

# Appendix K

## Site Pro-Formas – Radlett



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**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-018**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-018
<b>Site Address</b>	203-205 Watling Street, Radlett
<b>Post Code</b>	WD7 7AG
<b>Ward</b>	Aldenham East Ward
<b>Parish</b>	Aldenham CP

**Site Details**

<b>Site Area (ha) gross</b>	0.197
<b>Current Site Use</b>	Vacant land (former petrol filling station and Regency House)
<b>Planning Status</b>	<b>18/0479/FUL</b> - Demolition of existing building (Regency House) and removal of existing petrol filling station (Radlett Service Station). Erection of a part 3/ part 4 storey building to provide offices (Class B1) and ancillary flexible co-working, retail, communal and/ or leisure uses on the ground floor (classes A1, A2, B1, D1 or D2) with two levels of basement car parking, cycle parking, refuse storage and public realm improvements, Grant Permission <b>15/1419/FUL</b> (Permission subject to/linked to Sect 106) Erection of roof extensions at first and second floor levels to create 7 x 2 bed flats with associated parking within existing basement.
<b>Proposed uses (residential/ employment)</b>	Residential and employment

<b>Green Belt</b>	No
<b>Previously Developed Land</b>	Yes
<b>Agricultural Land Classification</b>	N/A

## Surrounding Area

<b>Neighbouring land uses</b>	Commercial uses and residential uses. Railway line to rear.
<b>Character of surrounding area – landscape, townscape</b>	Town centre, with nearby mixed use retail, other business and residential uses, but development densities are lower than might be expected in a typical town centre. The site adjoins Radlett Gardens, a small public open space directly to the south, and is surrounded by the Radlett North Conservation Area to the north, south and west, although the site is excluded from the CA.
<b>Could this site be joined to another to form a larger site?</b>	No
<b>If yes, give details of adjoining site including site reference if applicable</b>	N/A

## Constraints Check List

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	No
<b>Floodzone 3</b>	No

<b>Surface Water Flooding Low Risk</b>	No
<b>Surface Water Flooding Medium Risk</b>	No
<b>Surface Water Flooding High Risk</b>	No
<b>Reservoir Flooding Dry Day</b>	9.79%
<b>Reservoir Flooding Wet Day</b>	42.88%

Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

<b>Is there a conflict with existing policy?</b>	No
<b>Is there evidence of land contamination?</b>	Yes (Potential contamination due to former petrol station use)
<b>Are there any access difficulties?</b>	No
<b>Is topography a constraint?</b>	Site slopes steeply to rear, away from Watling Street. There is approximately a one-storey drop

	from Watling Street down to the level of the railway line behind.
<b>Are there any existing 'bad neighbours'?</b>	Railway track to the East
<b>Are there any other environmental constraints?</b>	No
<b>Is the Site suitable for the proposed use?</b>	Yes

Deliverability and developability:

<b>Has the owner said the site is available?</b>	Yes
<b>Is the Site available?</b>	Yes
<b>Is there developer interest?</b>	Yes
<b>Ownership constraints?</b>	No
<b>Is the delivery of the site achievable?</b>	Yes. The site has 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 development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
<b>What would be needed to overcome constraints?</b>	None
<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	1-5 years

Possible Capacity and Yield

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

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>The site is a former petrol filling station, so the site may be contaminated. It adjoins the railways line to the rear, which will need to be mitigated in the design of any office development.</p> <p>The site has a measurable level of flood risk (surface water flooding) and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The site is suitable, available and achievable for employment use, and a planning application has already been granted for an office building on the site, which indicates its suitability for the proposed use.</p> <p>The site is potentially suitable for residential use. It is in a town centre location, with close proximity to public transport links, and it directly adjoins a recent development of residential flats on Watling Street to the north.</p>

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-024**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-024
<b>Site Address</b>	5-23 Cobden Hill, Radlett
<b>Post Code</b>	WD7 7JL
<b>Ward</b>	Aldenham East Ward
<b>Parish</b>	Radlett

**Site Details**

<b>Site Area (ha) gross</b>	0.39
<b>Current Site Use</b>	Garden land
<b>Planning Status</b>	<p><b>25/0325/FUL</b> (REFUSE PERMISSION in 2025) Construction of 4x 4 bed dwellings and 2x 3 bed dwellings with new vehicular and pedestrian access adjacent No 5 Cobden Hill; layout of additional parking, landscaping and all ancillary works. (ADDITIONAL DOCUMENTS RECEIVED: 10.06.2025 &amp; 04.08.2025 - speed survey summary and bat survey). (AMENDED PLANS RECEIVED: 19.06.2025 &amp; 11/09/2025 - design alterations).</p> <p><b>TP/92/0009</b>, Construction of 6 no.two bedroom houses and 5 no.three bedroom houses with access road and parking spaces (Outline application), REFUSED.</p> <p><b>20/0616/FUL</b>. Alterations to No 15 Cobden Hill; erection of 8 dwellings with garages and parking spaces; new vehicular and pedestrian access</p>

	drive; landscaping and ancillary works; and widening improvement works to the adjacent public right of way/footpath. REFUSED.
<b>Proposed uses (residential/ employment)</b>	Residential
<b>Green Belt</b>	No
<b>Previously Developed Land</b>	No
<b>Agricultural Land Classification</b>	

## Surrounding Area

<b>Neighbouring land uses</b>	Residential to north, west and south. Open land and playing fields to the east, running up to the railway line
<b>Character of surrounding area – landscape, townscape</b>	Edge of Radlett location. The site is largely contained within the existing ribbon development along Cobden Hill to the south of Radlett. It immediately adjoins a backland development at The Mews to the south, and more open land to the east, which includes Radlett Tennis Club and King Georg V Playing Fields. It is bounded by the railway line to the east and Cobden Hill to the west.
<b>Could this site be joined to another to form a larger site?</b>	No
<b>If yes, give details of adjoining site including site reference if applicable</b>	N/A

## Constraints Check List

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	0.4%
<b>Floodzone 3</b>	0.11%
<b>Surface Water Flooding Low Risk</b>	No
<b>Surface Water Flooding Medium Risk</b>	No
<b>Surface Water Flooding High Risk</b>	No
<b>Reservoir Flooding Dry Day</b>	3.21%
<b>Reservoir Flooding Wet Day</b>	13.9%

## 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
13	Pass	3+	3	4	1	Strong
<b>Stage 1 Comment</b>	The sub-area is within Green Belt Parcel (13) which was identified as performing moderately for Purposes 1 and 2, as it is connected to the large built-up area of Borehamwood and forms the wider gap between Borehamwood and Radlett. It performs particular					

## 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-41	Fail	0	3	3	1	Moderate
<b>Stage 2 Comment</b>	Meets Purpose assessment criteria moderately, but the northern part makes a less important contribution to the wider strategic Green Belt. Northern part is recommended for further consideration.					

## Landscape Sensitivity Assessment

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

## Officer Assessment

<b>Is there a conflict with existing policy?</b>	None
<b>Is there evidence of land contamination?</b>	None
<b>Are there any access difficulties?</b>	Potentially - access would probably be through the existing driveway adjacent to no.5, or require alterations between no.15 and no.17; both are locally listed buildings.
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	Railway close by – could be a reason for refusal on applications
<b>Are there any other environmental constraints?</b>	Small but measurable level of surface water and reservoir flood risk.
<b>Is the Site suitable for the proposed use?</b>	Yes

## Deliverability and developability:

<b>Has the owner said the site is available?</b>	Yes
<b>Is the Site available?</b>	Yes. Promoter states the site is immediately available for residential development.
<b>Is there developer interest?</b>	Yes
<b>Ownership constraints?</b>	No
<b>Is the delivery of the site achievable?</b>	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 likely are to be limited to CIL. Promoter doesn't state the presence of any abnormal costs.
<b>What would be needed to overcome constraints?</b>	Sequential and exception tests for flood risk (which has been provided by the site promoter), provision of an acceptable access, adequate mitigation against the impact of the railway and a design and layout sympathetic towards the conservation area setting and the undesignated heritage assets on-site
<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	6-15 years

## Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	20	8

<b>Conclusion: Is the site suitable, achievable and available?</b>
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Heritage considerations and vehicular access are the key considerations when determining the suitability of the site. The site is within the Radlett South Conservation Area and there are locally listed buildings within and adjoining the site (Nos 5-15 and 17-23 Cobden Hill). A proposal for 8x 3-bed dwellings (houses and flats) was dismissed at appeal in August 2023, largely on heritage and design grounds. However, the site is likely to be capable of accommodating a quantum of development, having been removed from the green belt through a minor alteration to the boundary in a previous Local Plan review.

The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. The Environment Agency Flood Risk Map, as submitted by the promoter, indicates the site not being considered to be at risk from flooding. The site is in flood zone 1 which has the lowest risk. 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.

Subject to the provision of an acceptable access, adequate mitigation against the impact of the railway on future occupants of the site, and a design and layout sympathetic towards the conservation area setting and the undesignated heritage assets on-site, the site is considered to be available, achievable and suitable for a limited amount of residential development under the current policy framework.

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-040**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-040
<b>Site Address</b>	Land at Battlers Green Farm
<b>Post Code</b>	WD7 8PQ
<b>Ward</b>	Aldenham West Ward
<b>Parish</b>	Radlett

**Site Details**

<b>Site Area (ha) gross</b>	19.72
<b>Current Site Use</b>	Agricultural
<b>Planning Status</b>	None
<b>Proposed uses (residential/ employment)</b>	Residential
<b>Green Belt</b>	Yes
<b>Previously Developed Land</b>	No
<b>Agricultural Land Classification</b>	Good

**Surrounding Area**

<b>Neighbouring land uses</b>	South-western edge of Radlett’s residential area to the north east, Battler’s Green Farm to the south east and Kemprow hamlet to the north west, agricultural land forms the remaining boundary, predominantly to the south and south west of the site.
<b>Character of surrounding area – landscape, townscape</b>	Urban fringe/semi-rural with mainly medium density semi-detached dwellings the opposite side of New Road and large agricultural open fields, Battlers Green Farm and associated

	businesses and Kemprow provide the site with some enclosure on the eastern and northern edges.
<b>Could this site be joined to another to form a larger site?</b>	No
<b>If yes, give details of adjoining site including site reference if applicable</b>	N/A

#### Constraints Check List

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

#### Designated & Undesignated Heritage Assets

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

#### Flooding Risk (Surface & Ground Water)

<b>Floodzone 2</b>	No
<b>Floodzone 3</b>	No
<b>Surface Water Flooding Low Risk</b>	0.09%
<b>Surface Water Flooding Medium Risk</b>	0.03%
<b>Surface Water Flooding High Risk</b>	0.24%
<b>Reservoir Flooding Dry Day</b>	No
<b>Reservoir Flooding Wet Day</b>	No

#### Green Belt purposes

##### Stage 1

<b>Parcel number</b>	<b>1 Prevent sprawl (Pass / Fail)</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
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19	FAIL	0	3	5	3	STRONG
<b>Stage 1 Comment</b>	The Parcel meets Purposes 2 and 4 moderately, maintaining the historic setting of Radlett and the overall scale and openness of the gap between Radlett and Bushey Heath/Bushey Village and Elstree. It also plays a particularly important role in preventing encroachment into an area of particularly unspoilt countryside. There are no identified sub-areas that would score less strongly against the purposes and it is recommended that the site is not considered further.					

### Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-37	FAIL	0	1	3	0	MODERATE
<b>Stage 2 Comment</b>	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	Medium-high	Medium-high	High	High	n/a

### Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green Belt
<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	No
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	No
<b>Are there any other environmental constraints?</b>	Archaeological site within site boundary. Power lines cross the north-west portion of the site.
<b>Is the Site suitable for the proposed use?</b>	Potentially Yes

### Deliverability and developability:

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

<b>Is the delivery of the site achievable?</b>	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.
<b>What would be needed to overcome constraints?</b>	There are no specific environmental constraints that are likely to limit development.
<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	450

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>The site is within the Green Belt and the north-west portion of the site is bisected by overhead wires, including an electricity pylon.</p> <p>The site is large enough that development could be concentrated towards the south-eastern end of the site in order to accommodate the pylon and overhead wires, with the north-western part being used for open space, green infrastructure and/or BNG. However, this would potentially be best accessed directly from New Road and/or Loom Lane. Both roads are relatively narrow and no technical assessments have been submitted; it is unclear what quantum of development the local road network could accommodate.</p> <p>The sites meets GB Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. It is not entirely recommended for release from the Green Belt in the Green Belt Review in the Stage 2 assessment.</p> <p>The site is available and achievable. It may be considered suitable if the green belt studies suggest further changes or Green Belt boundary were amended through a review of the Local Plan and technical issues, including highway capacity, can be addressed.</p>

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-050**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-050
<b>Site Address</b>	Land South of Harper Lane Industrial Estate and Harper House
<b>Post Code</b>	WD4 9HU
<b>Ward</b>	Aldenham East Ward
<b>Parish</b>	Aldenham CP

**Site Details**

<b>Site Area (ha) gross</b>	12.84
<b>Current Site Use</b>	Agriculture / horticulture / equine related
<b>Planning Status</b>	None
<b>Proposed uses (residential/ employment)</b>	Residential and community uses (essential shops, meeting spaces, sports, and recreation) (F2)
<b>Green Belt</b>	Yes
<b>Previously Developed Land</b>	Yes
<b>Agricultural Land Classification</b>	Good

**Surrounding Area**

<b>Neighbouring land uses</b>	The site is located adjacent to the Radlett settlement and currently comprises open fields. Residential development is located to the south, while further open fields extend to the east and north of the site. To the north-west, the site is bordered by an area of established vegetation. The north and north-west boundaries are adjacent to the Hertsmere borough boundary,
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	bounded by an industrial estate, while residential properties and racing stables lie within the neighbouring St Albans district.
<b>Character of surrounding area – landscape, townscape</b>	The site occupies a transitional location on the edge of the Radlett settlement, forming part of a landscape that separates the built-up area from open countryside. The surrounding area is predominantly characterised by open fields with pockets of tree cover, and residential development to the south marks the edge of the settlement. There is also a proximity to the Hertsmere borough boundary.
<b>Could this site be joined to another to form a larger site?</b>	No
<b>If yes, give details of adjoining site including site reference if applicable</b>	N/A

## Constraints Check List

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	14.72%
<b>Floodzone 3</b>	No
<b>Surface Water Flooding Low Risk</b>	0.02%
<b>Surface Water Flooding Medium Risk</b>	No
<b>Surface Water Flooding High Risk</b>	0.04%
<b>Reservoir Flooding Dry Day</b>	No
<b>Reservoir Flooding Wet Day</b>	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
<b>Stage 1 Comment</b>	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
<b>Stage 2 Comment</b>	N/A					

