school, subject to a full review of transport impact and safety as part of a full Transport Assessment. There appears to be potential for pedestrian and cycle improvements in the immediate vicinity of the site along the A411 High Street. However, the available width to the northwest of the site may restrict the extent of potential improvements. Bus accessibility to the site is good, with bus stops on the A411 providing good access to routes 142 and 258 which serve Watford Junction Station to Brent Cross Shopping Centre, and Watford Junction Station to Harrow Bus Station, respectively. Due to the Covid-19 pandemic, traffic conditions at the time of writing this High-Level Assessment do not reflect former 'typical' traffic conditions. However, a desktop review of available traffic information has been undertaken which indicates that the A411 experiences congestion at peak times.

	Accident data for the area within the vicinity of the site identified that there may be potential issues with pedestrian and cyclist safety. These issues will need to be assessed in more detail and suitable mitigation measures provided as considered necessary to ensure pupils have a suitably safe route to and from school.
ENVIRONMENTAL IMPACT	
Landscape and visual impact	Significant gradient means any development beyond the built-up part of the site would affect the current open vista when viewed from the High Street. To the west and south the site is relatively well enclosed.
Impact on residential amenities:	There is a pair of semi-detached dwellings situated within the car parking area of the site which could restrict the scale and location of the proposed buildings on site. Dwellings to the east and west of the site may be impacted by noise/light overspill.
Ecology:	There is a significant amount of trees scattered throughout the site which are likely to provide habitats for bats and birds. To the south of the site is an area of woodland which is likely to be of higher ecological value. Much of the site is covered in long wild grass which could provide habitats for lizards, small mammals and invertebrates. Furthermore, there is a large pond just outside of the site boundary and a small pond within the site which could provide habitats for amphibians, invertebrates and birds.
Noise sources	Traffic associated with High Street adjacent to the site.
Flood risk	Flood zone 1 – very low risk
Surface water flooding	There are small areas of high risk to the north of the existing buildings on site. There is a band of high-low risk extending from the large pond adjacent to the site to the east and extending south towards the boundary. A strip of high-low risk also extends southwest of the pond and extends to the south of the site.
Groundwater source protection area	None.
Air quality	No AQMA. Close to High Street. There are AQMAs situated approximately 1.25km to the west at Chalk Hill/Pinner Road.
Minerals	Sand and Gravel Belt
Agricultural land quality	3a/3b
Rights of way	Bushey footpath 018 runs along the western boundary of the site.
EXISTING PLANNING AND DESIGNATION CONSTRAINTS	
Existing and emerging local plan site specific designations	Green Belt. HELAA site HEL176
Heritage assets: archaeology	None.

Designated heritage assets	Yes - many heritage assets adjoin/are close to the site. Statutory listed buildings (Bushey House, Palgrave Lodge, and Bushey Park, Margaret Howard Theatre and Studios, Heronslea House, 67-75 High Street). Designated Park/Garden Bushey Rose Garden is opposite to the north. Bushey High Street Conservation Area adjoins site to north. Locally Listed Buildings Herkomer House opposite to east and 61 High Street adjoining to southeast.
Designated rural areas	None.
International, National and locally designated sites of importance for biodiversity and habitat sites	None.

SITE EVALUATION

Positive site attributes

1. The site is of optimal 10fe.
2. The site is in single ownership.
3. The site is available.
4. The likely build zone of the site is flat and re-grading would be minimal.
5. Vehicular access could likely be achieved from High Road with suitable mitigation/improvements.
6. Pedestrian/cycle access could likely be achieved from High Road with suitable mitigation/improvements.
7. The site lies adjacent/within 400m walking distance of bus stops and bus routes.
8. Site development would not be exposed to long distance views in the wider landscape.
9. The site lies adjacent to the urban area of Bushey.
10. There would appear to be no impacts on archaeology [subject to further investigations].
11. The site lies outside an AQMA.
12. The site does not lie in a Minerals Consultation Area.
13. The site is not in an Area of Archaeological Importance.
14. The site is not in a designated rural area.
15. The site does not have any international, national or local wildlife, habitat or biodiversity designations.
16. The site does not have any local plan allocation.
17. The central area of the site is not traversed by rights of way.
18. The site has a single landowner.

Negative site attributes

1. Most of the site has significant level changes and re-grading would be required.
2. The site has significant areas of vegetation that would require removal to accommodate a secondary school.

3. There would be impacts on preserved trees.
4. There would likely be more than minor ecological impact [subject to further investigations].
5. The site is at risk of surface water flooding [subject to further investigations].
6. The site is located near noise sources.
7. The site lies in the Green Belt.
8. There could be impacts on designated heritage assets.
9. The site does have an SHELAA allocation [HEL176].
10. The site has moderate-good grade agricultural land classification [if relevant].
11. The area of the site most suitable for a vehicular access is allocated for residential development.

