

CPRE Hertfordshire Site Analysis of Hertsmerem Borough Council Reg 18 Draft Local Plan (May 2026)										06/05/2026 (F)	
Data based on Hertsmerem Draft Local Plan Reg 18 April 2026. Green Belt analysis by CPRE Hertfordshire as Green Belt status of sites not given in draft Local Plan.		To note: *Gross site area is not necessarily the area that will be developed but used here as may reflect total area to be removed from Green Belt. Data on developable area not given in draft Local Plan.			Green Belt Housing land		Brownfield Housing land (not in Green Belt)	Number of Dwellings			Dwellings beyond Plan period
Candidate Sites for Allocation	Settlement	Site Ref	*Gross Site area (Ha)	Gross Developable area (Ha)	Gross Site area (Ha)	Dwellings total	Dwellings Green Belt	Dwellings Brownfield	Dwellings in GB beyond Plan Period	Notes	
CANDIDATE RESIDENTIAL SITES in Green Belt											
1	New Settlement: Bowmans Cross, Coursers Road, Ridge	East of London Colney	HBCA SA1	469.23	Data not given	500	500		7000	Option 1 - total 4000dw Option 2 - total 7500dw	
2	Well End Strategic Urban Extension	Borehamwood	HBA SA16	163.00		3750	3750			Application submitted	
3	Land south of Allum Lane	Borehamwood	HBA SA19	10.46		241	241			Retirement community application pending	
4	Parkfields/The Hertsmerem Golf Course	Borehamwood	HBA SA20	46.65		1073	1073				
5	Land North of Allum Lane and East of Watling Street, Elstree	Borehamwood	HBA SA24	8.83		198	198			Application submitted	
6	Land at Mutton Lane (north)	Potters Bar	HPBA SA11	95.92		1875	1875				
7	Land rear of Park Avenue	Potters Bar	HPBA SA12	17.38		260	260				
8	Former Potters Bar Golf Course	Potters Bar	HPBA SA13	40.90		400	400			Application submitted. Includes Country Park.	
9	Dove Lane	Potters Bar	HPBA SA15	5.49		82	82				
10	Land at Little Bushey Lane (east)	Bushey	HBUSA SA4	22.83		280	280			Application refused	
11	Land rear of Farm Way (north)	Bushey	HBUSA SA5	34.86		802	802			Application submitted	
12	Land at Elstree Road (south)	Bushey	HBUSA SA6	27.29		1300	1300			Application submitted	
13	Bushey Golf and Country Club	Bushey	HBUSA SA7	12.42		286	286				
14	Land North of Watford Road and East of Kemprow	Radlett	HRA SA3	42.26		972	972				
15	Land south of Watford Road and West of New Road	Radlett	HRA SA4	19.55		450	450				
16	Home Farm	Radlett	HRA SA6	45.22		1040	1040			Scoping Opinion response given	
17	Starveacres and land to west of Starveacres (land off Watford Road) - two sites	Radlett	HRA SA7	8.37		190	190			Mainly Green Belt. Eastern part of site is Safeguarded Land under 2013 Local Plan. Application submitted for eastern part of site 86dw.	
CANDIDATE RESIDENTIAL SITES in Green Belt			TOTALS	1070.46	Including new settlement	13699	13699		7000		
				Ha		Dw	Dw		Dw		
Number of proposed dwellings in Green Belt by settlement									beyond Plan Period		
New settlement : Bowmans Cross (including beyond Plan Period)		7500	Including 7000 beyond Plan Period								
Borehamwood		5262									
Potters Bar		2617									
Bushey		2668									
Radlett		2652									
TOTAL		20699	Including 7000 beyond Plan Period								
RESIDENTIAL SITES previously in Green Belt with live planning consent											
18	Land East of Hartfield Avenue and Fronting Barnet Lane, Elstree	Borehamwood	HBA SA17	5.77		74				Consented	
19	Land north of Barnet Lane	Borehamwood	HBA SA18	12.55		220				Consented	
20	Lyndhurst Farm, Green Street	Borehamwood	HBA SA25	5.27		186				Consented	
21	Organ Hall Farm, Theobald Street	Borehamwood	HBA SA26	8.87		110				Consented	
22	Bushey Hall Golf Course	Bushey	HBUSA SA8	41.71		350				Consented	
23	Land South of Shenley Hill	Radlett	HRA SA5	8.69		195				Consented	
RESIDENTIAL SITES previously in Green Belt with live planning consent			TOTALS	82.86		1135					
				Ha		Dw					