## Landscape Sensitivity Assessment

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

## Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green belt
<b>Is there evidence of land contamination?</b>	Unknown
<b>Are there any access difficulties?</b>	No
<b>Is topography a constraint?</b>	Gentle southern facing slope down to the brook
<b>Are there any existing 'bad neighbours'?</b>	Adjacent to a LWS
<b>Are there any other environmental constraints?</b>	No
<b>Is the Site suitable for the proposed use?</b>	Potentially

Deliverability and developability:

<b>Has the owner said the site is available?</b>	Yes
<b>Is the Site available?</b>	Yes
<b>Is there developer interest?</b>	Unknown
<b>Ownership constraints?</b>	Multiple owners
<b>Is the delivery of the site achievable?</b>	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.
<b>What would be needed to overcome constraints?</b>	Flood zone
<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	N/A

#### Possible Capacity and Yield

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

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>The site comprises a large greenfield parcel located on the edge of the Radlett settlement, forming part of the transition between the built-up area and open countryside. While the site adjoins residential development to the south, it extends into open land and does not represent a contained or minor infill opportunity.</p> <p>Development would result in a significant incursion into open land and would conflict with Green Belt policy. In addition, the site is subject to a number of constraints, including areas of Flood Zone 2, proximity to a Local Wildlife Site, and the presence of TPOs, all of which would require mitigation and are likely to limit the developable area. While access is achievable and there are no overriding topographical or contamination constraints, the overall scale and sensitivity of the site reduce its suitability.</p> <p>The site is available; however, multiple ownerships may present challenges to comprehensive delivery. Although development may be achievable in viability terms over the longer term, the site does not align with the spatial strategy and would represent an unplanned expansion into the Green Belt. As such, the site is not considered suitable or developable at this stage. Development would be dependent on strategic policy changes, including Green Belt release and a review of the spatial strategy.</p>

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-059**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-059
<b>Site Address</b>	Land and buildings lying to the west of Watling Street, Radlett
<b>Post Code</b>	WD7 8BP
<b>Ward</b>	Aldenham East Ward
<b>Parish</b>	Aldenham CP

**Site Details**

<b>Site Area (ha) gross</b>	0.38
<b>Current Site Use</b>	Unused bare land
<b>Planning Status</b>	None
<b>Proposed uses (residential/ employment)</b>	Residential
<b>Green Belt</b>	Yes
<b>Previously Developed Land</b>	No
<b>Agricultural Land Classification</b>	Urban

**Surrounding Area**

<b>Neighbouring land uses</b>	Residential to the North, North-West and East, open fields and woodland to the South
<b>Character of surrounding area – landscape, townscape</b>	The site lies adjacent to the settlement area of Radlett, and has open fields to the South. The areas to the North are mostly residential.
<b>Could this site be joined to another to form a larger site?</b>	No
<b>If yes, give details of adjoining site including site reference if applicable</b>	N/A

## Constraints Check List

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	No
<b>Floodzone 3</b>	No
<b>Surface Water Flooding Low Risk</b>	1.21%
<b>Surface Water Flooding Medium Risk</b>	0.52%
<b>Surface Water Flooding High Risk</b>	4.2%
<b>Reservoir Flooding Dry Day</b>	No
<b>Reservoir Flooding Wet Day</b>	No

## Green Belt purposes

## Stage 1

<b>Parcel number</b>	<b>1 Prevent sprawl (Pass / Fail)</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
	FAIL	0	3	5	3	strong
<b>Stage 1 Comment</b>	The sub-area is within Green Belt Parcel (19) and is not assessed against Purpose 1. The wider Parcel performs moderately against Purpose 2 forming part of the wider gap between Radlett, Borehamwood, Elstree, and Bushey.					

## 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-36	FAIL	0	1	4	0	STRONG
<b>Stage 2 Comment</b>	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-High	Medium-High	Medium-High	Medium-High	Medium-High	High	High	n/a

## Officer Assessment

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

## Deliverability and developability:

<b>Has the owner said the site is available?</b>	Yes
<b>Is the Site available?</b>	Yes
<b>Is there developer interest?</b>	Yes
<b>Ownership constraints?</b>	Multiple owners
<b>Is the delivery of the site achievable?</b>	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
<b>What would be needed to overcome constraints?</b>	No

<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	n/a
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Possible Capacity and Yield

<b>Density Category</b>	<b>Assigned density</b>	<b>Possible Capacity</b>
N/A	N/A	N/A

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>The site is located adjacent to the Radlett settlement but lies within the Green Belt and comprises undeveloped greenfield land. Green Belt assessment indicates the site makes a strong contribution to Green Belt purposes and is not recommended for release.</p> <p>While the site is of a relatively small scale and is bounded by residential development on multiple sides, its Green Belt designation and strong contribution to preventing coalescence represent significant policy constraints that would be unlikely to be overcome through the plan-making process.</p> <p>Although the site is promoted and considered potentially viable, there is insufficient evidence to demonstrate that it would be suitable for development within the plan period.</p>

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-064**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-064 (HEL214)
<b>Site Address</b>	Land South of Theobald Street
<b>Post Code</b>	
<b>Ward</b>	Aldenham East Ward
<b>Parish</b>	Radlett

**Site Details**

<b>Site Area (ha) gross</b>	3.16
<b>Current Site Use</b>	Agricultural pasture
<b>Planning Status</b>	None
<b>Proposed uses (residential/ employment)</b>	Residential
<b>Green Belt</b>	Yes
<b>Previously Developed Land</b>	No
<b>Agricultural Land Classification</b>	Good

**Surrounding Area**

<b>Neighbouring land uses</b>	Residential to the north and east, railway line and tennis club with courts to the west, open fields to the south.
<b>Character of surrounding area – landscape, townscape</b>	The site is at the edge of the built up area of Radlett. The submission to the 2022 Call for Sites includes a parcel of land to the southeast for BNG or compensatory Green Belt improvements associated with residential development of the site.
<b>Could this site be joined to another to form a larger site?</b>	No

<b>If yes, give details of adjoining site including site reference if applicable</b>	N/A
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## Constraints Check List

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	Yes (1.87%)
<b>Floodzone 3</b>	Yes (0.2%)
<b>Surface Water Flooding Low Risk</b>	No
<b>Surface Water Flooding Medium Risk</b>	No
<b>Surface Water Flooding High Risk</b>	No
<b>Reservoir Flooding Dry Day</b>	6.08%
<b>Reservoir Flooding Wet Day</b>	11.61%

## Green Belt purposes

## Stage 1

<b>Parcel number</b>	<b>1 Prevent sprawl (Pass / Fail)</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
28	PASS	3+	5	5	1	STRONG
<b>Stage 1 Comment</b>	The parcel meets purposes 2 and 3 strongly, preventing ribbon development in the narrow gap between Borehamwood and Radlett and preventing encroachment into the open countryside. It also contributes to preventing the outward sprawl of Borehamwood (purpose 1) and performs (albeit weakly) against purpose 4, maintaining the rural context for the historic part of Radlett.					

## 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-75	FAIL	0	3	3	1	MODERATE
<b>Stage 2 Comment</b>	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-High	Medium-High	Medium-High	Medium-High	Medium-High	High	High	n/a

## Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green belt
<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	Land adjoining the highway is not in the applicant's ownership
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	Mast (Telecommunications) , overhead power lines across the west part of the site. The proximity of the railway may point to a need for noise/vibration mitigation
<b>Are there any other environmental constraints?</b>	Small areas of fluvial, surface water flood risk across parts of the site.
<b>Is the Site suitable for the proposed use?</b>	Potentially

## Deliverability and developability:

<b>Has the owner said the site is available?</b>	Yes
<b>Is the Site available?</b>	Yes, once access issue is resolved
<b>Is there developer interest?</b>	Yes
<b>Ownership constraints?</b>	Yes. Ownership of verge over which access to Theobald St is required

<b>Is the delivery of the site achievable?</b>	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.
<b>What would be needed to overcome constraints?</b>	Resolution of access ownership
<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	6-15 years

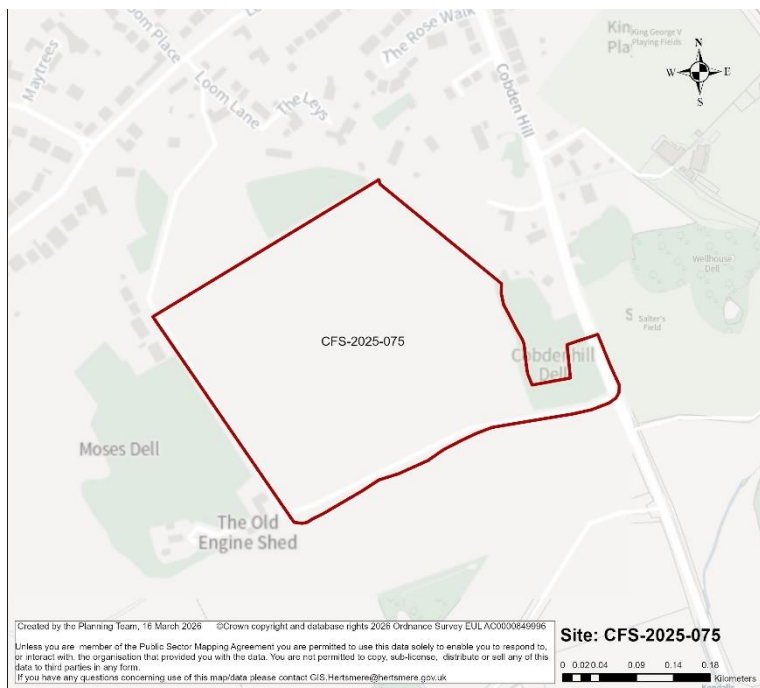
Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low (30-50)	30	95

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>Access is from Theobald Street across highway land.</p> <p>It is understood that the design of the junction has been agreed with Hertfordshire County Council, although the issue of ownership of the access is to be resolved. The achievable area might also be impacted by any maintenance strip of the adjacent trainline.</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 sub-area meets the GB purposes assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt, and so the sub-area is recommended for further consideration in the Hertsmere Green Belt Assessment.</p> <p>Under the current policy framework, the site is available and achievable for residential development, but would not be suitable as it is located within the Green Belt.</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** **CFS-2025-075**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-075
<b>Site Address</b>	Land West of Watling Street, Radlett, Hertfordshire
<b>Post Code</b>	
<b>Ward</b>	Aldenham East Ward
<b>Parish</b>	Radlett

**Site Details**

<b>Site Area (ha) gross</b>	11.8
<b>Current Site Use</b>	Arable Farmland
<b>Planning Status</b>	16/0340/FUL (APPLICATION WITHDRAWN) Proposed provision of new sports facilities at Home Farm, Radlett. To include 2 new rugby pitches, a cricket square, a football pitch access and parking, together with a new club house and all associated ancillary works.
<b>Proposed uses (residential/ employment)</b>	Residential
<b>Green Belt</b>	Yes
<b>Previously Developed Land</b>	No
<b>Agricultural Land Classification</b>	Urban

**Surrounding Area**

<b>Neighbouring land uses</b>	The site is surrounded by fields and areas of woodland, albeit that it is close to the southern (residential) boundary of Radlett
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<b>Character of surrounding area – landscape, townscape</b>	The site is surrounded by fields and areas of woodland, albeit that it is close to the southern (residential) boundary of Radlett
<b>Could this site be joined to another to form a larger site?</b>	Yes
<b>If yes, give details of adjoining site including site reference if applicable</b>	HEL-1055-2, HEL198, CFS-2025-179

## Constraints Check List

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	No
<b>Floodzone 3</b>	No
<b>Surface Water Flooding Low Risk</b>	1.62%
<b>Surface Water Flooding Medium Risk</b>	0.34%
<b>Surface Water Flooding High Risk</b>	1.76%
<b>Reservoir Flooding Dry Day</b>	No
<b>Reservoir Flooding Wet Day</b>	No

## Green Belt purposes

## Stage 1

<b>Parcel number</b>	<b>1 Prevent sprawl (Pass / Fail)</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
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19	PASS	3+	3	5	3	STRONG
<b>Stage 1 Comment</b>	The sub-area is within Green Belt Parcel (19) and is not assessed against Purpose 1. The wider Parcel performs moderately against Purpose 2 forming part of the wider gap between Radlett, Borehamwood, Elstree, and Bushey.					

## 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-41	FAIL	0	3	4	3	STRONG
<b>Stage 2 Comment</b>	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-High	Medium-High	Medium-High	Medium-High	Medium-High	High	High	N/A

## Officer Assessment

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

## Deliverability and developability:

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

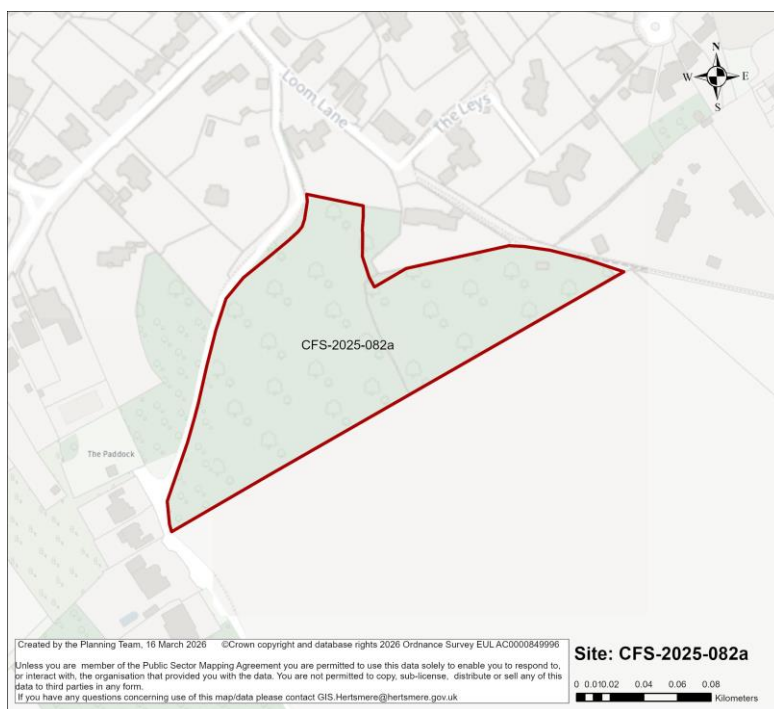
Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low (30-50)	23	122

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>The site comprises a large area of open arable farmland within the Green Belt on the edge of Radlett and makes a strong contribution to Green Belt purposes, particularly in preventing coalescence and safeguarding the countryside, as reflected in the Stage 2 assessment. Development would therefore result in harm to Green Belt openness and conflict with existing policy.</p> <p>The site is also subject to some environmental sensitivities, including proximity to a Local Wildlife Site and the presence of TPOs, and landscape sensitivity is assessed as medium-high. However, there are no significant physical constraints to development: flood risk is limited, access is achievable, and there are no known topographical or contamination issues that would preclude development.</p> <p>The site is available and there is developer interest, with no known ownership constraints, and development is considered achievable in viability terms within the medium to long term. Notwithstanding the identified Green Belt harm, the site is considered potentially suitable, available and achievable, and is therefore identified as developable within the HELAA, subject to strategic policy considerations, including Green Belt release and appropriate mitigation of environmental constraints.</p>

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-082a**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-082a
<b>Site Address</b>	SE of track between Loom Lane and Brickfields
<b>Post Code</b>	WD7 8AB
<b>Ward</b>	Aldenham East Ward
<b>Parish</b>	Radlett

**Site Details**

<b>Site Area (ha) gross</b>	2.12
<b>Current Site Use</b>	Vacant land
<b>Planning Status</b>	None
<b>Proposed uses (residential/ employment)</b>	Residential
<b>Green Belt</b>	Yes
<b>Previously Developed Land</b>	No
<b>Agricultural Land Classification</b>	Urban

**Surrounding Area**

<b>Neighbouring land uses</b>	Residential and green field land
<b>Character of surrounding area – landscape, townscape</b>	On southern edge of Radlett; residential dwellings to the north, open land to the south
<b>Could this site be joined to another to form a larger site?</b>	Not directly. Site is opposite HEL226 but separated by a track
<b>If yes, give details of adjoining site including site reference if applicable</b>	N/A

**Constraints Check List**

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	No
<b>Floodzone 3</b>	No
<b>Surface Water Flooding Low Risk</b>	No
<b>Surface Water Flooding Medium Risk</b>	No
<b>Surface Water Flooding High Risk</b>	No
<b>Reservoir Flooding Dry Day</b>	No
<b>Reservoir Flooding Wet Day</b>	No

## Green Belt purposes

## Stage 1

<b>Parcel number</b>	<b>1 Prevent sprawl (Pass / Fail)</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
	FAIL	0	3	5	3	STRONG
<b>Stage 1 Comment</b>	The sub-area is within Green Belt Parcel (19) and is not assessed against Purpose 1. The wider Parcel performs moderately against Purpose 2 forming part of the wider gap between Radlett, Borehamwood, Elstree, and Bushey.					

