

Appendix M

Site Pro-Formas – Shenley



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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-039**



Site Address Details

Site Reference	CFS-2025-039
Site Address	Land at Wild Farm, Shenley
Post Code	WD7 9DT
Ward	Shenley Ward
Parish	Shenley

Site Details

Site Area (ha) gross	17.74
Current Site Use	Agricultural
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Mostly open fields with some residential to the south and south east. Harperbury Hospital to the south west
Character of surrounding area – landscape, townscape	The site is largely open fields, split into two parcels, between Shenley Village, Harpbury Hospital, and the training grounds of Arsenal and Watford. The size of the site, at its located away from large settlements, gives it a open and rural characteristi

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	HEL350X, CFS-2025-104

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	2.5%
Surface Water Flooding Medium Risk	0.31%
Surface Water Flooding High Risk	0.23%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
18	FAIL	3+	3	4	0	STRONG
Stage 1 Comment	The parcel overall meets purposes 1 and 2 moderately and purpose 3 strongly. However, the west of the parcel at Shenley village is more densely developed and					

	plays a limited role in terms of preventing encroachment into the countryside, and to ensure consistency with the area of the village to the north of Radlett Lane this area should be considered further.
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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-31	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	High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Yes, the only access point is likely to be a local road (Queens Way)
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	M25 in close proximity to North
Are there any other environmental constraints?	Small area of surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be

	<p>viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to build out rates and any phasing proposed being realistic, the site is considered to be achievable.</p>
<p>What would be needed to overcome constraints?</p>	<p>Small area of surface water flood risk</p>
<p>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</p>	<p>N/A</p>

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 Green Belt parcel which would result in a northward expansion of Shenley/Porters Park towards the Harperbury Hospital area, representing a significant encroachment into the open countryside. The site forms part of a wider parcel that performs strongly against Green Belt purposes, particularly in preventing coalescence, and the Stage 2 assessment does not recommend the sub-area for release. In addition, parts of the site are subject to flood risk, which would require the application of the Sequential Test and may further constrain the developable area.</p> <p>The site is considered available and potentially achievable in viability terms; however, it does not align with the spatial strategy. When considered alongside its strong contribution to Green Belt purposes, the site is not considered suitable or developable at this stage.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-048**



Site Address Details

Site Reference	CFS-2025-048
Site Address	Rectory Farm
Post Code	WD7 9DE
Ward	Shenley Ward
Parish	Shenley

Site Details

Site Area (ha) gross	21.5
Current Site Use	Agriculture
Planning Status	TP/05/0845 All weather and grass gallops (REFUSED); TP/85/0368 relocation of agricultural dwelling (GRANTED); TP/90/0303 Outline application to provide health resort and golf course (REFUSED) TP/92/0201 Use of land for health resort and golf club (REFUSED)
Proposed uses (residential/ employment)	Residential and Employment
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Church, churchyard and Clore Shalom school to north, residential to west (across Shenleybury
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	which abuts the site), woodland to south and fields and woodland to east
Character of surrounding area – landscape, townscape	Edge of village location where open fields and woodland meet residential development at Porters Park
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	3.74%
Surface Water Flooding Medium Risk	2.3%
Surface Water Flooding High Risk	5.16%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

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

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-32	FAIL	0	1	4	0	STRONG
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	TPO, Surface water flood risk across parts of the site.
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