SITE LAYOUT PRINCIPLES

A BB103 compliant 10fe secondary school site could be accommodated on this site:

1. Development principles plan 5309/462
2. Total site area: [14.26 ha]
3. Build zone: [4.45 ha]
4. Building footprint: [14,014 sqm]
5. Playing field zone: 9.81 ha
6. Vehicular access/egress: [High Street]
7. Pedestrian access: [High Street]

CONCLUSION

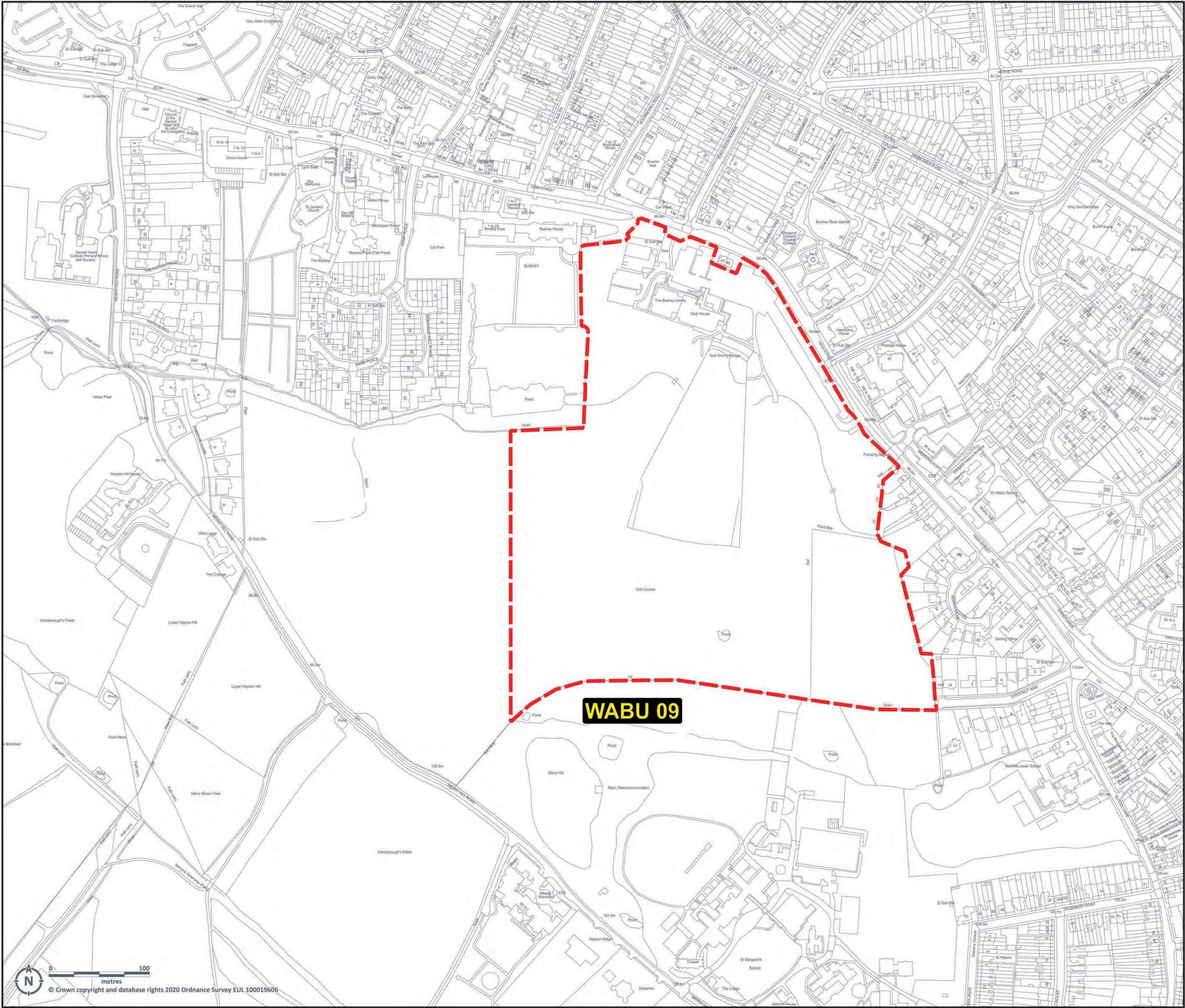
The site is located to the south of Bushey High Street (plan 5309/401/D). The existing use is golf course, driving range, restaurant and police offices. The golf course is vacant and not used. The site is in single ownership. The majority of existing buildings are close to the lowest part of the site with a 'dip' in the landscape, containing a watercourse, before the site quite significantly inclines to the south. Its use as a former golf course means that the land is highly landscaped and the whole site is covered by a Tree Preservation Order (TPO). The site is of optimal size for a 10fe school, is vacant and understood to be available.

The site was recommended for a transport appraisal. The conclusions of the transport appraisal were that in principle, it would appear that the road network and potential for sustainable access to the site would be suitable for provision of a 10FE secondary school, subject to a full review of transport impact and safety as part of a full Transport Assessment. There appears to be potential for pedestrian and cycle improvements in the immediate vicinity of the site along the A411 High Street. However, the available width to the northwest of the site may restrict the extent of potential improvements. Bus accessibility to the site is good, with bus stops on the A411 providing good access to routes 142 and 258 which serve Watford Junction Station to Brent Cross Shopping Centre, and Watford Junction Station to Harrow Bus Station, respectively.