## Stage 2

<b>Parcel number</b>	<b>1 Prevent sprawl</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>

	<b>(Pass / Fail)</b>					
SA-42	FAIL	0	3	4	3	STRONG
<b>Stage 2 Comment</b>	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-High	Medium-High	Medium-High	Medium-High	Medium-High	High	High	N/A

## Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green belt
<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	Yes - accessed via a private track
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	No
<b>Are there any other environmental constraints?</b>	Significant tree cover and archaeological interest
<b>Is the Site suitable for the proposed use?</b>	Potentially. Access and environmental constraints (tree cover) may preclude development

## Deliverability and developability:

<b>Has the owner said the site is available?</b>	Yes
<b>Is the Site available?</b>	Yes
<b>Is there developer interest?</b>	Yes
<b>Ownership constraints?</b>	No
<b>Is the delivery of the site achievable?</b>	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 likely are to be limited to CIL subject to any site-specific mitigation.
<b>What would be needed to overcome constraints?</b>	Resolution of access issues, and full assessment and appropriate mitigation of biodiversity value of existing tree cover
<b>If the site was considered suitable for development, what is the likely timescale</b>	6-15 years

<b>within which the site is capable of being delivered?</b>	
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Possible Capacity and Yield

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

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>No current vehicular access and heavy tree cover. Consideration is also needed of archaeology on the site, as it is within an archaeological site and the presence of 'Roman Pottery Kilns' is indicated on the OS map.</p> <p>Access to the site is currently via a private road/bridleway, so access to the public highway remains to be clarified. The site is entirely covered in trees, so a detailed ecological assessment would be required. This is likely to reduce the potential amount of development on the site.</p> <p>The site has no flood risk and so this is not a constraint to development.</p> <p>The sub-area meets the green belt purposes assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt, and so the sub-area is not recommended for further consideration in the Hertsmere Green Belt Assessment. However this site is located on the very edge of the urban area, so plays a small role in the overall contribution of the wider sub-area.</p> <p>Ownership and access issues are the primary concern, and a full assessment of biodiversity value would be needed even if that is resolved given heavy tree cover across the site.</p> <p>The site is therefore available, and notwithstanding the green belt status, the site could be considered potentially suitable, available and achievable.</p>

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-082b**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-082 (HEL226)
<b>Site Address</b>	NW of track between Loom Lane and Brickfields
<b>Post Code</b>	WD7 8AB
<b>Ward</b>	Aidenham East Ward
<b>Parish</b>	Radlett

**Site Details**

<b>Site Area (ha) gross</b>	0.39
<b>Current Site Use</b>	Vacant land
<b>Planning Status</b>	None
<b>Proposed uses (residential/ employment)</b>	Residential
<b>Green Belt</b>	Yes
<b>Previously Developed Land</b>	No
<b>Agricultural Land Classification</b>	Urban

**Surrounding Area**

<b>Neighbouring land uses</b>	Residential and green field land
<b>Character of surrounding area – landscape, townscape</b>	Residential dwellings to the north of the site, mostly surrounded by Green Belt land
<b>Could this site be joined to another to form a larger site?</b>	Not directly. Site is opposite CFS-2025-082a but does not directly adjoin
<b>If yes, give details of adjoining site including site reference if applicable</b>	N/A

## Constraints Check List

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	No
<b>Floodzone 3</b>	No
<b>Surface Water Flooding Low Risk</b>	3.41%
<b>Surface Water Flooding Medium Risk</b>	0.10%
<b>Surface Water Flooding High Risk</b>	2.69%
<b>Reservoir Flooding Dry Day</b>	No
<b>Reservoir Flooding Wet Day</b>	No

## Green Belt purposes

## Stage 1

<b>Parcel number</b>	<b>1 Prevent sprawl (Pass / Fail)</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
	FAIL	0	3	5	3	STRONG
<b>Stage 1 Comment</b>	The Parcel meets Purposes 2 and 4 moderately, maintaining the historic setting of Radlett and the overall scale and openness of the gap between Radlett and Bushey Heath/Bushey Village and Elstree. It also plays a particularly important role in preventing encroachment into an area of particularly unspoilt countryside. There are no identified sub-areas that would score less strongly against the purposes and it is recommended that the site is not considered further.					

## Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-42	FAIL	0	3	4	3	STRONG
<b>Stage 2 Comment</b>	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
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

## Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green belt
<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	Yes – access is via a private track
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	No
<b>Are there any other environmental constraints?</b>	Significant tree cover.
<b>Is the Site suitable for the proposed use?</b>	Potentially. Access and environmental constraints (tree cover) may preclude development

## Deliverability and developability:

<b>Has the owner said the site is available?</b>	Yes
<b>Is the Site available?</b>	Yes
<b>Is there developer interest?</b>	Yes
<b>Ownership constraints?</b>	No
<b>Is the delivery of the site achievable?</b>	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 likely are to be limited to CIL subject to any site-specific mitigation.
<b>What would be needed to overcome constraints?</b>	Achievability of vehicular access to an adoptable standard.
<b>If the site was considered suitable for development, what is the likely timescale</b>	6-15 years

<b>within which the site is capable of being delivered?</b>	
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	24	9

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>The site is located within the Green Belt and forms part of a parcel which performs strongly in terms of Green Belt purposes, contributing to the openness and character of the wider countryside. The Green Belt assessment indicates that the site is not recommended for release under the current policy framework.</p> <p>The site is accessed via a private track, and further work would be required to demonstrate that suitable access to an adoptable standard could be achieved. The site also contains significant tree cover which may influence the developable area and layout of any potential scheme.</p> <p>While these constraints are significant, none are considered to represent absolute barriers to development at this stage. The ability to address access and environmental constraints would require further detailed technical work and may be dependent on land assembly or mitigation measures.</p> <p>On this basis, the site is considered potentially developable, subject to further assessment through the Local Plan process and demonstration that constraints can be satisfactorily addressed.</p>

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference CFS-2025-083**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-083 (HEL198)
<b>Site Address</b>	Land At Brickfields (Adjacent Moses Dell), Watling Street, Radlett, Herts
<b>Post Code</b>	WD7 8BS
<b>Ward</b>	Aldenham East Ward
<b>Parish</b>	Radlett

**Site Details**

<b>Site Area (ha) gross</b>	1.18
<b>Current Site Use</b>	No visible uses - vacant land
<b>Planning Status</b>	None
<b>Proposed uses (residential/ employment)</b>	Residential
<b>Green Belt</b>	Yes
<b>Previously Developed Land</b>	No
<b>Agricultural Land Classification</b>	Urban

**Surrounding Area**

<b>Neighbouring land uses</b>	Open fields to south. Small number of houses to east, west and north. Track leading north to residential area of Radlett, including new development of 4 houses on Loom Lane north of The White House.
<b>Character of surrounding area – landscape, townscape</b>	The site is within a wooded area to the south of the built-up area of Radlett, and is separated from other built development by fields. Access is

	either via a private track and bridleway from Loom Lane or a bridleway from Cobden Hill. There are a few large, detached dwellings in the vicinity of the site but the area is largely in agricultural use.
<b>Could this site be joined to another to form a larger site?</b>	Yes
<b>If yes, give details of adjoining site including site reference if applicable</b>	HEL-0033-2 directly adjoins to east and HEL-1055-2 to south (small gap between these)

#### Constraints Check List

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

#### Designated & Undesignated Heritage Assets

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

#### Flooding Risk (Surface & Ground Water)

<b>Floodzone 2</b>	No
<b>Floodzone 3</b>	No
<b>Surface Water Flooding Low Risk</b>	No
<b>Surface Water Flooding Medium Risk</b>	No
<b>Surface Water Flooding High Risk</b>	Yes (0.01%)
<b>Reservoir Flooding Dry Day</b>	No
<b>Reservoir Flooding Wet Day</b>	No

#### Green Belt purposes

##### Stage 1

<b>Parcel number</b>	<b>1 Prevent sprawl</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
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	<b>(Pass / Fail)</b>					
19	FAIL	0	3	5	3	STRONG
<b>Stage 1 Comment</b>	The Parcel meets Purposes 2 and 4 moderately, maintaining the historic setting of Radlett and the overall scale and openness of the gap between Radlett and Bushey Heath/Bushey Village and Elstree. It also plays a particularly important role in preventing encroachment into an area of particularly unspoilt countryside. There are no identified sub-areas that would score less strongly against the purposes and it is recommended that the site is not considered further.					

### Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-42	FAIL	0	3	3	3	MODERATE
<b>Stage 2 Comment</b>	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	Medium-High	Medium-High	High	High	N/A

### Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green belt
<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	Potentially - no direct highway access. Access is currently via a bridleway, or narrow private track then a bridleway. However, the promoter has stated that the owner has full vehicular access rights to the trackway
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	No
<b>Are there any other environmental constraints?</b>	Trees/Woodlands
<b>Is the Site suitable for the proposed use?</b>	Potentially

Deliverability and developability:

<b>Has the owner said the site is available?</b>	Yes
<b>Is the Site available?</b>	Yes
<b>Is there developer interest?</b>	Yes
<b>Ownership constraints?</b>	No
<b>Is the delivery of the site achievable?</b>	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 likely are to be limited to CIL subject to any site-specific mitigation.
<b>What would be needed to overcome constraints?</b>	Trees/Woodlands
<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	27

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>The site comprises a small greenfield parcel within the Green Belt to the south of Radlett, located within a wooded and semi-rural setting and physically separated from the main built-up area by open fields. The site contributes to Green Belt purposes, with the wider parcel performing moderately to strongly, particularly in safeguarding the countryside and preventing encroachment. Landscape sensitivity is assessed as medium-high and the presence of woodland further constrains the developable area. Access to the site is currently constrained, being via a bridleway and private track, although the promoter has confirmed vehicular access rights. There are no significant constraints in terms of flood risk, contamination or topography that would preclude development.</p> <p>The site is available and there is developer interest, with no known ownership constraints, and development is considered achievable in viability terms within the medium to long term. Notwithstanding the identified Green Belt harm, and subject to the resolution of access and environmental constraints, the site is considered potentially suitable, available and achievable. It is therefore identified as developable within the HELAA, subject to strategic policy considerations, including Green Belt release and appropriate mitigation.</p>

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-104**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-104
<b>Site Address</b>	Former Harperbury Hospital, Radlett (Part of the site is in St.Albans)
<b>Post Code</b>	
<b>Ward</b>	Shenley Ward
<b>Parish</b>	Aldenham CP ; Shenley CP

**Site Details**

<b>Site Area (ha) gross</b>	83.04 (both Hertsmere and St.Albans parts)
<b>Current Site Use</b>	Open fields, agricultural land
<b>Planning Status</b>	25/0885/OUTEI Hybrid planning application comprising: (1) Outline planning application for a residential development (up to 200 dwellings), community building, associated works including infrastructure, blue and green infrastructure and landscaping/drainage attenuation. All matters reserved except for access; and (2) Full application for the demolition of and relocation of the existing Bowls Club and demolition and relocation of any buildings associated with the football club and relocation and replacement of the existing football pitches (plus associated works) together with associated facilities, infrastructure, car parking and access. (AWAITING DECISION)
<b>Proposed uses (residential/ employment)</b>	Residential (Garden village/sustainable community)

<b>Green Belt</b>	Yes
<b>Previously Developed Land</b>	No
<b>Agricultural Land Classification</b>	Good

## Surrounding Area

<b>Neighbouring land uses</b>	Hospital to the North-West, residences to the north and south-east, open lands and golf club to the south.
<b>Character of surrounding area – landscape, townscape</b>	The former hospital is sited within an open rural area between the M25 and Shenley village, but separate from both. The rural character extends north of the M25 up to the edge of London Colney.
<b>Could this site be joined to another to form a larger site?</b>	Yes
<b>If yes, give details of adjoining site including site reference if applicable</b>	HEL350Y, HEL350X, HEL-1033-2/CFS-2025-039, HEL-1034-2

## Constraints Check List

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	No
<b>Floodzone 3</b>	No
<b>Surface Water Flooding Low Risk</b>	3.25%
<b>Surface Water Flooding Medium Risk</b>	0.92%
<b>Surface Water Flooding High Risk</b>	1.23%

<b>Reservoir Flooding Dry Day</b>	No
<b>Reservoir Flooding Wet Day</b>	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
38	FAIL	0	5	3	0	MODERATE
<b>Stage 1 Comment</b>	The sub-area is within Green Belt Parcel (38) and does not meet the assessment criteria for Purposes 1 or 4. It was identified as performing strongly against Purpose 2 for maintaining the essential gap between Radlett and Shenley, and moderately against purpose 3					

## 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-31	FAIL	0	3	3	0	MODERATE
<b>Stage 2 Comment</b>	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	Medium

## Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green belt
<b>Is there evidence of land contamination?</b>	Unknown
<b>Are there any access difficulties?</b>	No
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	No

<b>Are there any other environmental constraints?</b>	LWS
<b>Is the Site suitable for the proposed use?</b>	Not currently

Deliverability and developability:

<b>Has the owner said the site is available?</b>	Yes
<b>Is the Site available?</b>	Yes
<b>Is there developer interest?</b>	Yes
<b>Ownership constraints?</b>	No
<b>Is the delivery of the site achievable?</b>	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months, where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to build out rates and any phasing proposed being realistic, the site is considered to be achievable.
<b>What would be needed to overcome constraints?</b>	LWS
<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	N/A

Possible Capacity and Yield

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

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>The site comprises a large area of agricultural land located between Radlett and Shenley and forms part of a wider rural Green Belt landscape. The site is currently subject to a hybrid planning application for residential-led development and associated community and recreational infrastructure.</p> <p>The site is located within the Green Belt and performs moderately in terms of Green Belt purposes, making an important contribution to maintaining the openness of the countryside and the separation between settlements. In addition, parts of the site are affected by ecological constraints, including Local Wildlife Site (LWS) designations, which would require further detailed assessment and mitigation.</p> <p>The site is available and there is evidence of developer interest. No overriding access or flood risk constraints have been identified, and in principle the site could be physically developed subject to appropriate mitigation and infrastructure provision.</p> <p>However, under the current spatial strategy and policy framework, the site is not considered suitable for residential development in this location. As such, it is not identified as developable within the HELAA at this stage. The site may be reconsidered in the future should there be a</p>

change in strategic planning policy or if exceptional circumstances are demonstrated through the plan-making process.

