

Appendix H

Site Pro Formas – Borehamwood



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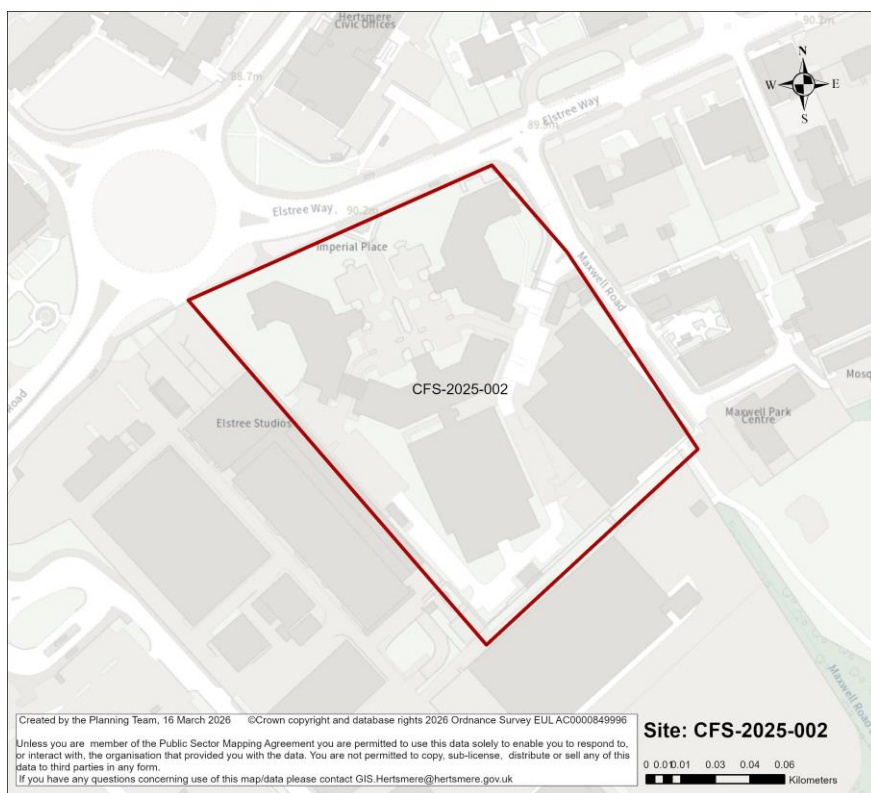
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HELAA 2025

SITE ASSESSMENT FORM

Site reference

CFS-2025-002



Site Address Details

Site Reference	CFS-2025-002 / HEL2101
Site Address	Imperial Place, Maxwell Rd, Borehamwood
Post Code	WD6 1JN
Ward	Borehamwood Hillside
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	2.3
Current Site Use	Employment
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential, Employment, Commercial, Community use
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Elstree studios to the West and South, Maxwell Road and Fire station to the East, and Elstree Way road to the North. Borehamwood council and police station to across the Elstree way road to the North.
Character of surrounding area – landscape, townscape	The site is located within the Borehamwood settlement with mixed use urban areas around the site. Elstree way runs to the North boundary of the site and functions as a major route through the area.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No

Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes
Floodzone 3	Yes
Surface Water Flooding Low Risk	8.38%
Surface Water Flooding Medium Risk	16.02%
Surface Water Flooding High Risk	58.1%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density', two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Yes, adjacent to Elstree studios – might need to evaluate rights of light considerations.
Are there any other environmental constraints?	Surface water flood risk
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. May face additional costs associated with demolition, land assembly or relocation of existing uses.
What would be needed to overcome constraints?	Surface water flood risk
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years. The promoter has also stated that delivery of non-residential uses can be within 5 years.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)		221

Conclusion: Is the site suitable, achievable and available?

The site is located within the urban area of Borehamwood and is well related to existing development. Whilst constraints have been identified, including areas of surface water flood risk, these are not considered to preclude development.

Development of the site would be subject to the application of the Sequential Test and, where necessary, the Exception Test. Flood risk constraints may influence site layout and capacity, with development directed away from areas at higher risk where appropriate.

The site is promoted for development and there is a reasonable prospect of delivery within the plan period. On this basis, the site is considered suitable, available and achievable, and is therefore classified as developable.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-011**



Site Address Details

Site Reference	CFS-2025-011
Site Address	Radnor Hall - The Cottage and The Lodge Allum Lane Elstree
Post Code	WD6 3NL
Ward	Elstree Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.133
Current Site Use	Residential
Planning Status	19/0263/FUL (Application Withdrawn) Demolition of existing 2 semi-detached dwellings and construction of 4 detached dwellings.
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Grade 3

Surrounding Area

Neighbouring land uses	Elstree recycling centre and cemetery to the South and West, open fields to the East, and residences and B5378 to the North
Character of surrounding area – landscape, townscape	Area is in the gap between Borehamwood/Elstree and Elstree village to east and west, with open countryside to the north and south.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL506

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No

Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	Yes

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	No
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
8	PASS	3+	5	3	0	STRONG
Stage 1 Comment	Although the parcel scores strongly against purpose 2, there are two identified areas which might score less strongly if considered alone:					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-52	PASS	3	5	2	0	STRONG
Stage 2 Comment	Meets Purpose assessment criteria strongly, but the north-eastern part makes a less important contribution to the wider strategic Green Belt. North-eastern part is recommended for further consideration.					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium - High	Medium-High	High	High	High	High	High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	Two owners
Is the delivery of the site achievable?	Yes, however may face additional costs for demolition/relocation of existing uses.
What would be needed to overcome constraints?	No
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to

	delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
N/A	N/A	N/A

Conclusion: Is the site suitable, achievable and available?

The site is located in Elstree within the Green Belt and lies between Borehamwood/Elstree and Elstree village, forming part of an important open gap between settlements. The surrounding area is characterised by a mix of residential uses, open land and adjacent infrastructure, including a recycling centre and cemetery.

The site makes a strong contribution to Green Belt purposes, particularly in preventing coalescence between settlements. Although the site comprises previously developed land and parts of the parcel have been identified as making a lesser contribution, the overall role of the site within the wider Green Belt remains significant. Furthermore, the site does not align with the spatial strategy, which directs development towards more sustainable and appropriate locations.

On this basis, the site is not considered suitable for allocation at present and is therefore assessed as not currently developable.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-036**



Site Address Details

Site Reference	CFS-2025-036 (HEL907)
Site Address	Maxwell Park Youth and Community Centre
Post Code	WD6 1JJ
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	0.17
Current Site Use	Community Centre
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Office blocks, apartment blocks, nursery school, charity collection centre, hotel, leisure centre and a petrol station.
Character of surrounding area – landscape, townscape	Urban edge of town centre character with mixed use and height development surrounding the site.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	n/a

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No

Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes (23.72%)
Floodzone 3	No
Surface Water Flooding Low Risk	52.93%
Surface Water Flooding Medium Risk	3.77%
Surface Water Flooding High Risk	12.28%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing	Landscape sensitivity to residential flats/	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new

development/ smaller flats		small scale commercial					
'Low-density', two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Potentially
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Flood risk albeit within the lowest flood risk category.
Is the Site suitable for the proposed use?	Potentially, provided any loss of community floorspace could be justified

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Not Known as still used for community uses
Is there developer interest?	Unknown
Ownership constraints?	Community centre is in use
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Demonstrate that existing community floor space is not necessary in this particular location.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)	100	17

Conclusion: Is the site suitable, achievable and available?

The site is occupied by an existing community centre. There are no environmental constraints associated with the site.

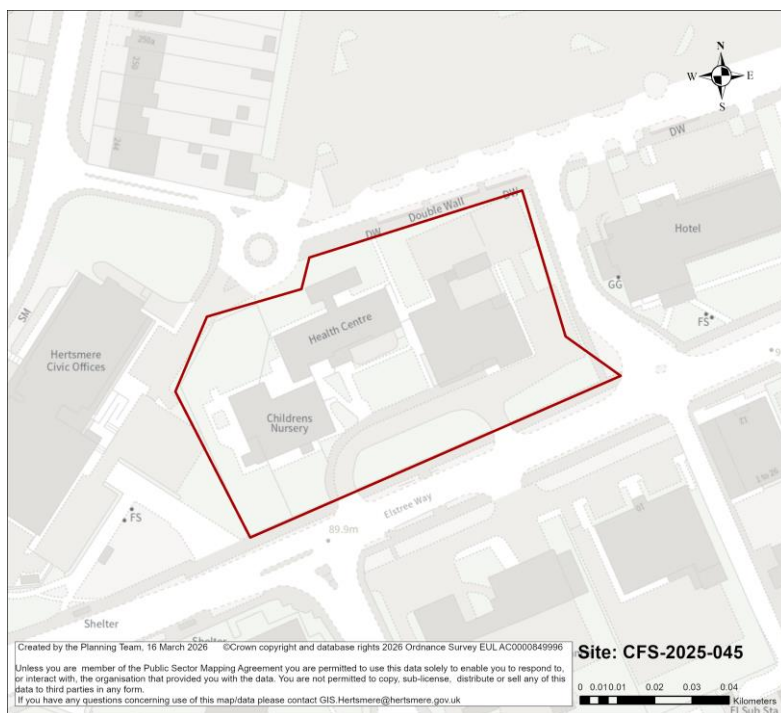
The site is a developed urban site with no flood risk other than low probability surface water flood risk; this is unlikely to be a constraint to development. However, the site would only be deliverable if a suitable replacement facility is found unless it could be clearly demonstrated that there is no requirement for such re-provision, with sufficient accommodation available nearby which meets the requirements of the groups currently using the site. The site owner, however, suggested community uses to be relocated to one of their owned sites along Elstree Way Corridor and states some uses were relocated to Shenley Road. This suggestion, if considered forward, could be in favour of the site being achievable and suitable.

HELAA 2025

SITE ASSESSMENT FORM

Site reference

CFS-2025-045



Site Address Details

Site Reference	CFS-2025-045
Site Address	EWC Elstree Way North
Post Code	WD6 1JX
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	0.60
Current Site Use	Healthcare clinic/Nursery / Community Use
Planning Status	None relevant
Proposed uses (residential/ employment)	Residential (C3 dwellings)
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Civic Centre, fire station, car park, charity collection building. A5135 to the South
Character of surrounding area – landscape, townscape	Urbanised, edge of town centre mixed use development, generally surrounded by taller buildings, aside from the neighbouring charity building.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	Neighbouring Elstree Corridor Sites.

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No

Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	58.09%
Floodzone 3	No
Surface Water Flooding Low Risk	30.53%
Surface Water Flooding Medium Risk	32.34%
Surface Water Flooding High Risk	22.54%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing	Landscape sensitivity to residential flats/	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new

development/ smaller flats		small scale commercial					
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Under discussion with adjacent owner to bring site forward
Is there developer interest?	Site owned by 2 different public bodies that need to agree a strategy for moving the site forward
Ownership constraints?	No
Is the delivery of the site achievable?	The site has been promoted for commercial development on the basis that this would be achievable. The landowners have not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development, although it remains possible that health/emergency services facilities might need to be intergraded into a mixed use scheme. As such, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.

What would be needed to overcome constraints?	A clear partnership approach between the different landowners is needed to bring these sites forward together given the relatively small size of the site which would preclude different parts of it from being brought forward separately from each other.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very High (200-250)	200	120

Conclusion: Is the site suitable, achievable and available?

The site is currently occupied by three flat roofed single storey buildings predominantly surrounded by hardstanding and car parking. There are no obvious environmental constraints to development. However, the fact that there are different public body owners on a relatively small site with the three buildings tightly packed together, presents some challenges.

This means that a partnership approach will need to be taken by the relevant public sector land owners to move the site forward, as the site does not lend itself to being developed in stages.

The site itself has some level of flood risk and will require a Sequential and Exception Tests.

However, the site is, in principle, suitable for the proposed development given that it forms part of the Elstree Way Corridor AAP. There has been engagement with the two land owners regarding bringing this site forward previously and there remains a willingness to do so.

The site could potentially be suitable for other uses, as part of a mixed use scheme enabling, the retention or relocation of facilities in the Elstree Way Corridor including health and emergency services accommodation.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-046**



Site Address Details

Site Reference	CFS-2025-046
Site Address	EWC Elstree Way South
Post Code	WD6 1JP
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	1.34
Current Site Use	Fire station, job centre
Planning Status	<p>20/0057/OUT Demolition of the former police station and construction of 1 seven storey and 1 eight storey building containing 96 flats, with associated bin and bike storage, car parking. (Outline Application to include access, appearance, layout & scale, with landscaping matters reserved.) (Permission granted)</p> <p>15/0058/FUL (2015) Redevelopment of vacant office block to provide 88 flats in two blocks six storeys in height (26 x 1Bed, 59 x 2Bed & 3 x 3Bed flats) with public open space and</p>

	associated car parking (Permission subject to/linked to Sect 106)
Proposed uses (residential/ employment)	Residential (C3)
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Office blocks, apartment blocks, nursery school, charity collection centre, hotel, leisure centre and a petrol station. A5135 to the North.
Character of surrounding area – landscape, townscape	Urban edge of town centre character with mixed use and height development surrounding the site.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	Neighbouring Elstree Corridor Sites.

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	No

Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes
Floodzone 3	No
Surface Water Flooding Low Risk	17.43%
Surface Water Flooding Medium Risk	3.19%
Surface Water Flooding High Risk	4.47%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A

Stage 2 Comment	N/A
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Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Partially
Is there developer interest?	Partly
Ownership constraints?	There are at least 3 separate owners of the remaining parts of Site 5, both public and private.
Is the delivery of the site achievable?	The site has been promoted for commercial development on the basis that this would be achievable. The land owners have not indicated that there are there any abnormal or other costs associated with the site which would have the

	potential to impact on its viability for development. However, any significant site-specific mitigation or infrastructure requirements, including the reprovision/relocation of existing emergency services accommodation, may require additional viability work to be undertaken as well as effective joint working between the different public sector and other landowners within the Elstree Way Corridor.
What would be needed to overcome constraints?	A clear partnership approach between the different landowners is needed to bring these sites forward together given the relatively small size of the site which would preclude different parts of it from being brought forward separately from each other.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)	100	134

Conclusion: Is the site suitable, achievable and available?

The land is suitable for the proposed use in the EWCAAP, namely 5-6 storey residential buildings, possibly increasing on the corner of Maxwell Way and Elstree Way.

It does not have any obvious environmental constraints, although it is possible that a limited amount of pollution may arise from emergency service vehicles which have used or serviced on the sites, or from the neighbouring petrol filling station. The main potential constraint is considered to arise from the site being in multiple ownership and the co-ordination required to achieve development on the western part of the site.

The land has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.

The police station site to the east of the new flats currently has permission for 96 flats in two blocks of 7 and 8 storeys, showing that a significant quantum of development is capable of being accommodated. Development of comparable blocks have taken place on part of site 5 already, further evidencing the site deliverability.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-047**



Site Address Details

Site Reference	CFS-2025-047
Site Address	Pinnacle House, Ripon Way, Elstree & Borehamwood
Post Code	WD6 2XX
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.45
Current Site Use	Employment, including retail, commercial and industrial uses (Business relocating to alternative premises within the borough)
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	The site comprises Pinnacle House and is located within the Borehamwood settlement. Ripon Way forms the southern boundary of the site, beyond which are the Borehamwood Test Centre and commercial premises associated with Orange Music Electronic Company. The Barnet Bypass lies to the east of the site. To the north is the Kingdom Hall of Jehovah's Witnesses, a place of worship, with residential properties located to the west and north-west of the site.
Character of surrounding area – landscape, townscape	The site is situated within an urban area of Borehamwood, adjacent to the Hertsmere borough boundary. The surrounding townscape is mixed in character, comprising residential development, commercial uses and community facilities. Major road infrastructure, including Ripon Way and the Barnet Bypass, influences the character of the area and contributes to a more urbanised setting.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	Possibly with HEL204

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	23.8%
Floodzone 3	11.8%
Surface Water Flooding Low Risk	50.87%
Surface Water Flooding Medium Risk	6.15%
Surface Water Flooding High Risk	10.54%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density', two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Potentially Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No

Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Flood zone
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50	23

Conclusion: Is the site suitable, achievable and available?

The site comprises previously developed land located within the urban area of Borehamwood and is surrounded by a mix of residential, commercial and community uses. The site is considered to be in a sustainable location with no significant policy constraints affecting its redevelopment for residential use.

However, the site is subject to areas of Flood Zone 2 and 3, as well as surface water flood risk. As such, development would be subject to the Sequential Test and, where applicable, the Exception Test. These constraints may influence the developable area, layout and overall capacity of the site, although they are not considered insurmountable.

The site is available and considered achievable, with redevelopment likely to be viable given its previously developed status and location within an area of high housing demand.

On this basis, the site is considered potentially suitable, available and achievable, and is classified as developable within the plan period, subject to addressing flood risk through the planning process.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-057**



Site Address Details

Site Reference	CFS-2025-057 (HEL369)
Site Address	Well End Lodge, Well End Road
Post Code	WD6 5PR
Ward	Shenley Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	0.53
Current Site Use	Residential
Planning Status	24/0102/CLP (REFUSED, APPEAL ALLOWED) Construction of 3 x single storey outbuildings ancillary to main dwelling to include swimming pool, home office/gym and garden store. Certificate of Lawful Development (Proposed). (Revised application from 23/1591/CLP).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes

Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	A variety of land uses surround the site, including a scout hut / nursery to the north, as well as a currently vacant farm house/stables and a commercial plant nursery opposite. Single residential properties are also located along further along Well End Road
Character of surrounding area – landscape, townscape	<p>The site is located within an area of ribbon development north of Borehamwood, with open countryside beyond. Properties consist of the main detached buildings, with associated outbuildings.</p> <p>The site is located in a rural area comprising fields with hedge/tree boundaries, and is separated from the nearby edge of urban area of Borehamwood by land in agricultural use.</p>
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL-0369-2, HEL347 or CFS-2025-141

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	Yes
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	2.91%
Surface Water Flooding Medium Risk	0.25%
Surface Water Flooding High Risk	6.58%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
18	PASS	3+	3	4	0	STRONG
Stage 1 Comment	The parcel overall meets purposes 1 and 2 moderately and purpose 3 strongly. However, the west of the parcel at Shenley village is more densely developed and plays a limited role in terms of preventing encroachment into the countryside, and to ensure consistency with the area of the village to the north of Radlett Lane this area should be considered further.					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-46	PASS	3	1	3	0	MODERATE
Stage 2 Comment	Meets Purpose assessment criteria moderately, but southern part makes a lesser contribution to the wider strategic Green Belt. Southern part is recommended for further consideration.					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density', two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium	Medium	Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Materials on site
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes

Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small rural site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	Materials on site/vehicles
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	12

Conclusion: Is the site suitable, achievable and available?

The main dwelling is locally listed. The site itself is detached from the built up area of Borehamwood although it adjoins HEL347 (Land at Cowley Hill).

