

Appendix I

Site Pro Formas – Bushey

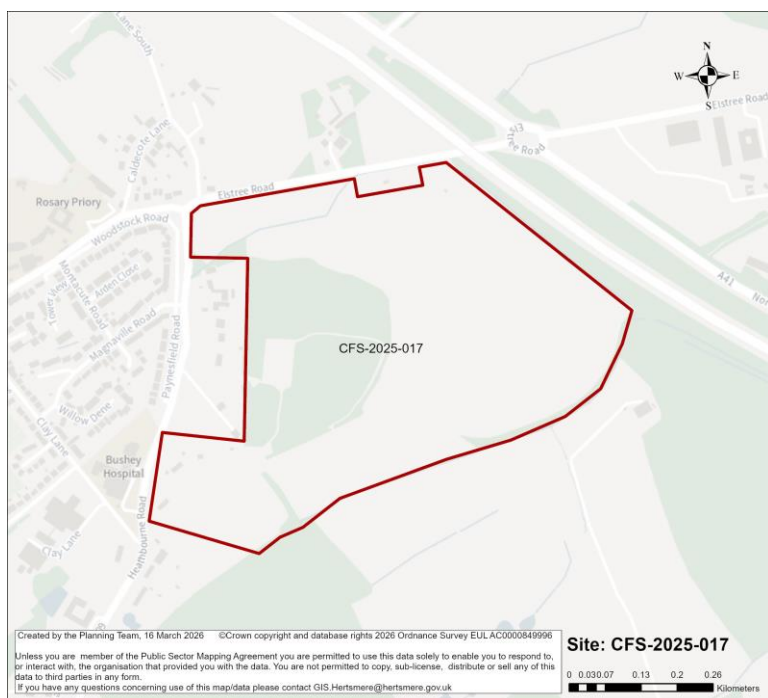


Table of Contents

CFS-2025-017	3
CFS-2025-025	7
CFS-2025-051	12
CFS-2025-058	16
CFS-2025-061	20
CFS-2025-070	24
CFS-2025-072	29
CFS-2025-086	33
CFS-2025-088	37
CFS-2025-101	41
CFS-2025-103	45
CFS-2025-105	49
CFS-2025-112	53
CFS-2025-116	57
CFS-2025-142	61
CFS-2025-143	65
CFS-2025-149	69
CFS-2025-152	73
CFS-2025-158	77
CFS-2025-167	81
CFS-2025-177	85
CFS-2025-180	90
CFS-2025-183	94
HEL-0336-22	98
HEL-1003-22	104
HEL-1062-22	110
HEL-1107-22	116
HEL175	122
HEL202	128
HEL215	134
HEL337c.....	140
HEL502	146
HEL505	152
HBUSA SA2	158
HBUSA SA3	162

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-017**



Site Address Details

Site Reference	CFS-2025-017
Site Address	Land to the South of Elstree Road and East of Heathbourne Road, Bushey
Post Code	WD23 1PD
Ward	Bushey Heath Ward
Parish	NCP

Site Details

Site Area (ha) gross	37.5
Current Site Use	Agricultural
Planning Status	24/0692/OUTEI (AWAITING DECISION) Outline application (with all matters reserved except access) comprising of: a range of types and tenures of C2 and C3 residential units; C2 care facilities; clubhouse building; other buildings and lifestyle facilities providing a range of Class E, F1, F2 and sui generis uses; open spaces, park and natural green spaces, play and outdoor sports facilities, community growing facilities and ancillary Class E and F2 amenities; a new transport hub and related transport facilities, together with associated vehicular means of access, parking, cycle routes and footpaths; and infrastructure works to provide drainage, utilities and associated services.
Proposed uses (residential/ employment)	Residential, Employment, Commercial, and Community.
Green Belt	Yes

Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential (west), Agricultural (remaining)
Character of surrounding area – landscape, townscape	Mainly agricultural land surrounding the site with low density residential housing 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	HEL-1062-2, HEL386

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	Yes (0.2%)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
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	Yes
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 (1.4%)
Floodzone 3	Yes (1.3%)
Surface Water Flooding Low Risk	3.93%
Surface Water Flooding Medium Risk	1.42%
Surface Water Flooding High Risk	8.1%
Reservoir Flooding Dry Day	15.74%
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
2	PASS	3+	5	3	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

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-56	FAIL	0	3	3	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
Medium	Medium	Medium-High	Medium-High	Medium-High	High	High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt and Local Wildlife Site
Is there evidence of land contamination?	Yes. A historic landfill, known as Grove Farm occupied the eastern end of the 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?	Two wildlife sites (Elstree Road Pastures and Fields by Heathbourne Road) are present in the site towards the North and South-West.
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
What would be needed to overcome constraints?	Local Wildlife Site
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

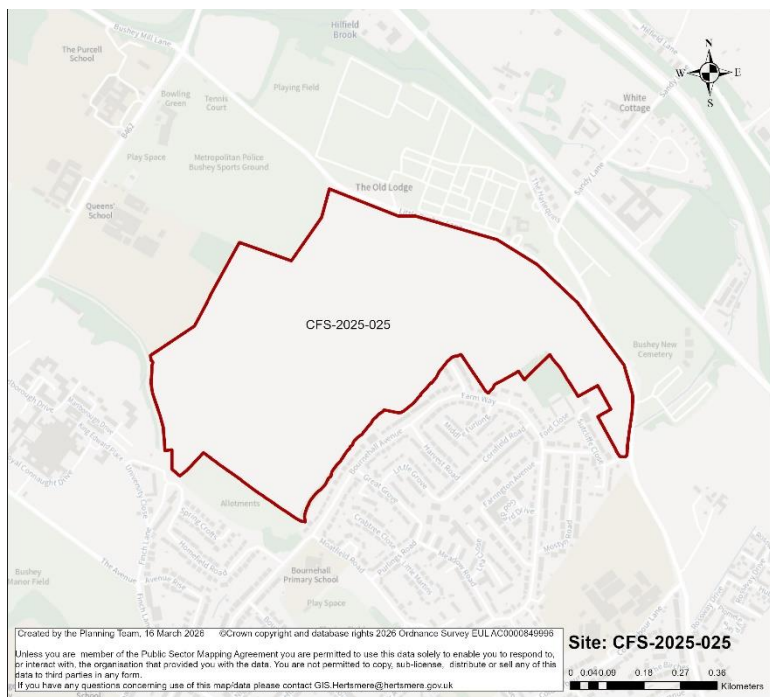
Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	37	1300

Conclusion: Is the site suitable, achievable and available?
<p>Two Local Wildlife Sites cover much of the western part of the site. The site was previously used as landfill (inert waste). Development either needs to avoid all parts of the LWS and ensure no detrimental impact is incurred on the LWS or conduct the necessary investigations and reports detailing what measures can be taken to mitigate any impact on the LWS.</p> <p>The land is identified as part of a strongly performing parcel in the Stage 1 Green Belt assessment forming part of the essential gap between Bushey Village/Bushey Heath and Elstree, and the wider gap between Greater London (Stanmore) and Elstree. It was not recommended for further consideration through the Stage 2 Green Belt assessment.</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>A preliminary ground investigation report has been provided which identified 'active pollutant linkages' on the site for which remediation would be required, although further investigation is required to provide a more complete analysis of the depth of landfill. A complete analysis would need to be reviewed and agreed by the Council before the site can be potentially considered as suitable.</p> <p>However, subject to any further technical assessments required and there being no objections from the highway authority (given that the site is located on the outer edge of Bushey Heath approximately 1 mile from local shops and services), were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location the site would be suitable, available and achievable.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-025**



Site Address Details

Site Reference	CFS-2025-025 (HEL181)
Site Address	Compass Park – Land North of Farm Way, Bushey
Post Code	WD23 3ST
Ward	Bushey St James
Parish	Unparished Area - Bushey

Site Details

Site Area (ha) gross	48.31
Current Site Use	Agriculture
Planning Status	25/0972/FULEI (AWAITING DECISION): Hybrid planning application for a phased, residential-led, mixed use development. The detailed element comprises the phased construction of residential dwellings (open market and affordable) (Class C3); flexible non-residential uses (Class E and Class F2); community infrastructure including a community park; means of vehicular, cycle and pedestrian access from Little Bushey Lane; alongside associated works including landscaping, play facilities, highway, drainage and utilities infrastructure, and enabling works. The outline component (all matters reserved) comprises the phased construction of residential dwellings (open market and affordable) including self-build / custom build (Class C3); a care home (Class C2); land reserved for a primary school with

	associated playing fields (Class F1); flexible non-residential uses (including Class E, Class F1, Class F2 and Sui Generis (drinking establishments); vehicular, cycle and pedestrian access from Farm Way and Little Bushey Lane; alongside associated works including landscaping, play facilities, highway, drainage and utilities infrastructure, and enabling works. [For consultation purposes only: Up to 700 dwellings, up to 70-bed care home and up to 1,701sqm on non-residential uses]
	TP/81/0524 Residential development. (REFUSED)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential towards the south of the site, cemetery towards the east of the site, playing field and Queens Secondary School towards the north of the site.
Character of surrounding area – landscape, townscape	The site is on the southern side of Little Bushey Lane across the road from Old Bushey Jewish Cemetery. The site is located where open countryside meets the built up residential area of Bushey.
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	HEL337b, HEL337c, CFS-2025-142

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	Yes (ACIB)
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	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
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	Yes
Locally Listed Building	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	2.49%
Surface Water Flooding Medium Risk	0.95%
Surface Water Flooding High Risk	1.99%
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
6	Pass	3	5	3	0	Strong
Stage 1 Comment	The sub-area is within Green Belt Parcel (6) which was identified as performing moderately against Purpose 1 as it is connected to the large built-up area of Watford and against Purpose 3 as it is characterised by pastoral fields and long views. It perfo					

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-60	Fail	0	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'	Medium density' mixed	Medium	High density flats	Smaller-scale commercial	Large-scale commercial	Large-scale warehouse	Settlement

two/two and a half-storey houses	residential	density flats		/ industrial 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 and Local Wildlife Site
Is there evidence of land contamination?	No
Are there any access difficulties?	No. Site promoter has submitted document stating absence of any ransom strips exists that block access to the site.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Local Wildlife Site - Meadow N.W. of Tylers Farm is within the site. There is also a ditch/watercourse. There are TPO trees next to the site.
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?	Yes. 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?	Local Wildlife Site - Meadow N.W. of Tylers Farm is within the site. There is also a ditch/watercourse. There are TPO trees next to the 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?	
---	--

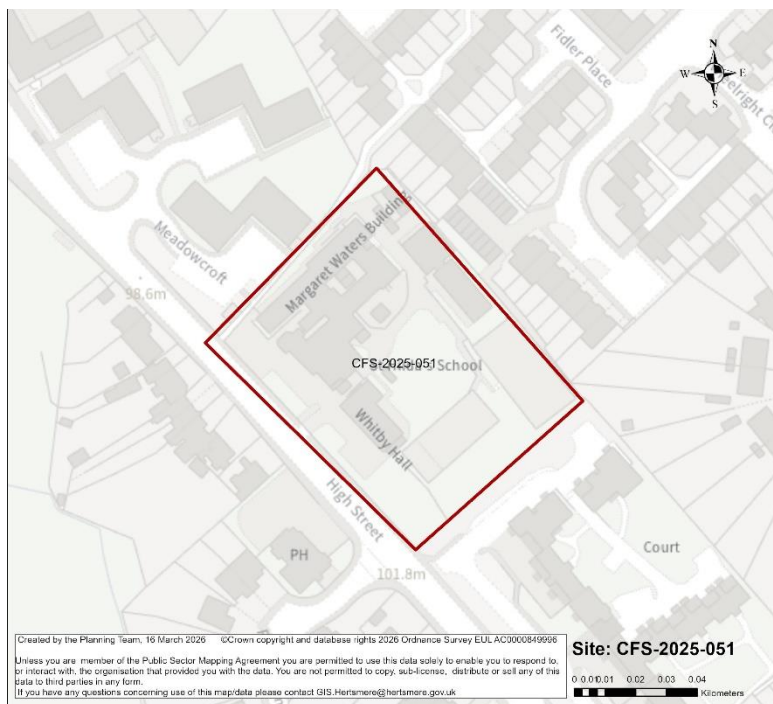
Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	800

