

Appendix L

Site Pro Formas – Elstree



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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-015**



Site Address Details

Site Reference	CFS-2025-015
Site Address	Watford Road, Elstree, at rear of former Fisheries pub
Post Code	WD6 3TH
Ward	Elstree Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	6.97
Current Site Use	Unused paddock land (historically in arable use)
Planning Status	<p>22/2147/OUT (GRANT PERMISSION) Erection of industrial / distribution floorspace (Use Class E/ B2 / B8), a flexible office/hub building (Use Class E), new vehicular access, and associated provision of car and cycle parking and landscaping. (Outline Application to include Access, all other Matters Reserved)</p> <p>16/1302/OUTEI (REFUSE PERMISSION) Outline planning application with all matters reserved, aside from access, for a residential development of up to 150 dwellings (Use Class C3), including affordable, on land to the south of Watford Road, Elstree to aid the creation of a Community Interest Company to; acquire Aldenham Reservoir; acquire Aldenham Dam and undertake those arising structural works; and allow for the continued use of Aldenham</p>

	Reservoir as a publically accessible destination for sport, recreation and education in perpetuity (Resubmission of Planning Application Ref: 15/1144/OUT).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Centennial Industrial Park to the south, Composers Park/Elstree Hill Open Space to the east, Aldenham reservoir and The Fisheries PH to the north, Water Front/Lismirrane commercial premises to the west.
Character of surrounding area – landscape, townscape	The area to the north of the A411 is mainly open and rural in character, with several institutional developments - school, laboratory etc and small amounts of development within Aldenham Country Park providing visitor and sports related facilities. However the A41, M1, Water Front and Lismirrane commercial premises and Centennial Park are urbanising influences. The site is separated from Elstree village by open space.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Registered Parks & Gardens within 750m of Site	Yes
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Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes (7.5%)
Floodzone 3	Yes (12.9%)
Surface Water Flooding Low Risk	5.85%
Surface Water Flooding Medium Risk	4.85%
Surface Water Flooding High Risk	9.19%
Reservoir Flooding Dry Day	19.57%
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
5	Fail	0	5	0	0	Strong
Stage 1 Comment	As a whole, the parcel meets purpose 2 strongly, maintaining the gap between Elstree and Bushey Heath/Bushey Village which is of a small scale. However, the south of the parcel around Centennial Business Park has an urban character in contrast to the wider parcel, and is relatively strongly bounded by dense planted features, as well as A- roads to the east and south. As it is already completely					

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-66	Fail	0	3	3	0	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.					

Landscape Sensitivity Assessment

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

Medium-High	Medium-High	Medium-High	Medium-High	High	High	High	Medium-High
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Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	No, the submission is not from owner, however the site has been promoted earlier for employment
Is the Site available?	Not for the proposed use
Is there developer interest?	No
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
<p>The site comprises a large parcel of undeveloped paddock land within the Green Belt, located adjacent to existing employment uses including Centennial Industrial Park and influenced by surrounding strategic infrastructure. The site has an established planning history, including a recent outline permission for employment development, confirming its suitability for industrial and commercial uses. Green Belt assessment identifies the parcel as making a moderate to strong contribution overall, particularly in preventing coalescence, and landscape sensitivity is assessed as medium-high to high. Parts of the site are affected by flood risk, including Flood Zones 2 and 3 and areas of reservoir flooding, which would require careful consideration in any scheme.</p> <p>However, the site is identified for employment use and has been promoted accordingly through a separate submission. The current HELAA submission promotes residential development and has not been submitted by the landowner, and therefore the site is not considered available for this proposed use. In addition, residential development would conflict with the site's identified employment role and established planning position. The site is therefore not considered suitable, available or developable for residential use within the HELAA, notwithstanding its potential for employment development.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-031**



Site Address Details

Site Reference	CFS-2025-031 (HEL274)
Site Address	Edgewarebury farm
Post Code	WD6 3DE
Ward	Elstree Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	28.44
Current Site Use	Mixed farm land
Planning Status	22/0630/HCC Construction of farm access track (RAISED NO OBJECTION). TP/07/0526 Change of use from a former manage to open commercial storage (REFUSED). TP/05/1230 3 metre wide x 242 metre long track with associated field ditch and hedged on both sides (GRANTED);. TP/03/0299 Vehicular access to existing telecommunication equipment. (GRANTED). TP/96/0096 Agricultural improvement involving deposit and spreading of soils to form contours reducing the slopes (RAISED NO OBJECTION).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential to the north and north west, Elstree Hill and recycling centre to the south west, M1 to the south, residential and hotel to the east and north east.
Character of surrounding area – landscape, townscape	This is a site on the edge of Elstree, close to Centennial Park employment area and major traffic routes. It is, however, rural in character.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL512, HEL1011-22, HEL1015-22, CFS-2025-062

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	6.16%
Surface Water Flooding Medium Risk	1.47%
Surface Water Flooding High Risk	2.59%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
3	PASS	3	5	4	0	STRONG
Stage 1 Comment	The parcel meets purpose 1 moderately, purpose 2 very strongly and purpose 3 strongly. It forms a substantial portion of the gap between London (Barnet) and Borehamwood. The parcel is not recommended for further consideration					