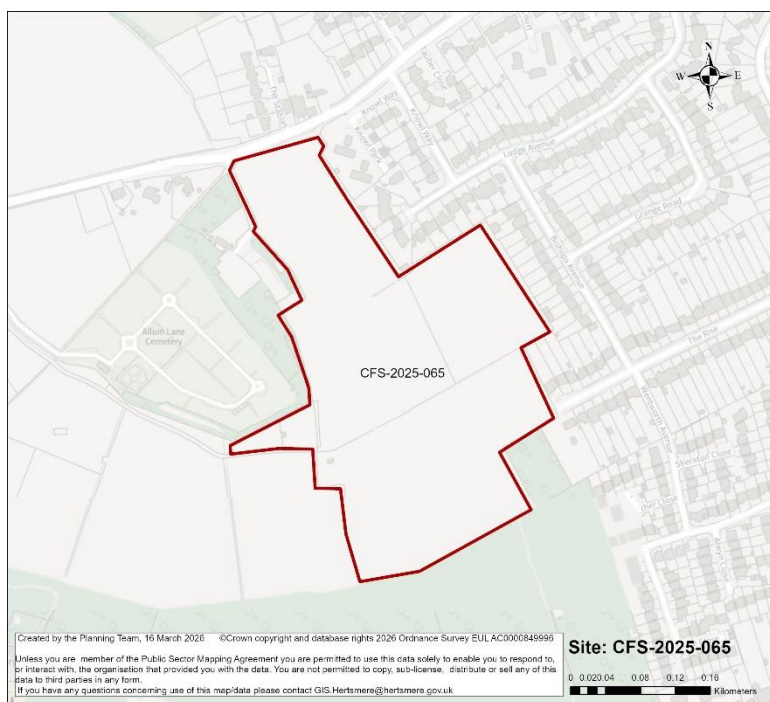
The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.

The site is located in a parcel identified in the Stage 1 Green Belt assessment as strongly performing. However the independent Stage 2 Green Belt assessment did recommend the sub-area within which the site is located for further consideration.

Given the limited extent of previously developed land within the site, a small element of residential development could be accommodated in principle within the existing policy framework. However, the remainder of the site lies within the Green Belt where development would be inappropriate in isolation. Any further intensification would therefore be dependent on a comprehensive approach involving adjoining land and would need to demonstrate compliance with Green Belt policy and wider sustainability considerations.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-065**



Site Address Details

Site Reference	CFS-2025-065
Site Address	Land South of Allum Lane, to the west of Borehamwood.
Post Code	
Ward	Elstree Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	10.46
Current Site Use	Open fields - Agriculture / horticulture / equine related
Planning Status	24/0442/FUL Development of an Integrated Retirement Community (IRC) including the erection of a retirement living complex (comprising apartment, bungalows and an associated facilities building) a doctors surgery, hard and soft landscaping, sustainable drainage systems, highways works including a new access off Allum Lane, and all associated works.

	(AWAITING DECISION)
Proposed uses (residential/ employment)	Residential / Retirement Living / GP Surgery
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Elstree recycling centre and Allum Lane cemetery to the west, open fields to the south, residential to the east, Allum Lane to the north.
Character of surrounding area – landscape, townscape	The site lies in the gap between the built up areas of Borehamwood settlement and Elstree village to east and west, with open countryside to north and south.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	The site can be combined with HEL-1014-2 to form a larger site

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	Yes
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes

Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	Yes

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	2.46%
Surface Water Flooding Medium Risk	0.49%
Surface Water Flooding High Risk	0.83%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
8	PASS	3+	5	3	0	STRONG
Stage 1 Comment	Although the parcel scores strongly against purpose 2, there are two identified areas which might score less strongly if considered alone					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-52	PASS	3	5	2	0	STRONG

Stage 2 Comment	Meets Purpose assessment criteria strongly, but the south-western part makes a less important contribution to the wider strategic Green Belt. South-western part recommended for further consideration.
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Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium-High	Medium-High	High	High	High	High	High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Possibly. Proximity of cemetery and household waste recycling centre.
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Yes, the Allum Lane household recycling centre
Are there any other environmental constraints?	Household waste recycling centre and cemetery adjoin. Telecommunications mast adjoins. Floor risk across part of the site.
Is the Site suitable for the proposed use?	Potentially suitable, depending on proximity to household waste recycling centre.

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No

Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	Household waste recycling centre and cemetery adjoin. Telecommunications mast adjoins. Floor risk across part of the site.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	1-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	241

Conclusion: Is the site suitable, achievable and available?

There are no significant topographical constraints although the site slopes down from west to east. There are a number of environmental constraints at the perimeter of the proposed residential site, namely TPO trees, archaeological sites, some localised flood risk and listed buildings.

In addition, the site adjoins the household waste recycling centre. Hertfordshire County Council have previously objected to development within the part of the site immediately to the east of the HWRC due to concerns the incompatibility of the two land uses and the likelihood that complaints from future residents would impact on the operation of the HWRC. However, it has also been noted that the promoter has now submitted Noise Assessment along with application which suggests that there would be no detrimental impact on future residents as a result of the operation of recycling centre.

The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. The site promoter has previously submitted technical reports but surface water flooding matters still need to be addressed including any on/off-site betterment, to satisfy the LLFA.

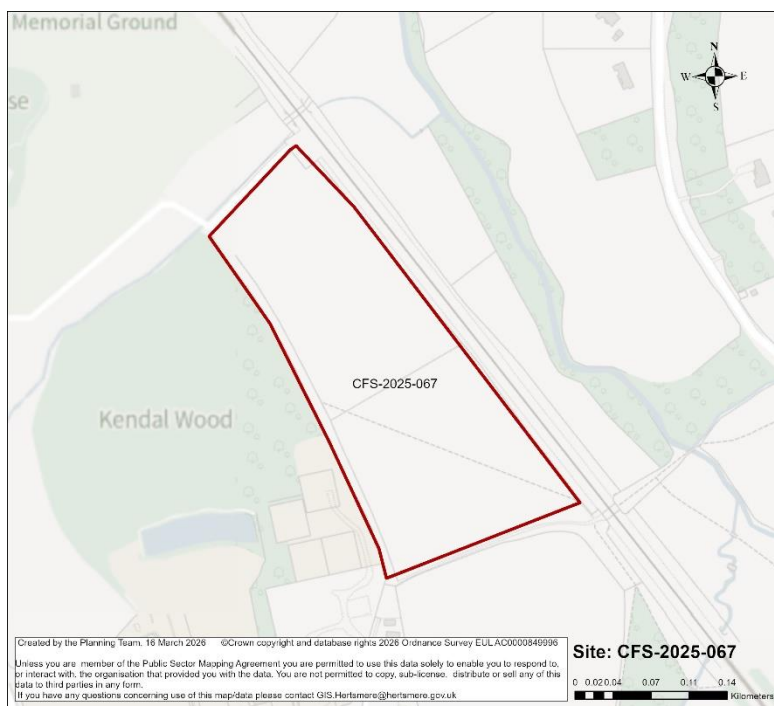
The site was part of a highly performing parcel under the Stage 1 Green Belt assessment, However, the side of the green belt parcel to the east of the household waste recycling centre, was identified as being of less importance and recommended for further consideration.

The Stage 2 Green assessment recommended that part of the sub-area within which the site is located could be considered further. However, that part of the site is closer to the HWRC and previously HCC have raised objections to development in the northern part of the site given that it considered new housing could not comply with the agent of change principle.

Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location in line with the NPPF, the site could be suitable, available and achievable.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-067**



Site Address Details

Site Reference	CFS-2025-067
Site Address	Kendal Hall Farm
Post Code	WD7 7LG
Ward	Aldenham East Ward
Parish	Borehamwood

Site Details

Site Area (ha) gross	5.62
Current Site Use	Part storage yard for Network Rail. Historic leisure use in association with old Country club, agricultural fields
Planning Status	None
Proposed uses (residential/ employment)	Residential (Care Village, Special Needs Housing for Young Adults, Market Housing), Nursery School
Green Belt	Yes
Previously Developed Land	Yes - partial
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Rail line to the east, Kendal Wood to the west, school to the south west, agricultural fields to south, scrub and cricket pitch to north
Character of surrounding area – landscape, townscape	This is a rural setting close to the southern edge of Radlett. The area largely comprises of fields in agricultural use. A school and the Tabard sports ground are located close by but the area is otherwise largely undeveloped.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No

Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes
Floodzone 3	No
Surface Water Flooding Low Risk	0.76%
Surface Water Flooding Medium Risk	0.29%
Surface Water Flooding High Risk	2.09%
Reservoir Flooding Dry Day	7.51%
Reservoir Flooding Wet Day	14.08%

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
13	PASS	3+	3	4	1	STRONG
Stage 1 Comment	The parcel performs moderately against purposes 1 and 2, and strongly against purpose 3. It makes a weak contribution to purpose 4 due to the limited linkages between the Green Belt and Radlett's historic core. However, there are no readily recognisable sub-areas which could be recommended for further consideration.					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	High	Medium-High

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Applicant states access would be available via private road off Watling Street.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Rail line runs along the eastern boundary of the site. Mast in north east corner of site
Are there any other environmental constraints?	Adjoins Kendal Wood Local Wildlife Site to the west. Some flood risk across parts of the site albeit primarily at lower levels of risk.
Is the Site suitable for the proposed use?	Not currently

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green

	belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	Adjoins Kendal Wood Local Wildlife Site to the west. Some flood risk across parts of the site albeit primarily at lower levels of risk.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	The promoter has stated development expected to be delivered in 5-10 years.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
N/A	N/A	N/A

Conclusion: Is the site suitable, achievable and available?

Notwithstanding its Green Belt designation, the site itself is not subject to any substantial environmental constraints. However the proximity of the rail line immediately to the east, the telecommunications mast in the north east corner, and flood zone at the southern edge would limit the developable area and require mitigation.

The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.

Under the current policy framework, the site would not be suitable for development, forming part of a Green Belt parcel identified in the Green Belt stage 1 assessment as strongly performing, maintaining the gap between Borehamwood and Radlett. The possibility of providing adequate access to the site has not yet been demonstrated. Although it has been indicated by the promoter that this would be via an existing private road off Watling Street. This would likely need to be upgraded.

For the purposes of the HELAA, the site can be considered suitable were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location and access issues were to be satisfactorily resolved. However, currently the site can only be recorded in the category of sites as not currently acceptable and therefore is considered not currently developable.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-068**



Site Address Details

Site Reference	CFS-2025-068
Site Address	Old Haberdasher's Sports Ground - Croxdale Road, Borehamwood
Post Code	WD6 4PY
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	4.05
Current Site Use	Leisure including sport and recreation
Planning Status	Withdrawn a residential application 16/0341/FUL for 170 units in 2017; Permission granted for TP/13/1274 in 2013. Other applications: 21/0230/TPO granted in 2021; TPO/2011/1428 in 2012; no objection to TP/05/0958 in 2005
Proposed uses (residential/ employment)	Residential

Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Residential
Character of surrounding area – landscape, townscape	The area is residential, characterised by terraced and flatted development
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No

Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	16.75%
Surface Water Flooding Medium Risk	4.22%
Surface Water Flooding High Risk	5.02%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	The site is designated open space under SADM34
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	Unknown. The site has been promoted by the leaseholder rather than freeholder of the site (Hertsmere Borough Council)
Is there developer interest?	Yes
Ownership constraints?	Yes
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infrastructure requirements may require additional viability work to be undertaken. However, the site promoter has not indicated

	there to be any abnormal or other costs which would have the potential to impact on the viability of the site for development.
What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	95

Conclusion: Is the site suitable, achievable and available?

There are no significant physical constraints to development on the site: several trees close to the boundary are protected; access would be available from Croxdale Road which runs along the southern edge of the site; design would need to take into account the impact on adjoining residential properties.

The site is located within the urban area of Borehamwood where residential development would be an acceptable use in policy terms. It is however a designated Open Space under policy SADM34. Whilst the application has been submitted by developers on behalf of the leaseholder, the Council as freehold owner has not indicated that the site would be available

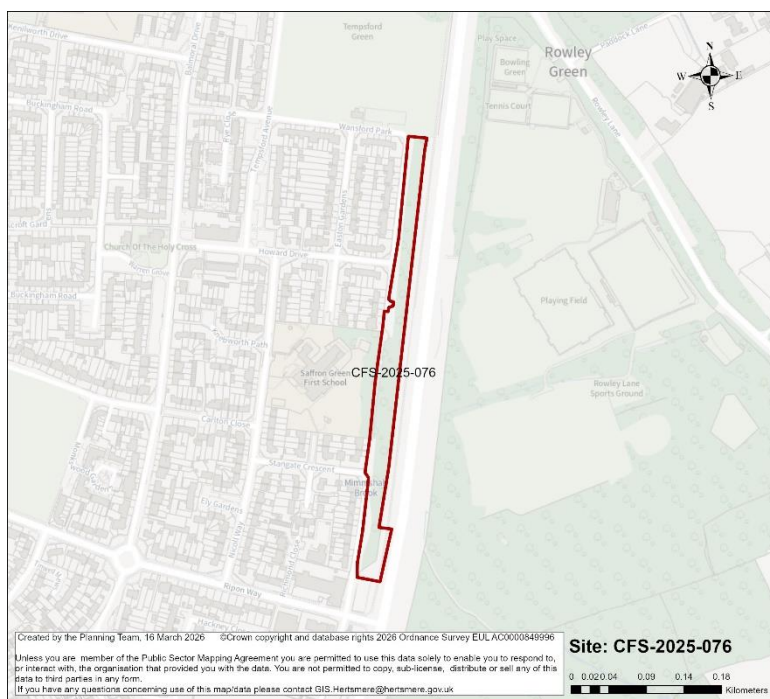
The site is currently occupied by the Old Haberdashers Association and apart from the question of whether the Council as freeholder would release the site, there is a requirement both from the OHA and under Policy CS19 for a suitable replacement sports ground to be identified. An alternative site has been submitted as part of the call for site submission, however it has not been established that this site would be suitable for this use. The availability of the site is not therefore established.

The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.

The site's deliverability would be reliant on changes in policy framework. Therefore, the site has been considered to be potentially suitable, available and achievable in the plan period.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-076**



Site Address Details

Site Reference	CFS-2025-076
Site Address	Site adjacent to Stangate Crescent and Wansford Park, Hertsmeire
Post Code	WD6 2PH
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	1.25
Current Site Use	Other - grass verge
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Residential and a school
Character of surrounding area – landscape, townscape	Residential area of Borehamwood and Saffron Green Primary School adjoin the site to the west. A1 dual carriageway directly adjoining to the east.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No

Registered Parks and Gardens within 750m of Site	No
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Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes
Floodzone 3	Yes
Surface Water Flooding Low Risk	9.60%
Surface Water Flooding Medium Risk	3.63%
Surface Water Flooding High Risk	15.06%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new

'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Yes – the site is Minor Amenity Land under current policy SADM36
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Proximity of A1 major dual carriageway. Removal of trees and vegetation which currently forms a barrier between existing residential area and the A1 likely to increase noise and air pollution to existing and proposed housing
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Due to the sites use as amenity land, it's extremely narrow width and proximity to the A1 Motorway, the site is not considered suitable

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infrastructure requirements may require additional viability work to be undertaken. However, the site promoter has not indicated there to be any abnormal or other costs which

	would have the potential to impact on the viability of the site for development.
What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
N/A	N/A	N/A

Conclusion: Is the site suitable, achievable and available?

The site is a narrow ribbon of land stretching along the A1 dual carriageway. Due to the narrow width of the site, and close proximity to the road, there is unlikely to be an unsuitable level of amenity for future residents due to traffic noise and pollution. Given the shape of the site, there is little potential for mitigation.

The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.

Due to this constraint, the site is not considered suitable for its proposed use, and will not progress to site selection stage.

HELAA 2025

SITE ASSESSMENT FORM

Site reference

CFS-2025-080



Site Address Details

Site Reference	CFS-2025-080 (HEL-0511-2)
Site Address	Land West of Vale Avenue, Borehamwood
Post Code	WD6 2BD
Ward	Borehamwood Hillside Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	3.4
Current Site Use	Open fields, wildlife site
Planning Status	<p>25/1615/FUL (AWAITING DECISION) - Full planning application for the development of the site to provide 98 homes within a mix of houses and apartment buildings up to three storeys high, together with vehicle parking, bicycle parking, refuse provision, new substation, communal amenity space, and landscaping;</p> <p>25/1285/EI1 Request for screening opinion (Environmental Assessment - Screening) - up to 100 residential units.</p>

Proposed uses (residential/ employment)	Residential / 10% Biodiversity Net Gain
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential, open fields/ grazing land, wildlife sites, railway tracks.
Character of surrounding area – landscape, townscape	<p>Site at the southern edge of the built up area of Borehamwood. The open land runs right up to the edge of built up area at Vale Avenue and Byron Avenue. To the south of the A411 residential properties are larger detached with extensive gardens.</p> <p>Woodcock Hill Farm lies opposite the site. The site contributes to a rural break between the residential areas of Elstree and Borehamwood. Although Barnet Lane is an urbanising influence the open fields and mature trees contribute to a rural feel.</p>
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL209a

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	No
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
12	PASS	3+	1	3	0	STRONG
Stage 1 Comment	The sub-area is within Green Belt Parcel (12) which was identified as performing moderately against Green Belt Purposes 1 and 3, due to the mix of durable and non-durable features on the boundary with Borehamwood					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-50	PASS	1+	1	4	0	MODERATE
Stage 2 Comment	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density', two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium	Medium	Medium-High	Medium-High	Medium-High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt, adjacent to 2 designated Local Wildlife Sites
Is there evidence of land contamination?	No
Are there any access difficulties?	The masterplan proposes vehicular access through the adjoining residential area via Vale Avenue.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Adjacent Rail tunnel
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	3-8 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	98

Conclusion: Is the site suitable, achievable and available?

The site is located at the edge of the Borehamwood settlement and is well related to the existing built form. A planning application has been submitted for residential development, indicating a clear intention to bring the site forward. However, the site lies within the Green Belt and is adjacent to designated Local Wildlife Sites, which will require careful consideration through the plan-making and design process.

Whilst the site is available and there is evidence of developer interest, there is a need for Green Belt release and environmental mitigation means. The site is therefore considered potentially suitable, available and achievable.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-115**



Site Address Details

Site Reference	CFS-2025-115 (HEL359)
Site Address	Land north of Stapleton Road
Post Code	WD6 5
Ward	Shenley Ward
Parish	Shenley

Site Details

Site Area (ha) gross	14.72
Current Site Use	Agricultural
Planning Status	25/1713/OUT (AWAITING DECISION) Erection of up to 292 new homes (including affordable homes) together with associated open space and areas of play, landscaping and new access. (Outline application with all matters reserved except for means of access.)
Proposed uses (residential/ employment)	Residential (C3)
Green Belt	Yes
Previously Developed Land	No

Agricultural Land Classification	Good
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Surrounding Area

Neighbouring land uses	Open fields to all sides except the southern edge of the site which adjoins the northern edge of Borehamwood settlement
Character of surrounding area – landscape, townscape	This is an edge of settlement location. To the south is the built up area of Borehamwood whereas the character in other directions is largely open fields in agricultural use.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL152

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No

Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes
Floodzone 3	Yes
Surface Water Flooding Low Risk	Yes (5.67%)
Surface Water Flooding Medium Risk	Yes (1.25%)
Surface Water Flooding High Risk	Yes (2.5%)
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
30	PASS	3+	3	5	0	STRONG
Stage 1 Comment	The parcel meets purposes 1 and 2 and meets purpose 3 strongly. It does not meet purpose 4. There is however scope for sub-division in the north-west of the parcel adjoining Radlett. This area, bounded by dense wooded to the east and south, the edge of Radlett to the west and Shenley Road to the north, is relatively small in scale and makes only a limited contribution to the gap between Radlett and Shenley (purpose 2). Furthermore, it is visually more connected to the settlement edge and has a limited relationship with the wider countryside to the east. It is recommended that this subarea is considered further.					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-44	PASS	5+	3	4	0	STRONG

Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium	Medium	Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No although the only vehicular access would be off Stapleton Road
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	An overhead power line is located at the northern boundary of the site.
Are there any other environmental constraints?	The majority of the site is Local Wildlife Site Organ Hall Pastures. The Wildlife site needs an up to date assessment based on information submitted with by the site promoter.
Is the Site suitable for the proposed use?	Not currently

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	Yes

Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
What would be needed to overcome constraints?	LWS
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
N/A	N/A	N/A

Conclusion: Is the site suitable, achievable and available?