Conclusion: Is the site suitable, achievable and available?
<p>The site is available without any constraints. Key constraints to suitability include the site falling within the Green Belt and there being a Local Wildlife Site within the site boundary.</p> <p>Given the scale of development proposed, a detailed highway assessment would be required to assess the impact on both the local road network and the strategic road network given the proximity of the site to both the A41 and Junction 5 of the M1. An assessment of the impact upon the LWS will also be required although the most recent information submitted indicated that development would not be located on that part of the site.</p> <p>The area is not suitable under the current planning policy framework due to its Green Belt status although it is recognised that the northern part of the site is proposed as a park (subject to suitable stewardship and public access safeguards) and as such would not be developed. The site makes up a significant proportion of parcel 6 in the Stage 1 Green Belt assessment which as a whole scored strongly against purpose 2 (coalescence of settlements). The independent Stage 2 Green Belt assessment did not recommend the sub-area within which the site is located for further consideration.</p> <p>The site has low level flood risk (Flood zone 1 being the lowest 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>Were the impact on the Green Belt outweighed by the wider sustainability benefits of delivering a significant quantum of growth in Bushey, the site could be considered developable.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference CFS-2025-051



Site Address Details

Site Reference	CFS-2025-051
Site Address	St Hilda's School, High Street, Bushey, Hertfordshire
Post Code	WD23 3DA
Ward	Bushey Park Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.69
Current Site Use	Education (School to be closed)
Planning Status	14/0347/FUL (GRANT PERMISSION) Replacement of existing changing room building with new building & associated landscaping 14/0741/DOC (CONDITION DISCHARGED) Application for approval of details reserved by condition 2 of planning permission reference 14/0347/FUL.
Proposed uses (residential/ employment)	Residential and Community (with medical/health services or place of worship)
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	n/a

Surrounding Area

Neighbouring land uses	To the south-west boundary is High Street, with some residences and a pub on the other side.
-------------------------------	--

	The surrounding land uses are mostly residential in nature.
Character of surrounding area – landscape, townscape	The site lies in the Bushey settlement area, with mostly residential uses around 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 (ACIB/APIB)	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	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	No
Floodzone 3	No
Surface Water Flooding Low Risk	18.77%
Surface Water Flooding Medium Risk	22.64%
Surface Water Flooding High Risk	7.08%
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
----------------------	-------------------------	-------------------------------	------------------------------------	------------------------------------	-------------------------------	----------------------------

	(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?	TPO, 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?	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, due to the previously developed status of the site.
What would be needed to overcome constraints?	TPO, 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?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	75	52

Conclusion: Is the site suitable, achievable and available?
<p>The site comprises previously developed land within the Bushey urban area and is surrounded predominantly by residential uses, representing a sustainable location for development. There are no significant policy constraints affecting the redevelopment of the site for residential or community uses.</p> <p>The site is subject to areas of surface water flood risk, which may influence the layout and design of development. However, these constraints are not considered insurmountable and could be addressed through appropriate drainage and mitigation measures.</p> <p>The site is considered potentially available, as it is currently in educational use (at the time of the submission) and its release for development is dependent on the closure and relocation of the existing use. Development is considered achievable, with the small size and previously developed nature of the site supporting viability in an area of high housing demand.</p> <p>On this basis, the site is considered suitable, potentially available and achievable, and is classified as developable within the plan period.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-058**



Site Address Details

Site Reference	CFS-2025-058 (HEL-0510-22)
Site Address	Melbury Stables, Hilfield Lane South
Post Code	WD23 4EG
Ward	Bushey Heath Ward
Parish	Unparished Area - Bushey

Site Details

Site Area (ha) gross	0.44
Current Site Use	Offices
Planning Status	25/0830/PD56M (PD56 - Refused Prior Approval in 2025) Change of use of office space to 5x 1 bed flats.; 25/1614/FUL (Awaiting decision) Installation of pedestrian footpath through the site linking to the nearby pavement on Elstree Road; TP/07/1225 , Extension to existing stables; change of use of stables and recreation room to (B1) offices; rebuilding existing barn following the demolition of existing outbuildings. Status: Decided
Proposed uses (residential/ employment)	Residential (C3)
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential
Character of surrounding area – landscape, townscape	Rural residential development with open space to the south and east 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

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	Yes
Conservation Area	Yes
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	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	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
----------------------	-------------------------	-------------------------------	------------------------------------	------------------------------------	-------------------------------	----------------------------

	(Pass / Fail)					
2	PASS	3	5	3	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

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-57	FAIL	0	3	2	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
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?	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?	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 small size of the site mean it is likely to be viable and achievable. Infrastructure costs are likely 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?	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

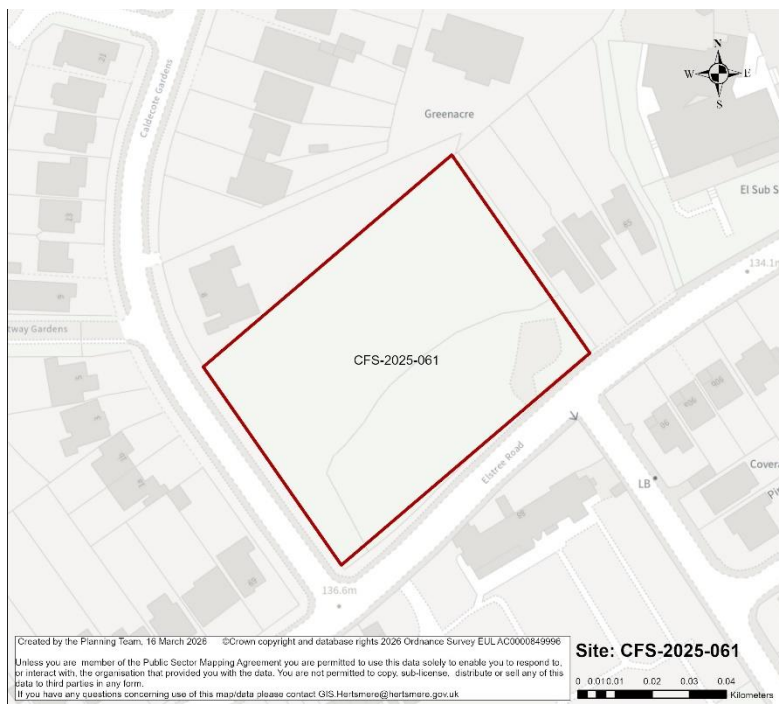
Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50	22

Conclusion: Is the site suitable, achievable and available?
<p>There are no significant constraints to development at the site other than the presence of a large number of trees across it (not subject to TPO). The site is within the Green Belt on the outskirts of Bushey and currently used as offices and parking.</p> <p>The site is identified as strongly performing in the Stage 1 Green Belt assessment in terms of the prevent coalescence score. However the independent Stage 2 Green Belt assessment recommended that the sub-area within which the site is located could be considered further.</p> <p>Development of the PDL part of the site may be suitable subject to passing the openness test required by NPPF. Under the current policy framework the non-PDL part of the site is not suitable for development.</p> <p>The site has no flood risk and so this is not a constraint to development.</p> <p>Were exceptional circumstances to exist justifying a change to the Green Belt boundary in this location in line with the NPPF, subject to detailed technical assessments of the impact on the locality and access, the site could potentially be suitable, achievable and available, subject to further assessment as part of the site selection process.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-061**



Site Address Details

Site Reference	CFS-2025-061 (HEL239)
Site Address	The Paddock, Opposite Reveley Lodge, Elstree Road, Bushey Heath, Bushey, Herts
Post Code	WD23 4ED
Ward	Bushey Park Ward
Parish	NCP

Site Details

Site Area (ha) gross	0.5
Current Site Use	Unused apart from occasional dog agility, and parking for Reveley Lodge
Planning Status	14/1331/FUL (REFUSE PERMISSION) Erection of 38 apartments within 4 residential blocks comprising 6 x 1 bedroom and 32 x 2 bedroom units with associated parking, access and refuse storage. (Amended plans received 24/3/2015) TP/11/2159 (REFUSE PERMISSION IN 2011) Erection of 75 bedroom residential care home for the elderly with associated car parking and landscaping (Revised scheme to TP/11/0781). TP/11/0781 (APPLICATION WITHDRAWN) Erection of a part 2 storey, part 4 storey residential care home for the elderly with associated parking and landscaping.
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential
Character of surrounding area – landscape, townscape	Largely Residential built up area. Immanuel College is close to the site to the east on Elstree Road. The site gains access off Elstree Road.
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	Yes
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	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	88.79%
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 a designated open space
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?	TPO
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 a small site would be viable and the site achievable. Infrastructure costs are likely to be limited to CIL subject to any site-specific mitigation.
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?	3-8 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low (30-50)	30	18

Conclusion: Is the site suitable, achievable and available?
<p>The site comprises previously developed land within the urban area, currently in informal use and located within a predominantly residential setting. The surrounding area is characterised by established housing, with access from Elstree Road and nearby community uses including Immanuel College. The site is well contained within the built-up area and benefits from a sustainable location.</p> <p>The site is designated as protected open space under Policy SADM34, which represents a key policy consideration. Previous planning applications for residential and care uses have been refused, indicating that development would need to be carefully designed to address policy requirements and maintain the function and value of the open space. The site is also subject to minor constraints, including TPO and proximity to heritage assets, although these are not considered to preclude development.</p> <p>Notwithstanding these considerations, the site is considered suitable for development subject to an appropriate scheme that responds to the open space designation. The site is available and achievable, with no significant physical or viability constraints identified, and is considered developable.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-070**



Site Address Details

Site Reference	CFS-2025-070
Site Address	Land at Little Bushey Lane, Bushey, Hertsmere
Post Code	
Ward	Bushey Park Ward
Parish	NCP

Site Details

Site Area (ha) gross	14.72
Current Site Use	Pasture – for grazing horses
Planning Status	24/1522/OUT Application for residential development (up to 280 dwellings) with access from Little Bushey Lane, a mobility / community hub (Class E), along with car parking, drainage and earthworks, open space and all ancillary and enabling works (Outline Application with Appearance, Internal Access, Landscaping, Layout and Scale Reserved for subsequent approval). (AWAITING DECISION) TP/88/0 24/1522/OUT915: Jewish School Complex (Outline) Application B. (REFUSED) TP/88/0916: Jewish School Complex (Outline) Application A. (REFUSED), 23/0001/APP Application for residential development (up to 310 units) with access from Little Bushey Lane, and land reserved for primary school, community facilities and mobility hub (Class E) along with car parking, drainage and earthworks to facilitate drainage, open space and all

	ancillary and enabling works. (Appeal Dismissed)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential towards the north, south and west of the site. Next to a farm with equestrian facilities.
Character of surrounding area – landscape, townscape	Residential to west. Open land to south-east and north. M1 motorway to north-east. Access is gained off Little Bushey Lane.
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-0336-2

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	Yes (3%)
Floodzone 3	Yes (6%)
Surface Water Flooding Low Risk	10.02%
Surface Water Flooding Medium Risk	3.21%
Surface Water Flooding High Risk	3.10%

Reservoir Flooding Dry Day	Yes (7.5%)
Reservoir Flooding Wet Day	Yes (0.9%)

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
6	PASS	3	5	3	0	STRONG
Stage 1 Comment	The sub-area is within Green Belt Parcel (6) which was identified as performing moderately against Purpose 1 as it is connected to the large built-up area of Watford and against Purpose 3 as it is characterised by pastoral fields and long views.					

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-57	FAIL	0	3	2	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 and flood risk
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 M1 motorway could impact future occupiers depending on layout and design. Pylons/power lines run across the site.
Are there any other environmental constraints?	Two Public Rights of Way cross the site. A sequential test will be required.
Is the Site suitable for the proposed use?	Potentially- however flood risk levels mean that the site may not be suitable for residential development.