A development principles plan (5309/462) has been prepared and is attached at Appendix 3. This plan should the disposition of the building zone, playing fields and the optimal point of vehicular access for the site (based on transport appraisal conclusions. The impact of a building zone on the environment of established scattered parkland trees from the High Street would be significantly detrimental. Because of the significant variations in topography which have been created for the golf course use there would be a significant amount of regrading to this site to create flat plateaus for building zones, car park and playing fields to create an accessible site.

The site, it is concluded, may not be a preferred location for a 10fe secondary school if there are

other more sequentially preferable sites with less environmental impact on the landscape (i.e., that do not require the significant re-grading of land and the removal of trees covered by a Tree Preservation Order).



SITE BOUNDARY
14.26ha

REVISION A:
Amendment to site boundary
HNA/22-07-2020

SOUTH WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH

Site identification: WABU09

PROJECT NO	DRAWING NO	REV
5309	460	A
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500 @A2

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WABU 09

REVISION A:
Amendment to site boundary
HNA/22-07-2020

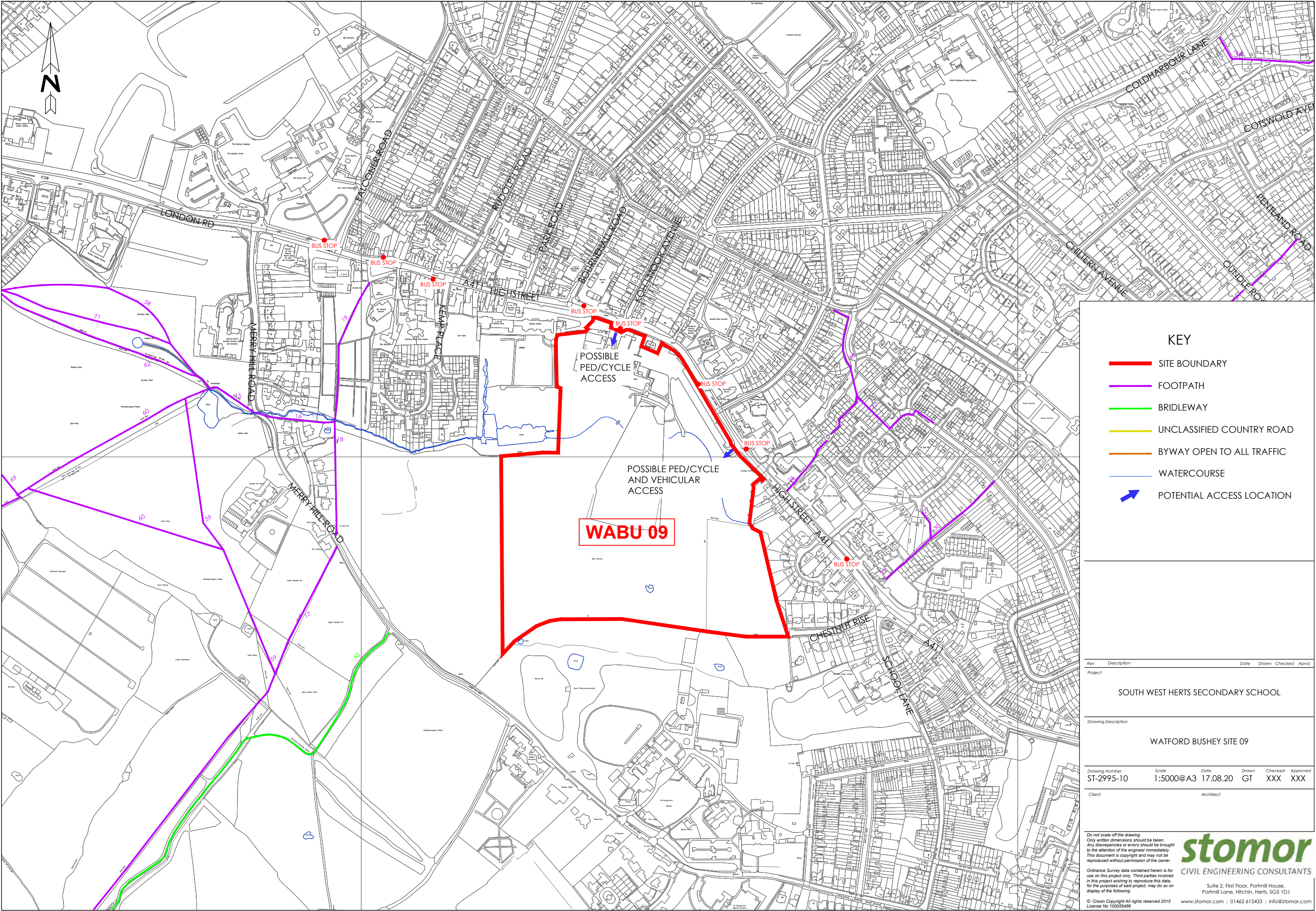
**SOUTH WEST HERTFORDSHIRE
SECONDARY SCHOOL
SITE SEARCH**

Site identification: WABU09

PROJECT NO	DRAWING NO	REV
5309	461	A
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500 @A2