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	Access would have to be achieved via Elstree Hill
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	The M1 runs across the southern edge of the site but would not make the site unsuitable for development provided any necessary mitigation is undertaken.
Are there any other environmental constraints?	An overhead power line and pylons cross the site. Telecommunications equipment is mounted on one or more. Flood risk across part of the site albeit at lowest level of surface water flood risk. The site adjoins the Conservation Area to north and west and is within the Conservation Area on north west corner. There are locally listed buildings close by in Fortune Lane, Summer Grove, Edgewarebury Lane and at

	Edgwarebury House Farm. The Leys, Barnet Lane is Grade II*. It adjoins TPO to east (Norwegian House site).and north (St Mary's Croft).
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. 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 recent months where viability has not been presented as barrier to delivering policy-compliant (other than green belt) development on larger sites. Promoter has not stated the presence of any abnormal costs and a detailed viability assessment would be required. Subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
What would be needed to overcome constraints?	An overhead power line and pylons cross the site. Telecommunications equipment is mounted on one or more. Flood risk across part of the site albeit at lowest level of surface water flood risk. Sequential test for flood risk. Suitable access arrangements onto Elstree Hill South required given traffic conditions here and at Elstree crossroads.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
<p>The site is in the Green Belt and the north part lies within Elstree Village Conservation Area. Parts adjoin listed building the Leys (II*) and locally listed buildings including at Edgwarebury House Farm. Land immediately to the north and east contains significant tree cover and is protected by TPOs. Arch Wood lies on the eastern side of the site but is not protected. The site is within an area of medium to high landscape sensitivity to development.</p> <p>Pylons/overhead power lines cut across the south west corner of the site. The site is close to the busy Elstree crossroads, which is also an AQMA.</p> <p>The site has a measurable level of flood risk (surface water) 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>

The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring strongly against purpose 2 (prevention of coalescence) and 3 (countryside protection).

The independent Stage 2 Green Belt assessment identified that the sub-area within which the site is located meets Purpose assessment criteria moderately, but the northern part makes a less important contribution to the wider strategic Green Belt. It recommended the northern part for further consideration.

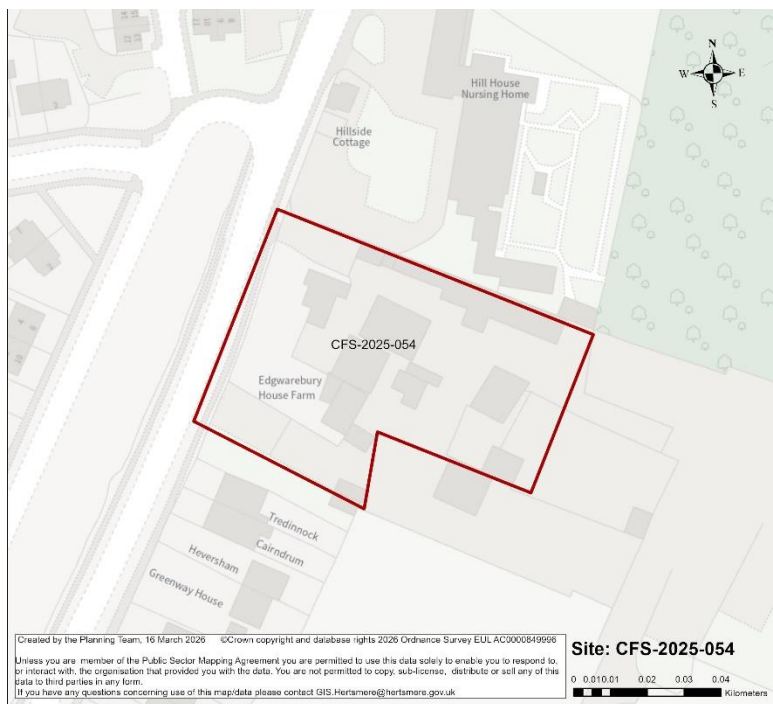
The north west part of the site is within the part of the sub-area recommended for further consideration. The rest of the site is outside this and was not recommended for further consideration.

Approximately 1ha of the site to rear of Edgwarebury House Farm contains previously developed land, structures and buildings. The principle of some development is acceptable under paragraph 154 of NPPF which allows for 'limited infilling or the partial or complete redevelopment of previously developed sites...which would not have a greater impact on the openness of the Green Belt' as 'appropriate development'. An estimated 20 units could be delivered based on the footprint of existing buildings on the site but this would also be subject to an acceptable heritage impact.

The site is available and there are no known ownership constraints, although developer interest is unclear. Development may be achievable in viability terms subject to further assessment; however, the site does not align with the spatial strategy and would result in development within a strongly performing area of Green Belt. While a limited portion of previously developed land exists within the site, which may offer some potential for redevelopment subject to Green Belt policy, the site as a whole is not considered suitable for residential development and is therefore not developable within the HELAA.