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. 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?	Two Public Rights of Way cross the site. A sequential test will be required.
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
		280

Conclusion: Is the site suitable, achievable and available?
<p>Flood zone and pylons/overhead power lines affect the north east part of site. The northern part of the site is approximately 40m from M1 motorway albeit elevated from the carriageway. Access would be directly onto Little Bushey Lane. A detailed highway assessment would be required to assess the impact on the local road network and the strategic road network, taking account of other sites being promoted in the vicinity and given the proximity of the site to both the A41 and Junction 5 of the M1.</p> <p>The Stage 1 Green Belt assessment identified much of the parcel within which the site is located as scoring strongly against purpose 2 (coalescence of settlements). However the independent Stage 2 Green Belt assessment stated that the parcel meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. It is recommended for further consideration.</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. Presently, the extent of flood</p>

risk and in particular, surface water flood risk, has the potential to limit the extent to which the site can be considered suitable for development.

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

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-072**



Site Address Details

Site Reference	CFS-2025-072
Site Address	Caldecote Farm, Hilfield Lane South
Post Code	WD234EL
Ward	Bushey Heath Ward
Parish	NCP

Site Details

Site Area (ha) gross	1
Current Site Use	Agriculture / horticulture / equine related
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Hilfield lane to the North- East, open lands to the North and West
Character of surrounding area – landscape, townscape	The site lies adjacent to the Bushey settlement, in green field land and surrounded by open lands and farm
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-2025-167 across Hilfield Lane South

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	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	0.41%
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
	PASS	3	5	3	0	STRONG
Stage 1 Comment	The sub-area is within Green Belt Parcel (6) which was identified as performing moderately against Purpose 1 as it is connected to the large built-up area of Watford and against Purpose 3 as it is characterised by pastoral fields and long views					

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-57	FAIL	0	3	2	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
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 suitable

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes, site is developer owned
Ownership constraints?	Two owners
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Green belt
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	23

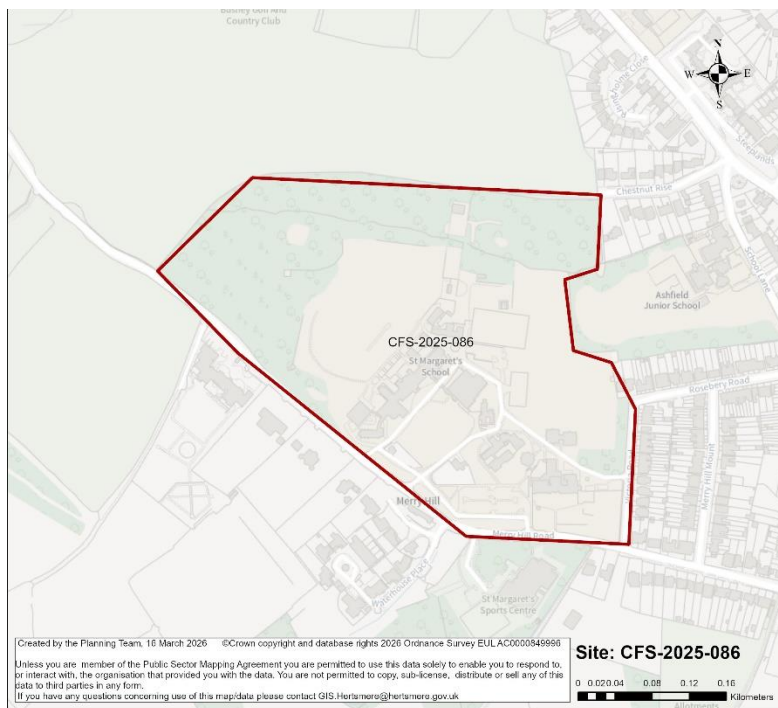
Conclusion: Is the site suitable, achievable and available?

The site is located adjacent to the Bushey settlement and is reasonably well related to the existing built form. Whilst it is not subject to significant physical constraints, the site is located within the Green Belt and would require release through the plan-making process. The site is promoted for development; however, it is in multiple ownership, which may introduce some complexity in delivery. Site has no major flood risk and so this is not a constraint to development.

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

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-086**



Site Address Details

Site Reference	CFS-2025-086
Site Address	Merry Hill Road, Bushey
Post Code	WD23 1DT
Ward	Bushey Park Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	13.5
Current Site Use	Education (occupied and owned by St Margaret's School)
Planning Status	Nothing significant
Proposed uses (residential/ employment)	None specified
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential, junior school to the South and East. Bushey Golf and country club to the North. Merry Hill Road to the West.
Character of surrounding area – landscape, townscape	The site lies on the edge of Bushey settlement with educational and residential areas to the East and South and open land to the North-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	HEL176

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	Yes
Drinking Water Safeguard Area	No

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	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	4.03%
Surface Water Flooding Medium Risk	1.15%
Surface Water Flooding High Risk	1.96%
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
1	PASS	5+	5	3	1	STRONG

Stage 1 Comment	The sub-area is within Green Belt Parcel (1) which was identified as performing strongly against Purpose 1, due to being contiguous with the large built-up areas of Greater London and Watford, preventing their outward sprawl
------------------------	--

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-59	FAIL	0	3	2	3	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
Medium-High	Medium-High	Medium-High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt, Grade 2 listed building
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?	TPO
Is the Site suitable for the proposed use?	No specific proposed use mentioned by the promoter

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 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?	TPO
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)	5	68

Conclusion: Is the site suitable, achievable and available?
<p>The site comprises previously developed land within the Green Belt and includes a Grade II listed building, with additional heritage assets in close proximity. The Green Belt assessment identifies that the site makes an important contribution to preventing urban sprawl, and the Stage 2 assessment concludes that it contributes to the wider strategic Green Belt. The site is also subject to landscape sensitivity and TPO, which would require careful consideration in any future development proposals.</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>Notwithstanding these constraints, the previously developed nature of the site and its location adjacent to existing built development provide some potential for redevelopment, subject to compliance with national and local Green Belt policy. Any development would need to be sensitively designed to preserve the setting of heritage assets, retain important landscape features, and minimise impact on openness, which is likely to limit the developable area and overall capacity.</p> <p>The site is considered to be available and achievable, with no significant access or viability constraints identified. On this basis, the site is considered potentially suitable and developable, subject to appropriate mitigation of Green Belt and heritage impacts.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-088**



Site Address Details

Site Reference	CFS-2025-088
Site Address	St Margaret's School Sports Centre site Merry Hill Road Bushey
Post Code	WD23 1DT
Ward	Bushey Park Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	8.84
Current Site Use	Education, sports and recreation
Planning Status	14/0430/FUL towards the north part of the site (Permission subject to/linked to Sect 106) Development works to create 26 residential units (3 x 1 bedroom flats, 8 x 2 bedroom flats, 7 x 3 bedroom houses, 7 x 5 bedroom houses, 1 x 6 bedroom house) through the conversion of existing locally listed buildings, grade II listed barn & erection of new build houses & flats. Demolition of locally listed former stables building, outbuildings & the preparatory classroom building, removal of the staff car parking area & the tennis court. Alterations to the existing vehicular & pedestrian access onto Merry Hill Road. Associated landscaping, trees & communal open space alterations. Development works will facilitate the modernisation & upgrading of existing facilities

	to the existing school. (Amended plans received 22/07/2014)
Proposed uses (residential/ employment)	Community - Indoor sport, recreation, or fitness – Excluding motorised vehicles, firearms, swimming, and skating (E(d)) Local community uses (essential shops, meeting spaces, sports, and recreation) (F2)
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open lands to the South, East and West. Merry Hill Road and school to the North.
Character of surrounding area – landscape, townscape	The site lies at the edge of Bushey settlement with between the built educational and residential areas towards Bushey and open lands towards 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	HEL-1001-2/CFS-2025-112

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	No
Floodzone 3	No
Surface Water Flooding Low Risk	4.77%
Surface Water Flooding Medium Risk	0.48%
Surface Water Flooding High Risk	1.39%
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-High	Medium-High	Medium-High	High	High	High	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?	No
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?	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?
<p>The site is located within the Green Belt and comprises previously developed land in an edge-of-settlement location adjacent to Bushey. While the site is available and there are no significant physical constraints in terms of access, topography or flood risk, development would result in conflict with Green Belt policy and the site does not align with the spatial strategy for growth.</p> <p>Landscape sensitivity is identified as medium-high to high across potential development typologies, and the site's position transitioning to open countryside further limits its suitability for more intensive forms of development. Although the site may be capable of accommodating limited or policy-compliant forms of development, no developer interest has been identified and no specific scheme is currently being promoted.</p> <p>As such, the site is not considered suitable or developable at this time. Were exceptional circumstances to be demonstrated through the plan-making process, the site could have potential for future consideration, subject to Green Belt review and alignment with the spatial strategy.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference CFS-2025-101



Site Address Details

Site Reference	CFS-2025-101
Site Address	Tylers Plot 1, Tylers Farm, Little Bushey Lane, Bushey
Post Code	WD23 3TP
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.6
Current Site Use	Unused land
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Little Bushey Lane and school to the west, Open lands to the other sides
Character of surrounding area – landscape, townscape	Site it located in green belt, adjacent to the north east of Bushey settlement. It is surrounded by school and open fields
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	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
6	PASS	3	5	3	0	STRONG
Stage 1 Comment	The sub-area is within Green Belt Parcel (6) which was identified as performing moderately against Purpose 1 as it is connected to the large built-up area of Watford, and against Purpose 3 as it is characterised by pastoral fields and long views.					

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-54	FAIL	0	1	2	0	WEAK
Stage 2 Comment	Meets Purpose assessment criteria weakly, and 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
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?	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. Site promoter has also stated that there will be no abnormal costs involved.
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?	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?
<p>The site comprises a parcel of undeveloped land within the Green Belt located adjacent to the north-eastern edge of the Bushey settlement. The site is available and not subject to significant physical or environmental constraints, with no identified issues relating to access, flood risk that would prevent development. The Green Belt assessment indicates that the site makes a weaker contribution to Green Belt purposes.</p> <p>However, the site does not align with the Council's spatial strategy for growth, which directs development towards more sustainable and appropriate locations. As such, notwithstanding its general suitability and lack of constraints, the site is not currently considered developable. Were the spatial strategy to change, or exceptional circumstances to be demonstrated to justify Green Belt release, the site could have potential for future development.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-103**



Site Address Details

Site Reference	CFS-2025-103
Site Address	Tylers Plot 2, Tylers Farm, Little Bushey Lane, Bushey
Post Code	WD23 3TP
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.89
Current Site Use	Unused land
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open land to the south, residential to the East, Tylers farm and open lands to the North, North-East, and West.
Character of surrounding area – landscape, townscape	Site is located in green belt, adjacent to the north east of Bushey settlement. It is surrounded by residential and open lands.
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	HEL215
--	--------

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	0.52%
Surface Water Flooding Medium Risk	0.21%
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
6	PASS	3	5	3	0	STRONG
Stage 1 Comment	The sub-area is within Green Belt Parcel (6) which was identified as performing moderately against Purpose 1 as it is connected to the large built-up area of Watford, and against Purpose 3 as it is characterised by pastoral fields and long views.					

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-54	FAIL	0	1	2	0	WEAK
Stage 2 Comment	Meets Purpose assessment criteria weakly, and 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
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?	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. Site promoter has also stated that there will be no abnormal costs involved.

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?	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?
<p>The site comprises a small parcel of undeveloped land within the Green Belt, located adjacent to the north-eastern edge of the Bushey settlement. The site is available and doesn't have other significant physical or environmental constraints. Green Belt assessment indicates that the site makes a weaker contribution to Green Belt purposes and has been recommended for further consideration.</p> <p>However, the site does not align with the Council's spatial strategy for growth, which focuses development on more sustainable and appropriate locations. Consequently, despite its availability and the absence of significant constraints, the site is not currently considered developable. Should the spatial strategy change or exceptional circumstances arise to justify Green Belt release, the site could potentially be considered for future development.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-105**



Site Address Details

Site Reference	CFS-2025-105
Site Address	Tylers Plot 3, Tyler's Farm, Little Bushey Lane, Bushey
Post Code	WD23 3TP
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.11
Current Site Use	Unused land
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Tylers farm to the north. Open lands to the other sides.
Character of surrounding area – landscape, townscape	Site it located in green belt, adjacent to the north east of Bushey settlement. It is surrounded by farms and open lands.
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-2025-103 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	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	No
Floodzone 3	No
Surface Water Flooding Low Risk	6.59%
Surface Water Flooding Medium Risk	12.96%
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
6	PASS	3	5	3	0	STRONG
Stage 1 Comment	The sub-area is within Green Belt Parcel (6) which was identified as performing moderately against Purpose 1 as it is connected to the large built-up area of Watford, and against Purpose 3 as it is characterised by pastoral fields and long views.					