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-113**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-113 (HEL358)
<b>Site Address</b>	Land South Of Shenley Road
<b>Post Code</b>	WD7 7EL
<b>Ward</b>	Aldenham East Ward
<b>Parish</b>	Radlett

**Site Details**

<b>Site Area (ha) gross</b>	11.4
<b>Current Site Use</b>	Farmland
<b>Planning Status</b>	<p><b>24/1211/OUT</b> (REFUSE PERMISSION IN 2025, APPEAL LODGED) Outline permission (with all matters reserved except for means of access) for the erection of up to 195 new homes (50% affordable), safeguarded land for the expansion of Newberries Primary School and provision of a new medical centre, along with associated access, landscaping and parking.</p> <p><b>22/1539/OUT</b> Erection of up to 195 new homes (40% affordable), safeguarded land for the expansion of Newberries Primary School and provision of a new medical centre, along with associated access. Outline application to include the matter of ACCESS (with the following matters reserved: APPEARANCE, LANDSCAPING, LAYOUT and SCALE). (REFUSED) (APPEAL DISMISSED)                  TP/02/0773 New gallop (GRANTED);                  TP/08/1167 open air manege (GRANTED)</p>

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

## Surrounding Area

<b>Neighbouring land uses</b>	Residential to the west, woodland to the east and south, school to the south west.
<b>Character of surrounding area – landscape, townscape</b>	This is an edge of settlement location adjoining the edge of Radlett. The surrounding rural area is undulating in character with woodland areas in part. The southern section of the site bordering Theobald Street is a wooded area designated as a Local Wildlife site.
<b>Could this site be joined to another to form a larger site?</b>	No
<b>If yes, give details of adjoining site including site reference if applicable</b>	N/A

## Constraints Check List

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	No
<b>Floodzone 3</b>	No
<b>Surface Water Flooding Low Risk</b>	Yes (1.5%)
<b>Surface Water Flooding Medium Risk</b>	Yes (0.68%)

<b>Surface Water Flooding High Risk</b>	Yes (1.26%)
<b>Reservoir Flooding Dry Day</b>	No
<b>Reservoir Flooding Wet Day</b>	No

Green Belt purposes

Stage 1

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

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-75	FAIL	0	3	3	0	MODERATE
<b>Stage 2 Comment</b>	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-High	Medium-High	Medium-High	Medium-High	Medium-High	High	High	N/A

Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green belt, LWS
<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	Yes - narrow strip of land not in owners' possession to Shenley Road
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	No
<b>Are there any other environmental constraints?</b>	Local wildlife site, APIB
<b>Is the Site suitable for the proposed use?</b>	If issue of strip of land not in applicants ownership can be resolved, yes

Deliverability and developability:

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
		195

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>The site is within the Green Belt so is not suitable for residential development under the current policy framework. The very far south west of the site lies within the edge of the Local Wildlife Site (Theobald Street Wood).</p> <p>The entirety of the site is currently designated as a Regionally Important Geological Site (Radlett Field), due to the presence of Hertfordshire Puddingstone. Although a non-statutory designation, the site is designated as a RIGS in the Hertsmere Local Plan.</p> <p>A previous geoconservation assessment of the site commissioned on behalf of the site promoter concludes that it is currently in unfavourable condition, due to a lack of visibility of the feature and that it compares unfavourably to the neighbouring Radlett Plantation RIGS.</p>

This has been validated by the Hertfordshire RIGS Group who have indicated that the RIGS site should be delisted (it no longer appears on their website) and limited access allowed to the Radlett Plantation site in order to conserve what was deemed to be a more critical geological site.

There is scope to create a pedestrian access through Williams Way into Radlett with vehicular access via Shenley Road. Due to the impact on the LWS, access off Theobald Street would not be supported and HCC has previously not supported vehicular access, for general traffic, from both Shenley Road and Theobald Street.

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

The site forms its own sub-area for the purposes of the Green Belt Assessment Stage 2, and meets the purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. The sub-area is recommended for further consideration.

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-122**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-122 (HEL-1028-22)
<b>Site Address</b>	Porters Park Golf Club, Site 1
<b>Post Code</b>	WD7 7AZ
<b>Ward</b>	Aldenham East Ward
<b>Parish</b>	Radlett

**Site Details**

<b>Site Area (ha) gross</b>	0.56
<b>Current Site Use</b>	Golf Course and associated facilities
<b>Planning Status</b>	None
<b>Proposed uses (residential/ employment)</b>	Residential
<b>Green Belt</b>	Yes
<b>Previously Developed Land</b>	No
<b>Agricultural Land Classification</b>	Urban

**Surrounding Area**

<b>Neighbouring land uses</b>	Site adjoins residential area to north and west, and the golf course to the east. Surrounding area comprises settlement fringe low density housing, wooded areas associated with the golf course and open agricultural fields
<b>Character of surrounding area – landscape, townscape</b>	Site on the western edge of the golf course, bordering Radlett Village and open countryside. Surrounding area is comprised of settlement fringe low density housing, wooded areas associated with the golf club and open agricultural fields.

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

## Constraints Check List

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	Yes
<b>Floodzone 3</b>	Yes
<b>Surface Water Flooding Low Risk</b>	Yes (13.2%)
<b>Surface Water Flooding Medium Risk</b>	Yes (3.15%)
<b>Surface Water Flooding High Risk</b>	Yes (1.88%)
<b>Reservoir Flooding Dry Day</b>	No
<b>Reservoir Flooding Wet Day</b>	No

## Green Belt purposes

## Stage 1

<b>Parcel number</b>	<b>1 Prevent sprawl (Pass / Fail)</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
38	FAIL	0	5	3	0	STRONG

<b>Stage 1 Comment</b>	The sub-area is within Green Belt Parcel (38) which does not meet the assessment criteria for Purposes 1 and 4. The wider Parcel was identified as performing strongly against Purpose 2 by forming the essential gap between Radlett and Shenley.
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## Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-35	FAIL	0	5	2	0	STRONG
<b>Stage 2 Comment</b>	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					

## Landscape Sensitivity Assessment

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

## Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green belt, LWS
<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	The site currently has no direct vehicular access. Several access options are being explored by the site promoter.
<b>Is topography a constraint?</b>	The majority of the site slopes gently down towards the northeast, but a more severe incline towards the corner of the site closest to the edge of Radlett may constrain development on that part of the site.
<b>Are there any existing 'bad neighbours'?</b>	No
<b>Are there any other environmental constraints?</b>	Significant areas of fluvial and surface water flood risk. Completely in LWS.
<b>Is the Site suitable for the proposed use?</b>	Not currently suitable

## Deliverability and developability:

<b>Has the owner said the site is available?</b>	Yes
<b>Is the Site available?</b>	Yes

<b>Is there developer interest?</b>	No
<b>Ownership constraints?</b>	Access would need to be resolved, as well as full consideration of the Local Wildlife Site (Porters Park Golf Course), and the presence of Floodzone 2 and 3 on part of the site.
<b>Is the delivery of the site achievable?</b>	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 likely are to be limited to CIL subject to any site-specific mitigation.
<b>What would be needed to overcome constraints?</b>	Sequential and potentially exceptions test for flood risk
<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	n/a

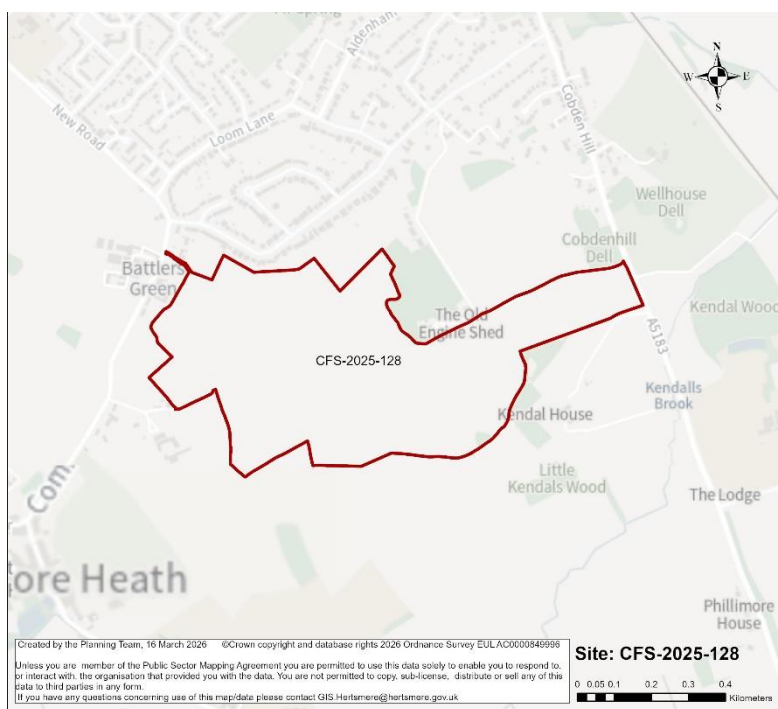
#### Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
n/a	n/a	n/a

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>There is currently no direct means of vehicular access to the site. This will need to be resolved before the site can be considered to be achievable, and the site promoter is currently exploring options.</p> <p>The whole of the golf course forms Porters Park Golf Course Local Wildlife Site, and so a detailed ecological assessment work will be required in order to fully assess the impact of any proposals on biodiversity.</p> <p>The site has a significant level of flood risk and is unlikely to pass the Sequential and Exception Tests without mitigating circumstances in their favour. Sites at the upper end of the range are unlikely to be suitable for development.</p> <p>The Hertsmere Green Belt Review assessed the site as part of a wider sub-area which meets the Green Belt purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. It is not recommended for further consideration in the independent Stage 2 Green Belt review.</p> <p>The site is therefore available but may not be suitable or achievable based on the current information.</p>

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-128**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-128 (HEL-1055-22)
<b>Site Address</b>	Home Farm Meadows, Radlett
<b>Post Code</b>	WD7 8PU
<b>Ward</b>	Aldenham West Ward
<b>Parish</b>	Radlett

**Site Details**

<b>Site Area (ha) gross</b>	45.24
<b>Current Site Use</b>	Agriculture
<b>Planning Status</b>	25/1456/EI2 (response given in 2025) Request for a scoping opinion (Environmental Impact Assessment).
<b>Proposed uses (residential/ employment)</b>	Residential
<b>Green Belt</b>	Yes
<b>Previously Developed Land</b>	No
<b>Agricultural Land Classification</b>	Urban

**Surrounding Area**

<b>Neighbouring land uses</b>	Agriculture / fields and some isolated dwellings
<b>Character of surrounding area – landscape, townscape</b>	The north of the site adjoins the settlement edge of Radlett, which consists of detached dwellings with large rear gardens. The site is surrounded on all other sides by a rural landscape, primarily in agricultural use.

<b>Could this site be joined to another to form a larger site?</b>	Yes
<b>If yes, give details of adjoining site including site reference if applicable</b>	CFS-2025-075, HEL 198. Smaller site HEL-1026-22 is within the site boundary

#### Constraints Check List

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

#### Designated & Undesignated Heritage Assets

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

#### Flooding Risk (Surface & Ground Water)

<b>Floodzone 2</b>	No
<b>Floodzone 3</b>	No
<b>Surface Water Flooding Low Risk</b>	1.29%
<b>Surface Water Flooding Medium Risk</b>	0.54%
<b>Surface Water Flooding High Risk</b>	2.18%
<b>Reservoir Flooding Dry Day</b>	No
<b>Reservoir Flooding Wet Day</b>	No

#### Green Belt purposes

##### Stage 1

<b>Parcel number</b>	<b>1 Prevent sprawl (Pass / Fail)</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
19	FAIL	0	3	5	3	STRONG

<b>Stage 1 Comment</b>	The sub-area is within Green Belt Parcel (19) and is not assessed against Purpose 1. The wider Parcel performs moderately against Purpose 2 forming part of the wider gap between Radlett, Borehamwood, Elstree, and Bushey.
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## Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-42	FAIL	0	3	4	3	STRONG
<b>Stage 1 Comment</b>	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-High	Medium-High	Medium-High	Medium-High	Medium-High	High	High	Medium-High

## Officer Assessment

<b>Is there a conflict with existing policy?</b>	Yes
<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	The current access from Cobden Hill is via narrow bridleway. The suitability of any more significant vehicular access onto Cobden Hill remains to be determined.
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	No
<b>Are there any other environmental constraints?</b>	A small but measurable area of the site is subject to surface water flood risk.
<b>Is the Site suitable for the proposed use?</b>	Potentially

## Deliverability and developability:

<b>Has the owner said the site is available?</b>	Yes
<b>Is the Site available?</b>	Yes
<b>Is there developer interest?</b>	Unknown

<b>Ownership constraints?</b>	Multiple owners (four)
<b>Is the delivery of the site achievable?</b>	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.
<b>What would be needed to overcome constraints?</b>	A small but measurable area of the site is subject to surface water flood risk, so would be subject to the sequential and exception tests.
<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	6-15 years

