

**Hertsmere Borough Council
Strategic Housing Land Availability Assessment**

Part Two - Section 4

ELSTREE & SHENLEY

LOCATION PLANS

IMPORTANT INFORMATION – PLEASE READ

Development Status

This document contains details of land and sites identified to the Council as available for development. It is part of a technical study to assess future housing land supply. The Council is not at this stage proposing these sites as development land. Inclusion in the study does not oblige or imply that the Council will grant planning permission for residential development. Any planning application that comes forward will continue to be considered against current policies in national guidance, the Hertsmere Local Plan (Adopted 2003) and emerging Core Strategy.

Sites on Green Belt Land

The SHLAA study considers urban sites as well as greenfield and Green Belt land. This does not mean the Council have accepted the principle of the release any land from the Green Belt. The assessment made in the study that a site has potential does not amount to 'special circumstances' for development or alter its Green Belt status. The Council will continue to resist speculative applications for housing development on Green Belt land until changes are agreed in an adopted development plan. The Council's future approach to the Green Belt will be set out in its Core Strategy document which will be subject to full public consultation.

Consultation on sites

The SHLAA is a necessary technical exercise produced in consultation with local development stakeholders. The purpose of the study is to assess the amount of land with **potential** for housing and not to test whether each individual site is acceptable. Sites identified have not been subject to neighbour or wider public consultation as there is no certainty they will be allocated for development. If a planning application is received, then local consultation will take place in accordance with planning regulations. Following the adoption of a Core Strategy, the Council will publish preferred options for specific development sites which will be subject to extensive public consultation.

Limitations of site and Assessment Information

Details of site constraints and boundaries are based on the information provided from agents and landowners. The SHLAA does not limit an extension or contraction of these boundaries for the purpose of a planning application. Other constraints may exist which have not been identified.

Ownership

The majority of sites assessed are in private ownership. The inclusion of a site owned by the Council or County Council does not mean a formal decision has been made to sell, develop or dispose of it.

S1 Tokonoma Bonsai Nursery, 14 London Road, Shenley



Scale: 1:1250
Date: 28 October 2009

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S20 Land to West of Shenley Hospital and North of Cricket Ground



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S25 43 London Road



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S30 The Rise and r/o Clare Close



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S51 Land at Fortune Oaks, Fortune Lane



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S70 High Carrs, Barnet Lane



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S73 54 Sullivan Way, Elstree



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S75 Stoneycroft and The Bungalow, Fortune Lane, Elstree