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-54	FAIL	0	1	2	0	WEAK
Stage 2 Comment	Meets Purpose assessment criteria weakly, and 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
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?	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 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. Site promoter has also stated that there will be no abnormal costs involved.
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?	N/A
---	-----

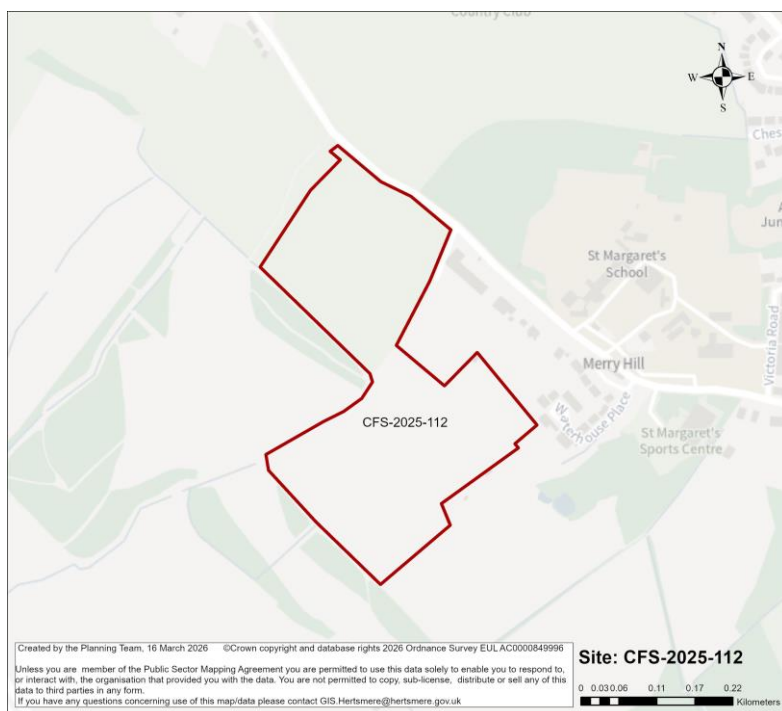
Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
<p>The site comprises a small parcel of previously developed land within the Green Belt, located adjacent to the north-eastern edge of the Bushey settlement. The site is available and generally free from significant physical or environmental constraints. Green Belt assessment indicates the site performs weakly against strategic purposes, contributing less to the wider Green Belt.</p> <p>However, the site does not align with the Council’s spatial strategy, which prioritises development in more sustainable and suitable locations. Consequently, the site is not currently considered developable. Should future planning policy or exceptional circumstances allow for Green Belt release, the site could be reconsidered for development.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference CFS-2025-112



Site Address Details

Site Reference	CFS-2025-112
Site Address	Land to South-East of Merry Hill Road
Post Code	WE23 1FJ
Ward	Bushey Park Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	11.5
Current Site Use	Agriculture / horticulture / equine related
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential / Agricultural
Character of surrounding area – landscape, townscape	Rural with Local Wildlife Sites and open space surrounding the site. There are some low density residential development to the east of 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	CFS-2025-088

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	Yes

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	3.53%
Surface Water Flooding Medium Risk	1.38%
Surface Water Flooding High Risk	1.77%
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
1	PASS	5+	5	3	1	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

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 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-High	Medium-High	Medium-High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt, LWS
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?	Includes a local wildlife site
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 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?	Local wildlife site
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

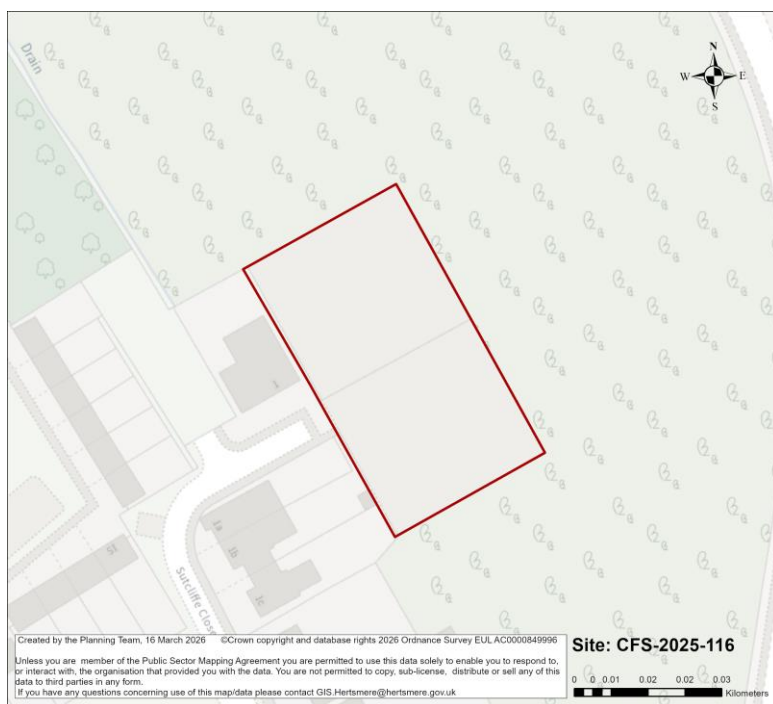
Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
<p>A Local Wildlife Site covers much of the southern part of the site. The site is also located within the Green Belt and performs strongly in terms of purpose 1 and 2.</p> <p>Development either needs to avoid all parts of the LWS and ensure no detrimental impact is incurred on the LWS or conduct the necessary investigations and reports detailing what measures can be taken to mitigate any impact on the LWS.</p> <p>The land is identified as part of a strongly performing parcel in the Stage 1 Green Belt assessment forming part of the essential gap between Bushey and Watford. It is not recommended for further consideration.</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>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 available and achievable for development subject to satisfactory resolution of existing constraints and appropriate design. In terms of suitability the site's remote location and limited access makes the sustainability of the site questionable and further mitigation to address this would be required. Hence, the site is considered currently not developable.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference CFS-2025-116



Site Address Details

Site Reference	CFS-2025-116 (HEL337b)
Site Address	Land East Of Farm Way
Post Code	WD23 3PL
Ward	Bushey St James Ward
Parish	Bushey

Site Details

Site Area (ha) gross	0.25
Current Site Use	Former tennis court
Planning Status	None
Proposed uses (residential/ employment)	Residential (C3)
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Sites HEL337A and HEL337C are within the residential area of Bushey, although HEL337C adjoins open countryside on the north west and north east sides. HEL337B adjoins residential on the south west but is otherwise surrounded by open fields.
Character of surrounding area – landscape, townscape	The sites are in and adjoining the residential area at the edge of Bushey where open countryside meets the edge of the built up area.

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	HEL181 and HEL337c

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	No
Floodzone 3	No
Surface Water Flooding Low Risk	Yes (9.29%)
Surface Water Flooding Medium Risk	Yes (5.88%)
Surface Water Flooding High Risk	Yes (7.75%)
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
6	PASS	3	5	3	0	STRONG

Stage 1 Comment	As a whole, the parcel meets purposes 1 and 3 moderately and purpose 2 strongly. In particular, it plays an important role in maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree.
------------------------	---

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-60	FAIL	0	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	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?	Possibly – access would be via narrow road through the estate - Sutcliffe Close
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	HEL337B is surrounded by local wildlife site Meadow north west of Tyler Farm, Some 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?	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 site would be viable and the site achievable. Infrastructure costs are likely to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	Adjacent to local wildlife site Meadow north west of Tyler Farm and has limited access.
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	6

Conclusion: Is the site suitable, achievable and available?
<p>The site forms a small part of a wider residential allocation area on the edge of Bushey and lies within the Green Belt. The site comprises former tennis courts and is largely enclosed by residential development and a Local Wildlife Site.</p> <p>The Stage 1 Green Belt assessment identifies the wider parcel as making a strong contribution to Green Belt purposes, particularly in maintaining separation between Bushey and surrounding settlements. The Stage 2 assessment concludes that the sub-area is not recommended for further consideration.</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>Whilst the site lies within the context of a wider residential allocation area, its individual characteristics and Green Belt function mean it is unlikely to come forward as a standalone development parcel. Any potential development would therefore be expected to be considered comprehensively as part of the wider allocation framework rather than in isolation.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-142**



Site Address Details

Site Reference	CFS-2025-142
Site Address	Bournhall Avenue, Bushey, Herts
Post Code	WD23 3BD
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.252
Current Site Use	Retail, shops, residential and garage
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential and commercial
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Open field to the North, Residential to the East and West, and Bournhall avenue to the South.
Character of surrounding area – landscape, townscape	Site lies on the edge of Bushey settlement with open fields to the North of the site and residential development to the other 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	HEL181

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	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	No
Floodzone 3	No
Surface Water Flooding Low Risk	31.3%
Surface Water Flooding Medium Risk	13.33%
Surface Water Flooding High Risk	12.97%
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	5	3	0	STRONG
Stage 1 Comment	The sub-area is within Green Belt Parcel (6) which was identified as performing moderately against Purpose 1 as it is connected to the large built-up area of Watford and against Purpose 3 as it is characterised by pastoral fields and long views					

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-60	FAIL	0	3	4	0	MODERATE
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	High	High	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?	Yes
Is there developer interest?	No
Ownership constraints?	No
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?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low (30-50)	30	8

Conclusion: Is the site suitable, achievable and available?

The site is located on the edge of the Bushey settlement and comprises previously developed land, which supports its potential for redevelopment. The site is considered available, with no known ownership constraints, and is capable of accommodating a small-scale residential-led scheme.

However, the site is located within the Green Belt and has been identified as making an important contribution to Green Belt purposes. In addition, areas of surface water flood risk affect part of the site, which may require mitigation and could influence layout and capacity.

Taking these factors into account, the site is considered potentially suitable and potentially achievable for development, with a realistic prospect of delivery in the medium term (6–10 years). The site is therefore classified as developable within the HELAA.