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

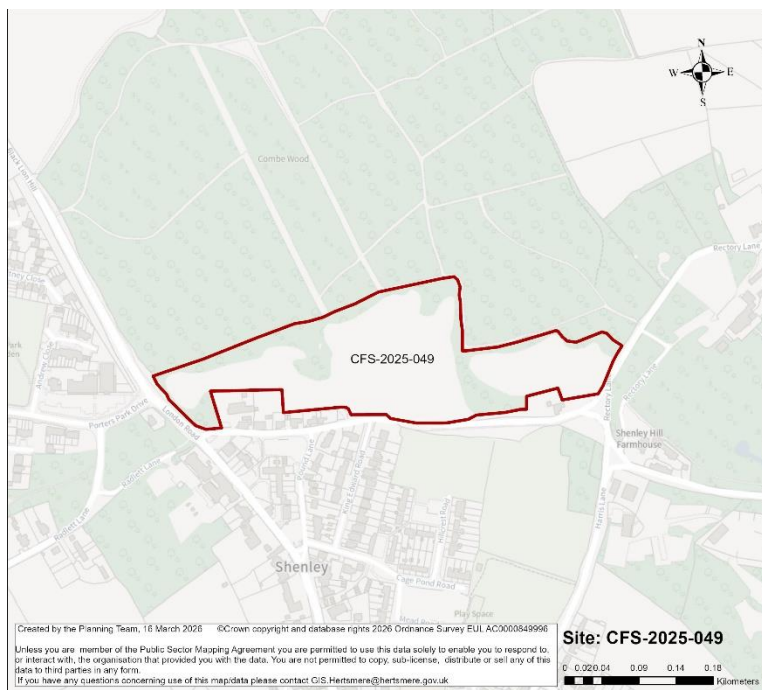
Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the Green Belt and forms part of a parcel that performs strongly in safeguarding the countryside, with the Stage 2 Green Belt Assessment confirming that the sub-area is not recommended for release. Development would therefore result in harm to Green Belt openness and conflict with national and local policy. The site is also subject to a number of environmental constraints, including proximity to an archaeological site, the presence of TPO-designated trees, and its relationship with Combe Wood Ancient Woodland and an adjoining Local Wildlife Site, which together form a sensitive and well-defined landscape edge. In addition, parts of the site are affected by flood risk and would be subject to the Sequential and Exception Tests, which may further limit the developable area. Access would require the creation of a new vehicular point from Black Lion Hill.</p> <p>While the site is available and may be achievable in viability terms, it does not align with the spatial strategy and would represent an inappropriate extension into the Green Belt in a constrained and sensitive location. 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-2025-049**



Site Address Details

Site Reference	CFS-2025-049 (HEL515)
Site Address	South of Rectory Farm
Post Code	EN6 3NU
Ward	Shenley Ward
Parish	Shenley

Site Details

Site Area (ha) gross	5.34
Current Site Use	Agricultural field with mature trees
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Ancient woodland to north, residential to south, east and west
Character of surrounding area – landscape, townscape	This is a rural location at the edge of Shenley village, a washed over village in the Green Belt. The developed part of the village lies to the south and east of the site, with more open countryside interspersed with occasional farm, residential and occas
Could this site be joined to another to form a larger site?	No

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

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	1.4%
Surface Water Flooding Medium Risk	0.33%
Surface Water Flooding High Risk	0.51%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

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

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-32	FAIL	0	1	4	0	STRONG
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Local wildlife site and green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	The site has frontages to Rectory Lane and Shenleybury/London Road
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Local wildlife site
Is the Site suitable for the proposed use?	Not under current policy as the site is within the Green Belt and outside the Shenley village envelope. It is also a Local Wildlife Site.

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the

	applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	Local wildlife site
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	The promoter states the build rate based on their previous schemes to be 50-100 homes on individual sites and states that the site could be deliverable in 1-5 years.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity

Conclusion: Is the site suitable, achievable and available?
<p>The site falls wholly within a Local Wildlife Site as well as adjoining a Conservation area. There is also a TPO area to the north of the site. The site also lies within Green Belt land. Prior to any development a full TPO assessment, ecological assessment and HIA would need to be conducted to address the above mentioned constraints.</p> <p>The area is not suitable under the current planning policy framework due to its Green Belt status. The site makes up a portion of parcel 18 in the Stage 1 Green Belt assessment which as a whole scored strongly against purpose 3 (Protection of the countryside). The site was not considered as part of the independent Stage 2 Green Belt assessment.</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>Notwithstanding the site's Green Belt status, the site is considered be potentially available and achievable subject to further assessment as part of the site selection process. However due to the number of constraints on site it is not considered suitable for development.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-069**