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KEY

SITE BOUNDARY

FOOTPATH

BRIDLEWAY

UNCLASSIFIED COUNTRY ROAD

BYWAY OPEN TO ALL TRAFFIC

WATERCOURSE

POTENTIAL ACCESS LOCATION

Rev	Description	Date	Drawn	Checked	Apvd.
Project					
SOUTH WEST HERTS SECONDARY SCHOOL					
Drawing Description					
WATFORD BUSHEY SITE 09					
Drawing Number	Scale	Date	Drawn	Checked	Approved
ST-2995-10	1:5000@A3	17.08.20	GT	XXX	XXX
Client	Architect				

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Only written dimensions should be taken.
Any discrepancies or errors should be brought
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SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

SITE DETAILS

Site Reference and address	Bushey Site: WABU10 Land at Harts Farm, Bushey Site identification plan: [5309/470] Aerial photograph: [5309/471] Development principles plan: [5309/472]	
Site area	18.00ha	
Existing use/occupiers	Agricultural	
Land ownership	REDROW HOMES LIMITED (Co. Regn. No. 01990710) of Redrow House, St. Davids Park, Ewloe, Deeside CH5 3RX.	
Site availability	HELAA site HEL201	
Brownfield Land Register	No.	
Planning history	TP/79/0845 - OUTLINE APPLICATION. USE OF THE LAND FOR THE GROWING_ STORAGE AND ANCILLARY SALE OF HORTIOULTURAL PRODUCE GARDEN FURNITURE AND EQUIPMENT - Refused TP/88/0916 - JEWISH SCHOOL COMPLEX (OUTLINE) APPLICATION - Refused	
Buildings	None.	
Adjoining uses	North:	The M1 is situated to the north of the site.
	East:	To the east of the site is agricultural land.
	South:	To the south are residential dwellings.
	West:	To the west is agricultural land, farm buildings and residential dwellings.
Topography	The northern/western part of the site gradually slopes downwards to the north away from Little Bushey Lane. Towards the east/south of the site the land slopes upwards from the centre of the site to the south and downwards to the north.	
Water courses	Google Maps shows that there is a small watercourse close to the north east boundary of the site.	
Vegetation	There is a scattered hedgerow running along the frontage with Little Bushey Lane and scattered trees/hedgerow along the boundary of the adjacent farm. Along the northern/eastern boundary there is a denser tree belt/hedgerow. There is a dense tree belt between the northern and	

	southern fields. There are trees screening the site from properties on Wayside Avenue and along the south-eastern boundary of the site.
ACCESSIBILITY	
Vehicular access	The M1 motorway runs along the northern/eastern boundary of the site. Little Bushey Lane, an unclassified u road bounds the site to the west. The road appears to be wide enough for an access to the site.
Cycle access	None.
Pedestrian access	There is a footpath along the western side of Little Bushey Lane. A pedestrian access to the site abuts Little Bushey Lane. Bushey footpath 33 runs along the western boundary of the site and Bushey footpath 40 runs diagonally across the site to the east.
Public transport	Chiltern Close bus stop is a 0.64km walk from the site (7 minutes). This provides access to routes 306 (Watford – Borehamwood) and 823 (Garston-Borehamwood).
High level transport appraisal	A high-level transport appraisal prepared by Stomor Civil Engineering Consultants concludes that, in principle, the road network and potential for sustainable access to the site would be suitable for provision of a 10FE secondary school, subject to a full review of transport impact and safety as part of a full Transport Assessment. The existing pedestrian links to the site are good, although improvements to pedestrian crossing provision in the vicinity of the site will be required. PROW Footpaths 33 and 40 pass within the site boundary and will need to be taken into consideration with regard to public access along these routes and how it will be managed. There appears to be limited scope to provide cycle improvements in the immediate vicinity of the site. However, measures to reduce vehicle speeds will need to be reviewed in order to provide a safe and suitable on-road cycle route for pupils to utilise. Bus accessibility to the site is reasonable, with bus stops on Little Bushey Lane and Chiltern Avenue providing access to route 306 which serves Watford and Borehamwood. Improved accessibility between the site and the local bus stops should be considered as part of proposals. It may be necessary to allow parent drop off in the site to prevent parking along Little Bushey Lane, which would cause traffic flow issues and safety concerns. Due to the Covid-19 pandemic, traffic conditions at the time of writing this High-Level Assessment do not reflect former 'typical' traffic conditions. However, a desktop review of available traffic information has been undertaken which indicates that the junction between Little Bushey Lane and Elstree Road experiences congestion at peak times.
ENVIRONMENTAL IMPACT	
Landscape and visual impact	The site is relatively well enclosed due to the surrounding vegetation and vegetation present in surrounding areas.
Impact on residential	Depending on the siting of the proposed school there could be impacts