The majority of the site is designated as Local Wildlife Site (Organ Hall Pastures). An ecology assessment submitted on behalf of the site owner concludes that the ecological value of the majority of the site is moderate, due to its use as arable land, although there are recognised to be some valuable habitats. Further consultation with HCC ecology would be needed to corroborate this view.

The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.

The site is located at the southern end of a parcel identified in the Stage 1 Green Belt assessment as strongly performing. The independent Stage 2 Green Belt assessment did not recommend the sub-area within which the site is located for further consideration.

The site is available, however it not considered currently suitable for proposed use.

HELAA 2025

SITE ASSESSMENT FORM

Site reference

CFS-2025-127



Site Address Details

Site Reference	CFS-2025-127
Site Address	Land north of Allum Lane, Borehamwood
Post Code	
Ward	Elstree Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	8.63
Current Site Use	Open fields
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Existing residential development on Watling Street and allotments to the West, Allum Lane to the South, existing residential development and. The Hertsmere golf club on the East, established trees and greenfield land to the North
Character of surrounding area – landscape, townscape	The surrounding area is characterised by a transition between suburban development and open Green Belt landscape. Built form is evident to the west and east, where residential development defines a suburban edge to Borehamwood. In contrast, the golf club, allotments, and greenfield land contribute to a more open and semi-rural landscape character.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL514

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No

Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	Yes

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	9.68%
Surface Water Flooding Medium Risk	4.06%
Surface Water Flooding High Risk	9.62%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
8	PASS	3+	5	4	1	STRONG
Stage 1 Comment	The sub-area is within Green Belt Parcel (8) which was identified as performing moderately for Purpose 1 and 3, as it is connected to the large built-up area of Borehamwood and has a largely rural character, comprising of rural and urban land uses.					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-53	PASS	5+	5	2	0	STRONG
Stage 2 Comment	Meets Purpose assessment criteria strongly, but the north-eastern part makes a less important contribution to the wider strategic Green Belt. North-eastern part is recommended for further consideration.					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium-High	Medium-High	Medium-High	Medium-High	High	High	High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Some areas of surface water flood risk. Small part of archaeological site along the southern boundary
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	
What would be needed to overcome constraints?	Surface water flood risk, archaeological site
If the site was considered suitable for development, what is the likely timescale	6-15 years

within which the site is capable of being delivered?	
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	198

Conclusion: Is the site suitable, achievable and available?

The site comprises a large area of open greenfield land located on the edge of the built-up area, with a clear transition from suburban development to open countryside. While there are urbanising influences from surrounding residential areas, allotments and the golf course, the site overall retains an open and semi-rural character. The presence of nearby heritage assets, areas of surface water flood risk, and a small archaeological constraint along the southern boundary are also relevant considerations.

The site lies within the Green Belt and performs strongly against Green Belt purposes at Stage 1 and Stage 2. Although part of the site (notably the north-eastern area) has been identified as making a lesser contribution, the overall parcel continues to make an important contribution to the wider Green Belt function, indicating potential constraints to development without careful design and mitigation.

The site is considered to have potential for development subject to appropriate mitigation of identified constraints, including Green Belt impact, surface water flood risk, and archaeological considerations. Any development would need to be sensitively designed to respond to the site's landscape setting and relationship with the surrounding area. The site is therefore considered developable.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-129**



Site Address Details

Site Reference	CFS-2025-129
Site Address	Land at Lyndhurst Farm, Borehamwood
Post Code	WD6 5NF
Ward	Shenley Ward
Parish	Shenley

Site Details

Site Area (ha) gross	5.27
Current Site Use	Mix of allotment use and vacant previously developed land
Planning Status	24/0451/FUL Full planning application for 186 dwellings, community building, associated parking, landscaping and open space, with vehicle and pedestrian access from Green Street and a separate pedestrian access from Stapleton Road. (Amended Description 21/06/2024 to remove 3 dwellings and amendment to layout) (GRANTED PERMISSION) 24/0446/FUL Planning application for the change of use of land and creation of new

	allotment facilities, including hub building, and associated car parking and landscaping with access from Green Street. (granted) 18/2198/FUL Installation of 1 X 12m converted steel container set on oak beams, for the purpose of housing lockers & gardening equipment. (Revised Application) (GRANTED)
Proposed uses (residential/ employment)	Residential and community use (community hub)
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields to all sides except the southern edge of the site which adjoins the northern edge of Borehamwood settlement
Character of surrounding area – landscape, townscape	This is an edge of settlement location. To the south is the built up area of Borehamwood whereas the character in other directions is largely open fields in agricultural use.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL359

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	0.88%
Floodzone 3	0.88%
Surface Water Flooding Low Risk	2.21%
Surface Water Flooding Medium Risk	1.12%
Surface Water Flooding High Risk	2.01%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
	PASS	3+	3	5	0	STRONG
Stage 1 Comment	The parcel overall meets purposes 1 and 2 moderately and purpose 3 strongly. However, the west of the parcel at Shenley village is more densely developed and plays a limited role in terms of preventing encroachment into the countryside, and to ensure consistency with the area of the village to the north of Radlett Lane this area should be considered further.					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-44	PASS	5+	3	4	0	STRONG
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density', two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium	Medium	Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Small isolated areas of fuel spills from historic use as a landscape contractor's yard.
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	An overhead power line is located at the Northern boundary of the site, with a pylon straddling the site boundary. There is also an adjacent gas transfer station which may limit development.
Are there any other environmental constraints?	The site adjoins Organ Hall Pastures Local Wildlife Site to the SW.
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	The site adjoins Organ Hall Pastures Local Wildlife Site to the SW.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	1-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
		186

Conclusion: Is the site suitable, achievable and available?

The site is located adjacent to a Local Wildlife Site, and is also within 750 metres of a Listed Building, however these constraints alone are not considered to deem the site unsuitable for development.

The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.

The site is located at the southern end of parcel identified in the Stage 1 Green Belt assessment as strongly performing, although this part of the parcel is less important for preventing coalescence between Borehamwood, Radlett and Shenley. The independent Stage 2 Green Belt assessment did not recommend the sub-area within which the site is located for further consideration.

Under the current policy framework, the site is not considered suitable other than for appropriate development within the parameters set out in paragraph 154 of the NPPF regarding 'limited infilling or the partial or complete redevelopment of previously developed land'. It is noted however that previous buildings located on the site have been demolished and so there is no scope for development to fall within this definition.

It is also noted that the site currently benefits from planning permission for 186 dwellings.

Overall, the site is considered suitable, available, achievable, and developable within the plan period.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-130**



Site Address Details

Site Reference	CFS-2025-130
Site Address	Tempsford Green, Tempsford Avenue Borehamwood, Herts
Post Code	WD6 2PD
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	4.28
Current Site Use	Leisure including sport and recreation
Planning Status	None
Proposed uses (residential/ employment)	Community – Sport, Leisure, Community and Education (Planning Classes E & F). Community Multi-Sports Hub Pavilion.
Green Belt	No
Previously Developed Land	Yes

Agricultural Land Classification	N/A
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Surrounding Area

Neighbouring land uses	Residential areas to the West, North and South, Rowley Lane to the North, Barnet By-Pass to the East.
Character of surrounding area – landscape, townscape	The site lies in the urban settlement area of Borehamwood. It is surrounded by residential areas, barnet by-pass and sports facilities
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-076

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No

Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	59%
Floodzone 3	14.8%
Surface Water Flooding Low Risk	37.88%
Surface Water Flooding Medium Risk	21.92%
Surface Water Flooding High Risk	20.91%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Potentially
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Flood zone, surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	Flood risk
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50	214

Conclusion: Is the site suitable, achievable and available?

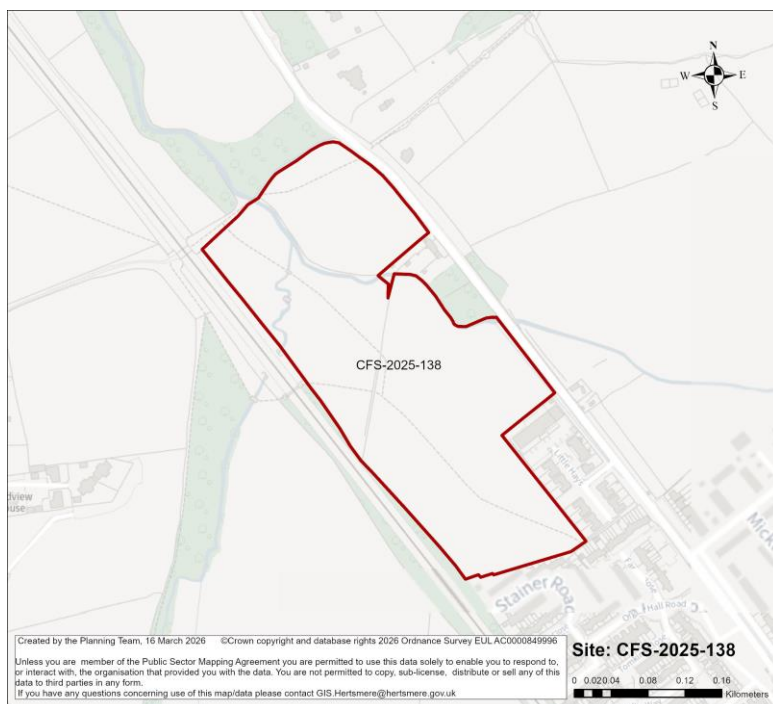
The site is located within the urban area of Borehamwood and is bounded by residential development to the west, north, and south, with the Barnet By-Pass to the east. It is currently used for leisure purposes, including sport and recreation, and is part of a wider area that could be joined to an adjoining site.

The site lies within areas of flood zone 2 and 3, and is also affected by surface water flood risk, which will need to be managed to enable any development. Other than flood risk, there are no significant access, topographical, or heritage constraints.

Under the current policy framework, the site is potentially suitable for community or leisure development, although flood mitigation measures would be required to enable deliverability. The site is considered available, and achievable within the plan period subject to addressing the identified constraints.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-138**



Site Address Details

Site Reference	CFS-2025-138
Site Address	Land at Organ Hall Farm, Theobald Street, Borehamwood
Post Code	WD7 7LU
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	8.9
Current Site Use	Open fields
Planning Status	22/2149/OUT erection of up to 110 dwellings, a medical centre (Use Class E(e)), associated infrastructure, parking, landscaping, open space, earthworks and access from Theobald Street and a change of use of the land edged green on Drawing no. 221.1511.103 to provide landscaping and Public open space
Proposed uses (residential/ employment)	Residential and community (medical centre)
Green Belt	Yes

Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential to the south, offices to south east, open countryside to remaining sides. Railway line along west boundary. Theobald street to the East.
Character of surrounding area – landscape, townscape	Site is located on the edge of the Borehamwood's built up area- urban area to south, open countryside to remaining sides.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No

Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	6.7%
Floodzone 3	10.4%
Surface Water Flooding Low Risk	8.07%
Surface Water Flooding Medium Risk	3.07%
Surface Water Flooding High Risk	6.49%
Reservoir Flooding Dry Day	49.1%
Reservoir Flooding Wet Day	60.1%

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
28	PASS	3+	5	5	1	STRONG
Stage 1 Comment	The sub-area is within Green Belt Parcel (28), which performs moderately against Purpose 1 as it is connected to the built-up area of Borehamwood, but strongly against Purposes 2 and 3. The Parcel also makes a weak contribution to Purpose 4.					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-44	PASS	5+	3	4	0	MODERATE
Stage 2 Comment	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium	Medium	Medium-High	Medium-High	Medium-High	Medium-High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Possible contamination from vehicles on site
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Close proximity to railway line. Pylons and powerlines run across the site
Are there any other environmental constraints?	Some flood risk on site
Is the Site suitable for the proposed use?	Yes, part of the site not in flood zone

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green

	belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
What would be needed to overcome constraints?	Flood risk
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	3-8 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
		110

Conclusion: Is the site suitable, achievable and available?

Environmental constraints affect some of the site with Tykeswater running through the north west part of the site resulting in an area being within Flood Zones 2 and 3. Footpath 51 runs through the middle of the site as well as a pylon/overhead power lines.

The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.

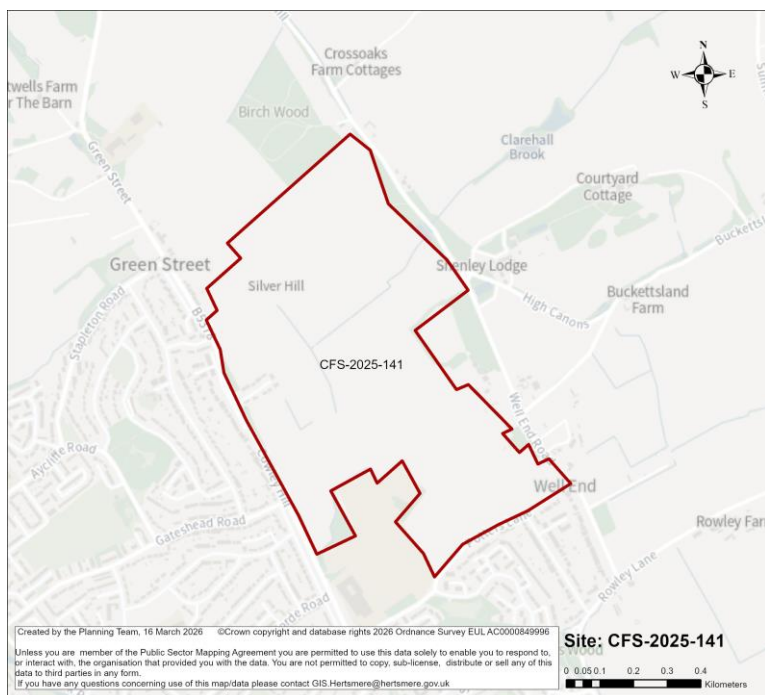
The site is not suitable for development under the current policy framework due to its Green Belt status. The land forms the southernmost part of a strongly performing parcel identified in the Stage 1 Green Belt assessment. The independent stage 2 Green Belt assessment recommended the sub-area within which the site is located for further consideration.

It is also noted that the site benefits from a planning permission for development.

Were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional housing in this location, the site could be suitable, available and achievable.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-141**



Site Address Details

Site Reference	CFS-2025-141
Site Address	Land east of Cowley Hill, Borehamwood
Post Code	
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	67
Current Site Use	Agriculture, open fields
Planning Status	<p>17/2493/OUT Outline planning application for the provision of a 2 form entry primary school to include access (GRANTED);</p> <p>17/2494/OUT: Outline planning application for the erection of 58 dwellings to include access and layout. (GRANTED)</p> <p>20/2141/FUL. Demolition of existing buildings and erection of 16 dwellings together with associated parking, amenity space and access from Cowley Hill.(Amended plans and Description - increase in number of units). (GRANTED)</p>

Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	School and residential to south, residential to west (across Cowley Hill), open countryside and farmland with occasional cottages to north and east
Character of surrounding area – landscape, townscape	Site is located adjacent to the built up area of Borehamwood, with an urban area to south and west, and gently undulating open countryside and farmland to remaining sides.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-154, CFS-2025-159

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes

Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	Yes
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	0.73%
Floodzone 3	0.63%
Surface Water Flooding Low Risk	3.67%
Surface Water Flooding Medium Risk	1.36%
Surface Water Flooding High Risk	2.62%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
18	PASS	3+	3	4	0	MODERATE
Stage 1 Comment	The sub-area is within Green Belt Parcel (18) which was identified as performing moderately for Purposes 1 as the boundary with the built-up area of Borehamwood consists of weak boundary features and also for Purpose 2 where the Parcel forms the wider gap					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
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SA-45	PASS	5	5	4	0	STRONG
Stage 2 Comment	Meets Purpose assessment criteria strongly, but western part makes a lesser contribution to the wider strategic Green Belt. Western part is recommended for further consideration.					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	Medium-High

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Pylons and power lines cross the site
Are there any other environmental constraints?	The site adjoins local wildlife sites Birchwood (Silver Hill) and Silver Hill Woodland strip and Wood next to Well End Road
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No

<p>Is the delivery of the site achievable?</p>	<p>In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.</p>
<p>What would be needed to overcome constraints?</p>	<p>The site adjoins local wildlife sites Birchwood (Silver Hill) and Silver Hill Woodland strip and Wood next to Well End Road</p>
<p>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</p>	<p>6-15 years</p>

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	1541

Conclusion: Is the site suitable, achievable and available?

There are three Local Wildlife Sites adjacent to northern boundary (Wood next to Well End Road) and eastern boundary (Birch Wood and Silver Hill Woodland). Cowley Farm buildings are locally listed with locally listed Well End lodge immediately adjacent to the eastern boundary. A significant number of watercourses run across the site which slopes from north east to south west.

The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.

Development would not be suitable under the current planning policy framework with the site forming part of a parcel identified as making a strong contribution to the wider Green Belt in the Stage 1 Green Belt assessment.

Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location in line with the NPPF and subject to more detailed technical assessments, the site is considered suitable, achievable and available.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-146**



Site Address Details

Site Reference	CFS-2025-146
Site Address	Wheatsheaf Farm, Well End Road, Borehamwood, Hertfordshire
Post Code	WD6 5PR
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	0.95
Current Site Use	
Planning Status	24/0663/FUL Demolition of existing outbuildings and menage, repair and refurbishment and subdivision of the existing listed farmhouse and erection of 3x two storey (1x 5 bed and 2x 4 bed) dwellings along with associated infrastructure and landscaping. (Associated listed building application 24/0664/LBC) (GRANTED)

	<p>24/0664/LBC Demolition of existing outbuildings and menage, repair and refurbishment and subdivision of the existing listed farmhouse and erection of 3x two storey (1x 5 bed and 2x 4 bed) dwellings along with associated infrastructure and landscaping. (Application for Listed Building consent and accompanying application 24/0663/FUL) (GRANTED)</p> <p>20/2160/FUL Demolition of existing outbuildings; subdivision of the existing listed farmhouse to create 2 x dwellings (1 x 4-bed and 1 x 3-bed); conversion of listed kennels building to create 1 x 1 bed unit; and erection of 2 x new dwellings to comprise 1 x 4-bed and 1 x 3-bed houses.</p> <p>(Permission subject to/linked to Sect 106)</p>
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Farm and open lands to East, North and West. LWS to the North, Buckettsland Lane to the South
Character of surrounding area – landscape, townscape	
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No

Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	Yes
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	1.7%
Surface Water Flooding Medium Risk	43.68%
Surface Water Flooding High Risk	5.04%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
	PASS	3+	3	4	0	MODERATE
Stage 1 Comment	The sub-area is within Green Belt Parcel (18) which was identified as performing moderately for Purposes 1 as the boundary with the built-up area of Borehamwood consists of weak boundary features and also for Purpose 2 where the Parcel forms the wider gap					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-48	PASS	5	1	4	0	STRONG
Stage 2 Comment	Meets Purpose assessment criteria strongly, but western part makes a lesser contribution to the wider strategic Green Belt. Western part is recommended for further consideration.					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium	Medium	Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt, Listed building
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No

Is topography a constraint?	No
Are there any existing 'bad neighbours'?	LWS nearby
Are there any other environmental constraints?	Surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and Developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	Surface water flood risk, strong performing green belt.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
N/A	N/A	N/A

Conclusion: Is the site suitable, achievable and available?