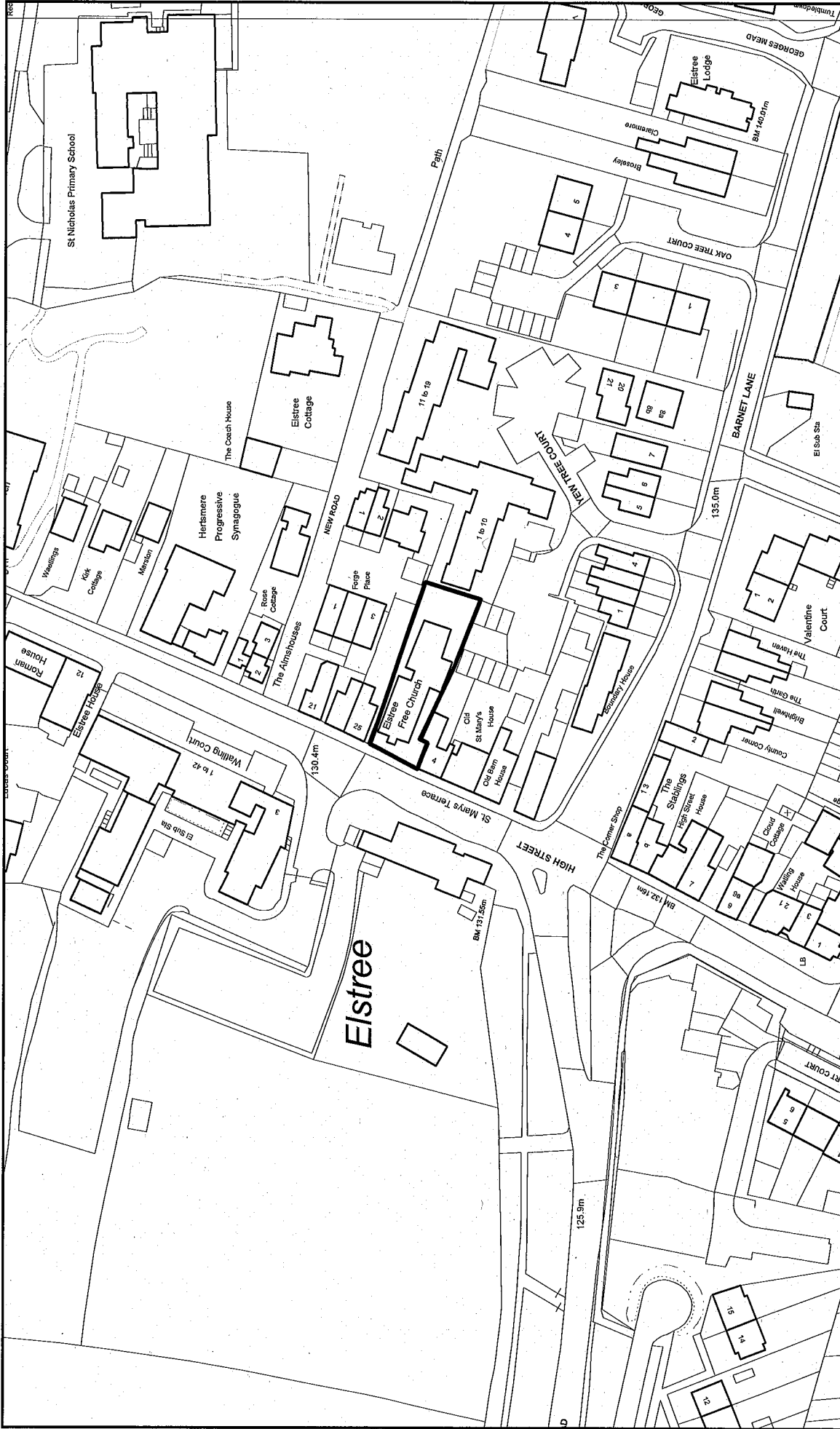


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S83 The Free Church, High Street, Elstree

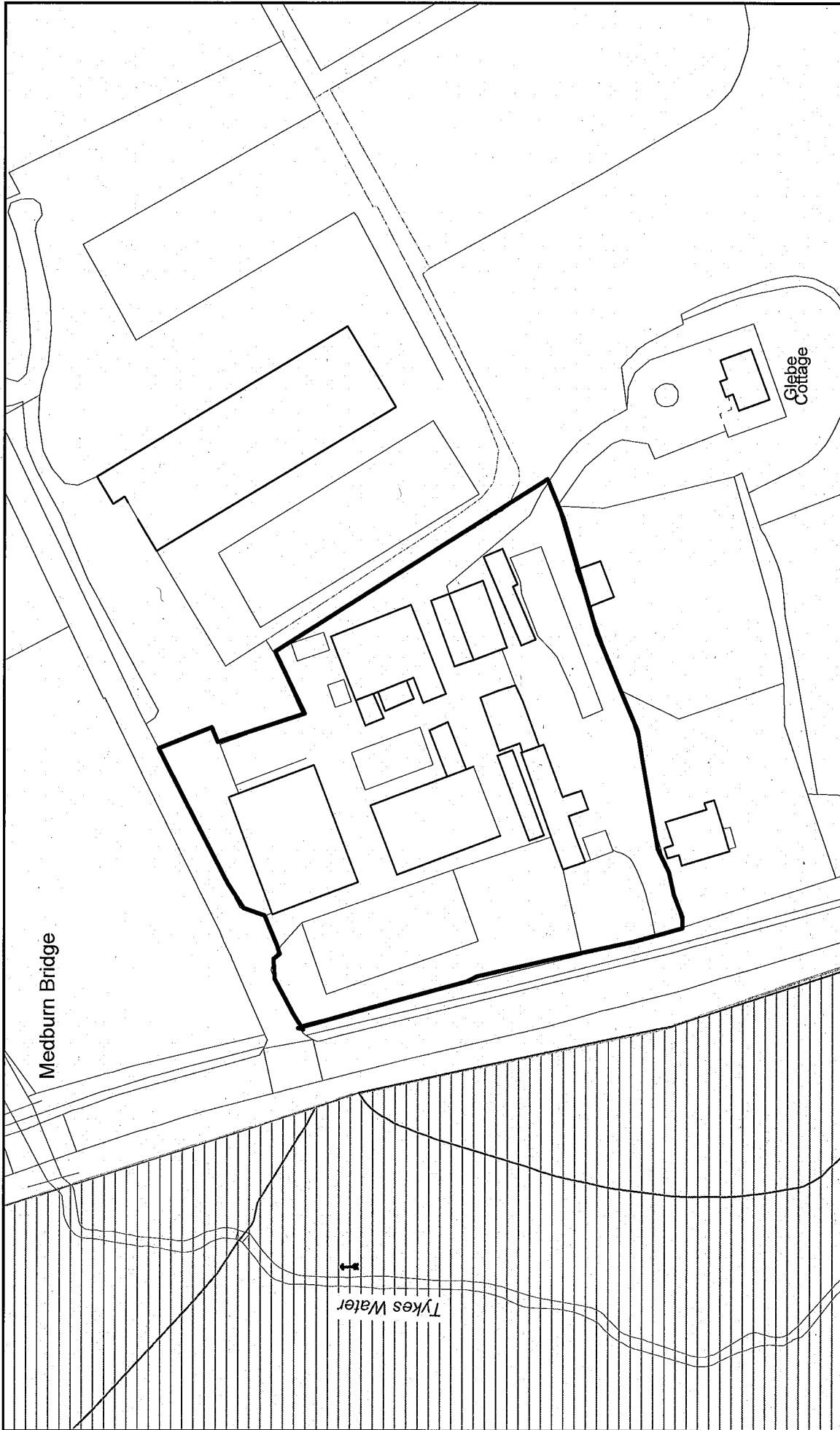


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S85 South Medburn Farm, Watling Street, Elstree



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