Site Address Details

Site Reference	CFS-2025-069
Site Address	26 Woodhall Lane, Shenley, Hertsmere
Post Code	WD7 9AT
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	0.324
Current Site Use	Unoccupied land
Planning Status	No planning application on this particular site however adjacent site has received number of planning applications: 16/2423/FUL Demolition of existing house and construction of replacement detached 2 storey 5 bed dwelling (REFUSED); 17/1299/FUL Demolition of existing dwelling and erection of detached, 4 bed, chalet bungalow (GRANTED); 17/2357/FUL Demolition of existing dwelling, swimming pool and pump house and erection of detached, 4 bed chalet bungalow with basement accommodation, to include additional access to Woodhall Lane (REFUSED); 17/2358/FUL - Demolition of existing dwelling and erection of detached, 4 bed chalet bungalow (GRANTED) 19/1804/FUL - Demolition of existing dwelling and construction of detached 4 bed house. (Revision to application 17/2358/FUL) (Granted)
Proposed uses (residential/ employment)	Residential

Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential to west, Woodhall Spinney to south, farmland and cricket ground to south east, allotments to east, residential to north.
Character of surrounding area – landscape, townscape	Edge of Green Belt village leading out into rural 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	HEL508

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	0.05%
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and 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?	None
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

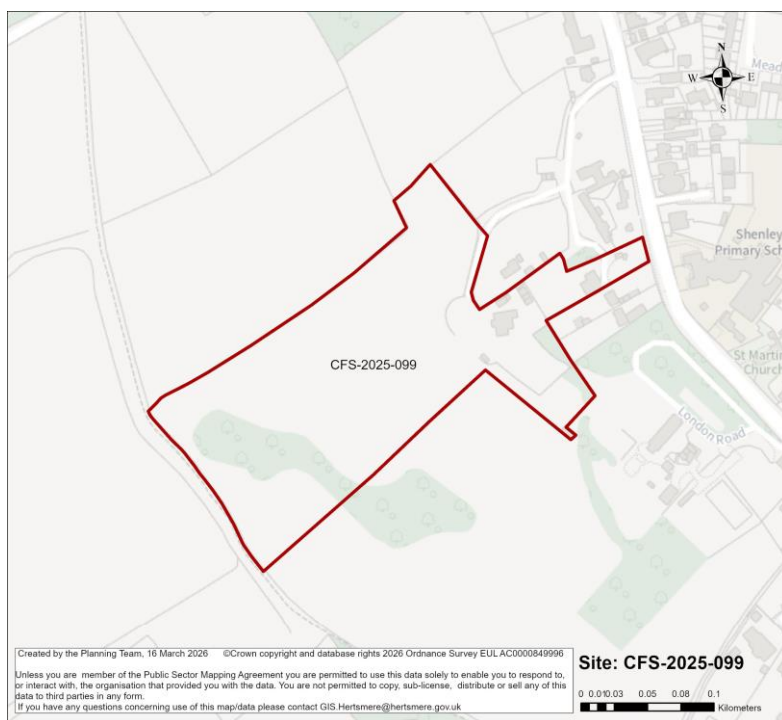
Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	7

Conclusion: Is the site suitable, achievable and available?
<p>The main constraint is that the site lies within the Green Belt. The area is not suitable under the current planning policy framework due to its Green Belt status. 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. Notwithstanding the sites Green Belt status, the site is considered be potentially suitable, and achievable subject to further assessment as part of the site selection process.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-099**



Site Address Details

Site Reference	CFS-2025-099
Site Address	Land at and to the rear of 49 London Road, Shenley, Radlett, Hertfordshire.
Post Code	WD7 9DX
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	4.2
Current Site Use	Residential; Managed grassland, woodland
Planning Status	<p>23/1795/OUT (REFUSE PERMISSION) Demolition of Longview and associated outbuildings, alterations to no.49 London Road along with the erection of replacement garage following demolition of the existing garage to allow for the construction of up to 103 no. retirement homes (Use Class C3), an integrated community facility, vehicular and pedestrian access, internal roads, landscaping, drainage, and other associated works and infrastructure (hybrid application with full details of works at no.49 London Road with the remainder being outline with all matters of detail reserved except for access).</p> <p>23/0677/OUT (APPLICATION WITHDRAWN) Hybrid planning application comprising 1) Outline consent for up to 103 age restricted</p>

	dwelling (over 55yrs) (Use Class C3) along with a community centre, vehicular and pedestrian access, internal road, landscaping, drainage and other associated works and infrastructure (All matter reserved except access and layout and, 2) Full consent for the demolition of the existing dwelling Longview and alterations to 49 London Road to include the demolition of the existing garage and erection of a replacement garage. AMENDED DESCRIPTION - NUMBER OF UNITS REDUCED.
Proposed uses (residential/ employment)	Residential (Class C3) along with community uses building
Green Belt	Yes
Previously Developed Land	Partially
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields to north, south and west. Dwellings to east. Public Footpath to rear.
Character of surrounding area – landscape, townscape	Open countryside. Large detached dwellings.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	HEL-1061-2, HEL-0360-2, CFS-2025-170, HEL-0349-2