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-054**



Site Address Details

Site Reference	CFS-2025-054
Site Address	Edgwarebury House Farm, Elstree Hill South, WD6 3DE
Post Code	WD6 3DE
Ward	Elstree Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.56
Current Site Use	Residential and Employment (including retail, commercial and industrial uses)
Planning Status	19/1777/OUT (REFUSE PERMISSION) Demolition of existing buildings, relocation of access and erection of up to 25 dwellings at Edgwarebury House Farm. (Outline application to include access with all other matters reserved).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Elstree Hill and residential development to the south and west, nursing home to the north. Commercial and agricultural land to the east.
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Character of surrounding area – landscape, townscape	The site is close to the centre of Elstree village, at the edge of the Conservation Area. The character of the village itself is quite urban and traffic volumes are high on Elstree Hill. It is however set within agricultural land interspersed with isolated residential, commercial and institutional developments.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL274

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	5.58%
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
3	PASS	3	5	4	0	STRONG
Stage 1 Comment	The parcel meets purpose 1 moderately, purpose 2 very strongly and purpose 3 strongly. It forms a substantial portion of the gap between London (Barnet) and Borehamwood. The parcel is not recommended for further consideration.					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-65	FAIL	0	1	3	0	MODERATE
Stage 2 Comment	Meets Purpose assessment criteria moderately, but northern part makes a less important contribution to the wider strategic Green Belt. Northern part recommended for further consideration.					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt, conservation area
Is there evidence of land contamination?	Various commercial and industrial processes may have resulted in contamination.
Are there any access difficulties?	Access would be onto Elstree Hill South. This is a busy road and the site is close to Elstree crossroads which is also busy. Access would be subject to Highway Authority approval.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Other light/ general industrial uses located to the east of the site.
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Potentially suitable

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site. Viability will also, however, need to take account of the cost of any remediation required given previous uses on the site.
What would be needed to overcome constraints?	Potential contamination from previous use. Close to grade II listed Hill House, within Conservation Area. Locally listed building within the site. Suitable access arrangements onto Elstree Hill South required given traffic conditions here and at Elstree crossroads.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	3-8 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	13

Conclusion: Is the site suitable, achievable and available?
<p>The site is in the Green Belt and Elstree Village Conservation Area and close to Grade II listed Hill House. There are locally listed buildings on the site. It is close to the busy Elstree crossroads. There may be ground contamination arising from previous/current uses.</p> <p>The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>The Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring strongly against purpose 2 (prevention of coalescence) and 3 (countryside protection).</p> <p>The independent Stage 2 Green Belt assessment identified that the sub-area within which the site is located meets Purpose assessment criteria moderately, but the northern part makes a less important contribution to the wider strategic Green Belt. It recommended the northern part for further consideration. The site is within the part of the sub-area recommended for further consideration.</p> <p>The site contains previously developed land, structures and buildings. The principle of some development is acceptable under the NPPF which allows for 'limited infilling or the partial or complete redevelopment of previously developed sites...which would not have a greater impact on the openness of the Green Belt' as 'appropriate development'. This could amount to 27 dwellings based on the footprint of existing buildings on the site but would also be subject to acceptable heritage and highways impacts and resolution of any contamination issues.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary here the site would be suitable available and achievable.</p>

As an alternative the site could be considered suitable for employment purposes although this could be limited given heritage constraints and potential impact on traffic at Elstree crossroads.

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-062**



Site Address Details

Site Reference	CFS-2025-062
Site Address	Fortune Lane, Elstree, WD6 3RY
Post Code	WD6 3RY
Ward	Elstree Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	2.09
Current Site Use	Unused open land
Planning Status	TP/10/2060 (REFUSE PERMISSION) Erection of 5 detached six bedroom dwellings with integral garages and associated access, a new footpath from Fortune Lane to Summer Grove and a new turning head and parking area for Summer Grove. TP/04/0637 (REFUSE PERMISSION) Erection of ten single storey dwelling houses for the elderly and five detached dwelling houses. (Outline Application)(amended plans received 13/07/2004).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential to the north, care home to the West, garage and yard to the south and residential and commercial to the East.
Character of surrounding area – landscape, townscape	The site lies in in Elstee. The character of the village itself is quite urban and traffic volumes are high on Elstree Hill. It is however set within agricultural land interspersed with isolated residential, commercial and institutional developments.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL274, CFS-2025-054

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	2.24%
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	0.013%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
3	PASS	3	5	4	0	STRONG
Stage 1 Comment	The sub-area is within Green Belt Parcel (3), which did not perform against Purpose 4 and scored moderately against Purpose 1, preventing the outward sprawl of Borehamwood. The Parcel scored strongly against Purposes 2 and 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-65	FAIL	0	1	3	0	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, but northern part makes a less important contribution to the wider strategic Green Belt. Northern part recommended for further consideration.					