#### Possible Capacity and Yield

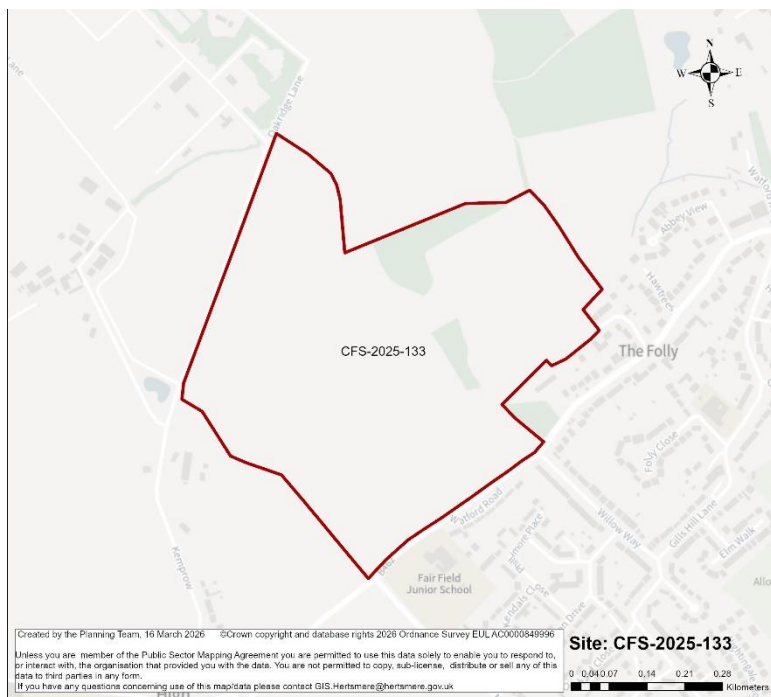
Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	1040

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>The site comprises a large and generally flat area of open countryside to the south west of Radlett. Access via Common Lane is currently (1) via footpath 17 which runs between the main house at Home Farm and the complex of listed buildings at Battlers Green House and (2) via footpath 71 which currently has limited vehicular use via either landowner permission or private access rights.</p> <p>The site boundary abuts Cobden Hill to the east, and current access is via a bridleway running parallel to Cobden Hill Dell, an area of woodland adjacent to Watling Street which is a Local Wildlife Site and covered by a Woodland TPO. This piece of land is within the 'red line' submitted for the site but was previously understood to be in a separate ownership, potentially restricting the ability to create a new access on the east side of the site.</p> <p>The site is within a wider parcel identified as performing strongly in the Stage 1 Green Belt assessment, with regard to its role in maintaining the historic setting of Radlett, preventing coalescence of settlements (Radlett, Bushey and Elstree) and in particular, preventing encroachment into the countryside. 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 a measurable level of flood risk, so 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. This site is at the lower end of this range, and around 7% of the site area is at high risk of surface water flooding, so it is considered likely that this could be avoided through masterplanning if the Sequential Test were passed.</p>

Were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering a significant quantum of growth in this location and issues around flood risk and access into the site were satisfactorily resolved, the site is potentially suitable, available and achievable for development.

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-133**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-133 (HEL379)
<b>Site Address</b>	Kemprow Farm, Watford Road
<b>Post Code</b>	WD25 8NR
<b>Ward</b>	Aldenham West Ward
<b>Parish</b>	Radlett

**Site Details**

<b>Site Area (ha) gross</b>	35.86
<b>Current Site Use</b>	Agricultural Land
<b>Planning Status</b>	None
<b>Proposed uses (residential/ employment)</b>	Residential
<b>Green Belt</b>	Yes
<b>Previously Developed Land</b>	No
<b>Agricultural Land Classification</b>	Good

**Surrounding Area**

<b>Neighbouring land uses</b>	Residential, agriculture
<b>Character of surrounding area – landscape, townscape</b>	The built up area of Radlett adjoins the site to the south of Watford Road, characterised by low-density housing. To the north, east and west the site is surrounded by open land, primarily farmland with some wooded areas.
<b>Could this site be joined to another to form a larger site?</b>	Yes
<b>If yes, give details of adjoining site including site reference if applicable</b>	HEL-1021-2 to the West

## Constraints Check List

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	No
<b>Floodzone 3</b>	No
<b>Surface Water Flooding Low Risk</b>	1.2%
<b>Surface Water Flooding Medium Risk</b>	0.17%
<b>Surface Water Flooding High Risk</b>	1.13%
<b>Reservoir Flooding Dry Day</b>	No
<b>Reservoir Flooding Wet Day</b>	No

## Green Belt purposes

## Stage 1

<b>Parcel number</b>	<b>1 Prevent sprawl (Pass / Fail)</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
26	FAIL	0	3	4	0	STRONG
<b>Stage 1 Comment</b>	The parcel scores strongly against purpose 3, maintaining the broadly open and rural character throughout. In particular, the east of the parcel at the edge of Radlett is particularly open. Furthermore, the parcel maintains the overall scale of the gap between Radlett and North Bushey/Watford.					

## 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-33	FAIL	0	1	5	0	STRONG
<b>Stage 2 Comment</b>	Meets Purpose assessment criteria weakly, but 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	Medium-High	Medium-High	High	High	N/A

#### Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green belt
<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	No
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	Northern part of site may be affected by Blackbirds Farm sewage treatment works.
<b>Are there any other environmental constraints?</b>	There is a Local Wildlife Site within the site boundary
<b>Is the Site suitable for the proposed use?</b>	Potentially

#### Deliverability and developability:

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	825

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>There are two TPOs and a Local Wildlife Site within the site boundary, and the northern edge of the site is across the road from a sewage treatment works. The site is within the Green Belt, which makes it unsuitable for development within the current policy context, and there are two TPOs and a Local Wildlife Site within the site</p> <p>The size of the site is large enough that the TPOs and LWS could be avoided in the layout of any built development, as could the limited areas which are subject to surface water flood risk. Less than 5% is subject to the highest level of surface water flood risk; a Flood Risk Assessment has been submitted and the site would be subject to the Sequential test but it is highly likely to pass at this level of risk.</p> <p>The site can be accessed directly from Watford Road which would be the principal points of ingress/egress. Access onto Oakridge Lane, a narrow lane which becomes a track as it runs north east towards Colney Street and Frogmore, is not currently capable of accommodating additional vehicular movements</p> <p>The southern portion of the site, in particular, is in a relatively accessible location but a new T-junction or new access roundabout is proposed for the principal access into the site.</p> <p>HCC have previously advised the applicant that modelling of the M1 Jct 5 would be required although the transport report submitted concludes the proposed site access itself can accommodate the proposed levels of traffic. However, other local junctions nearby are projected to operate above their theoretical capacity unless physical improvements are made to the junction or local network.</p> <p>It is likely that development could be situated towards the southern and eastern edges of the site, closer to the built area of Radlett, which would also be further away from the sewage treatment works.</p> <p>The site is within a sub-area that meets the Green Belt Purpose assessment criteria weakly, but makes an important contribution to the wider strategic Green Belt.</p>

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-175**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-175
<b>Site Address</b>	Land off Watford Road, Radlett, Hertfordshire
<b>Post Code</b>	WD7 8EN
<b>Ward</b>	Aldenham West Ward
<b>Parish</b>	Aldenham CP

**Site Details**

<b>Site Area (ha) gross</b>	5.41
<b>Current Site Use</b>	Agriculture / horticulture / equine related
<b>Planning Status</b>	None
<b>Proposed uses (residential/ employment)</b>	Residential
<b>Green Belt</b>	Yes
<b>Previously Developed Land</b>	No
<b>Agricultural Land Classification</b>	Good

**Surrounding Area**

<b>Neighbouring land uses</b>	Residences to the South and South-East. Open lands and woodlands to other sides.
<b>Character of surrounding area – landscape, townscape</b>	The site lies adjacent to the settlement area of Radlett, and has open fields and woodlands to the North and West. The land to the south is mostly residential built-up area.
<b>Could this site be joined to another to form a larger site?</b>	Yes
<b>If yes, give details of adjoining site including site reference if applicable</b>	HEL379 to the West , HEL-0231-2 to the East

## Constraints Check List

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	No
<b>Floodzone 3</b>	No
<b>Surface Water Flooding Low Risk</b>	0.21%
<b>Surface Water Flooding Medium Risk</b>	No
<b>Surface Water Flooding High Risk</b>	No
<b>Reservoir Flooding Dry Day</b>	No
<b>Reservoir Flooding Wet Day</b>	No

## Green Belt purposes

## Stage 1

<b>Parcel number</b>	<b>1 Prevent sprawl (Pass / Fail)</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
	FAIL	0	3	4	0	MODERATE
<b>Stage 1 Comment</b>	The sub-area is within Green Belt Parcel (26) which did not meet the assessment criteria for Purpose 1 or 4. It was identified as performing moderately against Purpose 2 for forming the wider gap between Watford, North Bushey and Radlett					

## 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-33	FAIL	0	1	4	0	MODERATE
<b>Stage 2 Comment</b>	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt.					

## Landscape Sensitivity Assessment

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

## Officer Assessment

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

## Deliverability and developability:

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

## Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	124

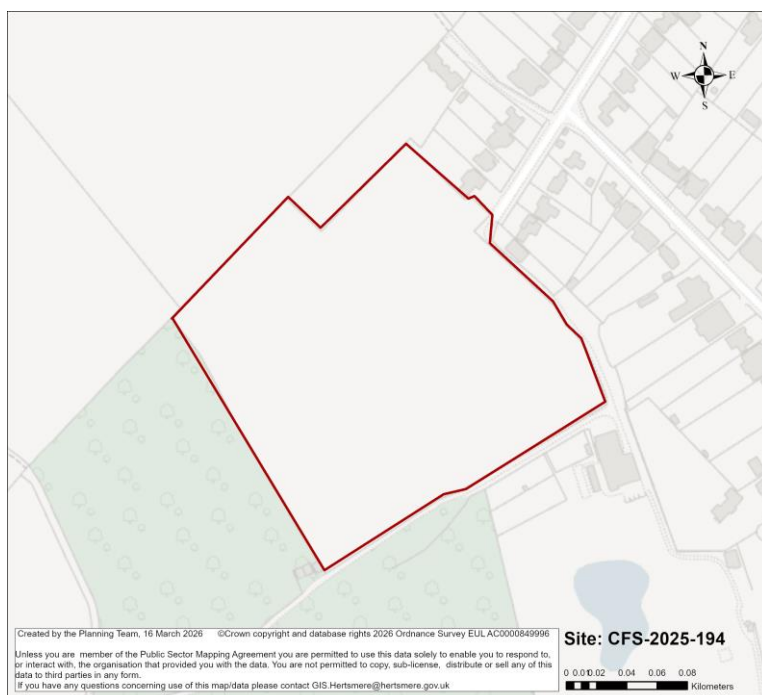
**Conclusion: Is the site suitable, achievable and available?**

The site comprises a medium-sized greenfield parcel located within the Green Belt on the edge of the Radlett settlement, adjoining residential development to the south and south-east, with open countryside to the north and west. The site makes a moderate contribution to Green Belt purposes, particularly in maintaining separation between settlements, as reflected in both Stage 1 and Stage 2 assessments. Development would therefore result in some harm to Green Belt openness. Landscape sensitivity is assessed as medium-high, indicating that development would need to be carefully designed to respond to the surrounding rural character. However, there are no significant physical or environmental constraints that would preclude development, with no identified flood risk, access issues, or topographical limitations.

The site is available and there are no known ownership constraints, and development is considered achievable in viability terms within the medium to long term, although there is currently no confirmed developer interest. Notwithstanding the identified Green Belt harm, the site is considered potentially suitable, available and achievable, and is therefore identified as developable within the HELAA, subject to strategic policy considerations, including Green Belt release and appropriate mitigation of landscape impacts.

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **CFS-2025-194**



**Site Address Details**

<b>Site Reference</b>	CFS-2025-194
<b>Site Address</b>	Land off Oakridge avenue
<b>Post Code</b>	
<b>Ward</b>	Shenley Ward
<b>Parish</b>	South Mimms and Ridge CP

**Site Details**

<b>Site Area (ha) gross</b>	4.4
<b>Current Site Use</b>	Vacant land
<b>Planning Status</b>	None
<b>Proposed uses (residential/ employment)</b>	Residential
<b>Green Belt</b>	Yes
<b>Previously Developed Land</b>	No
<b>Agricultural Land Classification</b>	Good

**Surrounding Area**

<b>Neighbouring land uses</b>	Open fields to the north, residences to the east, woodlands and open fields to the south and west.
<b>Character of surrounding area – landscape, townscape</b>	The site lies adjacent to the urban settlement area of Radlett, with open fields and countryside to the North and built space of residential character to the East and South.
<b>Could this site be joined to another to form a larger site?</b>	No

<b>If yes, give details of adjoining site including site reference if applicable</b>	N/A
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## Constraints Check List

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	No
<b>Floodzone 3</b>	No
<b>Surface Water Flooding Low Risk</b>	6.54%
<b>Surface Water Flooding Medium Risk</b>	1.27%
<b>Surface Water Flooding High Risk</b>	2.08%
<b>Reservoir Flooding Dry Day</b>	No
<b>Reservoir Flooding Wet Day</b>	No

## Green Belt purposes

## Stage 1

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

#### Officer Assessment

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

#### Deliverability and developability:

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low	23	101

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>The site is greenfield land located within the Green Belt and therefore subject to strong national policy constraints.</p> <p>The site is currently assessed as available and there is evidence of developer interest. In viability terms, residential development is considered achievable in principle, subject to further detailed assessment and normal infrastructure requirements.</p> <p>However, Green Belt designation and associated policy constraints represent a significant constraint to development in the plan period. On balance, the site is considered potentially suitable, available and achievable</p>

**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **HEL-0231-22**



**Site location / address:**

<b>Address</b>	Starveacres, 16 Watford Road	<b>Post Code</b>	WD7 8EJ
<b>Ward</b>	Aldenham West Ward	<b>Parish</b>	Radlett

**Site size / use:**

<b>Size (ha)</b> <b>Gross</b>	2.96	<b>Current Use</b>	Single Residence
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**Surrounding area:**

<b>Neighbouring land uses</b>	Residential and green field agricultural land		
<b>Character of surrounding area – landscape, townscape</b>	This is an edge of built up area location. To the north/west is open countryside. The land to east is mostly residential.		
<b>Could this site be joined to another to form a larger site?</b>	No		
<b>If yes, give details of adjoining site including site reference if applicable</b>	N/A		

**Planning status:**

<b>Relevant Planning history</b>	TP/92/0511 Installation of outdoor riding manege and erection of block of two stables. Relocation of existing outbuildings Grant Permission TP/01/1067 Single storey side extension. Grant Permission TP/04/0511 Single storey side extension (to replace existing) and conservatory. Grant Permission
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

**Location type (tick relevant box):**

Green Belt	PDL
No	No

**Constraints Check**

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	Yes
SSSI	No	Sand & Gravel Safeguard Area	Yes
Archaeological Sites	No	Drinking Water Safeguard Area	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	10.54
Surface Water Flooding Medium Risk	4.05
Surface Water Flooding High Risk	2.15
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