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

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?	TPO, Conservation area, archaeological sites
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?	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

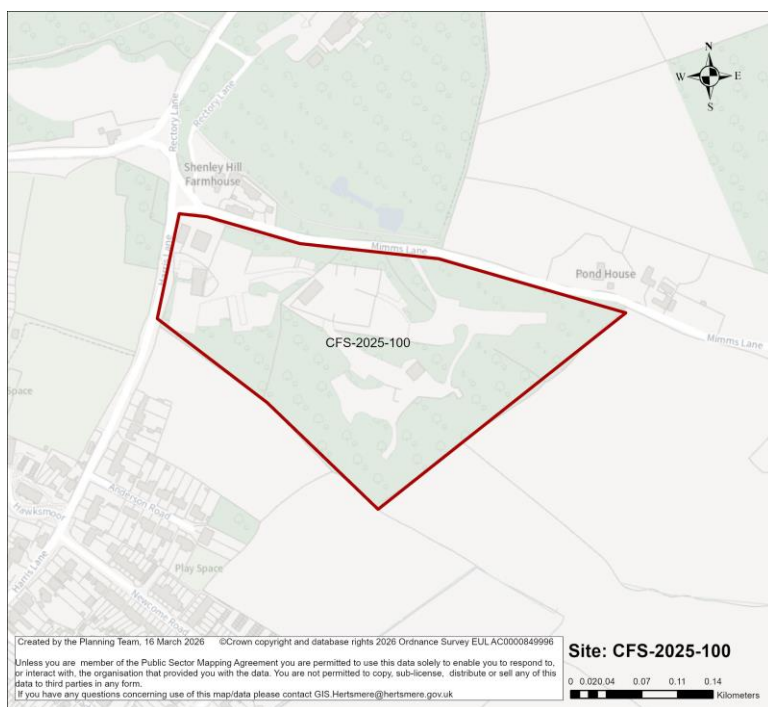
Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the Green Belt and forms part of a parcel that performs strongly in safeguarding the countryside. While the Stage 2 Green Belt Assessment identifies parts of the wider sub-area for potential release, the site itself falls outside the area recommended for further consideration. Development would therefore result in harm to Green Belt openness and conflict with established policy objectives. The site is also subject to a number of environmental constraints, including the presence of TPO-designated trees, proximity to a Local Wildlife Site, and partial overlap with a Conservation Area and an archaeological site, all of which would require detailed assessment and mitigation.</p> <p>The site is available and may be achievable in viability terms, with negligible flood risk unlikely to constrain development. However, the site does not align with the spatial strategy. 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-2025-100**



Site Address Details

Site Reference	CFS-2025-100
Site Address	Gristwood And Toms, Harris Lane, Shenley, Radlett, Herts
Post Code	WD7 9EG
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	6.76
Current Site Use	Employment (tree surgery and growing nursery)
Planning Status	22/0926/FUL (AWAITING DECISION) Extension of existing nursery including the development of new cabin/training facility, hard standing for parking and manoeuvring to the north east of the site, 7 floodlight columns, posts for support of trees growing on the hard standing to the south of the site and unrestricted access to the site through the Mimms Road entrance (retrospective application). 15/2239/CLE (Grant Lawful Certificate) Retrospective application for the erection of an industrial storage building. (Certificate of Lawful Development - Existing).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Mainly Agricultural/open fields, with isolated residential dwellings to the north.
Character of surrounding area – landscape, townscape	The site is located to the north of Shenley, with a single open field separating the site with the village. Open fields surround the site, with detached dwellings located to the north along Mimms Lane.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-164

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	5.89%
Surface Water Flooding Medium Risk	1.46%
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
18	PASS	3+	3	4	0	STRONG
Stage 1 Comment	The sub-area is within Green Belt Parcel (18) which does not score against Purpose 4. Parcel 18 scored: moderately against Purpose 1, preventing the outward sprawl of Borehamwood into open land; moderately against Purpose 2, forming the wider gap					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-27	FAIL	0	3	4	0	STRONG
Stage 2 Comment	Meets Purpose assessment criteria strongly, but north-western part makes a lesser contribution to the wider strategic Green Belt. North-western part is recommended for further consideration.					