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-143**



Site Address Details

Site Reference	CFS-2025-143
Site Address	Bushey Hall Golf Club, Bushey Hall Drive
Post Code	WD23 2DF
Ward	Bushey North Ward
Parish	Unparished Area - Bushey

Site Details

Site Area (ha) gross	41.71
Current Site Use	Private Open Space (Former Golf Course)
Planning Status	<p>24/1022/OUT (AWAITING DECISION) Outline planning application for the provision of new homes (Class C3) and community, healthcare and well-being facilities (Use Classes F2, E(e)), along with the creation of accesses, landscaping and associated works to facilitate the development (Outline with all matters reserved, except for Residential Access and Layout). (Additional documents received 10/02/25).;</p> <p>16/1579/FUL Demolition of existing Clubhouse, former print works, ProShop and maintenance buildings. Erection of a new single storey Golf Clubhouse with associated basement facilities and retention of the existing golf club car park, accessed off Bushey Hall Drive. Erection of a part two, part 3 storey with roof level accommodation residential building comprising 31 self-contained residential units (6 x 1 bed, 19</p>

	x 2 bed and 6 x 3 bed) with underground car parking, relocated access off Bushey Hall Drive, with associated refuse and cycle stores, landscaping and communal and private amenity space. (Amended plans received 02/11/16)
Proposed uses (residential/ employment)	Residential (C3 & C2)
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential, Education
Character of surrounding area – landscape, townscape	Low density residential development with open space to the north west 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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	Yes
LNRS (APIB/ACIB)	Yes (ACIB and APIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
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	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	Yes
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	1.45%
Floodzone 3	11.44%
Surface Water Flooding Low Risk	2.15%
Surface Water Flooding Medium Risk	0.73%

Surface Water Flooding High Risk	2.22%
Reservoir Flooding Dry Day	20.84%
Reservoir Flooding Wet Day	21.17%

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
1	PASS	3+	5	3	0	STRONG
Stage 1 Comment	The parcel scores strongly against purpose 2, but a small area in the north-east, north of Bushey Mills Lane, is less important for preventing coalescence. This area is physically and visually severed from the wider countryside and has been subject to substantial encroachment in the form of the David Lloyd sports centre. It is recommended that this sub-area 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
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	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?	No
Are there any access difficulties?	No
Is topography a constraint?	Some steeper slopes along side

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	LWS, TPO
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. 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. 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?	Local wildlife site
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
		350

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the Green Belt and serves an important purpose in maintaining a gap between Bushey Village and North Bushey, which is very small and, in places, narrow in physical scale. Under the current policy framework, due to its Green Belt status, the site is not considered suitable other than for appropriate development within the parameters set out in the NPPF.</p> <p>The site also contains a Local Wildlife Site to the north. No development will be allowed to be carried out in this area and full mitigation plan will be required detailing development plans.</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>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 would be suitable, available and deliverable land for employment purposes.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-149**



Site Address Details

Site Reference	CFS-2025-149
Site Address	Bushey Golf and Country Club, High Street, Bushey
Post Code	WD23 1TT
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	12.42
Current Site Use	Employment, including retail, commercial and industrial uses Leisure, including sport and recreation uses
Planning Status	TP/06/1539, Construction of 5 no. new 10 metre lattice towers to support netting for the golf driving range (GRANTED). 20/0851/FUL: Retrospective change of use to restaurant (A3) with ancillary shisha lounge. (Application Withdrawn) 20/0955/FUL: Retrospective application for the retention of a new glass balustrade at first floor level in order to create an open seating area with the retention of a new retractable roof and ancillary Shisha area. (Permission Granted)
Proposed uses (residential/ employment)	Residential, Community, and Commercial
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential surrounding site to the north, east and west. St Margarets School, Ashfield Junior School and open land to the south. Some commercial (office uses) to the north.
Character of surrounding area – landscape, townscape	The site lies on the southern side of Bushey High Street close to the historic core of the village as well as the residential area of Bushey.
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-2025-086

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	Yes
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	Yes
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	0.55%
Floodzone 3	0.75%
Surface Water Flooding Low Risk	4.98%
Surface Water Flooding Medium Risk	1.59%
Surface Water Flooding High Risk	4.32%
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	5+	5	3	1	STRONG
Stage 1 Comment	The sub-area is within Green Belt Parcel (1) which was identified as performing strongly against Purpose 1, due to being contiguous with the large built-up areas of Greater London and Watford, preventing their outward sprawl, and also performs strongly against purpose 2.					

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-59	FAIL	0	3	2	3	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
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?	No, site is owned by HBC Asset Management.
Is the delivery of the site achievable?	Yes. 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?	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
Very Low (20-30)		286

Conclusion: Is the site suitable, achievable and available?
<p>The site comprises a large, previously developed area located on the edge of Bushey settlement, within a location with access to services and infrastructure. The site is controlled by the Council, with no known ownership constraints, and is therefore considered available. There is also clear developer interest, and the site is considered achievable in principle, subject to further detailed assessment.</p> <p>The site is located within the Green Belt and has been identified as making an important contribution to Green Belt purposes. In addition, the site is subject to a number of constraints, including heritage considerations, archaeological potential, tree preservation orders, and areas of surface water flood risk, all of which would need to be addressed through design, mitigation and further technical assessment.</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>While the Green Belt designation presents a significant policy constraint, the presence of previously developed land within the site may provide some potential for redevelopment, subject to consideration of openness and national policy.</p> <p>Taking these factors into account, the site is considered to be potentially suitable, available and achievable, with a realistic prospect of delivery in the medium term (6–10 years). The site is therefore classified as developable within the HELAA.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-152**



Site Address Details

Site Reference	CFS-2025-152
Site Address	Land South of Merry Hill Road and Land West of Whomsoever Lane, Bushey, Hertsmere
Post Code	WD23 1LD
Ward	Bushey Park Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	2.15
Current Site Use	vacant open land
Planning Status	25/1815/FUL Erection of residential units (Class C3), access alterations, new landscaping, car parking, cycle storage and other associated works. [For consultation purposes only: 28 homes proposed]. (AWAITING DECISION)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	n/a

Surrounding Area

Neighbouring land uses	Residential (North and East), Open Space (golf course – remaining)
Character of surrounding area – landscape, townscape	Low density residential areas to the north and east with open land and agricultural land to the remaining extent. There is an electrical sub-

	station to the north of the site with power lines running through the northern part 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

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	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	No
Floodzone 3	No
Surface Water Flooding Low Risk	4.64%
Surface Water Flooding Medium Risk	2.18%
Surface Water Flooding High Risk	0.1%
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
1	PASS	5+	5	3	1	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

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	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?	Yes, narrow lane which provides the current access into the main part of the site.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Electrical sub-station (north)
Are there any other environmental constraints?	Yes there is a TPO area to the western side of the site. Some areas with 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?	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?	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?
<p>The site has a electrical sub-station to the north and pylons/overhead power lines in the northern part of the site. Access may also prove difficult through the current bridleway to Merry Hill Road. The site is also bordered by a TPO area.</p> <p>A detailed highway assessment would be required to assess the impact on the local road network and set out how access will be effectively gained. A Tree Protection Plan and method statement would also be required as part of the submission.</p> <p>The land is identified as part of a strongly performing parcel in the Stage 1 Green Belt assessment forming part of the essential gap between Bushey and Watford. The site has not be recommended for further consideration.</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>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 available and achievable for development subject to satisfactory resolution of existing constraints and appropriate design. In terms of suitability the site's remote location and limited access makes the sustainability of the site need further consideration. Therefore, the site is considered not suitable and not currently developable.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-158**



Site Address Details

Site Reference	CFS-2025-158 (HEL211)
Site Address	Land on the north side of Little Bushey Lane
Post Code	WD25 8HB
Ward	Bushey St James Ward
Parish	Unparished Area - Bushey

Site Details

Site Area (ha) gross	3.89
Current Site Use	Not developed, used for occasional car boot sales
Planning Status	TP/88/1433: Change of use to class B1 business use (Application Refused)
Proposed uses (residential/ employment)	Residential (C3), employment development
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Sports club and playing field to the south, playing field and cemetery to the east of the site. Commercial use (Costco) to the north
Character of surrounding area – landscape, townscape	Largely open but a number of institutional uses - sports clubs (south), schools (south-west), cemetery (west) and supermarket (north). The site gains access off little Bushey Lane and is bordered by mature trees and hedging.

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-2025-185, HEL520b

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	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	2.43%
Floodzone 3	5.04%
Surface Water Flooding Low Risk	1.73%
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	39.27%
Reservoir Flooding Wet Day	40.83%

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
6	PASS	3	5	3	0	STRONG
Stage 1 Comment	As a whole, the parcel meets purposes 1 and 3 moderately and purpose 2 strongly. In particular, it plays an important role in maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree.					

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-62	FAIL	0	0	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.					

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
Low - Medium	Low - Medium	Medium	Medium	Medium	Medium-High	Medium-High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Yes – historic fill operations
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Pylons and power lines
Are there any other environmental constraints?	Some flood risk, LWS within 5km to the northern boundary
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?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. 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

	<p>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.</p> <p>The site has also been promoted for commercial development on the basis that this would be achievable. The site promoter has 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 such development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.</p>
What would be needed to overcome constraints?	Possible site contamination
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

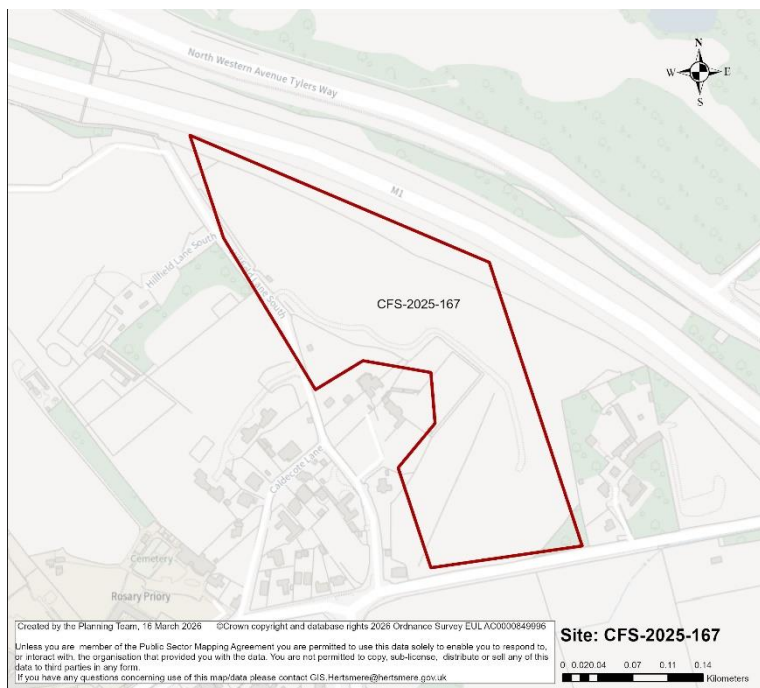
Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
<p>There are various constraints affecting the northern part of the site, with Hillfield Brook and associated flood zone close to northern boundary, as well as pylons/overhead power lines. The site promoter has indicated that the site was subject to historic fill operations by the previous owners although no details have been provided.</p> <p>The site forms part of a strongly performing parcel in the Stage 1 Green Belt assessment, playing an important role in maintaining a gap between Watford and Bushey. However The independent Stage 2 Green Belt assessment recommended that the sub-area within which the site is located could be considered further.</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>An office, industrial or commercial development would have a significant and potentially greater impact on the surrounding landscape than residential development, requiring a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will identify potential impacts and set out required mitigation, including required areas of additional structure planting. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for development.</p> <p>The area is not suitable under the current planning policy framework for housing or commercial development due to its Green Belt status. The site also does not align with the council's spatial strategy and cannot be considered currently developable.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-167**



Site Address Details

Site Reference	CFS-2025-167
Site Address	Land On The North-West Side Of Caldecote Farm Caldecote Lane, Bushey
Post Code	WD23 4EF
Ward	Unparished area of Bushey
Parish	Bushey Heath Ward

Site Details

Site Area (ha) gross	6.7
Current Site Use	Agriculture / horticulture / equine related
Planning Status	24/0934/FUL Residential development comprising 80 apartments (Use Class C3), 13 family homes (Use Class C3) and an 80 bed care home (dementia and general needs care) (Use Class C2), with access from Elstree Road, associated landscaping, parking, works and other development.(APPLICATION WITHDRAWN) 25/0768/PD28O Erection of agricultural store and workshop (Application for Prior Notification). (Prior Approval Required and Approve Det)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	A411 Elstree Road to the South, Hillfield Lane and Caldecote to the West, M1 to the North, open land and buildings to the East.
Character of surrounding area – landscape, townscape	The site lies adjacent to the Bushey settlement, and is bound by M1, Elstree road, and Hillfield Lane. Towards the North and East of the site beyond M1 are open lands, woodlands and reservoir.
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-2025-072

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	No
Floodzone 3	No
Surface Water Flooding Low Risk	0.4%
Surface Water Flooding Medium Risk	0.03%
Surface Water Flooding High Risk	0.35%
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	5	3	0	STRONG
Stage 1 Comment	The sub-area is within Green Belt Parcel (6) which was identified as performing moderately against Purpose 1 as it is connected to the large built-up area of Watford and against Purpose 3 as it is characterised by pastoral fields and long views.					