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
<p>The site comprises an area of open land located on the edge of Elstree within the Green Belt, surrounded by a mix of residential and commercial uses. While the site has some relationship to the existing built form, it remains part of a wider parcel that performs strongly against Green Belt purposes, particularly in preventing coalescence and safeguarding the countryside. The Stage 1 Green Belt Assessment identifies the parcel as making a strong contribution overall, and the Stage 2 assessment concludes that although part of the parcel to the north may make a lesser contribution, the wider area continues to play an important strategic role.</p> <p>There are limited physical constraints to development, with no significant issues relating to access or topography. Flood risk is low across the site, and while there are nearby heritage assets and Tree Preservation Orders, these are not considered insurmountable constraints but would require careful design and mitigation. However, previous refusals for residential development indicate ongoing policy and suitability concerns that have not been overcome.</p> <p>The site is promoted for development, with the land identified as available and with developer interest. Development is likely to be achievable in viability terms given the scale and location of the site, although multiple ownerships may introduce some uncertainty in delivery.</p> <p>However, the site does not align with the spatial strategy and is located within an area identified as making an important contribution to the Green Belt. As such, the site is not considered suitable for development and is therefore not developable within the HELAA.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-126**



Site Address Details

Site Reference	CFS-2025-126 (HEL-1051-22)
Site Address	Land north of Barnet Lane, Elstree
Post Code	WD6 3RH
Ward	Elstree Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	3.2
Current Site Use	Agriculture / horticulture / equine related (paddock and stable, low grassland, equestrian)
Planning Status	24/1663/FUL Demolition of existing stables and removal of associated hardstanding and the construction of an Integrated Retirement Community (IRC) of 90 extra care units (Use Class C2) with means of access; ancillary communal and care facilities; landscaping and open space; and all other associated works and infrastructure. (AWAITING DECISION)
Proposed uses (residential/ employment)	Residential and community (Integrated Retirement Community/Extra Care (Use Class C2))
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential along Barnet Lane, open field and woodland.
Character of surrounding area – landscape, townscape	A mixture of 2-3 storeys houses and secluded houses along Barnet Lane to the east. Open field and woodland to both the north and south (across Barnet Lane) and beyond.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	0.84%
Surface Water Flooding Medium Risk	0.31%
Surface Water Flooding High Risk	1.14%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
8	PASS	3+	5	3	0	STRONG
Stage 1 Comment	<p>Although the parcel scores strongly against purpose 2, there are two identified areas which might score less strongly if considered alone:</p> <ul style="list-style-type: none"> - North-east of the parcel, east of the waste recycling centre, adjacent to the edge of Borehamwood. This area is physically and visually more aligned with the edge of Borehamwood, with limited connections to the wider countryside. As the recycling centre forms a buffer to the west, it plays a limited role in terms of purpose 2 and as a result of its small scale and limited relationship with the wider countryside would also score less strongly against purposes 1 and 3. - South-west of the parcel, the built-up area of Elstree. This area is built-up to such a density that it makes no contribution to the openness of the Green Belt, and should be considered further to ensure consistency with the non-Green Belt area to the south of the A411. 					

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-51	PASS	3	5	2	0	STRONG
Stage 2 Comment	<p>Meets Purpose assessment criteria strongly, but the south-western part makes a less important contribution to the wider strategic Green Belt. South-western part recommended for further consideration.</p>					

Landscape Sensitivity Assessment

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

Officer Assessment

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

Are there any access difficulties?	Access via Barnet Lane. However this would depend upon the Highway Authority agreeing to a new access onto the A411.
Is topography a constraint?	There are significant level changes across the site, dropping from the south towards the centre, before rising again.
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Conservation Area adjoins south west boundary. Archaeological site adjoins north east corner. TPO adjoins eastern boundary. Abandoned vehicles within site.
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

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

Possible Capacity and Yield

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

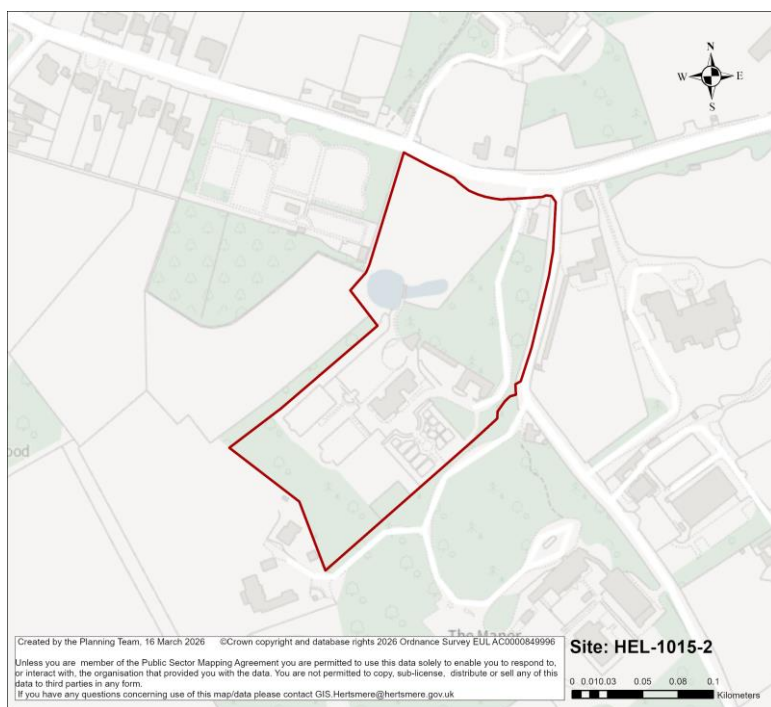
Conclusion: Is the site suitable, achievable and available?
<p>The main constraints affecting the site are the proximity of the Conservation Area and adjoining TPO. Access would need to be taken off Barnet Lane but this would be subject to the Highway Authority accepting the principle of a new access onto the A411.</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 Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring strongly against purpose 2 (preventing coalescence).</p> <p>The independent Stage 2 Green Belt assessment identified that the sub-area within which the site is located meets purpose criteria strongly but recommended that the south western part of the sub-area could be considered further. This does not however include the site itself.</p>