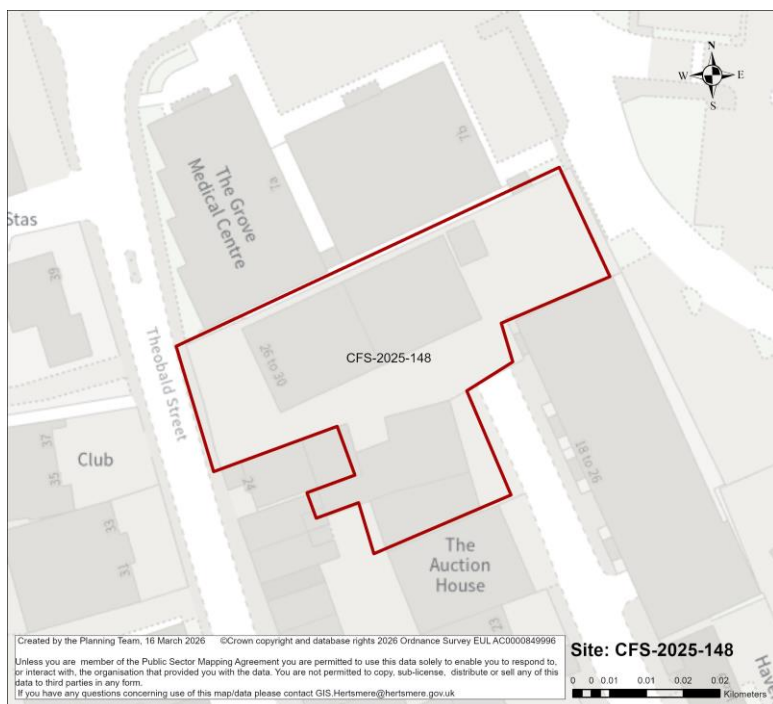
While the site is in a sustainable location and is considered available and achievable in principle, it is subject to a number of constraints, including Green Belt designation, the presence of a listed building, nearby ecological designations, and areas of surface water flood risk. These factors limit the potential for further development beyond that already consented.

The site benefits from planning permission for a small-scale residential development comprising three dwellings. As such, it does not represent a future development opportunity to be assessed through the HELAA for additional capacity.

On this basis, the site has not been taken forward for capacity estimation within the HELAA and is excluded from the assessment of developable and deliverable sites.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-148**



Site Address Details

Site Reference	CFS-2025-148
Site Address	26-30 Theobald Street, Borehamwood
Post Code	WD6 4SE
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.20
Current Site Use	Employment including retail
Planning Status	23/1775/FUL Demolition of the existing Light Industrial unit (B1c Use Class) and vehicle garages/buildings and storages (Sui Generis) to allow for the construction of a part three; part four and part six storey building comprising of 37 residential units with a ground floor commercial unit (Use Class E) and construction of a three storey building comprising of 4 residential units with undercroft parking; hard and soft landscaping including boundary treatment; refuse/recycle and cycle provision; private amenity space with communal

	gardens/recreational space and vehicular parking with access from Glenhaven Avenue and pedestrian/occupier access from Theobald Street and Glenhaven Avenue. (PERMISSION SUBJECT TO/ LINKED TO SECT 106) 25/1512/VOC Variation of conditions 2 (plans) and 3 (noise) to allow for alterations to design, siting, materials and noise assessment following grant of planning permission 23/1775/FUL. (AWAITING DECISION)
Proposed uses (residential/ employment)	Residential, Commercial
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Mixed: Residential, Industrial, Town Centre Uses
Character of surrounding area – landscape, townscape	Mixed two to three storey buildings of vary styles. Used mix of town centre uses, light industry, community facilities and residential.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No

Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	1.34%
Surface Water Flooding Medium Risk	2.17%
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Potentially from existing use.
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Various light industry uses / sui generis surrounding the site.
Are there any other environmental constraints?	Potential Contamination from previous use.
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
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Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Potential Contamination from previous use.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	1-5 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
		41

Conclusion: Is the site suitable, achievable and available?

The site is brownfield land and is located close to the centre of Borehamwood. The site is considered acceptable under current policy framework, notwithstanding mitigation against disturbance from neighbouring uses.

The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.

The owner of the site has confirmed that the site is available, and can be considered for further assessment as part of the site selection process.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-154**



Site Address Details

Site Reference	CFS-2025-154
Site Address	Land east of Cowley Hill, Borehamwood
Post Code	WD6 5LG
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	1.37
Current Site Use	Other- Car parking
Planning Status	<p>17/2493/OUT Outline planning application for the provision of a 2 form entry primary school to include access (All other matters reserved) (PENDING)</p> <p>17/0475/FUL Construction of part two-storey, part three storey building to provide temporary school accommodation, together with pedestrian entrance gate, access road from existing access and areas of hard standing (APPROVED)</p>

Proposed uses (residential/ employment)	Residential and community (synagogue and community centre)
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Hertswood Academy to the south of the site, and associated sports field to the East. To the west is residential dwellings and to the north is vacant land.
Character of surrounding area – landscape, townscape	The site has built up area of Borehamwood settlement to the West and South.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-141

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No

Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	5.48%
Floodzone 3	16.07%
Surface Water Flooding Low Risk	5.99%
Surface Water Flooding Medium Risk	2.14%
Surface Water Flooding High Risk	15.2%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium	Medium	Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	N
Are there any other environmental constraints?	Flood zone, surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	Multiple owners
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	Flood risk
If the site was considered suitable for development, what is the likely timescale	6-10 years

within which the site is capable of being delivered?	
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low (20-30)	15	20

Conclusion: Is the site suitable, achievable and available?

The site comprises land currently in use as car parking, located on the edge of the built-up area of Borehamwood. It is bordered by residential development to the west, educational uses to the south, and open land to the north and east, giving it a transitional character between urban and more open uses.

The site lies within the Green Belt, and therefore development is constrained by national policy. There are no significant access or topographical constraints, but the site is affected by areas of flood zone 2 and 3, as well as surface water flood risk, which will require careful consideration and mitigation. Site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.

Landscape sensitivity is assessed as medium to medium-high, indicating that development would need to be sensitively designed.

Under the current policy framework, development would need to comply with Green Belt policy, including demonstrating that redevelopment would not have a greater impact on openness. The presence of flood risk is a key constraint and would need to be addressed through appropriate mitigation and layout.

The site is therefore considered potentially suitable, available and achievable.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-159**



Site Address Details

Site Reference	CFS-2025-159
Site Address	Land Lying to the East of Green Street, Borehamwood
Post Code	
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	2.8
Current Site Use	Agriculture / horticulture / equine related
Planning Status	24/0446/FUL change of use of land and creation of new allotment facilities, including hub building, and associated car parking and landscaping with access from Green Street. (GRANTED in 2025)
Proposed uses (residential/ employment)	Residential (gypsy/traveller provision of residential development)

Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential / Open Fields
Character of surrounding area – landscape, townscape	Residential Detached and Semi-detached dwellings to West of site. Open countryside to north, south and east.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-141

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No

Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	0.21%
Floodzone 3	No
Surface Water Flooding Low Risk	2.99%
Surface Water Flooding Medium Risk	0.88%
Surface Water Flooding High Risk	0.73%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
18	PASS	3+	3	4	0	STRONG
Stage 1 Comment	The parcel overall meets purposes 1 and 2 moderately and purpose 3 strongly. However, the west of the parcel at Shenley village is more densely developed and plays a limited role in terms of preventing encroachment into the countryside, and to ensure consistency with the area of the village to the north of Radlett Lane this area should be considered further.					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-45	PASS	5	5	4	0	STRONG
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium	Medium	Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	Multiple owners
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	No
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	64

Conclusion: Is the site suitable, achievable and available?

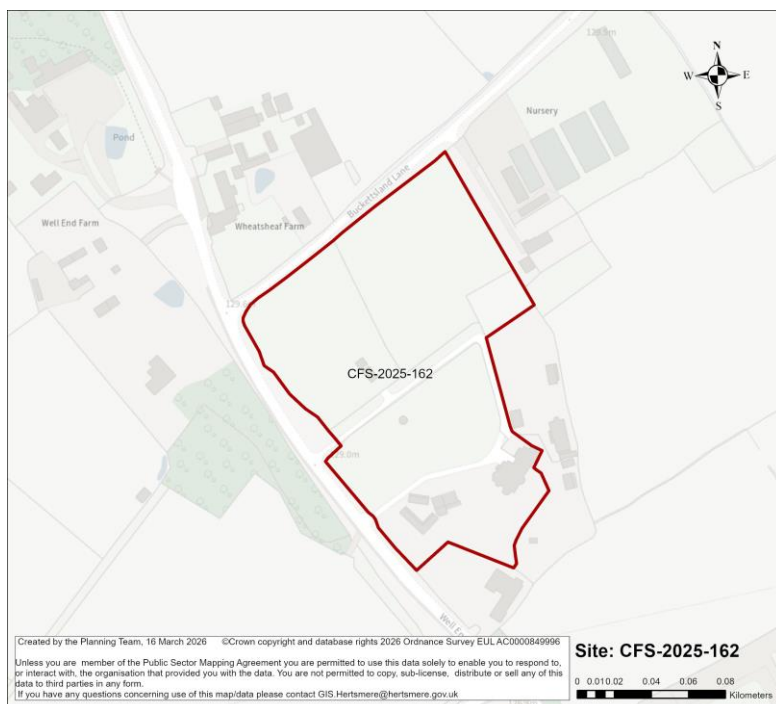
Development would not be suitable under the current planning policy framework with the site forming part of a parcel identified as making a strong contribution to the wider Green Belt in the Stage 1 Green Belt assessment. Stage 2 assessment states that the site meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt, and is not recommended.

The site has negligible flood risk and this is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.

Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location in line with the NPPF and subject to more detailed technical assessments, the site could be considered suitable, achievable and available. The owner of the site has confirmed that the site is available, and can be considered for further assessment as part of the site selection process.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-162**



Site Address Details

Site Reference	CFS-2025-162 (HEL1008-22)
Site Address	Land at Holly Cottage, Well End Road
Post Code	WD6 5PR
Ward	Shenley Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	2.11
Current Site Use	Open Field (Grazing) / Residential Curtilage
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Dwellings / Open Countryside / Arboricultural Nursery
Character of surrounding area – landscape, townscape	Site part of sporadic development along Well End Road, consisting of large detached dwellings, commercial greenhouses, and open fields
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL376

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No

Registered Parks and Gardens within 750m of Site	No
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Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	1.76%
Surface Water Flooding Medium Risk	0.38%
Surface Water Flooding High Risk	2.09%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
18	PASS	3+	3	4	0	STRONG
Stage 1 Comment	The parcel overall meets purposes 1 and 2 moderately and purpose 3 strongly. However, the west of the parcel at Shenley village is more densely developed and plays a limited role in terms of preventing encroachment into the countryside, and to ensure consistency with the area of the village to the north of Radlett Lane this area should be considered further.					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-48	PASS	5	1	4	0	STRONG
Stage 2 Comment	Meets Purpose assessment criteria strongly, but western part makes a lesser contribution to the wider strategic Green Belt. Western part is recommended for further consideration.					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium	Medium	Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.

What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	49

Conclusion: Is the site suitable, achievable and available?

The site is located adjacent to a Listed Building, and mitigation will be required to ensure that the public benefit outweighs the harm to this heritage asset.

The site has a low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.

The site also contains buildings which can be considered PDL.

Under the current policy framework, the site would not be suitable for development as it is located within the Green Belt. Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location the site would be suitable for development subject to any necessary mitigation in relation to the adjacent Listed Building. The owner of the site has confirmed that the site is available, and can be considered for further assessment as part of the site selection process.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-176**



Site Address Details

Site Reference	CFS-2025-176
Site Address	Land off Rowley Lane (north and south), Borehamwood
Post Code	
Ward	Borehamwood Kenilworth Ward and Shenley Ward
Parish	South Mimms and Ridge CP, Elstree and Borehamwood CP and Shenley CP

Site Details

Site Area (ha) gross	56
Current Site Use	Agriculture / horticulture / equine related
Planning Status	None
Proposed uses (residential/ employment)	Residential and Employment
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields to the North, residential and industrial to the West and open fields to the South. Barnet bypass to the East boundary
Character of surrounding area – landscape, townscape	The site lies adjacent to the Borehamwood settlement area, to the Eastern edge of the settlement. The site lies between the built areas to the West and South-West, including residential, industrial and studio spaces, and open lands to the North.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-125

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
Archaeological Status	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No

Locally Listed Building	No
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Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes
Floodzone 3	No
Surface Water Flooding Low Risk	4.48%
Surface Water Flooding Medium Risk	0.87%
Surface Water Flooding High Risk	2.57%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes
Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
	PASS	3+	3	4	0	
Stage 1 Comment	The sub-area is within Green Belt Parcel (18), which was identified as performing moderately against Purposes 1 and 2, preventing the outward sprawl of Borehamwood and forming the wider gaps between Borehamwood, Radlett and Shenley.					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
	PASS	5	1	4	0	
Stage 2 Comment	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new

'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium	Medium	Medium	Medium	Medium-High	Medium-High	Medium-high	Medium-High

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Yes – site sits to the North and South of Rowley lane, from which access could be provided.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes, developer owned
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to build out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	10-15 years
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	1288

Conclusion: Is the site suitable, achievable and available?

The site is located on the eastern edge of Borehamwood, forming part of the transition between the built-up area and the wider countryside. Development is present to the west and south-west, while the site maintains a strong relationship with the surrounding open Green Belt. The Barnet By-Pass provides a defined boundary to the east.

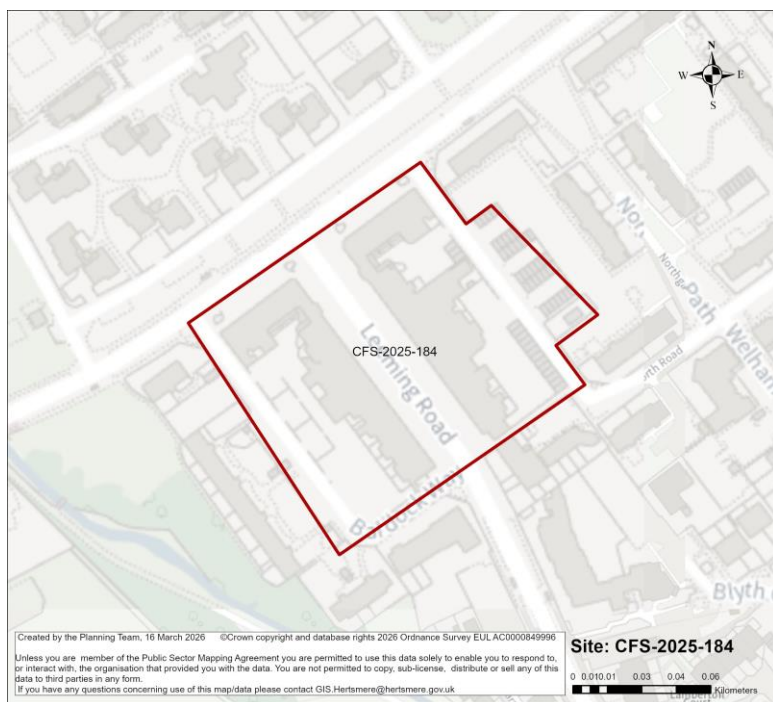
The site lies within the Green Belt and has been identified as making an important contribution to Green Belt purposes. The Stage 1 assessment identifies moderate performance in preventing sprawl and coalescence, and the Stage 2 assessment concludes that the site makes an important contribution to the wider strategic Green Belt. There are also areas of flood zone 2 and surface water flood risk, and access will require careful consideration.

Notwithstanding the identified constraints, the site is considered potentially suitable for development subject to policy considerations, comprehensive planning, and appropriate mitigation, including Green Belt release, flood risk management, and access provision. Given its scale, development is likely to come forward in phases over the longer term.

The site is therefore considered potentially suitable, available and achievable.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-184**



Site Address Details

Site Reference	CFS-2025-184
Site Address	Aycliffe Road and Leeming Road - shops and residential
Post Code	
Ward	Borehamwood Cowley Hill Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	2.4
Current Site Use	Residential, Employment including retail
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential, Community Use
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Aycliffe road to the North, residences to the West, residences and driving school to the East, shops and restaurants to the South.
Character of surrounding area – landscape, townscape	The site lies in the urban settlement area of Borehamwood with built areas to all sides. It is surrounded by a variety of built spaces including residences, shops, restaurants, and driving school. It is bound by Aycliffe road to the North.
Could this site be joined to another to form a larger site?	no
If yes, give details of adjoining site including site reference if applicable	n/a

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No

Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	13.77%
Surface Water Flooding Medium Risk	6.12%
Surface Water Flooding High Risk	13.68%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	Multiple owners
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50	120

Conclusion: Is the site suitable, achievable and available?

The site comprises previously developed land within the urban area of Borehamwood, currently in mixed residential, employment and retail use. It is surrounded by built development on all sides, including residential, commercial, and community uses, and is well integrated into the existing urban area, with access from Aycliffe Road.

There are no significant policy, access, or heritage constraints affecting the site. However, the site is subject to areas of surface water flood risk, which will need to be addressed through appropriate design and drainage measures. The presence of multiple ownerships may also require coordination to ensure comprehensive development. Site has negligible flood risk and is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but are highly likely to pass at this level of risk.

The site is considered suitable for residential and community uses, with redevelopment representing an efficient use of previously developed land within the urban area. Subject to addressing surface water flood risk and coordinating land ownership, the site is considered available and achievable.

The site is therefore suitable, available and achievable.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-186**



Site Address Details

Site Reference	CFS-2025-186
Site Address	Land between Lombardy Way and Beechfield Close, Borehamwood
Post Code	WD6 4NX
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.4
Current Site Use	Other - amenity land
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	No
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Residences to the North, East and South-East. Railway track and open lands to the West.
Character of surrounding area – landscape, townscape	The site lies at the western edge of the Borehamwood urban settlement. The site has railway track along the western boundary and open lands beyond that.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	yes
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No

Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	21.8%
Floodzone 3	20.6%
Surface Water Flooding Low Risk	15.6%
Surface Water Flooding Medium Risk	19.7%
Surface Water Flooding High Risk	12.2%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing	Landscape sensitivity to residential flats/	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new
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development/ smaller flats		small scale commercial					
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Railway line adjacent to the site
Are there any other environmental constraints?	Flood zone, surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Flood risk
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50	20

Conclusion: Is the site suitable, achievable and available?

The site comprises amenity land located at the western edge of the Borehamwood urban area, with residential development to the north, east and south-east, and a railway line forming the western boundary beyond which lies open land. The site occupies a transitional position at the edge of the built-up area.

While there are no significant access or policy constraints, the site is affected by substantial areas of flood zone 2 and 3, as well as notable surface water flood risk. These constraints represent a key consideration and may limit the developable area of the site. Site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. The presence of TPOs and the adjacent railway line may also require careful design to address amenity, noise, and landscaping considerations.