amenities:	to the outlook and provision of daylight/sunlight to dwellings fronting Little Bushey Lane, The Squirrels and Wayside Avenue. There could also be noise and light overspill to these dwellings.
Ecology:	The on-site ecology is likely to be limited to the trees and hedgerows around the perimeter of the field boundaries. These are likely to provide habitats for bats and birds.
Noise sources	M1 motorway to the north/east and Little Bushey Lane to the west.
Flood risk	The eastern part of the site is situated within Flood Zone 2 – Medium Risk.
Surface water flooding	Much of the site is at risk of surface water flooding (low-high risk). There is a large band of high risk to the east of the site within the area at risk of fluvial flooding.
Groundwater source protection area	None.
Air quality	M1 motorway adjacent to the site.
Minerals	No.
Agricultural land quality	3a/3b
Rights of way	Bushey footpath 33 runs along the western boundary of the site and Bushey footpath 40 runs diagonally across the site to the east.

EXISTING PLANNING AND DESIGNATION CONSTRAINTS

Existing and emerging local plan site specific designations	Green Belt HELAA site HEL201
Heritage assets: archaeology	None.
Designated heritage assets	None.
Designated rural areas	None.
International, National and locally designated sites of importance for biodiversity and habitat sites	None.

SITE EVALUATION

Positive site attributes:

1. The site is of optimal / sufficient size for 10fe.
2. The site is in single ownership.
3. The site is available.

4. Most of the site has relatively gentle level changes and re-grading would be limited to marginal areas.
5. Vehicular access could be likely be achieved from Little Bushey Lane with suitable mitigation/improvements.
6. Pedestrian/cycle access could likely be achieved from Little Bushey Lane with suitable mitigation/improvements.
7. Site development would not be exposed to long distance views in the wider landscape.
8. The site lies adjacent to the urban area of Bushey.
9. There would be no impacts on preserved trees.
10. There would be minor ecological impact [subject to further investigations].
11. The site lies outside an AQMA.
12. The site does not lie in a Minerals Consultation Area.
13. The site is not in an Area of Archaeological Importance.
14. There would be no impacts on designated heritage assets.
15. The site is not in a designated rural area.
16. The site does not have any international, national or local wildlife, habitat or biodiversity designations.
17. The site is does not have any local plan allocation.
18. The site has a single landowner.

Negative site attributes:

1. The site does not lie within 400m walking distance of bus stops and bus routes.
2. The site has relatively large areas of vegetation that would require removal to accommodate a secondary school.
3. The site is at risk of flooding [subject to further investigations].
4. The site is located near noise sources.
5. The site lies in the Green Belt.
6. The site does have an HELAA allocation [HEL201].
7. The site has moderate-good grade agricultural land classification [if relevant].
8. The site is traversed by rights of way.
9. The site lies close to an existing secondary school.
10. There are electricity pylons and overhead power lines running through part of the site.

SITE LAYOUT PRINCIPLES

A BB103 compliant 6fe/8fe/10fe secondary school site [could not] be accommodated on this site:

1. Development principles plan 5309/472
2. Total site area: [18ha]
3. Build zone: [4.41ha]
4. Building footprint: [14,014sqm]

5. Vehicular access/egress: Little Bushey Lane

6. Pedestrian access: Little Bushey Lane

The total site area has been delineated using physical and natural boundaries. It would be possible to reduce that area to be in accordance with the site size areas in Table 1 of the report subject to further technical and environmental assessments. The site could also be part of a wider residential development subject to technical and environmental assessments.

CONCLUSION

The site is located to the east of Little Bushey Lane (plan 5309/401/D). The existing use is agricultural and is in single ownership. The northern/western part of the site gradually slopes downwards to the north away from Little Bushey Lane. Towards the east/south of the site the land slopes upwards from the centre of the site to the south and downwards to the north. The M1 lies adjacent to the site to the east of the site giving rise to noise and air quality concerns which would require further investigation. Part of the site lies in the flood plain which may reduce the developable area. The site is of optimal size for a 10fe school.

The site was recommended for a transport appraisal. The conclusions of the transport appraisal were that in principle the road network and potential for sustainable access to the site would be suitable for provision of a 10FE secondary school, subject to a full review of transport impact and safety as part of a full Transport Assessment. The existing pedestrian links to the site are good, although improvements to pedestrian crossing provision in the vicinity of the site will be required. PROW Footpaths 33 and 40 pass within the site boundary and will need to be taken into consideration with regard to public access along these routes and how it will be managed. There appears to be limited scope to provide cycle improvements in the immediate vicinity of the site. However, measures to reduce vehicle speeds will need to be reviewed in order to provide a safe and suitable on-road cycle route for pupils to utilise.