### Agricultural Land Classification

Classification	Good
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### Green Belt purposes

#### Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
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
<b>Stage 2 Comment</b>						
<b>Recommended</b>						

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

### Officer Assessment

<b>Is there a conflict with existing policy?</b>	No
<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	No
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	None
<b>Are there any other environmental constraints?</b>	Areas of the site are subject to surface water flood risk
<b>Is the Site suitable for the proposed use?</b>	Yes

**Site Availability:**

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

**Site Achievability:**

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

<b>What would be needed to overcome constraints?</b>	Areas of the site are subject to surface water flood risk
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**Possible Capacity and Yield**

Density Category	Assigned density	Possible Capacity

**Deliverability / Developability:**

<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	
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**Conclusion:**

<p><b>Is the site suitable, achievable and available?</b></p>	<p>More than 5% of the site area is in an area at low risk of surface water flooding. A TPO covers the part of the site closest to Watford Road, which would be needed for access. Vehicular access is potentially a constraint for higher density development.</p> <p>Since the site was safeguarded for housing, in the current Local Plan (and the 2003 Local Plan), national planning policy in respect of flood risk has been updated and now requires other sources of non-fluvial flood risk to be considered. As a small part of this site is subject to surface water flood risk, the site would need to be subject to sequential test.</p> <p>The TPO covers all trees within an area of mixed woodland, and could likely be addressed through the design of the development. The site promoter has undertaken pre-application discussions with HCC Highways which have concluded that the proposed access arrangements would be acceptable for up to 100 dwellings.</p> <p>The site is considered to be suitable, available and achievable for residential development subject to further assessment as part of the site selection process.</p>
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**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **HEL-0403-22**



**Site location / address:**

<b>Address</b>	Newberries Carpark, Radlett	<b>Post Code</b>	
<b>Ward</b>	Aldenham East Ward	<b>Parish</b>	Radlett

**Site size / use:**

<b>Size (ha)</b>	0.91	<b>Current Use</b>	Public Car Park
<b>Gross</b>			

**Surrounding area:**

<b>Neighbouring land uses</b>	Railway to east, Theobald Street to south, residential and town centre commercial to west, garages and station to north
<b>Character of surrounding area – landscape, townscape</b>	<p>The site is an existing public car park on the edge of Radlett district centre. It is located between the rear of a parade of shops on Watling Street to the west and the railway line to the east.</p> <p>The Radlett Brook/Tykeswater main river runs through the site at its western edge. On the opposite of the railway line is a belt of trees, and 3 storey flats at Craig Mount.</p>

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

**Planning status:**

<b>Relevant Planning history</b>	TP/97/0244. Construction of pedestrian footpath and footbridge from Newberries Car Park to Newberries Parade. Permitted.
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**Use(s) proposed by owner/developer (tick and complete relevant box):**

<b>Proposed Development Type</b>
Residential / Other

**Location type (tick relevant box):**

<b>Green Belt</b>	<b>PDL</b>
No	Yes

**Constraints Check**

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

**Designated & Undesignated Heritage Assets**

<b>Constraint</b>	
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)**

<b>Constraint</b>	<b>Percentage of Site</b>
Floodzone 2	8.75
Floodzone 3	81.12
Surface Water Flooding Low Risk	92.17
Surface Water Flooding Medium Risk	86.85
Surface Water Flooding High Risk	85.04
Reservoir Flooding Dry Day	90.66
Reservoir Flooding Wet Day	94.24

**Agricultural Land Classification**

<b>Classification</b>	N/A
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**Green Belt purposes**

**Stage 1**

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

<b>Stage 1 Comment</b>	N/A
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## 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
<b>Stage 2 Comment</b>	N/A					
<b>Recommended</b>	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

<b>Is there a conflict with existing policy?</b>	Parts of site in Floodzone 3b.
<b>Is there evidence of land contamination?</b>	Unknown, but there is an underground water storage facility
<b>Are there any access difficulties?</b>	Access is from Watling Street via a steep ramp
<b>Is topography a constraint?</b>	Potentially, as the site falls away steeply from Watling Street towards the railway line, and is at a significantly lower level than the adjoining parade of shops that fronts Watling Street.
<b>Are there any existing 'bad neighbours'?</b>	Railway line to east.

<b>Are there any other environmental constraints?</b>	The majority of the site is within the flood plain, as well as being subject to surface water and reservoir flood risk
<b>Is the Site suitable for the proposed use?</b>	No

**Site Availability:**

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

**Site Achievability:**

<b>Is the Site achievable?</b>	The achievability of the site is dependent, in particular, on addressing flood risk issues which would likely impact on viability.
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**Overcoming Constraints**

<b>What would be needed to overcome constraints?</b>	<p>Overcoming the flood risk constraint will not be possible unless the site were brought forward for water compatible development. Residential and commercial development are unlikely to be compatible with the extent and type of flood risk on the site.</p> <p>The small area of the site that is not in Floodzone 3b would be subject to the sequential and exception tests if brought forward alone (for commercial uses only), and this section is likely to be unachievable in isolation, even if those tests were passed.</p>
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**Possible Capacity and Yield**

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

**Deliverability / Developability:**

<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	
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**Conclusion:**

<b>Is the site suitable, achievable and available?</b>	<p>Flood risk is the primary constraint affecting the site, which lies within Flood Zones 2 and 3, with a substantial area within Flood Zone 3b (functional floodplain) where residential and commercial development are not permitted.</p> <p>A main river runs through the site, and 81% of the site area lies within Flood Zone 3, with around half of this within Flood Zone 3b (functional flood plain). The site is also subject to large areas of surface water and reservoir flood risk. This makes the majority of it unsuitable for residential development. The site is highly unlikely to pass the Sequential Test as other sites are available within the area which are not in areas of flood risk.</p> <p>The area outside of Flood Zone 3b is suitable for commercial development only without the need for the Exception Test to be applied. However, this is an awkwardly-shaped strip alongside the railway line, accessible only through the flood plain, so it would be difficult to achieve an acceptable form of commercial development.</p> <p>Part of the site is potentially suitable for less vulnerable uses, including its existing use as a car park, and the whole of the site is suitable for water compatible uses such as amenity open space, nature conservation and biodiversity, and natural flood risk management. The site has not been promoted for these uses.</p>
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**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **HEL-1021-22**



**Site location / address:**

<b>Address</b>	Land north of Radlett Road, Radlett	<b>Post Code</b>	WD25 8NR
<b>Ward</b>	Aldenham West Ward	<b>Parish</b>	Radlett

**Site size / use:**

<b>Size (ha)</b> <b>Gross</b>	6.25	<b>Current Use</b>	Agricultural
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**Surrounding area:**

<b>Neighbouring land uses</b>	Agricultural land (Ploughed fields). Low density residential to west at Kemprow. Fairfield Junior School is on the opposite (south-eastern) side of Radlett Road/Watford Road (B462).
<b>Character of surrounding area – landscape, townscape</b>	The western boundary of the site adjoins the hamlet of Kemprow, which is a short distance from the edge of the built settlement of Radlett.  Fair Field Junior School is a short distance along Radlett Road to the east, and the main residential area of Radlett extends to the east of the school.

<b>Could this site be joined to another to form a larger site?</b>	Yes
<b>If yes, give details of adjoining site including site reference if applicable</b>	R1 Land north of Watford Rd

**Planning status:**

<b>Relevant Planning history</b>	<p>Land Surrounding Kemprow Farm Kemprow Aldenham Hertfordshire WD25 8NR:</p> <p>17/0580/FUL. Erection of multi purpose agricultural storage barn and associated hard standing.</p> <p>17/1329/FUL. Erection of multi purpose agricultural storage barn. (Revised Application)</p> <p>18/1254/FUL. Erection of multi purpose agricultural storage barn</p> <p>20/0193/FUL. Erection of multi purpose agricultural storage barn.</p> <p>Blackbirds Barn Kemprow Aldenham:</p> <p>18/2118/FUL. Restoration and conversion of the Grade II Listed East Barn, Kemprow Farm, erection of a two and a half storey extension with basement to create a new linked residential dwelling (Class C3), conversion of existing small barn for car parking, cycle parking and storage. Erection of a one and a half storey, dwelling (Class C3) with car port and storage. Demolition of buildings and structures, and landscaping. (Application for Planning Permission)</p>
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**Use(s) proposed by owner/developer (tick and complete relevant box):**

Proposed Development Type
Residential

**Location type (tick relevant box):**

Green Belt	PDL
Yes	No

**Constraints Check**

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

<b>Ancient Woodland</b>	No	<b>Local Geological Site</b>	No
<b>Local Nature Reserve</b>	No	<b>TPO</b>	No
<b>SSSI</b>	No	<b>Sand &amp; Gravel Safeguard Area</b>	Yes
<b>Archaeological Sites</b>	No	<b>Drinking Water Safeguard Area</b>	No
<b>Heathrow Airport Safeguarding Area</b>	Yes	<b>Green Belt</b>	Yes

#### Designated & Undesignated Heritage Assets

<b>Constraint</b>	
<b>Listed Building within Site</b>	No
<b>Listed Building within 750m of Site</b>	Yes
<b>Conservation Area</b>	No
<b>Conservation Area within 750m of Site</b>	Yes
<b>Scheduled Monuments</b>	No
<b>Scheduled Monuments within 750m of Site</b>	No
<b>Registered Battlefield</b>	No
<b>Registered Battlefield within 750m of Site</b>	No
<b>Registered Park &amp; Gardens</b>	No
<b>Registered Park &amp; Gardens within 750m of Site</b>	Yes
<b>Locally Listed Buildings within Site</b>	No

#### Flooding Risk (Surface & Ground Water)

<b>Constraint</b>	<b>Percentage of Site</b>
<b>Floodzone 2</b>	0
<b>Floodzone 3</b>	0
<b>Surface Water Flooding Low Risk</b>	0
<b>Surface Water Flooding Medium Risk</b>	0
<b>Surface Water Flooding High Risk</b>	0
<b>Reservoir Flooding Dry Day</b>	0
<b>Reservoir Flooding Wet Day</b>	0

#### Agricultural Land Classification

<b>Classification</b>	Good
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## Green Belt purposes

### Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
19	Fail	0	3	5	3	Strong
<b>Stage 1 Comment</b>	The Parcel meets Purposes 2 and 4 moderately, maintaining the historic setting of Radlett and the overall scale and openness of the gap between Radlett and Bushey Heath/Bushey Village and Elstree. It also plays a particularly important role in preventing encroachment into an area of particularly unspoilt countryside. There are no identified sub-areas that would score less strongly against the purposes and it is recommended that the site is not considered further.					

### 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-39	Fail	0	1	2	0	Weak
<b>Stage 2 Comment</b>	Meets Purpose assessment criteria weakly, but makes an important contribution to the wider strategic Green Belt. Not recommended.					
<b>Recommended</b>	No					

## Landscape Sensitivity Assessment

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

## Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green Belt
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<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	No
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	Northern part of the site might be affected by proximity to sewage treatment works
<b>Are there any other environmental constraints?</b>	Pylons cross the site from north to west. Local wildlife site.
<b>Is the Site suitable for the proposed use?</b>	Yes

**Site Availability:**

<b>Has the owner said the site is available?</b>	Yes	<b>Is there developer interest?</b>	No
<b>Ownership constraints?</b>	None		
<b>Is the Site available?</b>	Yes		

**Site Achievability:**

<b>Is the Site achievable?</b>	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, as well as a need to avoid areas close to overhead power lines. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
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**Overcoming Constraints**

<b>What would be needed to overcome constraints?</b>	None. There are no major constraints affecting the site.
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**Possible Capacity and Yield**

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	144

**Deliverability / Developability:**

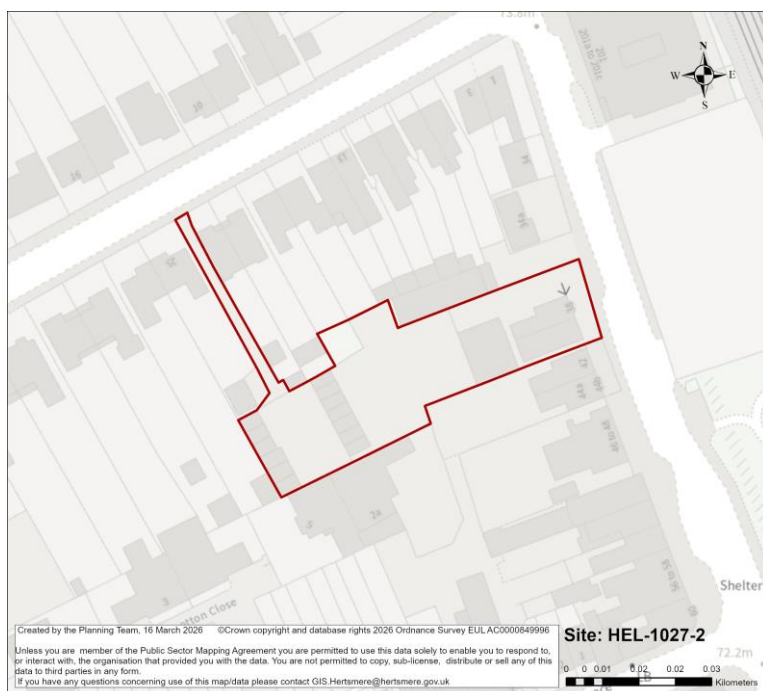
<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	6-15 years
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**Conclusion:**

<b>Is the site suitable, achievable and available?</b>	<p>The site is currently in use as arable farmland, and there are no significant environmental constraints present. There is a 1.6ha area of ancient woodland (Dellfield Wood) which is designated as a wildlife site, along with a smaller 0.4ha copse nearer to Watford Road.</p> <p>The site can be accessed directly from Watford Road which would be the principal points of ingress/egress. Any access to the north west would be onto Oakridge Lane, a narrow lane which becomes a track as it runs north east towards Colney Street and Frogmore and so not currently capable of accommodating additional vehicular movements towards those settlements.</p> <p>Power lines cross part of the site, but it is considered to be large enough for these to be factored into the design. The site is within the Green Belt, which makes it unsuitable for development within the current policy context.</p> <p>The site is within a sub-area that meets the Green Belt Purpose assessment criteria weakly, but makes an important contribution to the wider strategic Green Belt. The independent Stage 2 Green Belt assessment did not recommend the sub-area within which the site is located for further consideration.</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>
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**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **HEL-1027-22**



**Site location / address:**

<b>Address</b>	38-40 Watling Street	<b>Post Code</b>	WD7 7NN
<b>Ward</b>	Aldenham West Ward	<b>Parish</b>	Aldenham

**Site size / use:**

<b>Size (ha)</b>	1.8	<b>Current Use</b>	Commercial premises, parking area and lockup garages
<b>Gross</b>			

**Surrounding area:**

<b>Neighbouring land uses</b>	Town centre commercial and residential uses. Immediate neighbours are a veterinary surgery and cosmetic clinic.
<b>Character of surrounding area – landscape, townscape</b>	Built up mixed edge of town centre residential and commercial use area within the Radlett North Conservation Area. Nearby development predominantly characterised by building heights of up to 2 storeys with the exception of two recently-built 3-storey flat blocks on Watling Street opposite the junction with Park Road.