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
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Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and 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.
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 a previously developed employment site located within the Green Belt to the north of Shenley, surrounded predominantly by agricultural land with limited residential development in the vicinity. The site forms part of a Green Belt parcel that performs strongly against Green Belt purposes, and the Stage 2 Green Belt Assessment identifies that only a limited part of the wider parcel is suitable for further consideration, which does not extend to the majority of the site. Development would therefore result in harm to Green Belt openness and conflict with Green Belt policy. Landscape sensitivity is assessed as medium-high to high, indicating that the site is sensitive to residential development. There are no significant physical constraints to development, although there is potential for land contamination associated with the existing use which would require further investigation.</p> <p>The site is available and there is developer interest, with no known ownership constraints, and development is considered achievable in viability terms. However, the site does not align with the spatial strategy and is therefore not considered suitable for development. As such, the site is not developable within the HELAA.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-107**



Site Address Details

Site Reference	CFS-2025-107
Site Address	Wilton End Cottage, Radlett Lane, Shenley
Post Code	WD7 9AJ
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	1.68
Current Site Use	Mix Use comprises a dwelling and equestrian complex
Planning Status	17/1665/FUL Conversion of existing agricultural barn to a detached 3 bed dwelling with associated amenity space, parking and landscaping involving demolition of existing lean to and replacement with single storey rear extension. (GRANTED) 17/1291/HSE Two storey side extension with Juliet balcony at 1st floor side elevation and insertion of 2 No. front & 2 No. rear roof lights. (GRANTED)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential and Radlett Lane to the north, residential and woodland to the east, agricultural to south and west.
Character of surrounding area – landscape, townscape	Rural edge of village location. Primarily open countryside to south and west, located within the quadrant formed by Porters Park to the north and Shenley to the 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	HEL-1061-2

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	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	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	14.56%
Surface Water Flooding Medium Risk	3.40%
Surface Water Flooding High Risk	2.39%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
30	PASS	3+	3	5	0	STRONG
Stage 1 Comment	The sub-area is within Green Belt Parcel (30), which was identified as performing moderately for Purpose 1 as it is connected to the south of Borehamwood, preventing its outward sprawl into open land, and for Purpose 2 as it forms part of the wider gap					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-28	FAIL	0	3	4	0	STRONG
Stage 2 Comment	Meets Purpose assessment criteria strongly, but the eastern/southern part makes a less important contribution to the wider strategic Green Belt. Eastern/southern 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
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	TPO, Some surface water flood risk
Is the Site suitable for the proposed use?	Not 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?	No
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

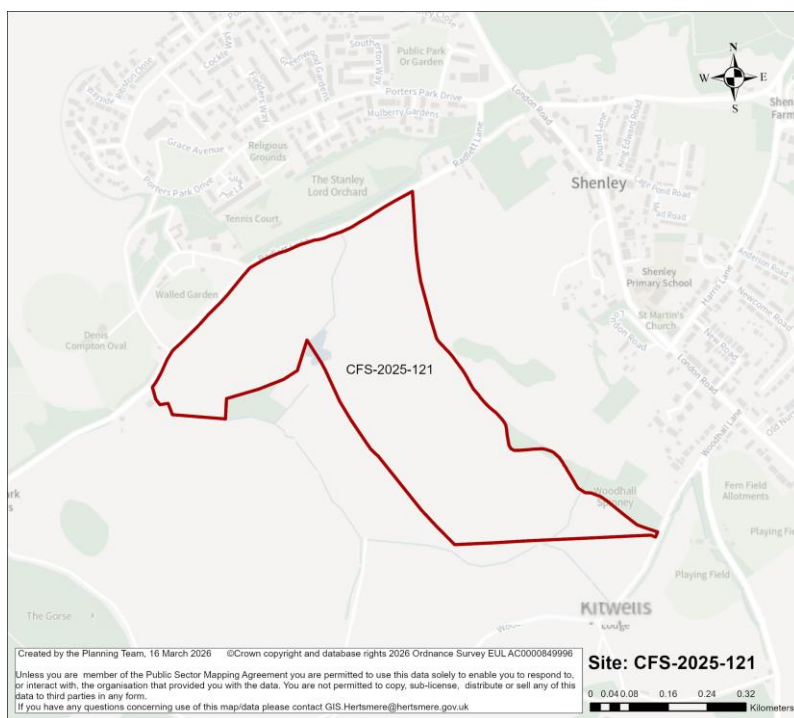
Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the Green Belt and forms part of a parcel that performs strongly in relation to Green Belt purposes, particularly in safeguarding the countryside. While the Stage 2 Green Belt Assessment identifies that a limited part of the wider parcel may be suitable for further consideration, this does not extend to the site. Development would therefore result in harm to Green Belt openness and conflict with Green Belt policy. The site is also subject to a number of constraints, including the presence of TPO-designated trees, location within and adjacent to a Conservation Area, and areas of surface water flood risk, which would require further assessment and mitigation.</p> <p>The site is available and there is developer interest, with no known ownership constraints, and development may be achievable in viability terms. However, the site does not align with the spatial strategy. 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-2025-121**