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-57	FAIL	0	3	2	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
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?	No
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
Very Low (20-30)	23	154

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the Green Belt, resulting in a clear conflict with national Green Belt policy. The Stage 2 Green Belt assessment identifies the parcel as making a moderate contribution to Green Belt purposes, and it has been recommended for further consideration. There are no significant physical or environmental constraints affecting the site: flood risk is low, access can be achieved from Elstree Road, and there are no overriding heritage or infrastructure constraints. Landscape sensitivity is moderate, indicating that development could potentially be accommodated subject to design and mitigation.</p> <p>The site is available and there are no known ownership or viability constraints that would prevent delivery. It is therefore considered potentially suitable and achievable in the medium to long term (6–15 years), subject to Green Belt policy considerations and alignment with the spatial strategy.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-177**



Site Address Details

Site Reference	CFS-2025-177
Site Address	Land at Bushey Mill Lane
Post Code	WD25 8HL and WD258HN
Ward	Bushey North Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	45
Current Site Use	Agriculture / horticulture / equine related
Planning Status	Nothing significant; Part of TP/01/0882 in 2001 (APPLICATION WITHDRAWN)
Proposed uses (residential/ employment)	Mixed Uses; Residential, Commercial, Employment and Community; with solar panels, community allotments, BNG areas.
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	A4008 Stephenson Way to the North, residences to the South, Bushey Mill Lane and Bushey Hall Farm to the West, and Porcelanosa retail showroom to the East.
Character of surrounding area – landscape, townscape	The site lies adjacent to the Bushey settlement area. There are commercial and residential

	spaces surrounding the site, with A4008 and open lands 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 (ACIB/APIB)	Yes (ACIB)
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	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	Yes
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	2.36%
Surface Water Flooding Medium Risk	0.87%
Surface Water Flooding High Risk	1.43%
Reservoir Flooding Dry Day	8.32%
Reservoir Flooding Wet Day	9.06%

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	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?	Some areas with 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?	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

	<p>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. 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>The site has also been promoted for commercial development on the basis that such development would be achievable. The site promoter has 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 the existence of pylons and power lines has the potential to impact on this. More widely, however, recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements, including any resiting of power lines, may require additional viability work to be undertaken for any employment-related development.</p>
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
Very Low (20-30)	23	200

Conclusion: Is the site suitable, achievable and available?
<p>This is a large greenfield site within the Green Belt, resulting in a clear and significant conflict with national and local Green Belt policy. While no formal Stage 2 assessment is provided, the scale of the site and its open, agricultural character indicate that it is likely to make an important contribution to the openness and function of the Green Belt. There are no overriding physical constraints: flood risk is limited to small areas, access is achievable, and there are no significant heritage, contamination, or topographical issues. However, the presence of pylons and power lines may constrain layout and require mitigation. Landscape sensitivity is generally medium to medium-high, suggesting that development could be accommodated in principle subject to appropriate design and mitigation.</p> <p>The site is available and there is developer interest, with no known ownership constraints. It is considered potentially suitable and achievable in the medium to long term (6–15 years), with viability not expected to be a fundamental constraint, although further work may be required in relation to infrastructure provision and any necessary mitigation. Notwithstanding this, the site’s</p>

location within the Green Belt represents the primary constraint, and development would be dependent on strategic policy considerations, including justification for Green Belt release and alignment with the spatial strategy.

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-180**



Site Address Details

Site Reference	CFS-2025-180
Site Address	Merry Hill Reservoir, Merry Hill Road, Bushey
Post Code	
Ward	Bushey Park Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	1.92
Current Site Use	Agriculture / horticulture / equine related
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Merry Hill Road to the North, Residences to the East and West, Allotment gardens to the West, and open lands and golf course to the South.
Character of surrounding area – landscape, townscape	The site lies adjacent to the edge of Bushey settlement area. It lies in between the open lands and golf course to the South and built spaces - mostly residential- 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	Yes
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	No
Floodzone 3	No
Surface Water Flooding Low Risk	1.7%
Surface Water Flooding Medium Risk	0.07%
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
Medium-High	Medium-High	Medium-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'?	
Are there any other environmental constraints?	TPO
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?	
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 comprises greenfield land within the Green Belt on the edge of the Bushey settlement and is therefore subject to a clear Green belt policy constraint. The site forms part of the transition between the built-up area and open land to the south, including a golf course, and is likely to contribute to the openness of the Green Belt.

There are no significant physical constraints to development: flood risk is low, access is achievable, and there are no contamination or topographical issues, as per the information provided by the promoter. However, there are some sensitivities including the presence of TPOs and nearby heritage assets, and landscape sensitivity is assessed as medium-high to high, indicating that development would need to be carefully designed and may be limited in extent.

The site is available and there are no known ownership constraints, although developer interest is currently unknown. While the site may be potentially achievable in physical and viability terms, it does not align with the spatial strategy and remains subject to Green Belt policy restrictions. As such, the site is not considered suitable or developable at this stage, unless strategic policy changes, including Green Belt release, can be justified.

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-183**



Site Address Details

Site Reference	CFS-2025-183/HEL386
Site Address	Gravel allotments, Heathbourne Road
Post Code	WD23 1PD
Ward	Bushey Heath Ward
Parish	Bushey

Site Details

Site Area (ha) gross	0.94
Current Site Use	Formerly allotments, now small holding
Planning Status	None
Proposed uses (residential/ employment)	Residential (C3), access to adjacent site
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Triangular site with residential on all three sides
Character of surrounding area – landscape, townscape	Edge of settlement location. The site is opposite the built up area of Bushey Heath (residential and Spire Hospital). Residential development adjoining the site is very low density, giving way to open countryside to the 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	HEL-1062-2, CFS-2025-017

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	Yes
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	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	1.54%
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
2	PASS	3+	5	3	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

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-58	FAIL	0	1	2	0	WEAK
Stage 2 Comment	Meets Purpose assessment criteria weakly, and 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
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?	Site is covered by a TPO
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?	No
Is the delivery of the site achievable?	Yes. 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 are likely 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?	An Arboricultural Impact Assessment.
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?
<p>The site was formerly used as allotments which fell into disrepair and has more recently been used by neighbouring landowners as a small holding/allotment use. All trees on the site are protected by the same TPO as that affecting HEL355. A Tree Protection Plan would be expected as part of the application submission.</p> <p>The site is identified as strongly performing in the Stage 1 Green Belt assessment forming part of the essential gap between Bushey Village/Bushey Heath and Elstree, and the wider gap between Greater London (Stanmore) and Elstree.</p> <p>The site promotion itself has been amended several times resulting in a significant increase in the number of residential units proposed, over and above the capacity identified through the HELAA methodology. However, subject to any further technical assessments required and there being no objections from the highway authority, given that the site is located on the outer edge of Bushey Heath approximately 1 mile from local shops and services, the site is considered to be suitable for development.</p> <p>Notwithstanding this, the site is subject to significant constraints, most notably the presence of a Tree Preservation Order covering the site, which would substantially limit developable area and require careful mitigation. The site is otherwise unconstrained in physical terms, with no flood risk, access issues, or contamination concerns, although its edge-of-settlement location and moderate landscape sensitivity reduce its suitability in strategic planning terms.</p> <p>The site is available and there are no ownership constraints, and in isolation it may be achievable from a viability perspective. However, the site does not align well with the spatial strategy and is further constrained by the extent of TPO coverage, which significantly limits its development potential. As such, despite being potentially suitable in principle, the site is not considered suitable or developable at this stage. Development would be dependent on strategic policy changes, including Green Belt release, and the resolution of arboricultural constraints.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-0336-22**



Site location / address:

Address	Harts Farm, Little Bushey Lane	Post Code	WD23 4SA
Ward	Bushey Park Ward	Unparished area	Bushey

Site size / use:

Size (ha)	4.64	Current Use	Livery, grazing and single dwelling
------------------	------	--------------------	-------------------------------------

Surrounding area:

Neighbouring land uses	Residential development at Rossway Drive to north and west, agricultural to south. Commercial to the south west, including MOT garage. This area is also put forward to Call for Sites for residential HEL203. M1 to the east.		
Character of surrounding area – landscape, townscape	The site is at the edge of the built up area; land to the west side of Little Bushey Lane is built up. A new residential development has been completed to the north west of the site. The site is bordered by the M1 on the north eastern edge and open field		
Could this site be joined to another to form a larger site?	Yes. The site adjoins HEL203 Land at Rossway Drive to the south west (now approved so not		

	assessed under the HELAA), and also HEL201 Land at Little Bushey Lane to the south east
If yes, give details of adjoining site including site reference if applicable	HEL201

Planning status:

Relevant Planning history	TP/89/1015 residential development (REFUSED): TP/92/0463, TP/940542, TP/96/0509 and TP/02/1291. Continued use of site for storage of caravans and motor caravans (GRANTED). TP/90/0670. Outline application for residential development (REFUSED)
----------------------------------	---

Use(s) proposed by owner/developer :

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	PDL
Yes	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	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	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	24.11
Surface Water Flooding Medium Risk	4.91
Surface Water Flooding High Risk	1.81
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
----------------	------

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
2	Pass	3+	5	3	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-57	Fail	0	3	2	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 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	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Close to M1 at northern edge of site. Surface water flood risk
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?	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.
--------------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	Close to M1 at northern edge of site
--	--------------------------------------

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)		57

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
---	------------

Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The northern part of the site is approximately 30m from M1 motorway albeit elevated from carriageway. Access would be directly onto Little Bushey Lane. A detailed highway assessment would be required to assess the impact on the local road network and the strategic road network.</p> <p>The Stage 1 Green Belt assessment identified much of the parcel within which the site is located as scoring strongly against purpose 2 (coalescence of settlements). However the independent Stage 2 Green Belt assessment recommended that the sub-area within which the site is located could be considered further.</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 of the PDL part of the site may be suitable subject to passing the openness test required by NPPF. However, currently the non-PDL part of the site can only be recorded in the category of sites as not currently acceptable. The PDL part of the site amounting to 43* dwellings could be suitable.</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, the site could potentially be suitable, available and achievable.</p>
---	--

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-1003-22**



Site location / address:

Address	Land at Magnolia Drive	Post Code	WD23 4JZ
Ward	Bushey Park Ward	Unparished area	Bushey

Site size / use:

Size (ha)	0.29	Current Use	Open Space
Gross			

Surrounding area:

Neighbouring land uses	Residential
Character of surrounding area – landscape, townscape	Suburban Residential with a new residential development 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

Planning status:

Relevant Planning history	18/1026/FUL - Erection of 14 dwellings, together with car parking, waste storage, open space, landscaping and new vehicular and pedestrian access (Amended details received 13/5/19). (Approved) – Site retained as open space.
----------------------------------	---

Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
No	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	Yes
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	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	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	0
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
----------------	-----

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	
0	0	0	0	0	0	0	0

Officer Assessment

Is there a conflict with existing policy?	Open Space under Policy SADM34
Is there evidence of land contamination?	The site is currently partially used for an attenuation pond (SuDs)
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	SuDs in close proximity

Is the Site suitable for the proposed use?	No
---	----

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 are likely to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
--------------------------------	--

Overcoming Constraints

What would be needed to overcome constraints?	SuD's in close proximity
--	--------------------------

Possible Capacity and Yield

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

Deliverability / Developability:

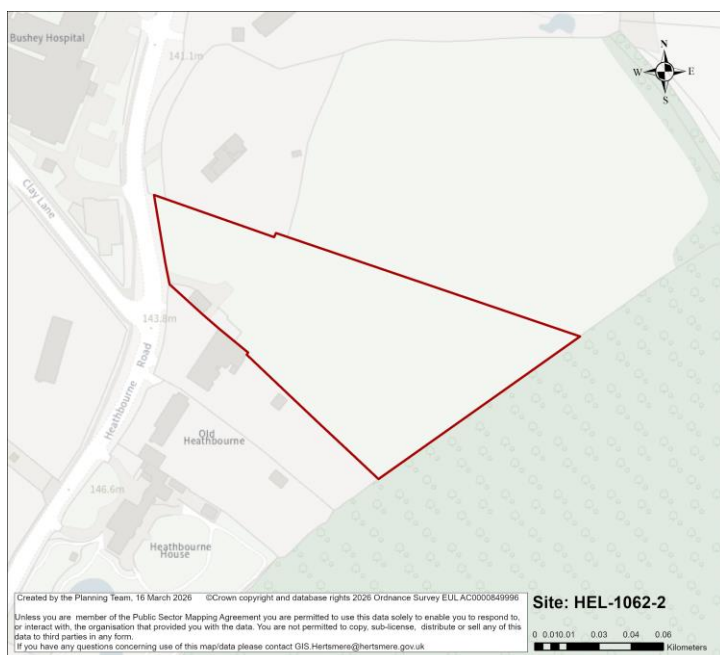
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A
---	-----

Conclusion:

Is the site suitable, achievable and available?	<p>The site has no flood risk and so this is not a constraint to development.</p> <p>An area of land nearby, to the rear of Richfield Road, was previously developed on the provision that access to the remaining area of open space be improved and maintained. Under the current policy framework, the site would be inappropriate and not suitable for development as it is designated as open space; no supporting information has been submitted to demonstrate why this designation would no longer be warranted.</p>
--	--

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-1062-22**



Site location / address:

Address	Land Between Heathbourne Cottage and Oak Lodge, Bushey	Post Code	WD23 1PA
Ward	Bushey Heath Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	1.14	Current Use	Open Land
----------------------------	------	--------------------	-----------

Surrounding area:

Neighbouring land uses	Residential (South and north), Healthcare (west) and Agricultural and woodland (remaining)
Character of surrounding area – landscape, townscape	Mainly agricultural land surrounding the site with low density residential developments skirting Heathbourne Road.