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

**Planning status:**

<b>Relevant Planning history</b>	<p><b>25/0195/FUL</b> Demolition of existing garages on Plot B to allow for the erection of three-storey residential apartment block comprising of 5 units (3 x 2 bed flats and 2 x 3 bed flats) to include basement with storage and service areas. Surface level parking, bin store, bike store, amenity space, associated landscaping and access from Park Road. Redevelopment of middle block approved under application 20/0384/FUL to create 2 x 2 bed units on Plot A. (Permission subject to/linked to Sect 106)</p> <p><b>23/1454/FUL</b>, Demolition of existing garages on Plot B, to enable the development of new three-storey residential apartment block comprising of 5 units (3 x 3 bed flats and 2 x 2 bed flats) to include basement and surface level parking, bin store, bike store, amenity space, associated landscaping and access from Park Road. Redevelopment of middle block approved under application 20/0384/FUL to create 2 x 2 bed units on Plot A. (Revised application), (GRANTED)</p> <p><b>20/0384/FUL</b>   Redevelopment of site comprising re-use and extension of 2 semi-detached former cottages, construction of 2 detached buildings to create a further 4 x 2 bed &amp; 1 x 3 bed dwellings, Granted</p> <p><b>23/0085/FUL</b> Demolition of existing garages on Plot B, to enable the development of new three-storey residential apartment block comprising of 6 units (3 x 2 bed flats and 3 x 3 bed flats) with basement level parking, associated landscaping, amenity space, refuse store, and access from Park Road. Redevelopment of middle block approved under application 20/0384/FUL to create 2 x 2 bed units on Plot A. (APPLICATION WITHDRAWN)</p> <p><b>21/1072/FUL</b> Redevelopment of site with demolition of existing garages, erection of 1 x detached and 2 x semi-detached dwellings (3 x 3 bed) to include basement level parking and garage, associated vehicular and pedestrian access and landscaping. (REFUSE)</p>
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**Use(s) proposed by owner/developer (tick and complete relevant box):**

<b>Proposed Development Type</b>
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Residential
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**Location type (tick relevant box):**

Green Belt	PDL
No	Yes

**Constraints Check**

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

**Designated & Undesignated Heritage Assets**

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	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	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	0.35
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

<b>Classification</b>	N/A
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### Green Belt purposes

#### Stage 1

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

### Landscape Sensitivity Assessment

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

**Officer Assessment**

<b>Is there a conflict with existing policy?</b>	No
<b>Is there evidence of land contamination?</b>	Not obvious, but given the previous use, there is potential
<b>Are there any access difficulties?</b>	No
<b>Is topography a constraint?</b>	None
<b>Are there any existing 'bad neighbours'?</b>	None
<b>Are there any other environmental constraints?</b>	None
<b>Is the Site suitable for the proposed use?</b>	Yes

**Site Availability:**

<b>Has the owner said the site is available?</b>	Yes	<b>Is there developer interest?</b>	Yes
<b>Ownership constraints?</b>	None		
<b>Is the Site available?</b>	Yes		

**Site Achievability:**

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

<b>What would be needed to overcome constraints?</b>	Potential contamination from previous use.
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### Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low (30-50)		7

### Deliverability / Developability:

<b>What is the likely timescale within which the site is capable of being developed?</b>	1-5 years
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### Conclusion:

<b>Is the site suitable, achievable and available?</b>	<p>The site is brownfield land and is located close to the centre of Radlett. The site is considered acceptable under current policy framework, not withstanding mitigation against potential contamination.</p> <p>Planning permission has been granted for 7 units on the site, and a revised application is currently in the process of being determined (submitted 12/10/2023) for the same number of units.</p> <p>The site is within the Radlett North Conservation Area. The site is constrained by its location to the rear of the main frontage with Watling Street, and the surrounding buildings are predominantly 2-storey with some newer 3-storey (Including roof level) buildings on the opposite side of Watling Street.</p> <p>The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>The site is considered be potentially suitable, available and achievable subject to further assessment as part of the site selection process.</p>
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**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **HEL-1029-22**



**Site location / address:**

<b>Address</b>	Porters Park Golf Club, Site 2	<b>Post Code</b>	WD7 7AZ
<b>Ward</b>	Aldenham East Ward	<b>Parish</b>	Radlett

**Site size / use:**

<b>Size (ha)</b>	1.05	<b>Current Use</b>	Golf Course club house
<b>Gross</b>			

**Surrounding area:**

<b>Neighbouring land uses</b>	Site consists of the club house and car park associated with Porters Park Golf Club, located to the south west of the golf course. Housing lies to the south and west, on the fringe of Radlett
<b>Character of surrounding area – landscape, townscape</b>	Site is adjacent to residential area to the south and west, and the remainder of the golf course to the east and north. The site is partially enclosed by wooded area on the boundaries.

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

**Planning status:**

<b>Relevant Planning history</b>	A number of applications related to the existing use as a golf club.
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**Use(s) proposed by owner/developer (tick and complete relevant box):**

<b>Proposed Development Type</b>
Residential

**Location type (tick relevant box):**

<b>Green Belt</b>	<b>PDL</b>
Yes	Yes

**Constraints Check**

<b>Constraint</b>	<b>Within Site Boundary</b>	<b>Constraint</b>	<b>Within Site Boundary</b>
<b>AQMA</b>	No	<b>HSE Consultation Zone</b>	No
<b>Ancient Woodland</b>	No	<b>Local Geological Site</b>	No
<b>Local Nature Reserve</b>	No	<b>TPO</b>	No
<b>SSSI</b>	No	<b>Sand &amp; Gravel Safeguard Area</b>	Yes
<b>Archaeological Sites</b>	No	<b>Drinking Water Safeguard Area</b>	No
<b>Heathrow Airport Safeguarding Area</b>	Yes	<b>Green Belt</b>	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	1.66
Surface Water Flooding Medium Risk	1.32
Surface Water Flooding High Risk	1.19
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

### Agricultural Land Classification

Classification	N/A
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### Green Belt purposes

#### Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
30	Pass	3+	3	5	0	Strong
<b>Stage 1 Comment</b>	The parcel meets purposes 1 and 2 and meets purpose 3 strongly. It does not meet purpose 4. There is however scope for sub-division in the north-west of the parcel adjoining Radlett. This area, bounded by dense wooded to the east and south, the edge of Radlett to the west and Shenley Road to the north, is relatively small in scale and makes only a limited contribution to the gap between Radlett and Shenley					

	(purpose 2). Furthermore, it is visually more connected to the settlement edge and has a limited relationship with the wider countryside to the east. It is recommended that this subarea is considered further.
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## 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-35	Fail	0	5	2	0	Strong
<b>Stage 2 Comment</b>	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
<b>Recommended</b>	No					

## Landscape Sensitivity Assessment

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

## Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green Belt (majority PDL)
<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	No
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	No

<b>Are there any other environmental constraints?</b>	LWS
<b>Is the Site suitable for the proposed use?</b>	Potentially

**Site Availability:**

<b>Has the owner said the site is available?</b>	Yes	<b>Is there developer interest?</b>	No
<b>Ownership constraints?</b>	Redevelopment for housing depends on a new site for the clubhouse to be finalised so not immediately available, but should be within 5 years		
<b>Is the Site available?</b>	Yes		

**Site Achievability:**

<b>Is the Site achievable?</b>	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. The site promoter has indicated that there would be a need to relocate the existing clubhouse on the site before redevelopment could take place, which has the potential to impact on the viability of the site for development.
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**Overcoming Constraints**

<b>What would be needed to overcome constraints?</b>	LWS
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**Possible Capacity and Yield**

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	24

**Deliverability / Developability:**

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

<p><b>Is the site suitable, achievable and available?</b></p>	<p>Site is available subject to permission from owners and relocation of current clubhouse to vacate this part of the golf course. Any replacement clubhouse would likely need to be significantly smaller in order to secure planning permission. A site has been put forward for a replacement club house. This is the Sand Plantation site at the far eastern edge of the golf course which is outside of the Local Wildlife Site but within the Green Belt.</p> <p>The site has negligible 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 sub-area meets the green belt purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. However this site consists primarily of previously developed land, so the majority of it is suitable, available and achievable within the current policy context.</p>
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**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **HEL-1030-22**



**Site location / address:**

<b>Address</b>	Porters Park Golf Club, Site 3	<b>Post Code</b>	
<b>Ward</b>	Aldenham East Ward	<b>Parish</b>	Radlett

**Site size / use:**

<b>Size (ha)</b>	1.07	<b>Current Use</b>	Golf Course and associated facilities
<b>Gross</b>			

**Surrounding area:**

<b>Neighbouring land uses</b>	Site is a small part of the Porters Park Golf Club, located to the south of the golf course. Outside of the golf course, it is beyond the eastern limits of Radlett and is predominantly forested on the opposite side of Radlett Lane
<b>Character of surrounding area – landscape, townscape</b>	To the north (the golf course) is mostly open land with mature vegetation. To the south, separated from the site by Shenley Road, is a dense woodland, a Local Wildlife Site and Local Nature Reserve site. Rural outlook with little visible development.

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

**Planning status:**

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

<b>Proposed Development Type</b>
Residential

**Location type (tick relevant box):**

<b>Green Belt</b>	<b>PDL</b>
Yes	No

**Constraints Check**

<b>Constraint</b>	<b>Within Site Boundary</b>	<b>Constraint</b>	<b>Within Site Boundary</b>
<b>AQMA</b>	No	<b>HSE Consultation Zone</b>	No
<b>Ancient Woodland</b>	No	<b>Local Geological Site</b>	No
<b>Local Nature Reserve</b>	No	<b>TPO</b>	No
<b>SSSI</b>	No	<b>Sand &amp; Gravel Safeguard Area</b>	No
<b>Archaeological Sites</b>	No	<b>Drinking Water Safeguard Area</b>	No
<b>Heathrow Airport Safeguarding Area</b>	Yes	<b>Green Belt</b>	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	7.8
Surface Water Flooding Medium Risk	2.4
Surface Water Flooding High Risk	2
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

### Agricultural Land Classification

<b>Classification</b>	Good
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### Green Belt purposes

#### Stage 1

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

	has a limited relationship with the wider countryside to the east. It is recommended that this subarea is considered further.
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## 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-35	Fail	0	5	2	0	Strong
<b>Stage 2 Comment</b>	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
<b>Recommended</b>	No					

## Landscape Sensitivity Assessment

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

## Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green Belt
<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	No specific access has been proposed, but the site adjoins Shenley Road
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	No

<b>Are there any other environmental constraints?</b>	Local Wildlife Site (Porters Park Golf Course)
<b>Is the Site suitable for the proposed use?</b>	Not currently

**Site Availability:**

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

**Site Achievability:**

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

<b>What would be needed to overcome constraints?</b>	Acceptable site access. Appropriate assessment of onsite habitats, and mitigation of ecological impacts.
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**Possible Capacity and Yield**

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

**Deliverability / Developability:**

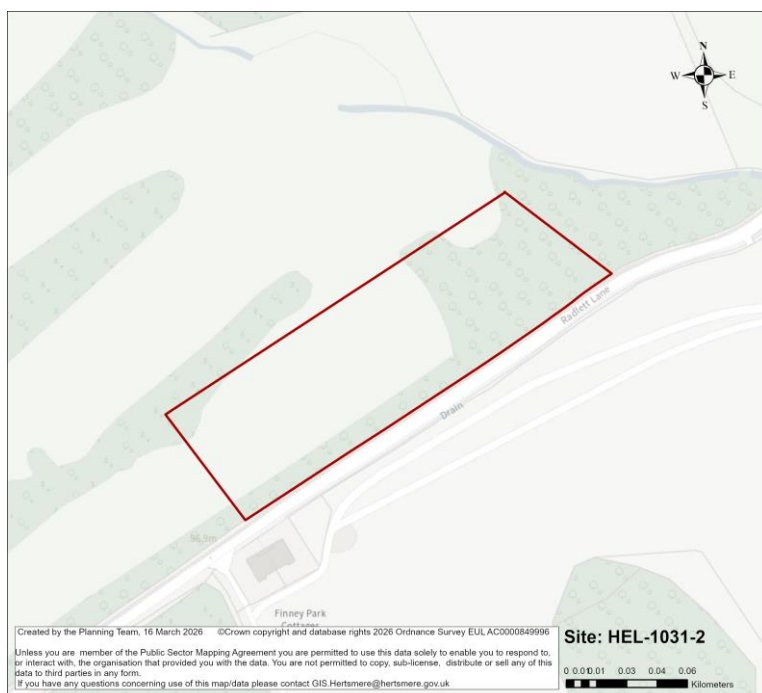
<p><b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b></p>	<p>N/A</p>
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**Conclusion:**

<p><b>Is the site suitable, achievable and available?</b></p>	<p>The site is located within the Green Belt and forms part of a wider parcel identified as making a strong contribution to Green Belt purposes. The Stage 2 Green Belt assessment concludes that the site plays an important role in preventing encroachment into the countryside and is not recommended for further consideration.</p> <p>The site has no significant flood risk and so this is not a constraint to development. The majority of the golf course forms Porters Park Golf Course Local Wildlife Site, and so a detailed ecological assessment work will be required in order to fully assess the impact of any proposals on biodiversity.</p> <p>Under the current policy framework, the site is available and achievable for residential development, but would not be suitable as it is located within strong Green Belt.</p> <p>On this basis, and taking into account the strong Green Belt designation and ecological sensitivities, the site is not considered suitable for development and is therefore not identified as developable within the HELAA.</p>
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**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **HEL-1031-22**



**Site location / address:**

<b>Address</b>	Porters Park Golf Club, Site 4	<b>Post Code</b>	
<b>Ward</b>	Shenley Ward	<b>Parish</b>	Radlett

**Site size / use:**

<b>Size (ha)</b>	1.37	<b>Current Use</b>	Golf Course and associated facilities
<b>Gross</b>			

**Surrounding area:**

<b>Neighbouring land uses</b>	Site is a small part of the Porters Park Golf Club, located to the south east of the golf course adjacent to the golf course across Radlett Lane are open fields/countryside
<b>Character of surrounding area – landscape, townscape</b>	To the north (the golf course) is mostly open land with mature vegetation. To the south are open fields/agriculture, although the high hedgerows on either side of Radlett Lane mainly screen this view.