There are several buildings on the site. Subject to further investigation establishing that these are not in agricultural use, these would constitute PDL. Development of the PDL part of the site may be suitable for development subject to passing the NPPF openness test. Under the current policy framework, the non-PDL part of the site would not be suitable for

The site is being promoted with the landowner confirming availability and developer interest. Development is likely to be achievable in viability terms, although infrastructure requirements and site-specific mitigation may need to be addressed. However, the site does not align with the spatial strategy and is therefore not developable within the HELAA.

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-1015-22**



Site location / address:

Address	The Leys, Barnet Lane, Elstree	Post Code	WD6 3RE
Ward	Elstree Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha) Gross	3.13	Current Use	Open Field and residential
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Surrounding area:

Neighbouring land uses	Barnet Lane and residential to north, residential to east, hotel to south. Residential and agriculture to west.	
Character of surrounding area – landscape, townscape	<p>Surroundings consist of detached dwellings / apartments and institutional premises, all in large mature grounds, mainly comprising ribbon development along Barnet Lane / Edgewarebury Lane.</p> <p>The area provides a small gap between the built up parts of Borehamwood to the east and Elstree village to the west. To the north and south, beyond existing development, is more rural.</p>	
Could this site be joined to another to form a larger site?	Yes	

If yes, give details of adjoining site including site reference if applicable	HEL274
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Planning status:

Relevant Planning history	TP/06/0573 Underground pedestrian tunnel to link main house with coach house. GRANTED TP/05/1460 Alterations and extensions to house, lodge and coach hours GRANTED TP/05/0539 Alterations and extensions to house, lodge, coach hours and stable REFUSED TP/04/0508 c/u residential care home to single dwelling GRANTED TP/98/1080 c/u residential care home to single dwelling GRANTED
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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	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	5.06
Surface Water Flooding Medium Risk	2.68
Surface Water Flooding High Risk	1.48
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes
Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
3	PASS	3	5	4	0	STRONG
Stage 1 Comment	The parcel meets purpose 1 moderately, purpose 2 very strongly and purpose 3 strongly. It forms a substantial portion of the gap between London (Barnet) and Borehamwood. The parcel is not recommended for further consideration.					

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Promoter states access would be taken from Barnet Lane. This would require agreement from the Highway Authority.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	None
Are there any other environmental constraints?	The Leys is listed grade II*, and other buildings including the Lodge are grade II. TPO adjoins the site to the west and runs along the eastern boundary.

Is the Site suitable for the proposed use?	Not currently
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Site Availability:

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

Site Achievability:

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

What would be needed to overcome constraints?	The Leys is listed grade II*, and other buildings including the Lodge are grade II. TPO adjoins the site to the west and runs along the eastern boundary.
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Possible Capacity and Yield

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

Deliverability / Developability:

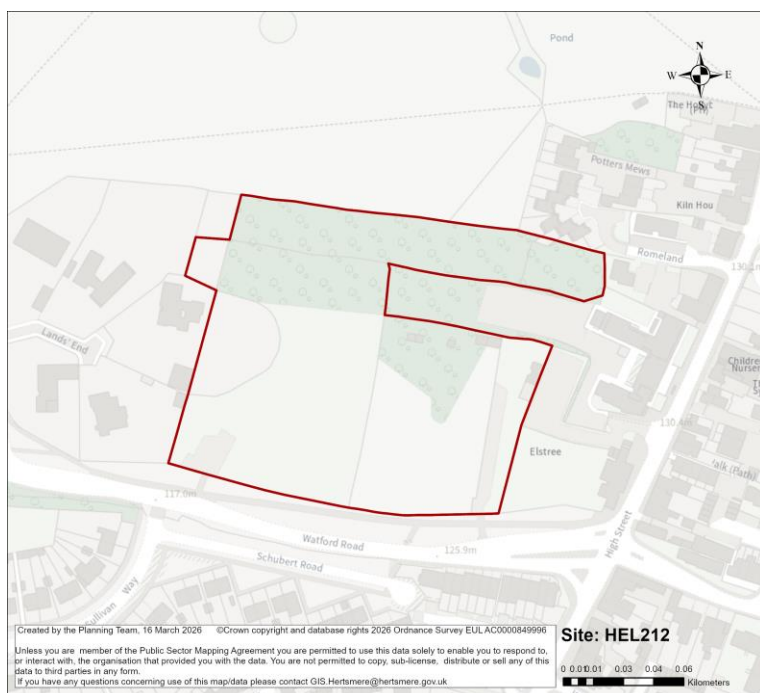
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site lies in the Green Belt and includes high quality listed buildings, although the area proposed for development does not include this part of the site. Landscape sensitivity to development here is medium to high.</p> <p>It 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 Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring strongly against purposes 2 (prevention of coalescence) and 3 (countryside protection). This part of the parcel was not subject to the initial Stage 2 Green Belt assessment but is being assessed as part of a further Stage 2 assessment in 2023/24.</p> <p>As the existing property is a statutorily listed building, there would be no scope for redevelopment and the re-provision of a similar footprint of development within the PDL part of the site under paragraph 154 of the NPPF.</p> <p>Given landscape sensitivity and proximity to residential properties the potential for employment development is likely to be more limited.</p> <p>Under the current policy framework, the site is not suitable for development as it lies within the Green Belt and forms part of a strongly performing parcel, making a significant contribution to preventing coalescence between Borehamwood and Elstree and to the protection of the wider countryside. Development in this location would therefore conflict with the spatial strategy, which seeks to direct growth to more sustainable, less constrained locations.</p> <p>While the site is available and could be achievable, it is not considered currently developable.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL212**