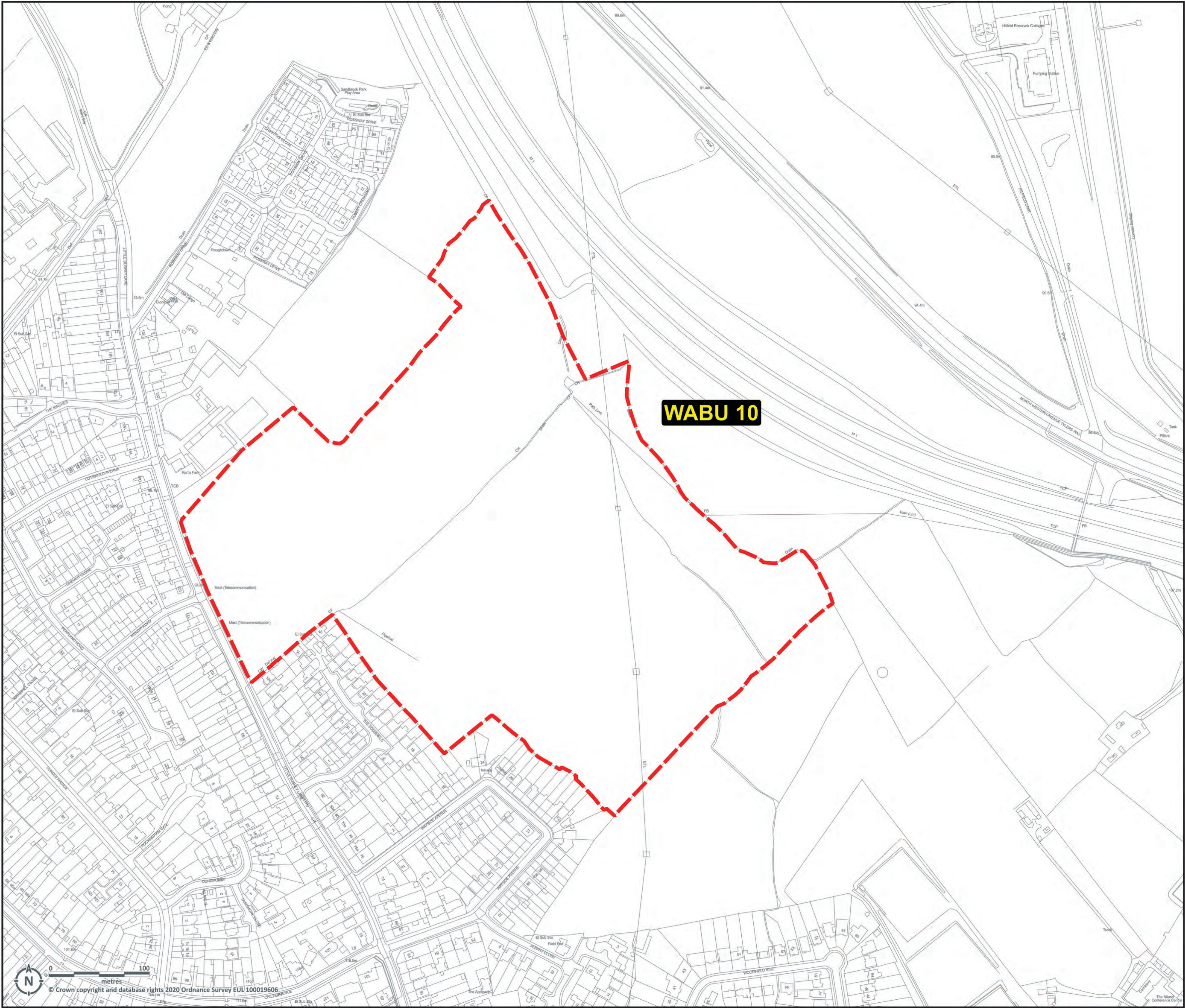
Bus accessibility to the site is reasonable, with bus stops on Little Bushey Lane and Chiltern Avenue providing access to route 306 which serves Watford and Borehamwood. Improved accessibility between the site and the local bus stops should be considered as part of proposals. It may be necessary to allow parent drop off in the site to prevent parking along Little Bushey Lane, which would cause traffic flow issues and safety concerns.

A development principles plan (5309/472) has been prepared and is attached at Appendix 3. This plan should the disposition of the building zone, playing fields and the optimal point of vehicular access for the site (based on transport appraisal conclusions). The part of the site on the eastern boundary that lies within Flood zone 2 is excluded from the developable area. With this exclusion the total developable area is 16.38ha which is still well above the maximum area (13.2ha) required for a 10fe secondary school. The site area could be reduced in accordance with the site size requirements in Table 1 of the report as part of a wider mixed use development.

The site it is concluded could be a preferred location for a 10fe secondary school, but further work would be required in respect of noise, air quality and the potential for significant footpath diversions. The developable area may be reduced further if research on flood and drainage results in a larger area of flooding. If there are other more sequentially preferable sites without these constraints, then this site would not be taken forward for further assessment.