Although the site is located within the urban area and is available, the extent of flood risk presents a significant constraint to development. Any proposal would need to demonstrate compliance with the Sequential and Exception Tests and incorporate appropriate mitigation measures.

The site is therefore considered potentially suitable, available and achievable, and is developable, subject to addressing flood risk and site-specific constraints.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-189**



Site Address Details

Site Reference	CFS-2025-189
Site Address	The Point shenley Road borehamwood
Post Code	WD6 1EH
Ward	Borehamwood Hillside Ward and Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	1.05
Current Site Use	Employment including retail; Leisure including sports and recreation
Planning Status	None
Proposed uses (residential/ employment)	Residential, Commercial, Community use (Mixed-use)
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	B5378 to the north, All Saints church and graveyard to the east, residential to the south and west.
Character of surrounding area – landscape, townscape	The site is at the edge of Borehamwood town centre; a mix of uses and forms of development characterise the area including retail, offices, residential and community facilities.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	As the freehold owner of The Point, HBC could potentially seek to bring forward the site with the adjacent 80 Shenley Road (former Natwest Bank) which was acquired by Hertsmere BC.

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No

Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	3.05%
Surface Water Flooding Medium Risk	3.15%
Surface Water Flooding High Risk	2.90%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Existing public car park would need to be replaced in any development
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the residential-led development of a site in Borehamwood town centre is likely to be viable and achievable subject to the mix of uses being sought on the site and any on or off-site infrastructure requirements. There would be unlikely to be any BNG requirements due to the previously developed status of the site.

What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50	51

Conclusion: Is the site suitable, achievable and available?
<p>The site is mostly located within the Borehamwood town centre boundary where residential development could be an acceptable use in policy terms. The site is however currently occupied by the Reel cinema, Gala Bingo, and a private gym which are important town centre leisure facilities; the re-provision of leisure facilities would be likely sought on the site as part of any mixed use redevelopment.</p> <p>The site is surrounded by existing development, including residential, retail, and All Saints Church and graveyard. The adjacent 80 Shenley Road building has now been purchased by HBC and this offers the potential to bring forward a more comprehensive scheme in the future, potentially increasing the scope to optimise both the use of the site and the viability of any comprehensive redevelopment. Whilst there are no significant physical constraints to development, however, the relationship to adjoining uses and the need to retain public parking provision would limit the development options available.</p> <p>The site has negligible flood risk but is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>The site would be suitable for a residential-led development under the current policy framework subject to compliance with Local Plan town centre policies.</p>

HELAA 2025
SITE ASSESSMENT FORM

Site reference **CFS-2025-190**



Site Address Details

Site Reference	CFS-2025-190
Site Address	39 Theobald street Borehamwood
Post Code	WD6 1RT
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.11
Current Site Use	Residential
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Theobald street and medical centre to the East, residences to the other sides
Character of surrounding area – landscape, townscape	The site lies in the urban settlement of Borehamwood, with residences, medical centre and Theobald street surrounding it.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No

Registered Parks and Gardens within 750m of Site	No
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Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	No
Surface Water Flooding Medium Risk	0.06%
Surface Water Flooding High Risk	0.01%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new

'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	No
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)	100	11

Conclusion: Is the site suitable, achievable and available?

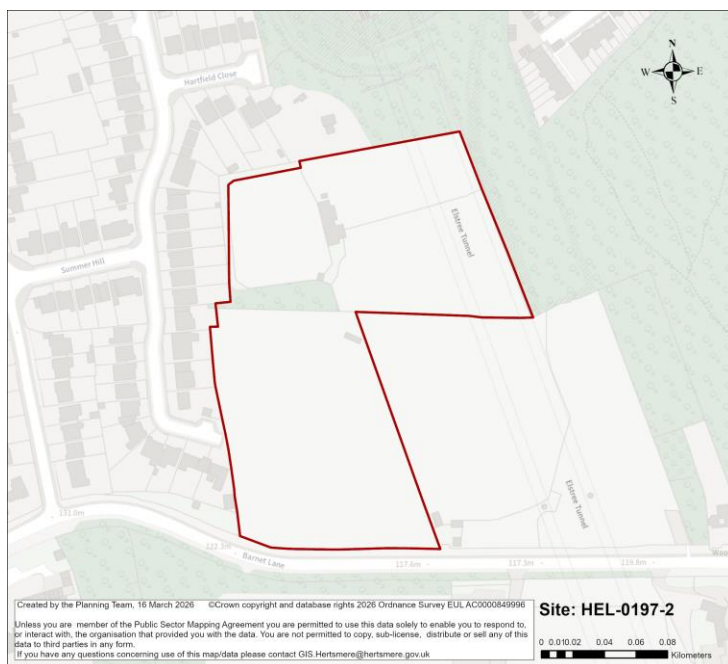
The site is located within the urban settlement of Borehamwood and is currently in residential use. The surrounding area is characterised by residential development, with a medical centre and Theobald Street to the east, and residential properties on the remaining sides, reflecting an established urban context.

The site is previously developed land and is not subject to any significant environmental or policy constraints. While there are Listed Buildings within 750 metres, this is not considered to pose a constraint to development. Flood risk is minimal, with only negligible areas of surface water flooding, and there are no identified access, topographical, or neighbouring land use issues.

The site is therefore considered suitable, available and achievable for residential development, and is developable within the plan period.

HELAA 2025
SITE ASSESSMENT FORM

Site reference **HEL-0197-22**



Site location / address:

Address	Land North of Barnet Lane (West)	Post Code	WD6 3JE
Ward	Elstree Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha) Gross	3.37	Current Use	Open Field.
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Surrounding area:

Neighbouring land uses	Residential, wild life sites, railway tracks.
Character of surrounding area – landscape, townscape	The site is located at the southern edge of the built up area of Elstree and Borehamwood. The site is a part of an undeveloped open land ‘wedged’ in between built areas. To the immediate north and west of the site is established residential area; to the east is a Local Wildlife Site comprising of greenfield land and vegetation. To the south beyond Barnet Lane is open land.

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL-0511-22

Planning status:

Relevant Planning history	23/0053/OUT Residential development of up to 74 dwellings, with associated landscaping, amenity space, Self-Build plots, sustainable urban drainage (SuDs), and associated works. (Outline Application to include Access, with all other matters Reserved) (description updated 04.04.2023). Refuse permission.Appeal In Progress
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (including Custom Build)

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	Yes
SSSI	No	Sand & Gravel Safeguard Area	No

Archaeological Sites	No	Drinking Water Safeguard Area	No
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	11.92
Surface Water Flooding Medium Risk	3.64
Surface Water Flooding High Risk	1.21
Reservoir Flooding Dry Day	0

Reservoir Flooding Wet Day	0
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Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
3	Pass	3	5	4	0	Strong
Stage 1 Comment	The parcel meets purposes 1 and 2 strongly. Although the area north of Merry Hill Road feels more detached from the wider countryside, it still plays an important role in preventing further encroachment of development into the countryside and also makes a limited contribution to purpose 4. The parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-49	Pass	1+	1	3	0	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement
'Low-density' two/two and a	'Medium density' mixed	'Medium	'Higher density' flats	Smaller-scale commercial/ industrial	Large-scale commercial	Large-scale warehouse	
		m					

half-storey houses	residential	density' flats		use and employment	l and office blocks	distribution facilities	
Medium	Medium	Medium - High	Medium - High	Medium - High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt, Contain designated Local Wildlife Sites (Woodcock Hill Fields LWS and Elstree Tunnel Grassland LWS) and a registered Village Green
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Rail tunnel runs under part of the site
Are there any other environmental constraints?	The site adjoins Elstree Tunnel Grasslands wildlife site.
Is the Site suitable for the proposed use?	Potentially

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Yes
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the
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	Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	The site adjoins Elstree Tunnel Grasslands wildlife site.
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	74

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	10-15 years
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Conclusion:

Is the site suitable, achievable and available?	<p>The site adjoins a Local Wildlife Site (Elstree Tunnel Grasslands). The land slopes gently to the north but there are no topographical constraints and it is indicated as being accessed directly from Barnet Lane.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>Development would not be suitable under the current planning policy framework with the site identified as making a moderate contribution to the wider Green Belt in the Stage 1 Green Belt assessment. The independent Stage 2 Green Belt assessment recommended that the sub area within which the site is located could be considered further.</p>
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	<p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location in line with the NPPF and subject to more detailed technical assessments, the site could be suitable, available and achievable.</p>
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HELAA 2025
SITE ASSESSMENT FORM

Site reference **HEL-1005-22**



Site location / address:

Address	Land Rear of Catterick Way	Post Code	WD6 4QB
Ward	Borehamwood Brookmeadow Ward	Parish	Elstree & Borehamwood

Site size / use:

Size (ha)	0.2	Current Use	Hard Standing / Parking
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Surrounding area:

Neighbouring land uses	Residential to south, north and west. Public open space to east.
Character of surrounding area – landscape, townscape	The site is located in a predominantly residential area of Borehamwood, to the rear of dwellings fronting Catterick Way. The character consists mainly of semi-detached and terrace two storey dwellings.

Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Planning status:

Relevant Planning history	24/0414/FUL Redevelopment of site including erection of 3 storey detached block of flats to provide 9 x 3 bed residential units with associated parking, cycle and refuse storage. (GRANTED)
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (100% Affordable)

Location type (tick relevant box):

Greenbelt	PDL
No	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	No
Heathrow Airport Safeguarding Area	Yes	Greenbelt	No

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	23
Surface Water Flooding Medium Risk	6.3
Surface Water Flooding High Risk	3.5
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					
Recommended	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Possibly from previous uses
Are there any access difficulties?	No
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	No
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
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Overcoming Constraints

What would be needed to overcome constraints?	Potential mitigation against contamination required.
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50	9

Deliverability / Developability:

What is the likely timescale within which the site is capable of being developed?	1-5 years
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Conclusion:

Is the site suitable, achievable and available?	<p>The site is brownfield land and is located in a residential area of Borehamwood. The site is considered acceptable under current policy framework, notwithstanding mitigation against possible contamination from a previous use.</p> <p>The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>The owner of the site has confirmed that the site is available, and can be considered for further assessment as part of the site selection process.</p>
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HELAA 2025
SITE ASSESSMENT FORM

Site reference **HEL-1009-22**



Site location / address:

Address	Instalcom House, Manor Way	Post Code	WD6 1QH
Ward	Borehamwood Kenilworth Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha) Gross	0.36	Current Use	Builders Merchant
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Surrounding area:

Neighbouring land uses	Mix of Offices, Light industry and residential.
Character of surrounding area – landscape, townscape	The site is located on the edge of an employment area, within the Elstree Way Corridor AAP area, with commercial office and light industry units to the north. Residential units are located to the south, consisting mainly of two storey semi-detached dwellings. A public right of way also runs to the south of the site.

Could this site be joined to another to form a larger site?	No.
If yes, give details of adjoining site including site reference if applicable	N/A

Planning status:

Relevant Planning history	N/A
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (Flats)

Location type (tick relevant box):

Green Belt	PDL
No	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	No
Heathrow Airport Safeguarding Area	Yes	Green Belt	No

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	3.11
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					
Recommended	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Designated Employment Area
Is there evidence of land contamination?	Potential Contamination from existing use.

Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Various commercial uses
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	No
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
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Overcoming Constraints

What would be needed to overcome constraints?	Potential Contamination from existing use.
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)		29

Deliverability / Developability:

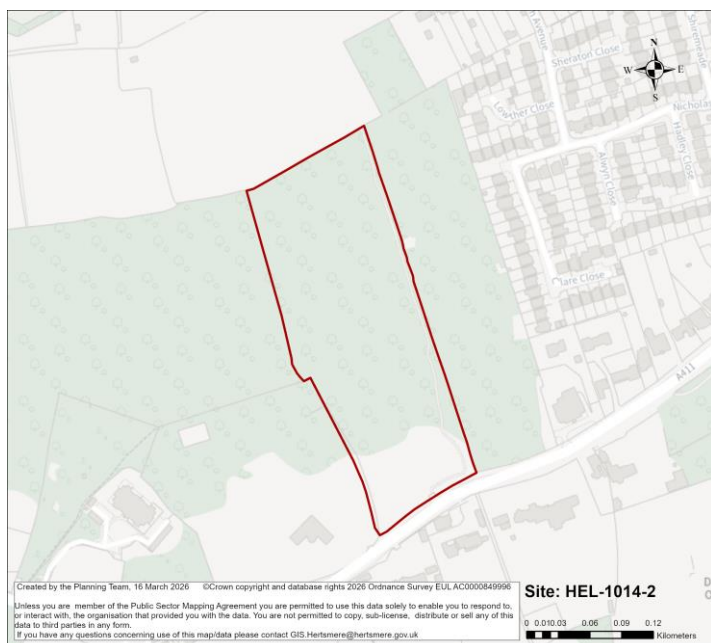
<p>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</p>	<p>6-15 years</p>
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site is located within the area covered by the Elstree Way Corridor AAP close to the designated employment area but also where it adjoining a mainly residential area. Under current policy context the site is allocated for residential development. Whilst there are no clear physical issues constraining the redevelopment of the site, mitigation against disturbance from neighbouring uses will be required.</p> <p>The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>The site is considered acceptable under current policy framework, notwithstanding mitigation against disturbance from neighbouring uses. The owner of the site has confirmed that the site is available, and can be considered for further assessment as part of the site selection process.</p>
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HELAA 2025
SITE ASSESSMENT FORM

Site reference **HEL-1014-22**



Site location / address:

Address	Land east of Kailas (formerly the Marians), Barnet Lane, Elstree - Site D	Post Code	WD6 3RD
Ward	Elstree Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha) Gross	4.19	Current Use	Open Scrubland / Woodland
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Surrounding area:

Neighbouring land uses	Open Countryside. Residential development to the south and south west.
Character of surrounding area – landscape, townscape	The north and east consists mainly of open countryside, separating the site with Elstree and Borehamwood. The south and west of two large detached dwellings or apartment buildings, located within very spacious plots.

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL-1015-22 to South West

Planning status:

Relevant Planning history	TP/80/0220, Continue Tipping to complete landfill Operations, Approved, 03/07/1980
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (Including Net Zero Carbon / Self-build), plus Biodiversity Net Gain

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	Yes
SSSI	No	Sand & Gravel Safeguard Area	Yes

Archaeological Sites	Yes	Drinking Water Safeguard Area	No
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	Yes
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	3.51
Surface Water Flooding Medium Risk	1.03
Surface Water Flooding High Risk	0.54
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
3	Pass	3	5	4	0	Strong
Stage 1 Comment	The parcel meets purposes 1 and 2 strongly. Although the area north of Merry Hill Road feels more detached from the wider countryside, it still plays an important role in preventing further encroachment of development into the countryside and also makes a limited contribution to purpose 4. The parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-51	Pass	3	5	2	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, but the south-western part makes a less important contribution to the wider strategic Green Belt. South-western part recommended for further consideration.					
Recommended	Split Site					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	High	High	High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	Potential contamination from former use.
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	None
Are there any other environmental constraints?	Potential Contamination from previous use. Considerable amount of vegetation some of which may be self seeded; ecological value of the site is not known.
Is the Site suitable for the proposed use?	Not currently

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	No
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	
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	Potential Contamination from previous use. Considerable amount of vegetation some of which may be self seeded; ecological value of the site is not known.
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
N/A	N/A	N/A

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A
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Conclusion:

Is the site suitable, achievable and available?	<p>The site comprises open scrubland/woodland within the Green Belt and is located in a predominantly rural area, physically separating nearby settlements and contributing to the wider openness of the countryside.</p> <p>The Green Belt assessment identifies the wider parcel as performing strongly against Green Belt purposes, particularly in preventing sprawl and coalescence. Although a small south-western portion of the site was identified as making a relatively lesser contribution, the site as a whole remains within a strongly performing Green Belt parcel and is not recommended for release in its entirety.</p> <p>There are no significant physical constraints to development, and the site is considered available and potentially achievable. However, there are environmental considerations including potential land contamination from previous uses and unknown ecological value which would require further assessment and mitigation.</p> <p>Notwithstanding these factors, the site is located outside of the main settlements identified within the spatial strategy.</p> <p>On this basis, the site is not considered suitable for development at this time and is therefore not identified as developable within the HELAA.</p>
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HELAA 2025
SITE ASSESSMENT FORM

Site reference **HEL-1102-22**



Site location / address:

Address	EWC Civic Car Park	Post Code	WD6 1WA
Ward	Borehamwood Kenilworth Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha)	1.20	Current Use	Car park
Gross			

Surrounding area:

Neighbouring land uses	Blocks of flats and terraced and semi-detached properties, leisure centre, a hotel, charity collection centre, and primary school/day nursery		
Character of surrounding area – landscape, townscape	This large car park is more or less enclosed by built development of various height and form in this urbanised edge of town centre location		
Could this site be joined to another to form a larger site?	Yes		

If yes, give details of adjoining site including site reference if applicable	Neighbouring Elstree Way Corridor Sites
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Planning status:

Relevant Planning history	None
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
No	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
No	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	No
Heathrow Airport Safeguarding Area	Yes	Green Belt	No

Designated & Undesignated Heritage Assets

Constraint	
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Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site (approximate)
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	10
Surface Water Flooding Medium Risk	3
Surface Water Flooding High Risk	1
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					
Recommended	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	No
Are there any access difficulties?	No

Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Site Availability:

Has the owner said the site is available?	Yes, previously	Is there developer interest?	No
Ownership constraints?	None		
Is the Site available?	Not immediately available as public car remains in use with a number of agreements in place to provide car parking for neighbouring sites (e.g. Venue, Ibis Hotel)		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable subject to any required provision or re-provision of public car parking being agreed. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
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Overcoming Constraints

What would be needed to overcome constraints?	Establishing requirements for public car parking in the area
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)	100	95

Deliverability / Developability:

<p>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</p>	<p>6-15 years</p>
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site is currently the Civic Car Park. There are no major environmental constraints associated with its use, although there may be limited oil/petrol ground pollution associated with its current use.</p> <p>There are no constraints in terms of the site ownership, being in sole ownership, but no decision has been taken on the use of the site and the quantum of public car parking which is required on the site. Regardless of the quantum, decked parking would enable more efficient use of the site and allow for residential development on at least part of the car park.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. However this site is towards the lower end of coverage and is concentrated in the low part in the south west corner, so will have little impact on the site as a whole.</p> <p>The site is suitable for the stated use in the EWC, although some taller buildings may be permissible, depending on the part of the site developed for housing and their proximity to existing housing nearby, including the recently developed Bellway scheme on the site of the former Hertswood Upper School.</p>
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HELAA 2025
SITE ASSESSMENT FORM

Site reference **HEL-1103-22**



Site location / address:

Address	EWC Elstree Way / Bullhead Road	Post Code	WD6 1LB
Ward	Borehamwood Kenilworth Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha) Gross	0.38	Current Use	Petrol Station and Vehicle Tyre and Repair Garage
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Surrounding area:

Neighbouring land uses	Semi-detached dwellings and blocks of flats, leisure centre and large derelict building
Character of surrounding area – landscape, townscape	Urbanised edge of town centre location, characterised as such by a mix of uses and differing density housing development.