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-0355-22

Planning status:

Relevant Planning history	20/0142/FUL - Land Adjacent To Heathbourne Cottage Heathbourne Road Bushey Heath Hertfordshire (Refused, Appeal dismissed)
----------------------------------	--

Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
Yes	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	Yes	TPO	Yes
SSSI	No	Sand & Gravel Safeguard Area	Yes
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	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	1.41
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	95.44
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
-----------------------	------

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
2	Pass	3+	5	3	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-58	Fail	0	1	2	0	Weak
Stage 2 Comment	Meets Purpose assessment criteria weakly, and 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	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt and Local Wildlife Site
Is there evidence of land contamination?	None
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 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.
--------------------------------	--

Overcoming Constraints

What would be needed to overcome constraints?	No
--	----

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)		11

Deliverability / Developability:

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
---	-----------

Conclusion:

Is the site suitable, achievable and available?	<p>The main constraints are the site falling within the Green Belt and there being a Local Wildlife Site within the site boundary.</p> <p>A full assessment of any development proposed as part of the LWS would need to be conducted.</p> <p>The site forms part of parcel 2 in the Stage 1 Green Belt assessment which as a whole scored strongly against purpose 2 (coalescence of settlements). However, the independent Stage 2 Green Belt assessment did recommend the sub-area within which the site is located for further consideration.</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 available and achievable for development. Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location the site may be suitable for a achieving a higher capacity.</p>
--	---

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-1107-22**



Site location / address:

Address	Kemp Place Car Park, Bushey	Post Code	WD23 1DW
Ward	Bushey St James Ward	Parish	unparished area of Bushey

Site size / use:

Size (ha)	0.5	Current Use	Car Park
------------------	-----	--------------------	----------

Surrounding area:

Neighbouring land uses	Residential to south and east, commercial to north and west.
Character of surrounding area – landscape, townscape	The site is at the edge of Bushey High Street centre to the rear of commercial properties and adjoining a residential 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

Planning status:

Relevant Planning history	17/1269/FUL New vehicle access via Kemp Place car park to serve 37 High Street. (APPLICATION WITHDRAWN)
----------------------------------	---

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

Proposed Development Type
Residential with some public car parking.

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	Yes	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	Yes
Conservation Area	Yes
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 (estimated)
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	5%
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
-----------------------	-----

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?	The site is location within a Conservation Area and site of Archaeological Interest. The site is also in close proximity to a number of listed buildings.
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	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. The retention/reprovision of some public car parking on the site will need to be factored into any detailed viability assessment but wider infrastructure costs are likely to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
--------------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	A heritage impact assessment would be required to assess the impact on heritage assets.
--	---

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)		10

Deliverability / Developability:

What is the likely timescale within which the site is capable of being developed?	6-10 years
--	------------

Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site is located immediately adjoining Bushey High Street District Centre where the neighbouring uses are commercial and residential. The site is accessed from Kemp Place. This is a relatively accessible location, being approximately 0.07 miles from Bushey High Street.</p> <p>The site is within Bushey High Street Conservation Area and an area of archaeological interest; several statutory and locally listed building also adjoin the northern and eastern boundaries, all of which will constrain the use, quantum and design of development possible on the site. The amenity of residents of adjoining properties will also need to be taken into account, as well as the impact of any reduction in off-street parking arising from development on the site. It is understood that some public car parking would continue to be provided.</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 within the urban area, in an accessible location and could potentially be suitable, available and achievable.</p>
---	--

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL175**



Site location / address:

Address	Hartsbourne country club	Post Code	WD23 1JW
Ward	Bushey Heath Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	4.53	Current Use	Country club and golf course
----------------------------------	------	--------------------	------------------------------

Surrounding area:

Neighbouring land uses	Residential to the north, golf course south of site.		
Character of surrounding area – landscape, townscape	The site lies on the western edge of Bushey Heath. There is a residential area to north. Golf course then open fields 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	<p>Part of the site under 24/1434/FUL - Phased development comprising demolition of existing buildings and structures and erection of residential dwellings with associated access, landscaping and parking, works to the golf course, provision of replacement parking, swimming pool and greenkeepers shed to serve the existing Hartsbourne Country Club and associated works. (GRANTED)</p> <p>TP/00/0221, Construction of building containing changing rooms for swimming pools following demolition of existing garage/storage building (GRANTED).</p> <p>20/0198/FUL - Conversion of existing clubhouse to provide 10 residential units, redevelopment of walled garden to retain existing cottage and provide 7 dwellings, development of stable block to provide 6 residential units and redevelopment of Manor Cottage to provide 2 residential units (26 residential units in total) along with the provision of a replacement clubhouse, swimming pool and machinery store to serve existing Hartsbourne Country Club. – (Approved pending S106 Agreement.)</p>
----------------------------------	---

Use(s) proposed by owner/developer:

Proposed Development Type
Residential (C3)

Location type:

Green Belt	PDL
Yes	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	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	No
Locally Listed Buildings within Site	Yes

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	2.75
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	20.13
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Non-Agricultural
-----------------------	------------------

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
1	Pass	5+	5	3	1	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
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	
Medium - High	Medium - High	Medium - High	High	High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	Possibly - can only be accessed from existing residential streets

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

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.
--------------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	No
--	----

Possible Capacity and Yield

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

Deliverability / Developability:

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
---	-----------

Conclusion:

Is the site suitable, achievable and available?	<p>No significant environmental or topographical constraints affecting the previously developed part of the site, which is the only area being promoted for development.</p> <p>The clubhouse and some other buildings are locally listed. This could be overcome at application stage. There are various areas of hardstanding including small car parks.</p> <p>The principle of some development is acceptable under paragraph 154 of NPPF which allows for 'limited infilling or the partial or complete redevelopment of previously developed sites...which would not have a greater impact on the openness of the Green Belt' as 'appropriate development'.</p> <p>Development of the PDL part of the site may be suitable subject to passing the openness test required by NPPF. As this was the only part of the site submitted no assessment of the larger site is required. The PDL part of the site amounting to 34* dwellings could be suitable.</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 therefore considered be potentially suitable, available and achievable subject to further assessment as part of the site selection process. The site is not considered to be suitable for any other use.</p>
--	---

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL202**



Site location / address:

Address	Land at Merry Hill Road	Post Code	WD23 1DF
Ward	Bushey Park Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	0.82	Current Use	Rough Grassland
----------------------------------	------	--------------------	-----------------

Surrounding area:

Neighbouring land uses	Residential and St Margarets School to the west, allotments to east.		
Character of surrounding area – landscape, townscape	Open fields to the south, residential to the north and east and a sports centre to the west. The site gains access off Merry Hill 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
--	-----

Planning status:

Relevant Planning history	None.
----------------------------------	-------

Use(s) proposed by owner/developer :

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	Yes
SSSI	No	Sand & Gravel Safeguard Area	Yes
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	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	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	0
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
-----------------------	------

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
1	Pass	5+	5	3	1	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
TBC	TBC	TBC	TBC	TBC	TBC	TBC
Stage 2 Comment	TBC					
Recommended	TBC					

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	Medium - High	High	High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	No although there are mature trees in the vicinity of the access
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Applicant indicates that site is within NVZ 2013 Designation – Surface Water

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?	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 a small site would be viable and the site achievable. Infrastructure costs are likely to be limited to CIL subject to any site-specific mitigation.
--------------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	Applicant indicates that site is within NVZ 2013 Designation – Surface Water
--	--

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
---	-----

Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>There are no significant environmental or topographical constraints with no designations affecting the site other than its Green Belt status. The site would be accessed from Merry Hill Road although there are a number of mature street trees across the entry point to the site..</p> <p>The site comprises two distinct parts, namely the relatively narrow gap between Nos.127 and 131 which is between approximately 12m and 19m in width and the wider open area to the rear comprising approximately 7ha of open countryside.</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 beyond the gaps between Nos. 131 and 137 would lead to further encroachment to the south of Merry Hill Road and would not be suitable for development under the current policy framework.</p>
---	---

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

Planning status:

Relevant Planning history	<p>17/0566/OUT: Change of use from agricultural field to multi faith cemetery with prayer building, access road, parking area and associated landscaping (Outline Application with all matters reserved).(Application Withdrawn)</p> <p>16/0876/OUT. Erection of kennels and cattery (sui generis use) with ancillary office accommodation (REFUSED);</p> <p>14/1913/FUL Construction of temporary haul access road from Little Bushey Lane to Rossway Drive associated with the delivery of 82 homes on adjoining land. (GRANTED);</p> <p>16/1906/FUL: Retrospective application for the temporary change of use of the site (until 31st July 2017) to provide hard standing for parking and material storage area to facilitate the completion of planning approval 14/0727/FUL and subsequent conditions. (GRANTED)</p>
----------------------------------	--

Use(s) proposed by owner/developer:

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	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	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	0.7
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
-----------------------	------

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
----------------------	---------------------------------------	-------------------------------	------------------------------------	------------------------------------	-------------------------------	----------------------------

6	Pass	3	5	3	0	Strong
Stage 1 Comment	As a whole, the parcel meets purposes 1 and 3 moderately and purpose 2 strongly. In particular, it plays an important role in maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree.					

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-54	Fail	0	1	2	0	Weak
Stage 2 Comment	Meets Purpose assessment criteria weakly, and 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	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
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?	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 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.
--------------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	None
--	------

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	29

Deliverability / Developability:

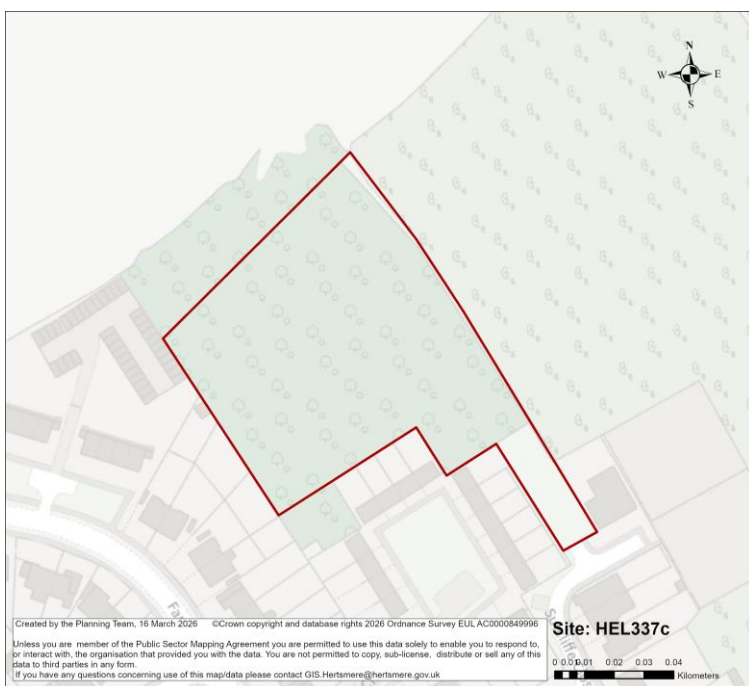
<p>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</p>	<p>6-15 years</p>
--	-------------------

Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>There are no significant environmental or topographical constraints affecting the site itself, although it is close to the Grade II listed Tyler’s Farm. Access is likely to be directly onto Little Bushey Lane with Rossway Drive a private road serving the development to the east. A detailed highway assessment would be required to assess the impact on the local and strategic road network.</p> <p>The Stage 1 Green Belt assessment identified much of the parcel within which the site is located as scoring strongly against purpose 2 (coalescence of settlements). However the independent Stage 2 Green Belt assessment recommended that part of the sub-area within which the site is located could be considered further.</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>Were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes in this location, the site could potentially be suitable, available and achievable.</p>
---	--

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL337c**



Site location / address:

Address	Land east of Farm Way (Site 1)	Post Code	WD23 3PL
Ward	Bushey St James Ward	Unparished area	Bushey

Site size / use:

Size (ha)	0.84	Current Use	Vacant Open Land
Gross			

Surrounding area:

Neighbouring land uses	HEL337C is within the residential area of Bushey, although HEL337C adjoins open countryside on the north west and north east sides surrounded by open fields.		
Character of surrounding area – landscape, townscape	The site is adjoining the residential area at the edge of Bushey where open countryside meets the edge of the built up area. The site gains access off Sutcliffe Close.		
Could this site be joined to another to form a larger site?	The site is adjoined to the north and east by a larger site submitted to the Call for Sites		

If yes, give details of adjoining site including site reference if applicable	HEL181

Planning status:

Relevant Planning history	23/1135/OUT - Erection of 27 dwellings, with associated car/cycle parking, landscaping and access from Sutcliffe Close. (Outline Application to include Access, with all other matters reserved) (Amended site plans received on 19 September 2023).: (GRANTED)
----------------------------------	---

Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
No	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	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	8.33
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
----------------	------

Green Belt purposes

(although the site is no longer within the Green Belt, being safeguarded housing land, it formed part of a sub-area which was assessed by Arup and so details of the assessment are provided for information only)

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
7	Pass	5+	5	3	0	Strong

Stage 1 Comment	The parcel meets purposes 1 and 2 very strongly and purpose 3 moderately. While the south of the parcel (within LB Barnet) has a mixture of different land uses, including golf courses, ribbon development and smaller fields and wooded areas, in contrast the north of the parcel within Hertsmere is has a very open and rural character and contributes strongly to purpose 3. No sub-areas have been identified which would score less strongly and 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-61	Fail	0	0	0	0	Weak
Stage 2 Comment	Meets Purpose assessment criteria weakly, and 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	0

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	No
Are there any access difficulties?	Yes- access is gained through a narrow road (Sutcliffe Road)
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No

Are there any other environmental constraints?	The site is bordered by a LWS.
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?	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 a small site would be viable and the site achievable. Infrastructure costs are likely to be limited to CIL subject to any site-specific mitigation.
--------------------------------	---

Overcoming Constraints

What would be needed to overcome constraints?	None
--	------

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
		27

Deliverability / Developability:

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
---	-----------

Conclusion:

Is the site suitable, achievable and available?	<p>HEL337c is safeguarded for housing in the current Local Plan and no longer within the Green Belt. There are no environmental or topographical constraints affecting the site. The site noted to be in close proximity of a LWS and a full survey will be required prior 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 has previously been identified as suitable for housing its safeguarding in the SADM Plan (2015) and prior to that in the 2003 Local Plan; there are no changes in the suitability of the site and it is considered developable.</p>
--	---

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL502**



Site location / address:

Address	Birchville Cottage	Post Code	WD23 1PB
Ward	Bushey Heath Ward	Unparished area	Bushey

Site size / use:

Size (ha)	0.29	Current Use	Residential
Gross			

Surrounding area:

Neighbouring land uses	Former Care Home to south, residential to north and east, covered reservoirs to west.
Character of surrounding area – landscape, townscape	Site on the edge of the built up area of Bushey. Stanmore Common (Green Belt) to the east. It has a new residential development to the south and an existing development to the north.

Could this site be joined to another to form a larger site?	Site adjoins Birchville Court which already has planning permission for residential development.
If yes, give details of adjoining site including site reference if applicable	Policy SADM1, site H9

Planning status:

Relevant Planning history	23/1260/OUT - Demolition of existing dwelling house and outbuildings. Construction of 2x3 bed single family dwelling houses and 2x4 bed single family dwelling houses. Provision of off-street carparking; cycle storage; and bin stores. (Outline application to include access, layout and scale with appearance and landscaping matters reserved.) (Awaiting Decision)
----------------------------------	---

Use(s) proposed by owner/developer :

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	Yes
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	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	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	6.11
Surface Water Flooding Medium Risk	0.4
Surface Water Flooding High Risk	0.30
Reservoir Flooding Dry Day	100
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Non-Agricultural
-----------------------	------------------

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	
Medium	Medium	Medium - High	Medium - High	Medium - High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	None
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	A narrow strip of land to the north of the house is understood to provide a means of access into the water treatment works site and must be retained although it currently forms part of the gardens to the house. Reservoir flood risk.
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?	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 are likely to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
--------------------------------	--

Overcoming Constraints

What would be needed to overcome constraints?	A narrow strip of land to the north of the house is understood to provide a means of access into the water treatment works site and must be retained although it currently forms part of the gardens to the house.
--	--

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low (30-40)	30	9

Deliverability / Developability:

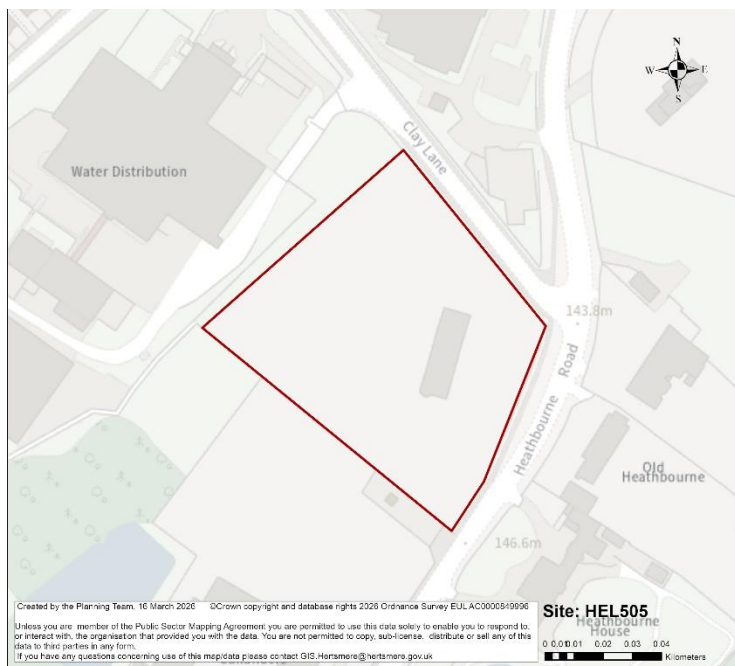
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years
---	------------

Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>It is within the larger area on Heathbourne Road currently safeguarded for residential purposes under Policy SADM2 of the adopted Local Plan and no longer within the Green Belt.</p> <p>It has therefore previously been identified as suitable and consequentially safeguarded for housing (subject to a review of the plan); subject to an assessment of flood risk (the NPPF has been updated to clarify that other forms of non-fluvial flood risk should be assessed), it is considered developable subject to further assessment as part of the site selection process. The risk is understood to arise from a local covered reservoir and as such it is not likely to be an impediment to redevelopment.</p> <p>However, due to its measurable level of flood risk in relation, the site 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>
---	--

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL505**



Site location / address:

Address	Greenacres	Post Code	WD23 1PB
Ward	Bushey Heath Ward	Unparished area	Bushey

Site size / use:

Size (ha)	0.78	Current Use	Residential
Gross			

Surrounding area:

Neighbouring land uses	Spire Hospital to the north, Affinity Water pumping station to the west, residential to south and east.
Character of surrounding area – landscape, townscape	Site on the edge of the built up area of Bushey. Mix of residential and institutional development, close to Stanmore Common

Could this site be joined to another to form a larger site?	No; although the larger area is safeguarded for residential purposes it has not all been promoted for development
If yes, give details of adjoining site including site reference if applicable	N/A

Planning status:

Relevant Planning history	23/1637/FUL Demolition of existing dwelling, and construction of new C2 facility, incorporating 75 bedrooms and 12 Extra Care apartments, with associated basement for services, undercroft car parking, private amenity space and TPO works (Amended documents received). (AWAITING DECISION) TP/06/1623 Part two storey part first floor extension to existing double garage/games room (GRANTED):
----------------------------------	---

Use(s) proposed by owner/developer :

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	Yes
SSSI	No	Sand & Gravel Safeguard Area	Yes
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	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	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	0
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	99.99
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Very good
-----------------------	-----------

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	
Medium	Medium	Medium - High	Medium - High	Medium - High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	None
Are there any access difficulties?	Existing access at Heathbourne Road/Clay Lane junction. New access proposed from Heathbourne Road and second access on Clay Lane, away from the junction.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Water treatment works to north of site

Are there any other environmental constraints?	There is a TPO on the site.
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?	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 are likely to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
--------------------------------	--

Overcoming Constraints

What would be needed to overcome constraints?	None
--	------

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	78	78

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
---	------------

Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>It is within the larger area on Heathbourne Road currently safeguarded for residential purposes under Policy SADM2 of the adopted Local Plan and no longer within the Green Belt.</p> <p>The site has no surface water flood risk or Floodzone however it does have resevoir 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 the risk likely arising from a covered reservoir, this is unlikely to prevent a barrier to development from coming forward.</p> <p>It has therefore previously been identified as suitable for housing (subject to a review of the plan); subject to an assessment of flood risk (the NPPF has been updated to clarify that other forms of non-fluvial flood risk should be assessed),it is considered developable subject to further assessment as part of the site selection process.</p>
---	--

**HELAA 2025
SITE ASSESSMENT FORM**
Site reference **HBUSA SA2**

Site Address Details

Site Reference	HBUSA SA2
Site Address	Car Dealership, 21 High Road, Bushey
Post Code	
Ward	Bushey Heath Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.37
Current Site Use	Car dealership
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Site is located on High Road, adjacent to a mix of commercial and residential uses.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Bushey. The surrounding development is majorly residential and commercial.
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	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	No
Floodzone 3	No
Surface Water Flooding Low Risk	3.53%
Surface Water Flooding Medium Risk	1.42%
Surface Water Flooding High Risk	3.23%
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?	Some surface water flood risk. Located close to conservation area.
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?	Conservation area and listed building nearby. 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?	1-10 years
---	------------

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium(50-100)	50	19

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the urban area of Bushey and comprises previously developed land currently in use as a car dealership. The surrounding area is mixed in character, comprising residential and commercial uses along High Road.</p> <p>The main constraints affecting the site relate to surface water flood risk and heritage considerations arising from the proximity of heritage assets, including a nearby conservation area and listed building. These factors will require careful consideration of layout, scale and design to ensure appropriate integration with the surrounding townscape.</p> <p>The site is considered suitable in principle for residential development, subject to appropriate mitigation of flood risk and heritage-related design constraints. However, site availability is currently unknown. Subject to confirmation of availability and satisfactory resolution 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 **HBUSA SA3**



Site Address Details

Site Reference	HBUSA SA3
Site Address	Car Park, 67 High Road, Bushey
Post Code	
Ward	Bushey Heath Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.23
Current Site Use	Car Park
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	The site is bound by the high road and the ruts road to its South, East and West. Residential development to the North.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Bushey. The development around the site is majorly residential and commercial.
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	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	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
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?	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?	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?	1-10 years
---	------------

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50	11

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the urban area of Bushey and comprises previously developed land currently in use as a car park. The surrounding area is strongly urban in character, with residential development to the north and transport corridors bounding parts of the site, indicating a highly sustainable location.</p> <p>No major constraints have been identified, with no known flood risk or significant environmental constraints.</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 design mitigation where necessary, the site is considered potentially suitable, available and achievable for residential development within the plan period.</p>