The following technical studies are recommended:

- Post Covid-19 traffic survey
- Landscape and Visual Assessment
- Services Assessment
- Noise Impact Assessment
- Air Quality Assessment
- High Level Flood Risk / Drainage Assessment



SITE BOUNDARY
18.00ha

SOUTH WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH

Site identification: WABU10

PROJECT NO	DRAWING NO	REV
5309	470	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500 @A2

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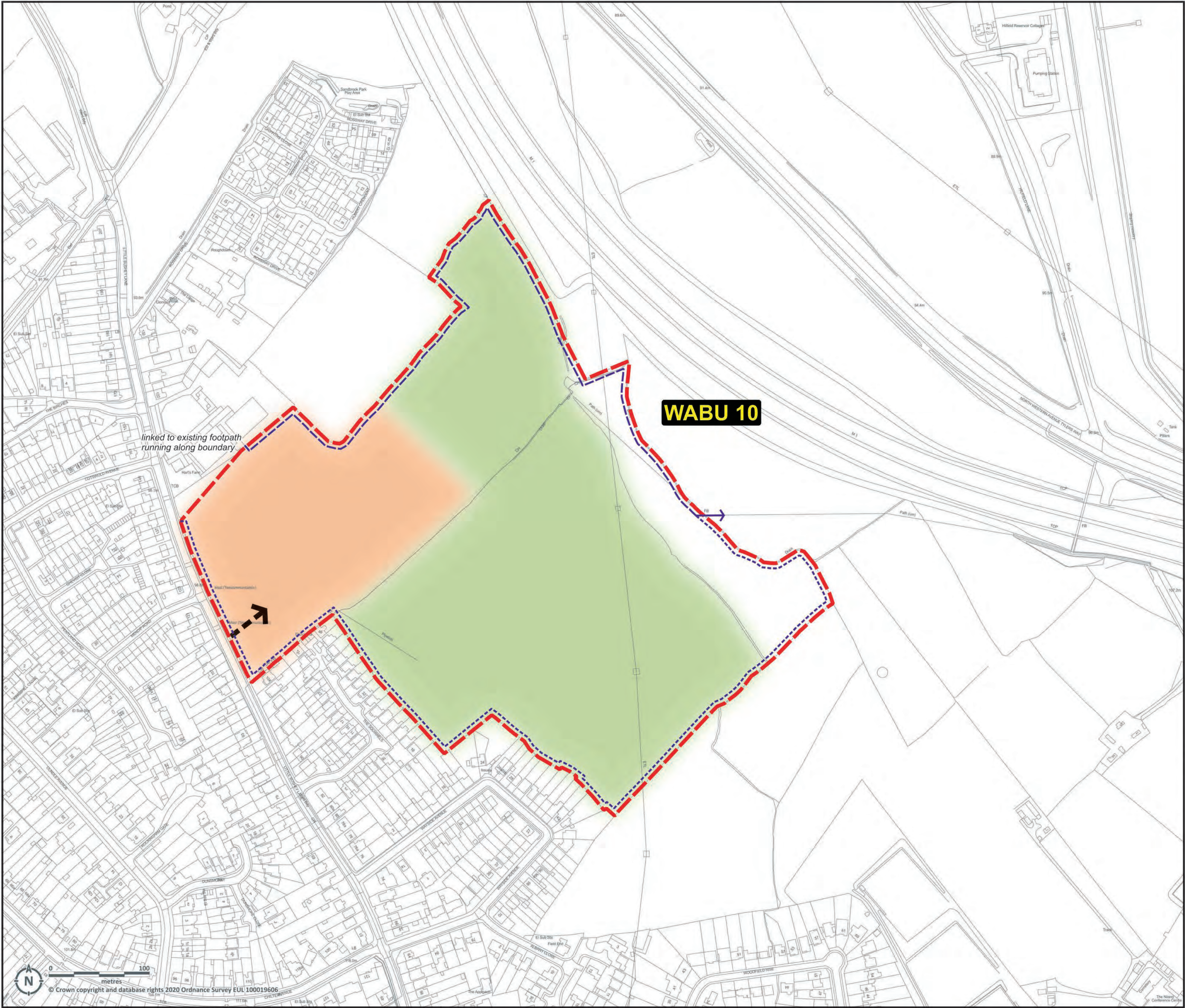
WABU 10

**SOUTH WEST HERTFORDSHIRE
SECONDARY SCHOOL
SITE SEARCH**

Site identification: WABU10

PROJECT NO	DRAWING NO	REV
5309	471	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500 @A2