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	Elstree Way South

Planning status:

Relevant Planning history	<p>23/0576/FUL: Installation of 10 EV charging bays, canopy, GRP cabinet, substation, inverter compound and associated works. (GRANTED)</p> <p>TP/99/0758: Redevelopment of site for Class B1 (office) use in a part 2/part 3 storey building with associated ground and basement parking and alterations to existing vehicular access. (Outline application)</p> <p>TP/98/0185 Erection of new enclosed car wash building and provision of new jet wash area with 2.5m high glass screen and new vacuum unit (REFUSED)</p> <p>TP/96/0204: New and replacement garage, forecourt and kiosk signage (GRANTED)</p> <p>TP/01/0809 Demolition of existing pump islands forecourt canopy, shop and construction of three pump islands, forecourt canopy, shop (200sq m sales area), vacuum air/water facility, car wash and customer car parking. (Granted)</p>
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
No	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	No
Heathrow Airport Safeguarding Area	Yes	Green Belt	No

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No

Locally Listed Buildings within Site	No
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Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site (approximate)
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	50
Surface Water Flooding Medium Risk	25
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	No
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					
Recommended	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Likely (Petrol Station use)
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Yes
Is the Site suitable for the proposed use?	Yes

Site Availability:

Has the owner said the site is available?	No	Is there developer interest?	No
Ownership constraints?	Lease until early 2030s means unlikely to be available in the next 5 years and potentially at least 10 years until development begins		

Is the Site available?	No
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Site Achievability:

Is the Site achievable?	Possible remediation costs will need to be considered but in an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
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Overcoming Constraints

What would be needed to overcome constraints?	Remediation given the long-standing petrol station and adjacent car garage.
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)	100	38

Deliverability / Developability:

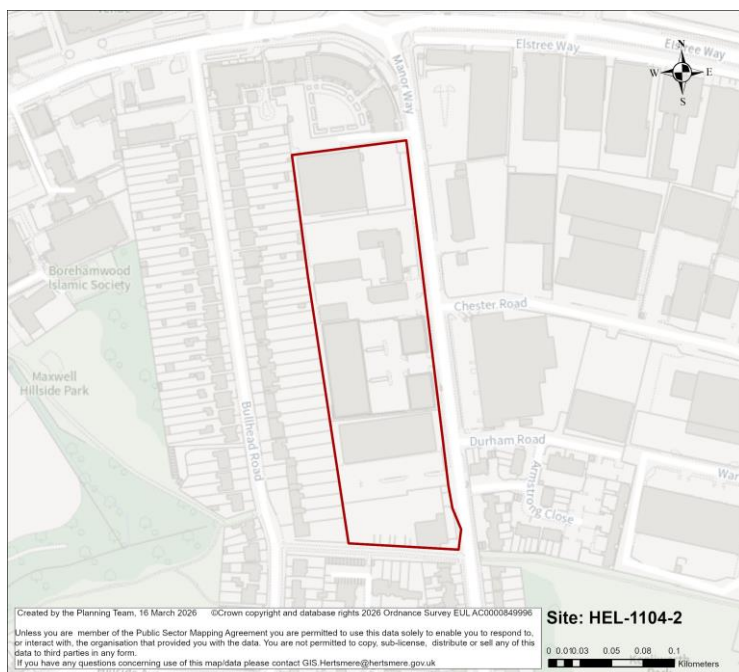
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site is currently occupied by the Shell garage and Kwik Fit; subsequently, there is likely to be a level of contaminated land, particularly from the petrol station. There are no other obvious constraints associated with the site, environmental or otherwise.</p> <p>The site will need a ground investigation report at the appropriate time, to assess the level of contamination present.</p> <p>The land has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range (such as this site) may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. This would be difficult on a small site, so other mitigation may be required.</p> <p>The site is suitable, in principle, for the proposed use in the EWC. However, there is a long lease on it until the early 2030s, and therefore the assumption is that it is not available currently. However, this is reflected in the indicated timescales for development in years 6-15.</p>
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HELAA 2025
SITE ASSESSMENT FORM

Site reference **HEL-1104-22**



Site location / address:

Address	EWC Manor Way	Post Code	WD6 1QQ
Ward	Borehamwood Kenilworth Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha)	2.85	Current Use	Mixed office and warehouse/factory uses
Gross			

Surrounding area:

Neighbouring land uses	Semi-detached dwellings and offices/warehouses in employment area
Character of surrounding area – landscape, townscape	Urban character amongst mixed uses between employment area and a road of semi-detached dwellings

Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	

Planning status:

Relevant Planning history	
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	PDL
No	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No

Archaeological Sites	No	Drinking Water Safeguard Area	No
Heathrow Airport Safeguarding Area	Yes	Green Belt	No

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site (approximate)
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	9
Surface Water Flooding Medium Risk	7
Surface Water Flooding High Risk	3
Reservoir Flooding Dry Day	0

Reservoir Flooding Wet Day	0
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Agricultural Land Classification

Classification	
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Green Belt purpose

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					
Recommended	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Possible contamination from existing industrial units
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	The site is in multiple ownerships and uses; as and when residential schemes come forward, the relationship with neighbouring commercial activities within the remainder of the site (and the employment area opposite) would need to be considered.
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Potentially

Site Availability:

Has the owner said the site is available?	Partially	Is there developer interest?	No
Ownership constraints?	Multiple owners of the overall opportunity area at different stages in terms of availability. As such, it lends itself to being redeveloped in several stages		
Is the Site available?	Partially (the two industrial units at the southern end of the site have been promoted separately as being available).		

Site Achievability:

Is the Site achievable?	As the site is unlikely to come forward as a whole, costs might vary across the whole opportunity area. Subsequently, achievability may vary, given also the different stages of readiness for redevelopment. However, in an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	Where necessary, landowners will need to work together to produce a coherent development strategy, but this will not be necessary to bring all the different sites within HEL-1103-22 forward for development.
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50	143

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years
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Conclusion:

Is the site suitable, achievable and available?	<p>The site is located within the EWC AAP and has therefore been earmarked as a potential, long-term residential development location. It is currently occupied by various employment uses, including offices, leisure (trampolining) and warehouse/industrial uses. There are no obvious environmental issues, although there might be potential for pollution from the units to the north and south of the site.</p> <p>Given the existing multiple uses, buildings and likely landowners in this area, there would need to be a co-ordinated plan to bring parts of the site forward, if delivery of the whole area was not possible.</p> <p>The land has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>However, aside from Instalcom House which has been promoted for housing, the site is only partially available or achievable, as the majority of the units are still in operation and there is currently no co-ordinated plan to bring forward a holistic new development.</p>
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HELAA 2025
SITE ASSESSMENT FORM

Site reference **HEL160**



Site location / address:

Address	Elstree Gate	Post Code	WD6 1JD
Ward	Borehamwood Kenilworth Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha) Gross	1.42	Current Use	Car Park and offices. This is developed land on the northern edge of the commercial area of Borehamwood.
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Surrounding area:

Neighbouring land uses	Warehouses/ Offices. Office block across Elstree Way to the north has been converted to residential. There is a hotel across Warwick Road to the east of the site
Character of surrounding area – landscape, townscape	The site is located in a built-up employment area of Borehamwood. The site is surrounded by B and E Class employment uses on the south side of Elstree Way.

Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Planning status:

Relevant Planning history	16/0530/FUL. External works to include new entrance door and canopy. (GRANTED). 15/2224/FUL. External works to Unit 3 to include new entrance door and canopy. (GRANTED)
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
No	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No

Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Green Belt	No

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	31.81
Surface Water Flooding Medium Risk	12.1
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					
Recommended	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Designated Employment Area
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Possibly - Potentially due to its location within a major employment area. Existing B/E class office and industrial uses surround the site.
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	No

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	No
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infrastructure requirements may require additional viability work to be undertaken. However, the site promoter has not indicated there to be any abnormal or other costs which would have the potential to impact on the viability of the site for development.
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Overcoming Constraints

What would be needed to overcome constraints?	None
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
N/A	N/A	N/A

Deliverability / Developability:

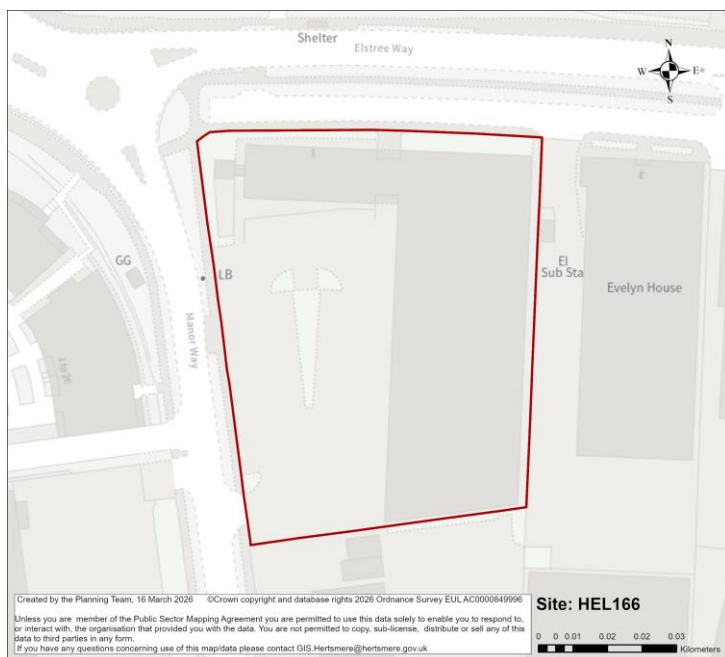
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A
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Conclusion:

Is the site suitable, achievable and available?	<p>The site is located within the designated Elstree Way Employment Area where the adjoining uses are commercial and a hotel and loss of employment land is currently resisted.</p> <p>Whilst there are no clear physical issues constraining the redevelopment of the site, the nature of many of the surrounding uses is such that the site is not, in isolation, suitable for residential use. The introduction of residential uses would potentially adversely affect the ability of existing neighbouring businesses to operate, under the 'agent of change' principle.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The site is not suitable for residential development under current policy, nor when taking into account the character and operational integrity of the surrounding employment area.</p>
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HELAA 2025
SITE ASSESSMENT FORM

Site reference **HEL166**



Site location / address:

Address	1 Elstree Way	Post Code	WD6 1RN
Ward	Borehamwood Kenilworth Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha) Gross	0.66	Current Use	Vacant. Previously warehouse/production unit (B8) with ancillary offices.
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Surrounding area:

Neighbouring land uses	Employment and a garage adjoin the site. The Elstree Screen Arts College (Formally Elstree Technical College) is opposite, across Elstree Way to the north.
Character of surrounding area – landscape, townscape	The site is within the built-up Employment area within Borehamwood. It is surrounded by B Class employment uses to the east and south. Elstree Way Corridor housing area is located to the west of Manor Way. Corner site occupied by 4-storey modern office building and warehouse.

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL163

Planning status:

Relevant Planning history	<p>18/2111/PD56. Change of use from office (Use Class B1) to residential (Use Class C3) to create 54 apartments. PD56 - Refused Prior Approval</p> <p>18/1758/PD56. <u>Change of use from office (B1) to residential (C3) to create 54 studio apartments.</u> Withdrawn</p> <p>8/1550/PD56. <u>Change of use from office (B1) to residential (C3) to create 69 studio flats.</u> Withdrawn</p> <p>18/0922/CLE. Continued use as offices B1(a) (Certificate of Lawful Development Existing). Refuse to Grant Certificate</p> <p>17/1366/PD56. Change of use from office (B1) to residential (C3) (69 studio flats). (REFUSED).</p> <p>20/1724/FUL Temporary change of use of warehouse (for up to 10 years) to a film studio (B1) to include erection of single storey emergency exit to west elevation, 3.6 metre fence behind existing boundary railings, new silent roof covering and alterations to fenestration. (APPLICATION WITHDRAWN)</p>
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3) / Mixed Use

Location type (tick relevant box):

Green Belt	PDL
No	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	No
Heathrow Airport Safeguarding Area	Yes	Green Belt	No

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	26.56

Surface Water Flooding Medium Risk	4.04
Surface Water Flooding High Risk	2.34
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					
Recommended	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement
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'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Designated Employment Area
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Yes - Potentially due to location within a major employment area. Existing office and industrial uses surround the site.
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Potentially, although any residential element would be subject to more detailed assessment in terms of distances from existing employment uses

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Yes
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
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Overcoming Constraints

What would be needed to overcome constraints?	No
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
N/A	N/A	N/A

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A
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Conclusion:

Is the site suitable, achievable and available?	<p>The site is located within the designated Elstree Way Employment Area where the adjoining uses are commercial and a hotel and loss of employment land is currently resisted. Whilst there are no clear physical issues constraining the redevelopment of the site, the nature of many of the surrounding uses is such that residential development of the whole the site is not, in isolation, suitable for residential use.</p> <p>The introduction of residential uses across the site would potentially adversely affect the ability of existing neighbouring businesses to operate, under the ‘agent of change’ principle. However, there may be scope to develop along a small part of the Manor Way and Elstree Way frontage without compromising the operational integrity of the industrial estate.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The site is not currently considered suitable for residential development. Should the designation of the site and surrounding area change then the site could potentially be suitable, available and achievable.</p>
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HELAA 2025

SITE ASSESSMENT FORM

Site reference

HEL167



Site location / address:

Address	Manor Point	Post Code	WD6 1EU
Ward	Borehamwood Kenilworth Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha) Gross	0.91	Current Use	Units 1 and 2 are currently used for a laundry and packing warehouse for books and magazines with an ancillary kitchen and dining facilities. Unit 3 is used for a pharmaceutical warehouse.
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Surrounding area:

Neighbouring land uses	Industrial site, warehouses, residential to the south of the site.
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Character of surrounding area – landscape, townscape	Built-up urban area. Employment area. Surrounded by employment uses to east and north. Elstree Way Corridor housing area to the west of Manor Way. Modern residential development in Armstrong Close to the south.	
Could this site be joined to another to form a larger site?	No	
If yes, give details of adjoining site including site reference if applicable	N/A	

Planning status:

Relevant Planning history	Unit 1: TP/05/0648. Proposed electricity sub-station screened with stained timber boarding. (GRANTED) 20/1140/FUL Installation of additional boundary fencing & gates to enclose Manor Way frontage main car park and substation on Chester Road to include pedestrian access and associated landscaping. (GRANTED)
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3) / Mixed Use

Location type (tick relevant box):

Green Belt	PDL
No	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No

Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	No
Heathrow Airport Safeguarding Area	Yes	Green Belt	No

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	19.19
Surface Water Flooding Medium Risk	0.04
Surface Water Flooding High Risk	0.01

Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					
Recommended	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	

N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
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Officer Assessment

Is there a conflict with existing policy?	Designated Employment Area
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Yes - Potentially due to location within a major employment area. Existing B/E class office and industrial uses surround the site.
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes although any residential element would be subject to more detailed assessment in terms of distances from existing employment uses

Site Availability:

Has the owner said the site is available?	Yes - relating to the part they own (units 1 and 2). Unit 3 is in separate ownership	Is there developer interest?	Yes
Ownership constraints?	Unit 3 is under separate ownership. No information submitted since the original promotion to indicate the site in its entirety is available.		
Is the Site available?	Partly.		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
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Overcoming Constraints

What would be needed to overcome constraints?	No
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
N/A	N/A	N/A

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A
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Conclusion:

Is the site suitable, achievable and available?	<p>The site is located within a designated employment area where the adjoining uses are commercial and a hotel and loss of employment land is currently resisted. Whilst there are no clear physical issues constraining the redevelopment of the site, the nature of many of the surrounding uses is such that the entire site is not, in isolation, suitable for residential use.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The introduction of residential uses across the site would potentially adversely affect the ability of existing neighbouring businesses to operate, under the ‘agent of change’ principle. However, there may be scope to develop part of the site on the Manor Way and Durham Road frontages without compromising the operational integrity of the industrial estate.</p> <p>However, since the site was originally promoted, there has been no further indication that Unit 3 would be available and presently the site is occupied in its entirety by ClipFine. As such the site is not considered to be available for development.</p>
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HELAA 2025
SITE ASSESSMENT FORM

Site reference **HEL209a**



Site location / address:

Address	Land North of Barnet Lane / West of Furzehill Road	Post Code	WD6 2HG
Ward	Borehamwood Hillside Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha) Gross	12.63	Current Use	Grazing Horses. Much of the site is open field with mature trees around the edge and dispersed across the site. The western end of the site is rougher grassland with more trees across the area.
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Surrounding area:

Neighbouring land uses	Residential to the north and east, A41 to the south, Woodcock Hill Village Green to the west
Character of surrounding area – landscape, townscape	This is open land on the edge of built up area. The residential areas to the north and east of the site largely comprise semi-detached housing to the north, with some terraced housing to the east.

Could this site be joined to another to form a larger site?	No. adjoining land is Woodcock Hill Village Green. Submission also made for an additional site to the west in same ownership (HEL209b) but which does not physically adjoin this site.
If yes, give details of adjoining site including site reference if applicable	N/A

Planning status:

Relevant Planning history	23/0937/OUT Outline planning application for the erection of up to 220 dwellings, including 50% affordable housing, self-build/custom-build plots, green infrastructure (including public open space, play area, landscape planting and sustainable drainage systems), ecological enhancements to Woodcock Hill Village Green, new multi-modal vehicular access from Furzehill Road, emergency, pedestrian and cycle access from Carrington Avenue, and associated works and development. (Outline Application to include Access, with all other matters reserved). Appeal allowed. Permission expiring 27 Nov 2027 TP/80/0797 outline application for housing and open space (REFUSED)
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3), Option for school site, health facilities or extra care facilities

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No

Local Nature Reserve	No	TPO	Yes
SSSI	No	Sand & Gravel Safeguard Area	Yes
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	2.84
Surface Water Flooding Medium Risk	0.18
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0

Reservoir Flooding Wet Day	0
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Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
12	Pass	3+	1	3	0	Moderate
Stage 1 Comment	The parcel performs moderately against Green Belt purposes 1 and 3 and more weakly against purpose 2. The parcel forms only a very small part of the gap between Borehamwood and London (Edgware) and makes a limited contribution to preventing coalescence. However, the parcel is very open and, particularly the western area, is rural in character. It plays an important role in preventing encroachment into the countryside on the south side of Borehamwood and is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-50	Pass	1	1	4	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium	Medium	Medium - High	Medium - High	Medium - High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt. The western part of site is local wildlife site Woodcock Hill Fields
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	The western and south western part of site is Village Green and local wildlife site Woodcock Hill Fields so would not be able to be built on
Is the Site suitable for the proposed use?	Wildlife site most likely not suitable for development.