Site Address Details

Site Reference	CFS-2025-121 (HEL-0360-22)
Site Address	Land South of Radlett Lane, Shenley
Post Code	
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	26.41
Current Site Use	Open countryside, Agricultural
Planning Status	None
Proposed uses (residential/ employment)	Residential (Specialist Housing for Older People)
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields, agricultural, scattered dwellings
Character of surrounding area – landscape, townscape	Open countryside. Shenley Village to east, Radlett to west
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL-0348-22, HE:0348b-22, HEL-1061-22

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	Yes (4.149%)
Surface Water Flooding Medium Risk	Yes (1.96%)
Surface Water Flooding High Risk	Yes (3.34%)
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
30	PASS	3+	3	5	0	STRONG
Stage 1 Comment	The sub-area lies within wider Parcel 30. This Parcel was identified as performing moderately for Purpose 1 as it is connected to the south of Borehamwood, preventing its outward sprawl into open land, and for Purpose 2 as it forms part of the wider gap					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-28	FAIL	0	3	5	0	STRONG
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

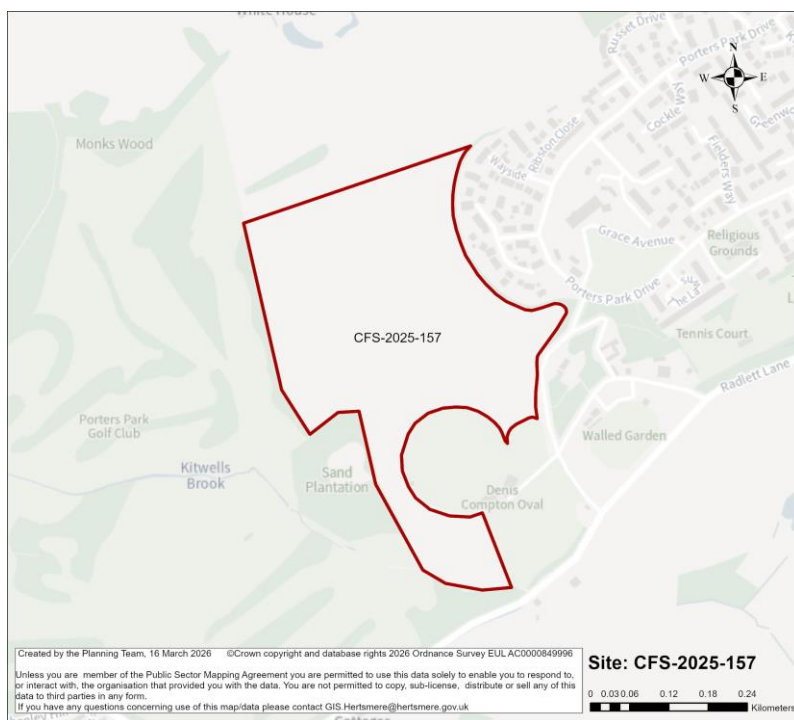
Possible Capacity and Yield

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 greenfield parcel located within the Green Belt, characterised by open agricultural land and forming part of a wider area that performs strongly against Green Belt purposes. Both Stage 1 and Stage 2 Green Belt Assessments identify the parcel as making an important contribution to the prevention of coalescence and the safeguarding of the countryside, with the site not recommended for further consideration. While there are relatively limited on-site constraints, aside from areas of surface water flood risk and some variation in topography, development would result in significant harm to Green Belt openness and conflict with national and local policy.</p> <p>The site is available and development may be achievable in viability terms. However, the site does not align with the spatial strategy. 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-2025-157**