Site location / address:

Address	Land off Watford Road	Post Code	WD6 3EU
Ward	Elstree Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha)	2.28	Current Use	Paddocks currently used as a horse and pony sanctuary
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Surrounding area:

Neighbouring land uses	Residential, restaurants and shops to the east, residential to the south (opposite side of Watford Road) and west, open land - fields and woodland and Home Farm registered Park and Garden to the north.
Character of surrounding area – landscape, townscape	The site lies immediately between the centre of Elstree village and the wider Green Belt beyond. It also lies between the parts of Elstree that are excluded from and washed over by the Green Belt. The road junction (A411/A5183) is a major urbanising influence with development nearby to the south, north and east.

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL602 (Aldenham Estate)

Planning status:

Relevant Planning history	23/1123/FUL Extra care development (Use Class C2) comprising age-restricted homes with community facilities, associated access from Watford Road, parking, landscaping, public open space and other associated works. [For consultation purposes only: 141 homes proposed]. (Permission subject to/linked to Sect 106) 22/2049/EIA Request for screening opinion up to 140 units of extra care housing
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Use(s) proposed by owner/developer:

Proposed Development Type
Residential (Extra Care)

Location type:

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	8.11
Surface Water Flooding Medium Risk	2.05
Surface Water Flooding High Risk	1.28
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
10	Fail	0	3	3	0	Moderate
Stage 1 Comment	Although the wider parcel meets purposes 2 and 3 moderately, the very south of the parcel at the edge of Elstree, south of the well-established planted buffer, makes a very limited contribution to preventing encroachment as it has been subject to various built developments. Additionally, it is of a small scale and forms only a small, less essential part of the wider gap with Radlett.					

	This sub-area should be considered further to ensure consistency with the non-Green Belt area to the south of the A411.
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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-64	Fail	0	0	2	0	Weak
Stage 2 Comment	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No

Are there any other environmental constraints?	<p>An archaeological site covers most of the site. Some flood risk, primarily at lower level of surface water flood risk.</p> <p>TPO on western side of the site. Adjacent to locally listed The East and Adjoining Outbuildings. NE corner is in Conservation Area.</p> <p>Close to Elstree Crossroads AQMA</p>
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	<p>In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable 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. It is acknowledged that the proposed use is for specialist extra care housing for elderly persons for which viability may differ from that for general needs housing, so again additional viability work may need to be undertaken.</p>
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Overcoming Constraints

What would be needed to overcome constraints?	<p>An archaeological site covers most of the site. Some flood risk, primarily at lower level of surface water flood risk. Sequential test for flood risk. Alternative site for horse sanctuary required.</p>
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
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		141
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Deliverability / Developability:

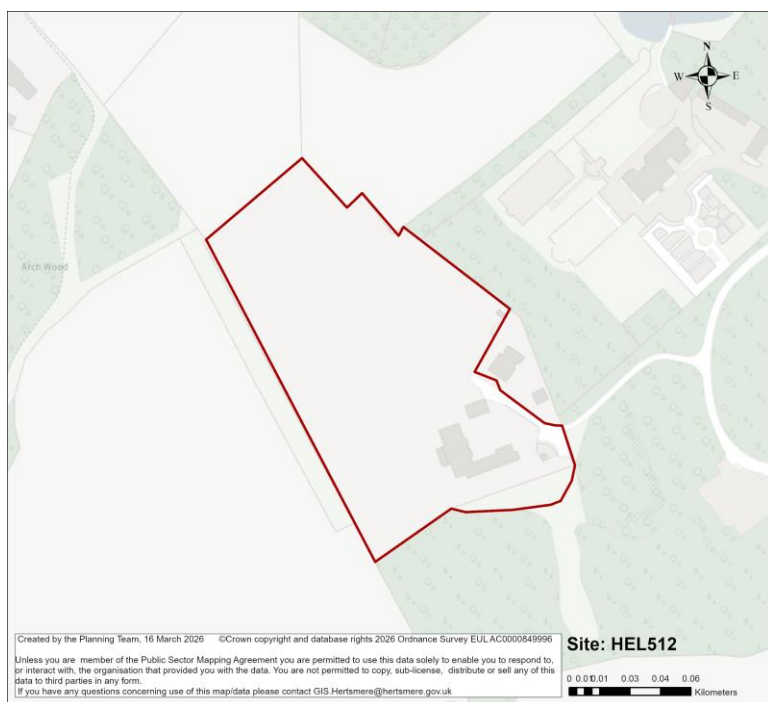
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	1-5 years
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Conclusion:

Is the site suitable, achievable and available?	<p>Apart from proximity to listed buildings, potential archaeological remains, the Conservation Area, and the busy Elstree crossroads there are no other known major constraints. The site is within an area of medium to high landscape sensitivity to development. Re-provision of the current horse sanctuary is likely to be a requirement before any development could be considered acceptable.</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 Stage 1 Green Belt assessment identified much of the parcel within which the site is located as scoring moderately against purposes 2 (preventing coalescence) and 3 (countryside protection). The independent Stage 2 Green Belt assessment recommended that the part of the sub-area within which the site is located could be considered further.</p> <p>It is also noted the site now holds a full planning permission indicating its suitability for proposed use. Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location the site would be suitable, available and achievable subject to acceptable access/traffic, landscape and heritage impact. An alternative location for the horse sanctuary would be required.</p> <p>The site is not considered suitable for alternative employment purposes given the high level of landscape sensitivity to employment development and potential impact on traffic and air quality at Elstree crossroads.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL512**



Site location / address:

Address	Norwegian Barn	Post Code	WD6 3DE
Ward	Elstree Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha)	1.80	Current Use	Residential (single dwelling)
Gross			

Surrounding area:

Neighbouring land uses	Residential to north, residential and hotel to east, woodland and agricultural fields to south, agricultural fields to west.	
Character of surrounding area – landscape, townscape	Rural area between Elstree village, Borehamwood and M1 characterised by fields in agricultural use, woodland and pockets of development. Barnet Lane, Elstree Hill and the M1 are urbanising influences at the edges of the area.	
Could this site be joined to another to form a larger site?	Yes	

If yes, give details of adjoining site including site reference if applicable	HEL274
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Planning status:

Relevant Planning history	<p>22/0226/FUL Conversion of existing building to provide 8 x 2 bed apartments REFUSED.</p> <p>TP/08/2019 Appeal against Enforcement Notice - erection of a dwellinghouse without planning permission (APPEAL ALLOWED).</p> <p>TP/03/0535 New dwelling house (REFUSED).</p> <p>TP/02/0952 Retention of dwelling (including amendment to ridge height and basement) (REFUSED).</p> <p>TP/01/0270 Erection of detached house and detached garage with associated driveway access and landscaped bund (GRANTED).</p> <p>Numerous proposals for single house withdrawn or refused.</p>
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Use(s) proposed by owner/developer:

Proposed Development Type
Residential

Location type:

Green Belt	PDL
Yes	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	Yes

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	3.70
Surface Water Flooding Medium Risk	2.14
Surface Water Flooding High Risk	1.11
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
3	Pass	3	5	4	0	Strong
Stage 1 Comment	The parcel meets purpose 1 moderately, purpose 2 very strongly and purpose 3 strongly. It forms a substantial portion of the gap between London (Barnet) and Borehamwood. The parcel is not recommended for further consideration					

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Yes. Would require access through adjoining land owned by HCC (HEL274) or via private road off another private road to Edgwarebury Lane.

Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	TPO/364/1984 – single trees across the site, as well as the edge of the woodland covered by a group TPO to the south of the site. Listed building close to the site: The Leys, Barnet Lane Grade II* . The Edgwarebury Hotel Edgwarebury Lane - locally listed.
Is the Site suitable for the proposed use?	Not currently

Site Availability:

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

Site Achievability:

Is the Site achievable?	No
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Overcoming Constraints

What would be needed to overcome constraints?	TPO/364/1984 – single trees across the site, as well as the edge of the woodland covered by a group TPO to the south of the site. Listed building close to the site: The Leys, Barnet Lane Grade II* . The Edgwarebury Hotel Edgwarebury Lane - locally listed. Provision of access needed. Acceptable design would also be required given landscape sensitivity, heritage assets, TPO,
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Possible Capacity and Yield

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

Deliverability / Developability:

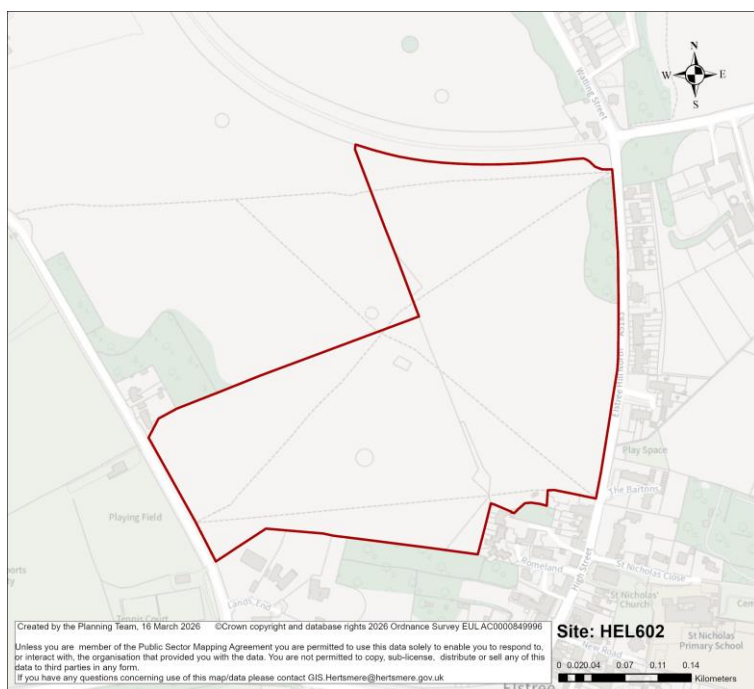
<p>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</p>	<p>N/A</p>
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site lies in an area of highly performing Green Belt to the east of Elstree village. Landscape sensitivity to development here is medium to high.</p> <p>The main potential constraint to development is access as the site is currently accessed only via a private drive off the private entrance to the nearby hotel, past listed and locally listed buildings onto Edwarebury Lane and from there to Barnet Lane.</p> <p>It 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 Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring strongly against purposes 2 (prevention of coalescence) and 3 (countryside protection). The site contains a limited amount of development. Development of this part of the site may be acceptable subject to passing the NPPF openness test.</p> <p>Under the current policy framework, the non-PDL part of the site would not be suitable for development. However, the convoluted access to the site via a series of narrow private roads is considered to render the site unsuitable for further residential development or re-development.</p> <p>Given the proximity to residential properties, poor vehicular access and landscape sensitivity to employment development the site is also not considered suitable for employment development. Additionally the site does not align with the spatial strategy, and therefore is not considered as developable.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL602**



Site location / address:

Address	Land North West of Elstree	Post Code	WD6 3BJ
Ward	Elstree Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha)	13.13	Current Use	
Gross			

Surrounding area:

Neighbouring land uses	Agricultural fields to the north, Elstree Hill and residential / commercial premises to the east, horse sanctuary to south, residential to south west, Aldenham Road and Aldenham Country Park to west.
Character of surrounding area – landscape, townscape	Edge of Elstree village merging into open countryside. Ribbon development and significant traffic levels along Elstree Hill / A5183 introduce an urbanising influence but the character away from this road is essentially rural / parkland. There is however piecemeal development throughout, including the Haberdashers' Aske's school to the north west of the site.

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL212

Planning status:

Relevant Planning history	None
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Use(s) proposed by owner/developer:

Proposed Development Type
Housing or Employment

Location type:

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	
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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	Yes
Registered Park & Gardens within 750m of Site	Yes
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	5.95
Surface Water Flooding Medium Risk	0.66
Surface Water Flooding High Risk	0.31
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
10	Fail	0	3	3	0	Moderate
Stage 1 Comment	Although the wider parcel meets purposes 2 and 3 moderately, the very south of the parcel at the edge of Elstree, south of the well-established planted buffer, makes a very limited contribution to preventing encroachment as it has been subject to					

	<p>various built developments. Additionally, it is of a small scale and forms only a small, less essential part of the wider gap with Radlett.</p> <p>This sub-area should be considered further to ensure consistency with the non-Green Belt area to the south of the A411.</p>
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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
TBC	TBC	TBC	TBC	TBC	TBC	TBC
Stage 2 Comment	TBC					
Recommended	TBC					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Access should be possible onto A5183 and/or Aldenham Road subject to Highway Authority approval.
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Eastern edge is in the Conservation Area. Much of the site is an area of archaeological interest. SE corner is close to listed Hollybush PH and others in High Street. Eastern half of site is Registered Park and Garden.
Is the Site suitable for the proposed use?	Not currently

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	No
Ownership constraints?	Not known		
Is the Site available?	Yes		

Site Achievability:

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

What would be needed to overcome constraints?	Eastern edge is in the Conservation Area. Much of the site is an area of archaeological interest. SE corner close to listed Hollybush PH and others in High Street. Eastern half of site is Registered Park and Garden. Site is close to the busy Elstree crossroads where there is also an AQMA.
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Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
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N/A	N/A	N/A
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Deliverability / Developability:

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

Is the site suitable, achievable and available?	<p>The site lies in the Green Belt and partly within the Conservation Area and area of archaeological interest. Landscape sensitivity to development here is medium to high. Part of the site lies within the Haberdashers' school registered Park and Garden. It comprises a large landholding within the wider Aldenham Estate but no specific proposals were submitted. The site also lies in an area of medium to high landscape sensitivity.</p> <p>It 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 Stage 1 Green Belt assessment identified the parcel within which the site is located as scoring moderately against purposes 2 (prevention of coalescence) and 3 (countryside protection).</p> <p>On this basis, the site is not currently suitable or developable for either residential or employment uses and does not align with the spatial strategy. It is therefore excluded from the supply of developable sites at this stage.</p>
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