CANDIDATE RESIDENTIAL SITES - Brownfield (previously developed land)											

24	Borehamwood Town Centre Retail Park, Borehamwood	Borehamwood	HBA SA1			5.01	501		501		
25	The Point, Shenley Road	Borehamwood	HBA SA2			1.02	51		51		
26	Tesco Foodstore, Elstree Way	Borehamwood	HBA SA3			4.68	468		468		
27	Elstree Way Clinic, Cheeky Monkeys Nursery & former Library, Elstree Way	Borehamwood	HBA SA4			0.60	120		120		
28	Hertsmere Civic Offices, Elstree Way	Borehamwood	HBA SA5			0.48	95		95		
29	Hertsmere Civic Offices Car Park, Elstree Way	Borehamwood	HBA SA6			1.15	115		115		
30	Elstree & Borehamwood Railway Station	Borehamwood	HBA SA7			0.43	43		43		
31	Travelodge, Studio Way	Borehamwood	HBA SA8			0.66	33		33		
32	Borehamwood Fire Station, Elstree Way	Borehamwood	HBA SA9			0.36	36		36		
33	Borehamwood Job Centre, Elstree Way	Borehamwood	HBA SA10			0.27	27		27		
34	Cluster on Elstree Way (comprised of office building, Shell Garage and Kwik Fit)	Borehamwood	HBA SA11			0.74	74		74		
35	Regent House & Car Park, north of Allum Lane and west of Theobald Street	Borehamwood	HBA SA12			0.55	55		55		
36	McDonalds, Elstree Way	Borehamwood	HBA SA13			0.26	26		26		
37	Leeming Road Local Centre	Borehamwood	HBA SA14			1.42	65		65		
38	Imperial Place, Elstree Way	Borehamwood	HBA SA15			2.30	221		221		
39	Hollywood Court	Borehamwood	HBA SA21			0.71	71		71		
40	Old Hubbershens Sports Ground, Croxdale Road	Borehamwood	HBA SA22			4.05	95		95		
41	Directors Arms	Borehamwood	HBA SA23			0.58	29		29		
42	Tesco Food Store, Mutton Lane	Potters Bar	HPBA SA1			2.94	588		588		
43	Canada Life Site, B556	Potters Bar	HPBA SA2			1.84	369		369		
44	Sainsbury's Foodstore and car park, Darkes Lane	Potters Bar	HPBA SA3			1.28	128		128		
45	Potters Bar Railway Station Car Park, Darkes Lane	Potters Bar	HPBA SA4			0.98	98		98		
46	11 Darkes Lane	Potters Bar	HPBA SA5			0.58	58		58		
47	Bus Garage, High Street	Potters Bar	HPBA SA6			1.19	119		119		
48	Potters Bar Fire Station, B556	Potters Bar	HPBA SA7			0.43	21		21		
49	Car Park, A1000	Potters Bar	HPBA SA8			0.14	25		25		
50	Car/Taxi sales outlet, 226 Mutton Lane	Potters Bar	HPBA SA9			0.33	25		25		
51	Car Park, Kemp Place	Bushey	HBUSA SA1			0.33	17		17		
52	Car Dealership, 21 High Street, Bushey Heath	Bushey	HBUSA SA2			0.37	19		19		
53	Car Park, 67 High Road, Bushey Heath	Bushey	HBUSA SA3			0.23	11		11		
54	Regency House, Land at 205 Watling Street (A5183)	Radlett	HRA SA1			0.19	20		20		
55	Car Park, Railway Cottages	Radlett	HRA SA2			0.74	37		37		
	CANDIDATE RESIDENTIAL SITES - Brownfield	TOTALS				36.84	3660		3660		
						Ha	Dw		Dw		
							18494		7000	Total dwellings 25494	
	EMPLOYMENT SITES in Green Belt			Gross Site area (Ha)	Gross developable area (Ha)						
56	Land Southeast of Junction 24 (M25)		HEM SA01	5.99	Not given						
	EMPLOYMENT SITES in Green Belt:	TOTALS		5.99	Ha						
	EMPLOYMENT SITES previously in Green Belt with live planning consent										
57	Land East of South Mimms Services, St Albans Road, South Mimms	South Mimms	HEM SA02	35.78							Consented
58	Borehamwood Industrial Area Extension	Borehamwood	HEM SA03	29.92							Consented
59	Extension to Lisimirne Industrial Park		HEM SA04	16.34							Consented
60	Land Northeast of Elton Way	Bushey	HEM SA03	12.66							Consented
61	The Mercure Hotel and land to East, Tylers Way, Watford		HEM SA06	7.43							Consented
	EMPLOYMENT SITES previously in Green Belt with live planning consent	TOTALS		102.13							
				Ha							
					Sub Total						
			Green Belt Residential	1070.46							
			Consented Residential	82.96							
			Brownfield Residential	36.84							
					1190.16						
			Green Belt Employment	5.99							
			Consented Employment	102.13							
					108.12						
			TOTAL	1298.28							
				Gross site area							
				Hectares							