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Yes
Ownership constraints?	No. Tenant on short term lease		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
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Overcoming Constraints

What would be needed to overcome constraints?	The western and south western part of site is Village Green and local wildlife site Woodcock Hill Fields so would not be able to be built on
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	220

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The western side of the site forms part of Woodcock Village Green and is also a Local Wildlife Site (Woodcock Hill Fields) supporting a range of grassland and scrub species. A TPO (387/1997) covers a large number of trees across the site including mainly individual Oaks as well as various groups and woodland areas containing a variety of species.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The site makes up a large proportion of a moderately performing Green Belt parcel identified in the Stage 1 assessment. The parcel was identified as playing an important role in preventing encroachment into the countryside south of Borehamwood. However, the Stage 2 assessment recommended further consideration of the site (only in conjunction with the adjoining sub-area to the west)</p> <p>Were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes in this location, part of the site could potentially be suitable, available and achievable.</p>
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HELAA 2025
SITE ASSESSMENT FORM

Site reference **HEL217**



Site location / address:

Address	Manor Place	Post Code	WD6 1WG
Ward	Borehamwood Kenilworth Ward	Parish	Borehamwood

Site size / use:

Size (ha) Gross	0.55	Current Use	Industrial warehouse units
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Surrounding area:

Neighbouring land uses	Commercial premises to the north south and east, with residential properties to the southeast and west
Character of surrounding area – landscape, townscape	<p>The site adjoins the edge of a designated employment area to the east characterised by purpose built premises in a variety of commercial uses. It lies within the EWCAAP area where residential led regeneration is being encouraged.</p> <p>The site lies within Opportunity Area 12 where residential development not exceeding 2.5m high, of a density between 50 and 80 dwellings per ha is encouraged.</p>

Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Planning status:

Relevant Planning history	<p>TP/77/0459. Continued use as offices and stores. (DETERMINED).</p> <p>TP/81/0799. Erection of 2 warehouse units and 2 industrial units. (DETERMINED).</p> <p>TP/82/0521. Continued use of structure on roof for experimental purposes. (DETERMINED).</p> <p>TP/84/0015. Change of use of Unit B from light industrial to warehouse. (DETERMINED).</p> <p>TP/84/0737. Change of use from light industry to warehouse. (DETERMINED).</p> <p>22/1597/FUL. Retrospective change of use from B8 storage and distribution to B2 general industrial to include insertion of chimney flues to roof structure(retrospective application). GRANTED</p>
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Greenbelt	PDL
No	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No

Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	No
Heathrow Airport Safeguarding Area	Yes	Greenbelt	No

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	9.88
Surface Water Flooding Medium Risk	0.18
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					
Recommended	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	No
Are there any access difficulties?	No - access from Manor Way
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	The site adjoins commercial premises but it lies within an area identified as an opportunity area for residential development in the EWCAAP
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	No
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
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Overcoming Constraints

What would be needed to overcome constraints?	No
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity

Deliverability / Developability:

What is the likely timescale within which the site is capable of being developed?	
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Conclusion

Is the site suitable, achievable and available?	<p>The site comprises 4 commercial units in one building, located at the edge of the EWCAAP area where it adjoins the designated Elstree Way Employment Area. Mitigation against disturbance from neighbouring uses will be required.</p> <p>The site lies within EWCAAP Opportunity Area 12 for residential development. Access is available off Manor Way.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The site is considered suitable, available and achievable for residential development, and can progress to site selection stage.</p> <p>This site forms part of a larger site (HELAA-1104-22) which has been assessed separately in the HELAA. Capacity and suitability have been considered as part of the wider site to avoid double counting.</p>
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HELAA 2025
SITE ASSESSMENT FORM

Site reference **HEL341**



Site location / address:

Address	Allum Lane West	Post Code	WD6 3NN
Ward	Elstree Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha) Gross	2.29	Current Use	Limited use for storage and grass cutting
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Surrounding area:

Neighbouring land uses	Cemetery to the south, residential to the east, road and open fields to the north, Elle Dani stables to the west
Character of surrounding area – landscape, townscape	This is an edge of urban area village location which is largely rural in character despite its relative proximity to the built-up area of Elstree and Borehamwood.
Could this site be joined to another to form a larger site?	The site is close to other sites submitted to the Call for Sites but does not now physically adjoin since changes to these original submissions have been made.

If yes, give details of adjoining site including site reference if applicable	N/A
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Planning status:

Relevant Planning history	17/1271/CLE Confirmation of existing sheds and surrounding land within the application site for use as non-agricultural purposes(REFUSED); 17/1272/CLE Retention of existing sheds. Certificate of Lawful Development (Existing) (GRANT)
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	Yes	Drinking Water Safeguard Area	No
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	Yes
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	3.46
Surface Water Flooding Medium Risk	0.33
Surface Water Flooding High Risk	0.02
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
8	Pass	3+	5	3	0	Strong
Stage 1 Comment	Although the parcel scores strongly against purpose 2, there are two identified areas which might score less strongly if considered alone:					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-52	Pass	3	5	2	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, but the north-eastern part makes a less important contribution to the wider strategic Green Belt. North-eastern part is recommended for further consideration.					
Recommended	Split Site					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No

Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	The cemetery adjoins the site but is not necessarily an issue. The site is close to the existing household waste recycling centre civic amenities site.
Are there any other environmental constraints?	Archaeological area
Is the Site suitable for the proposed use?	Yes

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Yes
Ownership constraints?	The storage use is by the landowner and the grass cutting by a third party under licence- the applicant states that the licensed use can be ceased immediately.		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	Archaeological area
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
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Very Low (20-30)	23	220
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Deliverability / Developability:

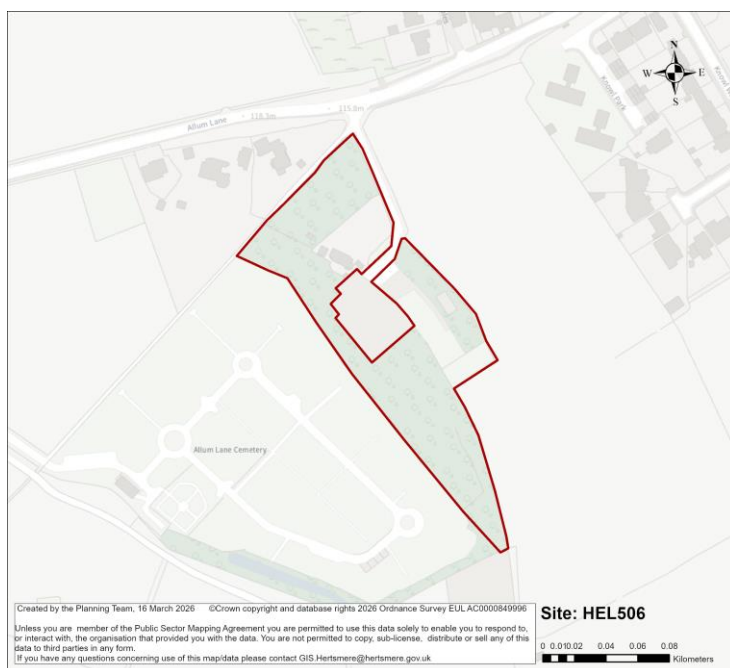
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years
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Conclusion:

Is the site suitable, achievable and available?	<p>The site has been promoted independently of other land parcels nearby to the south of Allum Lane. The land adjoins the cemetery and an archaeological site and is relatively close to the household waste recycling centre, for which mitigation may be required.</p> <p>The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>Development of the wider site would not be suitable under the current planning policy framework forming part of a highly performing parcel under the Stage 1 Green Belt assessment. The independent Stage 2 Green Belt assessment recommended that the far north eastern part of the sub area within which the site is located could be considered further but that would not include this particular site.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location in line with the NPPF and subject to more detailed technical assessments, the residential part of the site could be suitable, available and achievable.</p>
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HELAA 2025
SITE ASSESSMENT FORM

Site reference **HEL506**



Site location / address:

Address	South of Allum Lane ADJ to HEL341	Post Code	WD6 3NL
Ward	Elstree Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha) Gross	1.44	Current Use	Parcels G and D are a former caravan park, now unused and overgrown. Parcel E is garden to residential properties. HEL341 (parcel A) is considered separately under its own assessment
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Surrounding area:

Neighbouring land uses	Recycling centre, cemetery, Elle Dani equestrian centre, open fields. Bordered by Allum Lane to the north
Character of surrounding area –	Area is in the gap between Borehamwood/Elstree and Elstree village to east and west, with open countryside to the north and south.

landscape, townscape	
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL393

Planning status:

Relevant Planning history	<p>TP/89/0966 Change of use from former mobile home site to tree contractors depot and erection of temporary office/equipment store;</p> <p>23/1525/E11 Request for screening opinion (Environmental Impact Assessment - Screening). EIA not required.</p>
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential, Cemetery extension on HEL341

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No

Archaeological Sites	No	Drinking Water Safeguard Area	No
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	Yes
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	0.67
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
8	Pass	3+	5	3	0	Strong
Stage 1 Comment	Although the parcel scores strongly against purpose 2, there are two identified areas which might score less strongly if considered alone:					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-52	Pass	3	5	2	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, but the north-eastern part makes a less important contribution to the wider strategic Green Belt. North-eastern part is recommended for further consideration.					
Recommended	Split Site					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Sites are in a variety of ownerships. Access in the area of the recycling centre is in an area that suffers from surface flooding and is also sloping.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Recycling centre. Telecommunications tower.
Are there any other environmental constraints?	Archaeological area (parcel B and part of A – HEL341)
Is the Site suitable for the proposed use?	Not currently

Site Availability:

Has the owner said the site is available?	Unknown	Is there developer interest?	Unknown
Ownership constraints?	The parcels making up the area covered by the submitted masterplan are in a variety of ownerships, including Hertsmere Borough Council, Housing Association, and privately owned.		
Is the Site available?	Unknown		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	Archaeological area (parcel B and part of A – HEL341)
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
N/A	N/A	N/A

Deliverability / Developability:

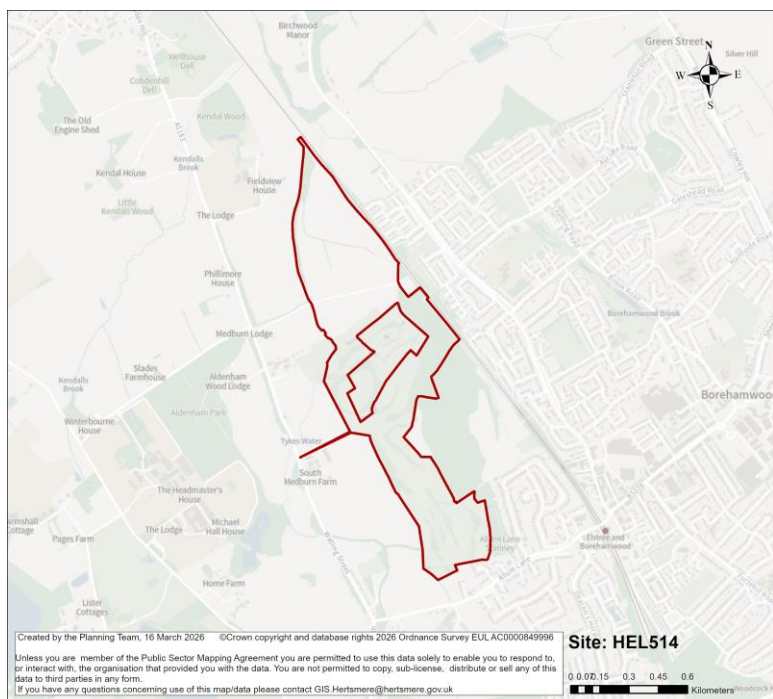
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A
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Conclusion:

Is the site suitable, achievable and available?	<p>The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>It is unknown whether the site is available for development, and therefore cannot progress to site selection stage.</p>
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HELAA 2025
SITE ASSESSMENT FORM

Site reference **HEL514**



Site location / address:

Address	Radlett Park Golf Course	Post Code	WD6 3AB
Ward	Elstree Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha)	75.02	Current Use	North is pasture, centre is golf course, southern part vacant scrub
Gross			

Surrounding area:

Neighbouring land uses	Farms and schools to west, farmland to north, railway line to east, open space, spinney and residential to south east, allotments to south west
Character of surrounding area – landscape, townscape	The site is located in the area between Watling Street and the railway west of Borehamwood. The site is largely rural in character with farms/equestrian facilities and schools but otherwise mainly given over to agriculture and, in the central part, a go
Could this site be joined to another to form a larger site?	No

If yes, give details of adjoining site including site reference if applicable	N/A
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Planning status:

Relevant Planning history	<p>TP/87/1337 change of use from agricultural to use as part of a golf course (REFUSED);</p> <p>TP/88/1207 alteration and extension of existing course and construction of new 18 hole Golf course (REFUSED); TP/09/0751 Construction of new two storey clubhouse & new covered driving range (GRANTED);</p> <p>TP/04/1164 Erection of a 1256 square metre single storey "Dutch Barn" for exercising and schooling of horses in wet weather (REFUSED); TP/08/1822 Demolition of existing and construction of new two storey clubhouse. Part demolition and refurbishment of existing driving range (GRANTED)</p> <p>15/1268/FUL Demolition of the existing equestrian complex and redevelopment of the site to comprise 14 new dwellings (APPEAL REFUSED);</p> <p>16/0157/FUL Demolition of the existing equestrian complex and redevelopment of the site to comprise 14 new dwellings (WITHDRAWN);</p>
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential, Community Facilities/public open space/primary school

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
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AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	Yes
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	No
Heathrow Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	Yes
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site (approximate)
Floodzone 2	33
Floodzone 3	15
Surface Water Flooding Low Risk	15
Surface Water Flooding Medium Risk	10

Surface Water Flooding High Risk	5
Reservoir Flooding Dry Day	20
Reservoir Flooding Wet Day	25

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
13	Pass	3+	3	4	1	Strong
Stage 1 Comment	The parcel performs moderately against purposes 1 and 2, and strongly against purpose 3. It makes a weak contribution to purpose 4 due to the limited linkages between the Green Belt and Radlett's historic core. However, there are no readily recognisable sub-areas which could be recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-53	Pass	5+	3	2	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
Recommended	No					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium	Medium	Medium - High	Medium - High	Medium - High	High	High	Medium - High

Officer Assessment

Is there a conflict with existing policy?	Green Belt, Local Wildlife Sites along the railway line (Pasture by Railway, Borehamwood and Parkfields Open Space)
Is there evidence of land contamination?	None indicated although attention is drawn to the fact that there is a man-made golf course in the centre of the site
Are there any access difficulties?	Access via existing access to Golf Club and South Medburn Farm off Watling Street – may need widening. Highway works may be required in order to improve the junction.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	The mainline railway runs up the eastern side of the site. Protection from noise and vibration would be required should the site be developed.
Are there any other environmental constraints?	Some significant areas of flood risk across parts of the site
Is the Site suitable for the proposed use?	Potentially

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Yes
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
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Overcoming Constraints

What would be needed to overcome constraints?	Some significant areas of flood risk across parts of the site
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
		1073

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-15 years
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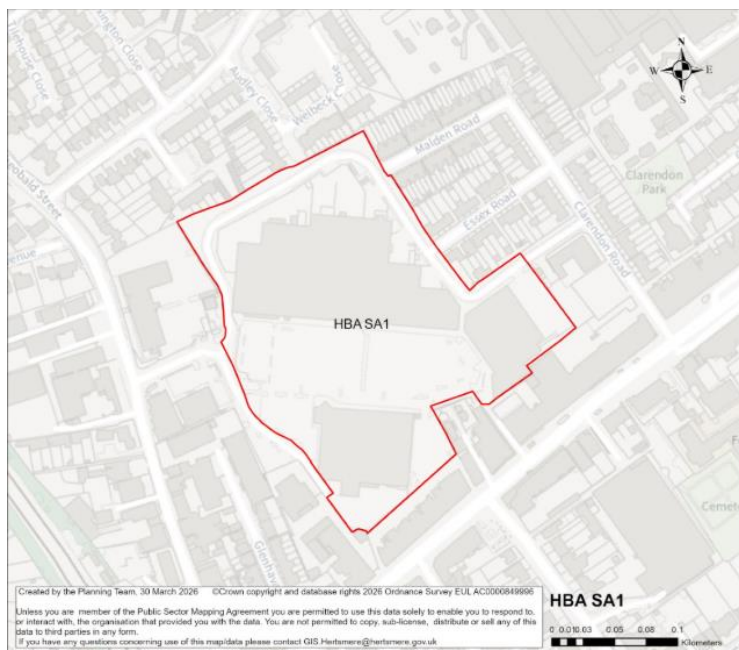
Conclusion:

Is the site suitable, achievable and available?	<p>Most of the northern half of the site lies within the flood zone; residential development here will not therefore be acceptable. An electricity substation and the mainline railway running up the east side of the site are further constraints to development.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The site forms part of a Green Belt parcel identified in the Green Belt stage 1 assessment as highly performing and as assisting in preventing sprawl, coalescence, and in safeguarding the countryside from encroachment. The independent Stage 2 Green Belt assessment did not recommend the sub-area within which the site is partially located for further consideration.</p>
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	<p>The site, excluding land in the flood zone, could be developable were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location and a re-assessment of the value of the Local Wildlife Site found development to be acceptable.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HBA SA1**



Site Address Details

Site Reference	HBA SA1
Site Address	Borehamwood Town Centre Retail Park
Post Code	
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	5.01
Current Site Use	Mix of uses inclusive of - Retail, surface car parking and utilities infrastructure
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Comprehensive mixed-use redevelopment comprised of main-town centre uses (at ground and lower levels) and residential above. Public realm and open space.
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Town centre retail park located behind the main shopping street. Shares a boundary with two storey housing to the north and east, commercial and industrial units to the west, and main town centre uses to the south
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Character of surrounding area – landscape, townscape	The site lies in the urban settlement area of Borehamwood. It is surrounded by a mix of commercial uses along the Shenley road and Theobald street (to the west and south) and residential development towards the North.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	31.4%
Floodzone 3	No
Surface Water Flooding Low Risk	12.9%
Surface Water Flooding Medium Risk	11.3%
Surface Water Flooding High Risk	19.2%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
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	(Pass / Fail)					
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Flood risk and some surface water flood risk across the site.
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications

	determined locally, considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infrastructure requirements may require additional viability work to be undertaken.
What would be needed to overcome constraints?	Availability to be confirmed, flood risk
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

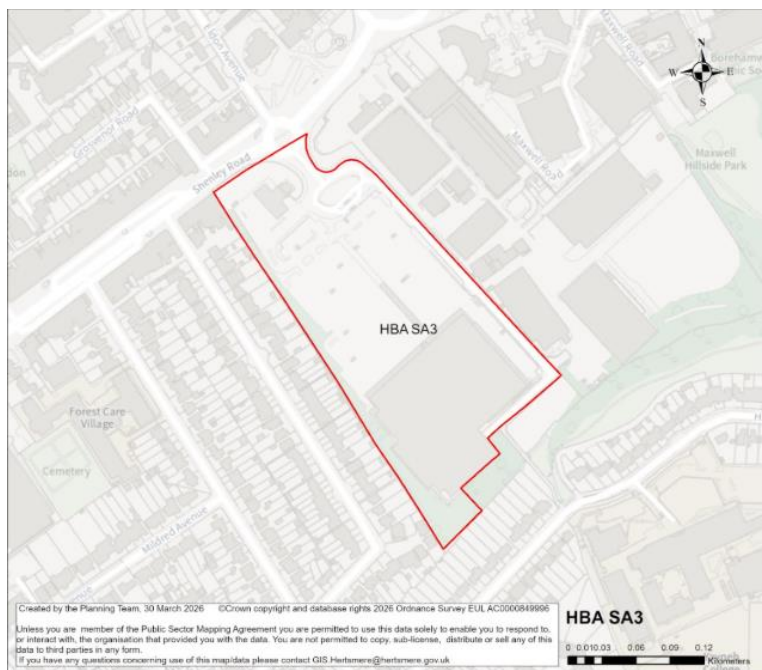
Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100	501

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the urban area of Borehamwood and comprises previously developed land in a town centre setting, with surrounding uses including retail, residential and commercial development. This indicates that, in principle, the site is well related to the existing built form and services.</p> <p>Site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. No other significant physical, environmental or policy constraints have been identified.</p> <p>Whilst the site is considered potentially suitable and achievable for residential development, site availability is currently unknown. Subject to confirmation of availability and appropriate mitigation of flood risk, the site is considered potentially suitable, available and achievable.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HBA SA3**



Site Address Details

Site Reference	HBA SA3
Site Address	Tesco Foodstore, Elstree Way, Borehamwood
Post Code	
Ward	Borehamwood Hillside Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	4.68
Current Site Use	Supermarket and surface-level car parking
Planning Status	No recent relevant planning history
Proposed uses (residential/ employment)	comprehensive mixed-use redevelopment comprised of main-town centre uses (at ground and lower levels) and residential above (with vertical intensification)
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	The site abuts two storey housing to the west, a public open space to the south and commercial film studio site to the East. Shenley road to the North.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Borehamwood, with a mix of residential and commercial spaces around.

Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	2.46%
Floodzone 3	0.61%
Surface Water Flooding Low Risk	34.27%
Surface Water Flooding Medium Risk	2.92%
Surface Water Flooding High Risk	7.40%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density', two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Proximity to Elstree studios and Yavneh College
Are there any other environmental constraints?	Surface water flood risk. Small areas of flood zone 2 and 3 near the site access. TPO.
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-

	specific infrastructure requirements may require additional viability work to be undertaken.
What would be needed to overcome constraints?	Flood risk, TPO. Availability to be confirmed.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

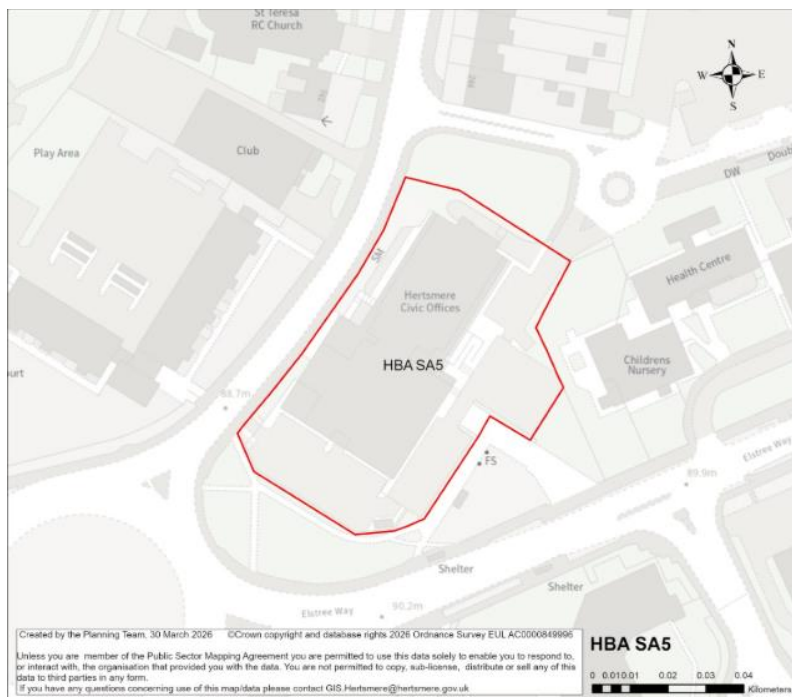
Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100	468

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the urban area of Borehamwood and comprises previously developed land currently in use as a supermarket and surface-level car park. The surrounding area is mixed in character, with residential development to the west, commercial uses to the east, and public open space to the south, indicating strong integration with the existing built form.</p> <p>Site has negligible flood risk and is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but are highly likely to pass at this level of risk. TPO constraints may also require mitigation through layout design.</p> <p>Whilst the site is considered potentially suitable and achievable for residential development, site availability is currently unknown. Subject to confirmation of availability, resolution of flood risk and TPO constraints, and appropriate design mitigation, the site is considered potentially suitable, available and achievable for residential development.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HBA SA5**



Site Address Details

Site Reference	HBA SA5
Site Address	Hertsmere Civic Centre, Elstree Way, Borehamwood
Post Code	
Ward	Borehamwood Cowley Hill Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.48
Current Site Use	Council offices, police station, NHS clinic
Planning Status	No recent relevant planning history
Proposed uses (residential/ employment)	Comprehensive mixed-use redevelopment comprised of social/ community infrastructure (at ground level) and residential above (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	The site occupies a key location on the Shenley Road/Elstree Way/Brook Road roundabout (to the south-west of the site) and is surrounded by commercial development and car park.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Borehamwood and occupies a key location

	on the Shenley Road/Elstree Way/Brook Road roundabout.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-045

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	19.81%
Floodzone 3	No
Surface Water Flooding Low Risk	47.65%
Surface Water Flooding Medium Risk	5.93%
Surface Water Flooding High Risk	16.64%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A

Stage 1 Comment	N/A
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Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density', two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Surface water flood risk and Flood zone 2
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Owned by HBC
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Owned by HBC
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be

	limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Surface water flood risk, flood zone 2
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very High	200	96

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the urban area of Borehamwood and comprises a small previously developed parcel of land in a town centre location at the Shenley Road/Elstree Way/Brook Road roundabout. The surrounding area is strongly urban in character, comprising predominantly employment/commercial development and associated parking, with no significant environmental constraints identified beyond flood risk.</p> <p>Site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The site is in HBC ownership and is therefore assumed to be available, although timing of delivery may be influenced by wider priorities. Subject to the resolution of flood risk constraints and detailed design considerations, the site is considered potentially suitable, available and achievable for residential development within the plan period.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference HBA SA7



Site Address Details

Site Reference	HBA SA7
Site Address	Elstree & Borehamwood Railway Station, Borehamwood
Post Code	
Ward	Borehamwood Hillside Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.43
Current Site Use	Railway station and forecourt area
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Comprehensive mixed-use redevelopment comprised of sustainable travel network infrastructure (at ground level) and residential above (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	The site is situated adjacent to residential and commercial development with car park to the North and railway line to the West.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Borehamwood. A mix of commercial and residential uses surround the site. Adjacent to the railway line (to the west of the site).

Could this site be joined to another to form a larger site?	HBA SA12 to the North of the site
If yes, give details of adjoining site including site reference if applicable	HBA SA12 to the North of the site

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	Yes
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	0.26%
Floodzone 3	No
Surface Water Flooding Low Risk	2.80%
Surface Water Flooding Medium Risk	3.70%
Surface Water Flooding High Risk	7.55%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density', two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Railway line to the west, adjacent to Listed building
Are there any other environmental constraints?	Surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Public ownership
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be

	limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Surface water flood risk; mitigation to any issues that may occur due to the railway line being adjacent to the site
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100	43

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the urban area of Borehamwood and comprises previously developed land in use as a railway station and forecourt area. The surrounding area is mixed in character, with residential and commercial uses in close proximity and the railway line forming the western boundary, indicating an urbanised location.</p> <p>Site has negligible flood risk and is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but are highly likely to pass at this level of risk</p> <p>The site is in public ownership, although availability is currently unknown and may be influenced by operational requirements. Subject to confirmation of availability and the resolution of flood risk and design-related constraints, the site is considered potentially suitable, available and achievable for residential development within the plan period.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HBA SA8**



Site Address Details

Site Reference	HBA SA8
Site Address	Travelodge, Studio Way, Borehamwood
Post Code	
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.66
Current Site Use	Hotel & Restaurant
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Comprehensive redevelopment comprised of residential, open space and public realm (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	The site currently comprises of the Travelodge and attached Toby Carvery. The site is in proximity to residential properties. Studio Way woodland to the West.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Borehamwood. The developments around the site are majorly residential.
Could this site be joined to another to form a larger site?	No

If yes, give details of adjoining site including site reference if applicable	N/A
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Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	2.77%
Surface Water Flooding Medium Risk	1.81%
Surface Water Flooding High Risk	9.37%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Woodlands to the West
Are there any other environmental constraints?	TPO, some surface water flood risk
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	TPO, availability to be confirmed

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	50	33

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the urban area of Borehamwood and comprises previously developed land currently in use as a hotel and restaurant. The surrounding area is predominantly residential in character, with woodland to the west and established development in close proximity.</p> <p>The main constraints affecting the site relate to the presence of Tree Preservation Orders, proximity to woodland to the west, and areas of surface water flood risk. Development would need to incorporate appropriate mitigation through detailed design, particularly in relation to retained trees and surface water management, and may require adjustment of layout to avoid higher risk areas.</p> <p>The site is considered suitable in principle for residential development. However, site availability is currently unknown. Subject to confirmation of availability and appropriate mitigation of environmental constraints, the site is considered potentially suitable, available and achievable for residential development within the plan period.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HBA SA12**



Site Address Details

Site Reference	HBA SA12
Site Address	Regent House & Car Park, north of Allum Lane
Post Code	
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.55
Current Site Use	Office buildings, and car park to the rear serving railway station
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Comprehensive redevelopment comprised of residential and public realm (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Bound by Allum Lane and Theobald Street to the South and East. Railway line to the West. Car parks and railway station to the South, with commercial and residential development in proximity.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Borehamwood.

Could this site be joined to another to form a larger site?	Not adjoining boundaries, however HBA SA7 lies to the South of the site.
If yes, give details of adjoining site including site reference if applicable	HBA SA7 to the South

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	39.51%
Surface Water Flooding Medium Risk	0.02%
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density', two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Railway line to the west
Are there any other environmental constraints?	Surface water flood risk (low)
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.

What would be needed to overcome constraints?	Any mitigations required from potential issues that may occur due to proximity to the railway line. Availability to be confirmed.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very High	100	55

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the urban area of Borehamwood and comprises previously developed land currently in use as office buildings and associated car parking serving the nearby railway station. The site is well contained within the existing urban form, with surrounding residential, commercial and transport-related uses, indicating a highly sustainable location.</p> <p>The main constraint affecting the site relates to proximity to the railway line, which may require appropriate mitigation in terms of layout, design and amenity considerations. The site is also subject to a low level of surface water flood risk, which should be addressed through appropriate drainage and design measures, although this is not expected to be a significant constraint.</p> <p>The site is considered suitable in principle for residential development. However, site availability is currently unknown. Subject to confirmation of availability and the resolution of railway-related amenity considerations, the site is considered potentially suitable, available and achievable for residential development within the plan period.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference HBA SA13



Site Address Details

Site Reference	HBA SA13
Site Address	McDonalds, Elstree Way, Borehamwood
Post Code	
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.26
Current Site Use	Fast food restaurant and associated parking/drive-thru
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Comprehensive mixed-use redevelopment comprised of main town centre/ employment uses (at ground level) and residential above (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	The site lies along Shenley Road, with residential properties and commercial uses in the surrounding area. Elston Avenue lies to the west.
Character of surrounding area – landscape, townscape	The site is located within the urban settlement area of Borehamwood and forms part of a predominantly residential and commercial area.

Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	Yes
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	25.59%
Floodzone 3	1.91%
Surface Water Flooding Low Risk	64.49%
Surface Water Flooding Medium Risk	2.20%
Surface Water Flooding High Risk	1.48%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density', two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No, however there is a locally listed building on site
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be

	limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Flood risk, locally listed building. Availability to be confirmed.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100	26

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the urban area of Borehamwood and comprises previously developed land currently in use as a fast-food restaurant with associated parking and drive-through facilities. The surrounding area is strongly urban in character, with a mix of residential and commercial uses along Shenley Road, indicating a highly sustainable location.</p> <p>The main constraints affecting the site relate to surface water flood risk and the presence of a locally listed building on site, which will require careful consideration in relation to layout, design and heritage impacts.</p> <p>Site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The site is considered suitable in principle for residential development, subject to the resolution of flood risk and heritage-related design considerations. However, site availability is currently unknown. Subject to confirmation of availability and mitigation of identified constraints, the site is considered potentially suitable, available and achievable for residential development within the plan period.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HBA SA16b**



Site Address Details

Site Reference	HBA SA16b
Site Address	Land off Rowley Lane (north and south), Borehamwood
Post Code	WD6 5PS
Ward	Borehamwood Kenilworth Ward and Shenley Ward
Parish	South Mimms and Ridge CP, Elstree and Borehamwood CP and Shenley CP

Site Details

Site Area (ha) gross	61.94
Current Site Use	Agriculture / horticulture / equine related
Planning Status	None
Proposed uses (residential/ employment)	Residential and Employment
Green Belt	Yes
Previously Developed Land	Partly
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields to the North, residential and industrial to the West and open fields to the South. Barnet bypass to the East boundary
Character of surrounding area – landscape, townscape	The site lies to the east of Borehamwood settlement bordered by Buckettsland Lane to

	the north, Rowley Lane to the south and by the Well End Road to the west.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-141 and CFS-2025-176

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	ACIB 96.82% and APIB 0.60%
Archaeological Sites	Yes
Heathrow Airport Safeguarding Area	No
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	Yes
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	Yes

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	5.44%
Surface Water Flooding Medium Risk	1.74%
Surface Water Flooding High Risk	3.42%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
	Pass	3+	3	4	0	Moderate

Stage 1 Comment	The sub-area is within Green Belt Parcel (18), which was identified as performing moderately against Purposes 1 and 2, preventing the outward sprawl of Borehamwood and forming the wider gaps between Borehamwood, Radlett and Shenley. The Parcel was identi
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Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
	Pass	5	1	4	0	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
M-H	M-H	M-H	M-H	M-H	M-H	M-H	M-H

Officer Assessment

Is there a conflict with existing policy?	Yes
Is there evidence of land contamination?	No
Are there any access difficulties?	Site is accessible via Buckettsland Lane, Rowley Lane and Well End Road.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	A small but measurable area of the site is subject to surface water flood risk.
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes

What would be needed to overcome constraints?	Careful master planning taking into account TPOs and other environmental constraints would overcome the challenges.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very-low	23	1425 however 550 dwellings are already included as part of CFS-2025-162 and CFS-2025-176. Remaining capacity for this site not covered by other submissions is 875 homes .

Conclusion: Is the site suitable, achievable and available?
<p>There are Local Wildlife Sites adjacent to northern boundary (Wood next to Well End Road and on Buckettsland Lane) and on the eastern boundary of the site. Site includes listed building and a and it is prone to surface water flooding.</p> <p>Site includes Archaeological Sites designation, is within Sand and Gravel Safeguarding area and includes Tree Preservation Orders.</p> <p>Development would not be suitable under the current planning policy framework with the site forming part of a parcel identified as making a moderate contribution to the wider Green Belt in the Stage 1 Green Belt assessment.</p> <p>Officers are of the view that exceptional circumstances exist which could justify amending the Green Belt boundary in this location in line with the NPPF and subject to more detailed technical assessments, the site is considered suitable, achievable and available.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HBA SA21**



Site Address Details

Site Reference	HBA SA21
Site Address	Hollywood Court, Deacons Hill Road, Elstree
Post Code	
Ward	Elstree Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.71
Current Site Use	Residential units
Planning Status	No recent relevant planning history
Proposed uses (residential/ employment)	Comprehensive redevelopment comprised of residential uses (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Filling station to the North. Residential development to other sides. Further to the East is the Elstree and Borehamwood station.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Borehamwood. It is surrounded by majorly residential development.
Could this site be joined to another to form a larger site?	No

If yes, give details of adjoining site including site reference if applicable	N/A
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Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	8.12%
Surface Water Flooding Medium Risk	0.53%
Surface Water Flooding High Risk	2.24%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Small levels of surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Availability to be confirmed

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years
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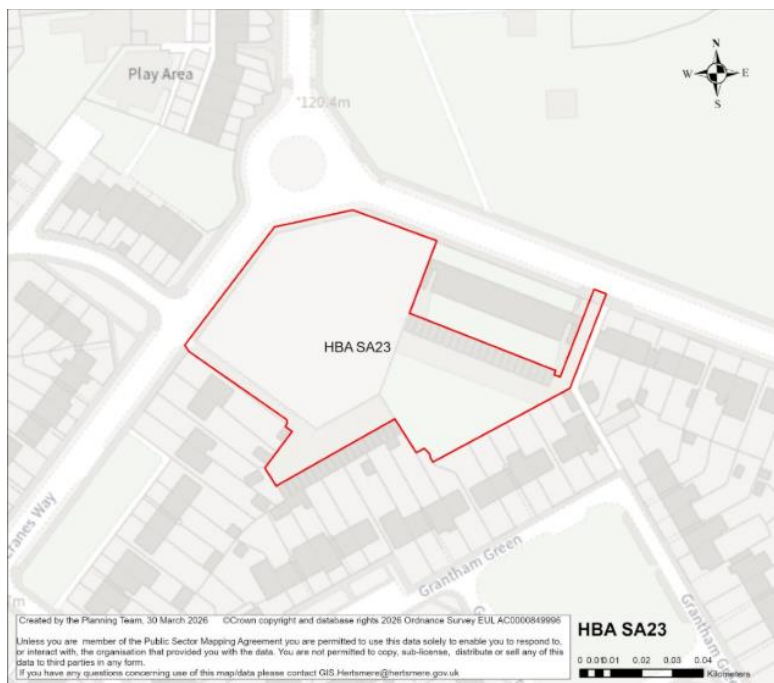
Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100	71

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the urban area of Borehamwood and comprises previously developed land currently in residential use. The surrounding area is predominantly residential in character, with good access to services and public transport, including proximity to Elstree and Borehamwood railway station, indicating a sustainable location for development.</p> <p>The site is subject to limited constraints. A low level of surface water flood risk affects parts of the site and may require site-specific mitigation. Nearby listed building and TPO adjacent to the site will require consideration in the design and layout of any redevelopment, but are not considered to represent significant constraints.</p> <p>Given the existing residential use of the site, it is considered suitable in principle for continued residential use, including potential redevelopment or intensification, subject to appropriate design and mitigation of identified constraints. However, site availability is currently unknown. Subject to confirmation of availability, the site is considered potentially suitable, available and achievable for residential development within the plan period.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HBA SA23**



Site Address Details

Site Reference	HBA SA23
Site Address	Directors Arms Public House, Ripon Way, Borehamwood
Post Code	
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.58
Current Site Use	Vacant (former public house)
Planning Status	25/0227/FUL: Demolition of 38 garages and redevelopment of the site to provide 29 dwellings and community floor space (Use Class F2) with associated landscaping, car and bicycle parking, access and other associated works.
Proposed uses (residential/ employment)	Comprehensive redevelopment comprised of residential uses (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential development to the South and East. Ripon way park to the North- East. Roundabout
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	(Cranes way, Ripon way, manor way) to the North.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Borehamwood. The development around the site is majorly residential along with some open spaces.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	2.46%
Floodzone 3	0.61%
Surface Water Flooding Low Risk	2.52%
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 1 Comment	N/A					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	One TPO
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Public ownership (HBC)
Is the Site available?	Public ownership (HBC)
Is there developer interest?	Unknown
Ownership constraints?	Public ownership (HBC)

Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	TPO
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	1-5 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	50	29

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the urban area of Borehamwood and comprises previously developed land that is currently vacant. The surrounding area is predominantly residential in character, with open space nearby.</p> <p>Site has negligible flood risk and is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but are highly likely to pass at this level of risk.</p> <p>A Tree Preservation Order within the site will require careful consideration and retention where possible through the design and layout of development, but is not considered to preclude development. The presence of nearby heritage assets will also need to be taken into account.</p> <p>The site benefits from a recent planning application for residential-led redevelopment, demonstrating that development is achievable in principle. The site is also in public ownership by HBC.</p> <p>Overall, the site is considered suitable, available and achievable for residential development and is likely to be deliverable within the short term.</p>