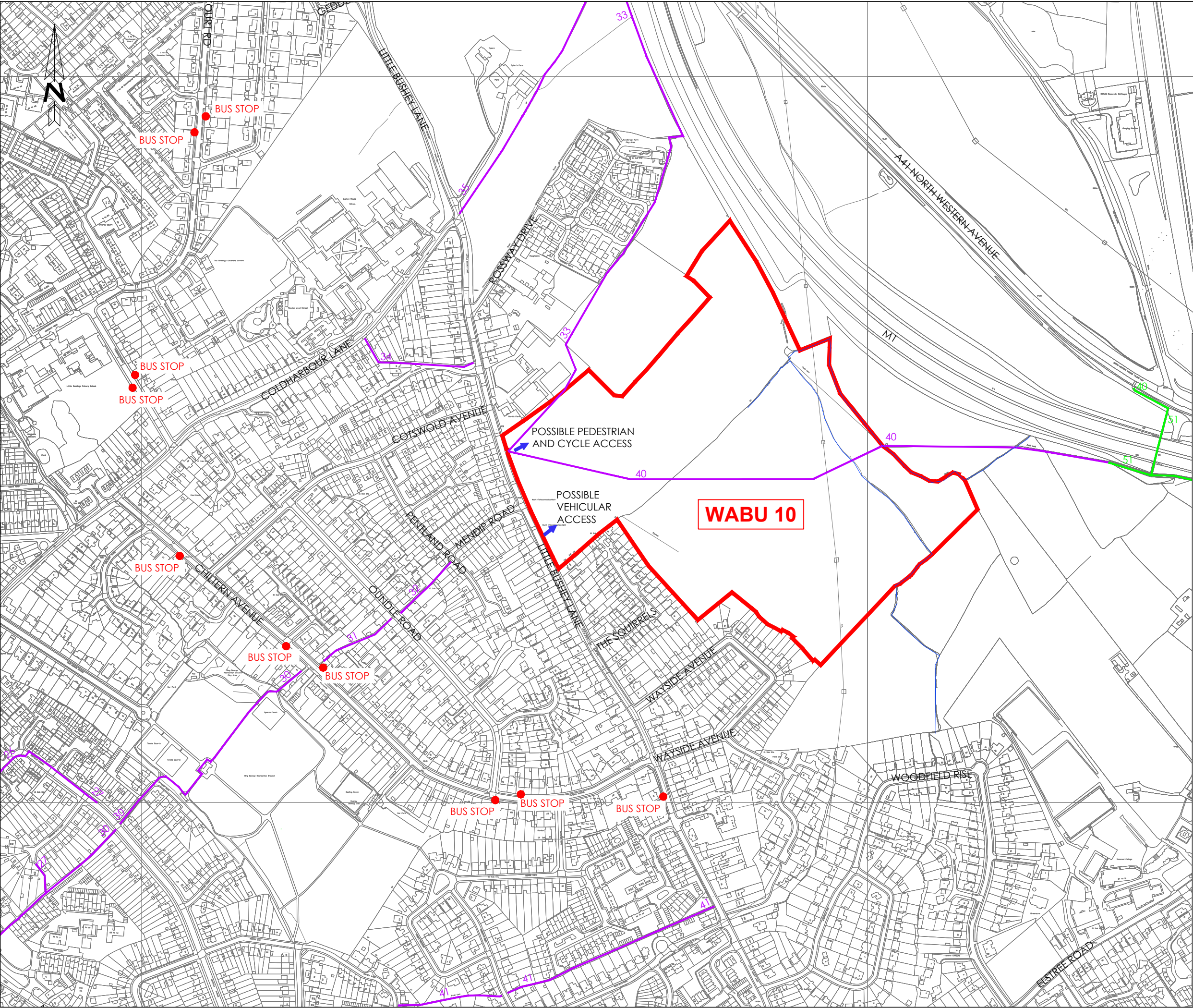


- SITE BOUNDARY
18.00ha
- BUILDING ZONE
4.41ha
- PLAYING FIELD ZONE
11.97ha
- SITE ACCESS
- DIVERTED FOOTPATH: OPTION 1
- DIVERTED FOOTPATH: OPTION 2

SOUTH WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH

Development principles: WABU10

PROJECT NO	DRAWING NO	REV
5309	472	
DRAWN	DATE	SCALE
HNA	SEPT 2020	1:2500 @A2



KEY

SITE BOUNDARY

FOOTPATH

BRIDLEWAY

WATERCOURSE

POTENTIAL ACCESS LOCATION

Rev	Description	Date	Drawn	Checked	Apvd.
Project					
SOUTH WEST HERTS SECONDARY SCHOOL					
Drawing Description					
WATFORD BUSHEY SITE 10					
Drawing Number	Scale	Date	Drawn	Checked	Approved
ST-2995-11	1:5000@A3	17.08.20	GT	SJB	NJM
Client	Architect				

APPENDIX 5

South West Hertfordshire Secondary School Site Search

High Level Transport Appraisal – Watford & Bushey Site Rankings

The table below shows the ranking of the sites according to the level of compliance with highway policy. These rankings of sites are based on a safe and suitable access, sustainable transport modes, and likely mitigation works required.

Ranking	Site	Safe and suitable vehicular access	Location and Sustainable transport modes	Anticipated Mitigation Works	Comments
1	10: Land to the east of Little Bushey Lane and west of arable farming land that follows the M1				Good vehicular, pedestrian and cycle access to the site. Limited scope to provide off-road cycle route and only one bus service. Edge of town.
2	04: Land to the south of Park Avenue and west of Lincoln Field				Potential issues with access; third party land, watercourse or PROW. Good pedestrian, cycle and bus accessibility. High traffic volume area.
3	09: Land to the south of A411 and east of Merry Hill Road				Good pedestrian and bus accessibility. High traffic volumes. Congested High Street.
4	02: Land to the west of Little Bushey Lane and north of Farm Way				Potential limited insufficient pedestrian/cycle access. Edge of town. Potential issues with impact on road network.

The above rankings are based on an initial desk based appraisal and are subject to further surveys and the detailed analysis of a Transport Assessment.

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