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

**Planning status:**

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

<b>Proposed Development Type</b>
Residential or Golf Clubhouse

**Location type (tick relevant box):**

<b>Green Belt</b>	<b>PDL</b>
Yes	No

**Constraints Check**

<b>Constraint</b>	<b>Within Site Boundary</b>	<b>Constraint</b>	<b>Within Site Boundary</b>
<b>AQMA</b>	No	<b>HSE Consultation Zone</b>	No
<b>Ancient Woodland</b>	No	<b>Local Geological Site</b>	No
<b>Local Nature Reserve</b>	No	<b>TPO</b>	No
<b>SSSI</b>	No	<b>Sand &amp; Gravel Safeguard Area</b>	No
<b>Archaeological Sites</b>	No	<b>Drinking Water Safeguard Area</b>	No
<b>Heathrow Airport Safeguarding Area</b>	Yes	<b>Green Belt</b>	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	11.5
Surface Water Flooding Medium Risk	0.13
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

### Agricultural Land Classification

<b>Classification</b>	Good
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### Green Belt purposes

#### Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
30	Pass	3+	3	5	0	Strong
<b>Stage 1 Comment</b>	The parcel meets purposes 1 and 2 and meets purpose 3 strongly. It does not meet purpose 4. There is however scope for sub-division in the north-west of the parcel adjoining Radlett. This area, bounded by dense wooded to the east and south, the edge of Radlett to the west and Shenley Road to the north, is relatively small in					

	scale and makes only a limited contribution to the gap between Radlett and Shenley (purpose 2). Furthermore, it is visually more connected to the settlement edge and has a limited relationship with the wider countryside to the east. It is recommended that this subarea is considered further.
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## 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-35	Fail	0	5	2	0	Strong
<b>Stage 2 Comment</b>	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
<b>Recommended</b>	No					

## Landscape Sensitivity Assessment

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

## Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green Belt
<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	No, although may need an upgrade
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	No

<b>Are there any other environmental constraints?</b>	Local Wildlife Site (Porters Park Golf Course)
<b>Is the Site suitable for the proposed use?</b>	Not currently

**Site Availability:**

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

**Site Achievability:**

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

<b>What would be needed to overcome constraints?</b>	Acceptable site access. Appropriate assessment of onsite habitats, and mitigation of ecological impacts.
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**Possible Capacity and Yield**

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

**Deliverability / Developability:**

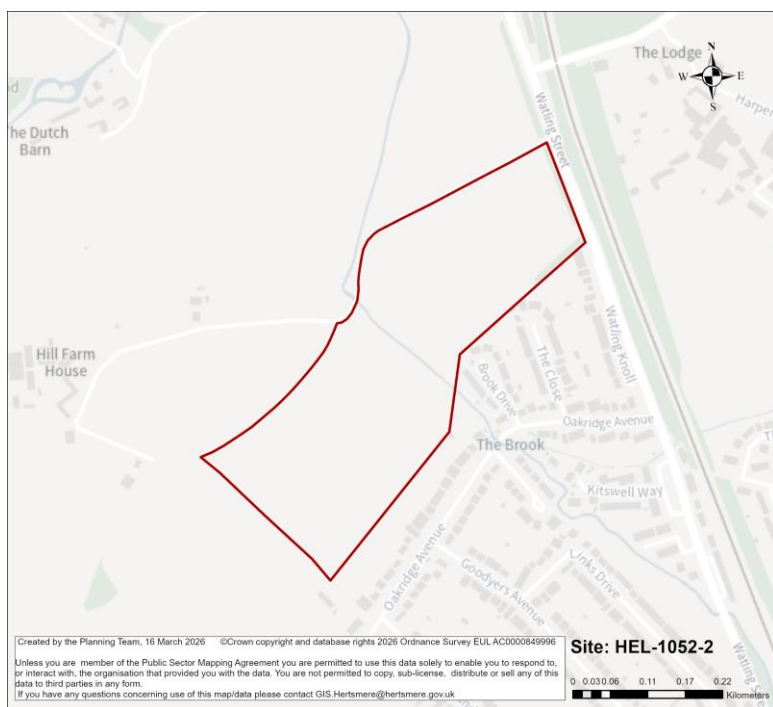
<p><b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b></p>	<p>N/A</p>
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**Conclusion:**

<p><b>Is the site suitable, achievable and available?</b></p>	<p>The site has no significant flood risk and so this is not a constraint to development. The majority of the golf course forms Porters Park Golf Course Local Wildlife Site, and so a detailed ecological assessment work will be required in order to fully assess the impact of any proposals on biodiversity.</p> <p>The Hertsmere Green Belt Review assessed the site as part of a wider sub-area which meets the Green Belt purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. It is not recommended for further consideration in the independent Stage 2 Green Belt review.</p> <p>Under the current policy framework, the site is available and achievable for residential development, but would not be suitable as it is located within the Green Belt.</p> <p>On this basis, and taking into account the strong Green Belt designation and ecological sensitivities, the site is not considered suitable for development and is therefore not identified as developable within the HELAA.</p>
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**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** **HEL-1052-22**



**Site location / address:**

<b>Address</b>	Land at Hill Farm, West of Watling Street,	<b>Post Code</b>	WD7 7HP
<b>Ward</b>	Aldenham West Ward	<b>Parish</b>	Radlett

**Site size / use:**

<b>Size (ha)</b>	13.49	<b>Current Use</b>	Agriculture
<b>Gross</b>			

**Surrounding area:**

<b>Neighbouring land uses</b>	Arable fields and grassland to the north and west, residential to south. Watling Street and industrial uses to the east.
<b>Character of surrounding area – landscape, townscape</b>	The site adjoins the rear gardens of detached houses in Watling Knoll, The Close, Brook Drive and Oakridge Avenue on the edge of the built-up area of Radlett.  There are a number of industrial/open storage uses on a site on the opposite side of Watling Street to the east (within St Albans District) but these are not visible from the site as they are separated from the road by a belt of trees.

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

**Planning status:**

<b>Relevant Planning history</b>	TP/06/0511 Building for dual use; for agriculture and domestic outbuilding. Grant permission.
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**Use(s) proposed by owner/developer (tick and complete relevant box):**

<b>Proposed Development Type</b>
Residential

**Location type (tick relevant box):**

<b>Green Belt</b>	<b>PDL</b>
Yes	No

**Constraints Check**

<b>Constraint</b>	<b>Within Site Boundary</b>	<b>Constraint</b>	<b>Within Site Boundary</b>
<b>AQMA</b>	No	<b>HSE Consultation Zone</b>	No
<b>Ancient Woodland</b>	No	<b>Local Geological Site</b>	No
<b>Local Nature Reserve</b>	No	<b>TPO</b>	Yes
<b>SSSI</b>	No	<b>Sand &amp; Gravel Safeguard Area</b>	Yes
<b>Archaeological Sites</b>	No	<b>Drinking Water Safeguard Area</b>	Yes
<b>Heathrow Airport Safeguarding Area</b>	Yes	<b>Green Belt</b>	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	1.53
Floodzone 3	9.3
Surface Water Flooding Low Risk	11.93
Surface Water Flooding Medium Risk	8.03
Surface Water Flooding High Risk	3.67
Reservoir Flooding Dry Day	13.54
Reservoir Flooding Wet Day	17.98

### Agricultural Land Classification

<b>Classification</b>	Good
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### Green Belt purposes

#### Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
26	Fail	0	3	4	0	Strong
<b>Stage 1 Comment</b>	The parcel scores strongly against purpose 3, maintaining the broadly open and rural character throughout. In particular, the east of the parcel at the edge of Radlett is particularly open. Furthermore, the parcel maintains the overall scale of the gap between Radlett and North Bushey/Watford.					

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## 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-34	Fail	0	5	4	0	Strong
<b>Stage 2 Comment</b>	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
<b>Recommended</b>	No					

## Landscape Sensitivity Assessment

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

## Officer Assessment

<b>Is there a conflict with existing policy?</b>	Green Belt
<b>Is there evidence of land contamination?</b>	No
<b>Are there any access difficulties?</b>	Access to the fields is currently from the Hill Farm access road, which is a private, gated track, itself accessed from Watling Street (close to the junction with Harper Lane) and from Oakridge Lane, which is a narrow, rural lane.
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	No

<b>Are there any other environmental constraints?</b>	Parts of the site are subject to fluvial, surface water and reservoir flood risk. A watercourse (The Brook) bisects the site.
<b>Is the Site suitable for the proposed use?</b>	Yes

**Site Availability:**

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

**Site Achievability:**

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

<b>What would be needed to overcome constraints?</b>	Parts of the site are subject to fluvial, surface water and reservoir flood risk, including Floodzone 3, so the site would be subject to the Sequential and Exception tests. It is bisected by a watercourse, so a design solution to enable safe access to all parts of the site would be required.
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**Possible Capacity and Yield**

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	310

**Deliverability / Developability:**

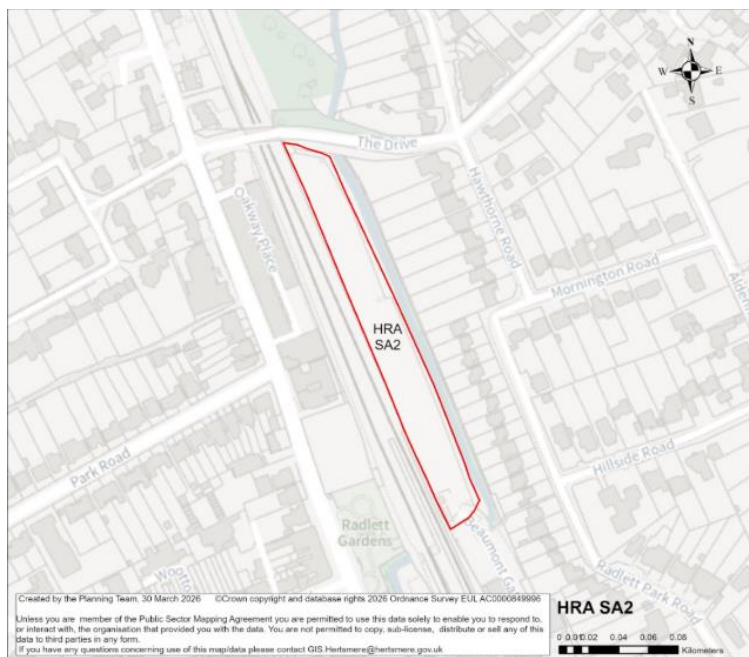
<p><b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b></p>	<p>6-15 years</p>
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**Conclusion:**

<p><b>Is the site suitable, achievable and available?</b></p>	<p>The site is in the Green Belt and has a measurable level of flood risk. Radlett Brook/Tykeswater bisects the site, and a portion of the centre of the site is within Flood Zones 2 and 3.</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. The Brook and its floodplain bisect the site, and there is no obvious point of vehicular access to the western portion of the site (Oakridge Lane to the west is a narrow private track). This may reduce the developable area of the site in order to permit dry access to all areas of the site, however a design solution may be achievable.</p> <p>Vehicular access may be an additional constraint. The site is currently accessed via a private track from Watling Street which runs to the north of the site boundary, or via another track from Oakridge Lane to the west. Access from Watling Street may be possible but further work would be required to demonstrate how this might be achieved.</p> <p>The site is within a sub-area that meets the Green Belt purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. It is not recommended for further consideration in the independent Stage 2 Green Belt Review.</p> <p>The site is available, but further work is required around the flood risk sequential and exception tests and vehicular access to determine whether it is suitable and achievable.</p>
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**HELAA 2025  
SITE ASSESSMENT FORM**

**Site reference** HRA SA2



**Site Address Details**

<b>Site Reference</b>	HRA SA2
<b>Site Address</b>	Car Park, Railway Cottages, Radlett
<b>Post Code</b>	
<b>Ward</b>	Aldenham East Ward
<b>Parish</b>	Aldenham CP

**Site Details**

<b>Site Area (ha) gross</b>	0.74
<b>Current Site Use</b>	Car Park
<b>Planning Status</b>	No recent relevant planning history.
<b>Proposed uses (residential/ employment)</b>	Residential
<b>Green Belt</b>	No
<b>Previously Developed Land</b>	Yes
<b>Agricultural Land Classification</b>	n/a

**Surrounding Area**

<b>Neighbouring land uses</b>	Two storey residential properties to the east, a railway line to the west, and parking areas to the south.
<b>Character of surrounding area – landscape, townscape</b>	The site is located within the urban settlement area of Radlett. The surrounding area is predominantly residential, with transport-related uses in close proximity.
<b>Could this site be joined to another to form a larger site?</b>	No
<b>If yes, give details of adjoining site including site reference if applicable</b>	N/A

## Constraints Check List

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

## Designated &amp; Undesignated Heritage Assets

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

## Flooding Risk (Surface &amp; Ground Water)

<b>Floodzone 2</b>	50.4%
<b>Floodzone 3</b>	3.7%
<b>Surface Water Flooding Low Risk</b>	7%
<b>Surface Water Flooding Medium Risk</b>	2.58%
<b>Surface Water Flooding High Risk</b>	5.27%
<b>Reservoir Flooding Dry Day</b>	99%
<b>Reservoir Flooding Wet Day</b>	99%

## Green Belt purposes

## Stage 1

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

<b>Is there a conflict with existing policy?</b>	No
<b>Is there evidence of land contamination?</b>	Unknown
<b>Are there any access difficulties?</b>	No
<b>Is topography a constraint?</b>	No
<b>Are there any existing 'bad neighbours'?</b>	Railway line to the West
<b>Are there any other environmental constraints?</b>	Flood risk
<b>Is the Site suitable for the proposed use?</b>	Potentially

## Deliverability and developability:

<b>Has the owner said the site is available?</b>	Unknown
<b>Is the Site available?</b>	Unknown
<b>Is there developer interest?</b>	Unknown
<b>Ownership constraints?</b>	Unknown
<b>Is the delivery of the site achievable?</b>	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.
<b>What would be needed to overcome constraints?</b>	Flood risk. Availability to be confirmed.

<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	1-10 years
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Possible Capacity and Yield

<b>Density Category</b>	<b>Assigned density</b>	<b>Possible Capacity</b>
Medium (50-100)	50	37

<b>Conclusion: Is the site suitable, achievable and available?</b>
<p>The site is located within the urban area of Radlett and comprises previously developed land currently in use as a car park. The surrounding area is predominantly residential in character, with a railway line to the west.</p> <p>The main constraint affecting the site is flood risk, with a significant proportion of the site falling within Flood Zones 2 and 3, as well as areas of surface water flood risk. Development will therefore be subject to the Sequential Test and potentially the Exception Test, and may require layout adjustments and reduced developable capacity to avoid higher risk areas. The presence of the adjacent railway line may also require mitigation in terms of noise and amenity impacts.</p> <p>The site is considered suitable in principle for residential development, subject to appropriate flood risk mitigation and design considerations. However, site availability is currently unknown. Subject to confirmation of availability and satisfactory mitigation of identified constraints, the site is considered potentially suitable, available and achievable for residential development within the plan period.</p>