Site Address Details

Site Reference	CFS-2025-157
Site Address	Land West of Porters Park Drive, Shenley
Post Code	WD7 9DW
Ward	Shenley Ward
Parish	Aldenham CP ; Shenley CP

Site Details

Site Area (ha) gross	15.5
Current Site Use	Agriculture / horticulture / equine related
Planning Status	None
Proposed uses (residential/ employment)	Residential and Community (community centre)
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields to the north, Wild Farm dwelling to the north west, Porters Park Golf Course to the west, Cricket club to the south, residential development at Porters Park to the east
Character of surrounding area – landscape, townscape	This is an edge of village location and part of the gap between Shenley and Radlett. The character is rural with open fields to the north and south and the golf course to the west
Could this site be joined to another to form a larger site?	No

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

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	0.067%
Floodzone 3	0.12%
Surface Water Flooding Low Risk	3.5%
Surface Water Flooding Medium Risk	0.77%
Surface Water Flooding High Risk	0.8%
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
38	FAIL	0	5	3	0	STRONG
Stage 1 Comment	The parcel meets purpose 2 and meets purpose 3 strongly. There is possible scope for sub-division at the former Harperbury Hospital site in the north of the parcel and at the garages in the west, however the boundaries around these areas are not considered durable. 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-30	FAIL	0	5	5	0	STRONG
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium-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 would be needed onto Radlett Lane.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

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

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?

The site comprises a large greenfield parcel in agricultural use located within the Green Belt, forming part of the open land between Shenley and Radlett. The site lies within a parcel that performs strongly against Green Belt purposes, particularly in preventing coalescence and safeguarding the countryside. Both Stage 1 and Stage 2 Green Belt Assessments identify the parcel as making an important contribution to the wider strategic Green Belt and do not recommend it for further consideration. Landscape sensitivity is assessed as medium-high to high, indicating that the site is not well suited to residential development, and development would result in harm to openness and conflict with Green Belt policy. There are limited physical constraints to development, although access would need to be established from Radlett Lane and areas of flood risk would require further assessment.

Whilst there is developer interest and development may be achievable in viability terms, the site does not align with the spatial strategy and would result in development within an area identified as strategically important Green Belt. As such, the site is not considered suitable for development and is therefore not developable within the HELAA.

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-164**



Site Address Details

Site Reference	CFS-2025-164
Site Address	Land at adjacent and to the rear of 52 Harris Lane, Shenley
Post Code	WD7 9EQ
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	1.7
Current Site Use	Residential
Planning Status	<p>25/1347/FUL Erection of 38 dwellings (including 50% affordable homes) with associated parking, infrastructure, landscaping and open space, and access from Harris Lane. (AWAITING DECISION)</p> <p>22/0971/OUT Construction of up to 37 dwellings with associated landscaping and open space to include access from Harris Lane. (Outline Application with Appearance, Landscaping, Layout and Scale Reserved). (REFUSE PERMISSION)</p> <p>23/1727/FUL Erection of a gate, with reduction of height and installation of trellis element. (Revised application from 23/1236/FUL, part retrospective) (APPLICATION WITHDRAWN)</p>

	23/1236/FUL Erection of gate on land adjacent to 52 Harris Lane. (Retrospective application) (APPLICATION WITHDRAWN)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential to the south and east, depot/commercial premises to the north
Character of surrounding area – landscape, townscape	Edge of village location bordering open countryside to the north-east of Shenley.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-100

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	2.84%
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
18	PASS	3+	3	4	0	MODERATE
Stage 1 Comment	The parcel overall meets purposes 1 and 2 moderately and purpose 3 strongly. However, the west of the parcel at Shenley village is more densely developed and plays a limited role in terms of preventing encroachment into the countryside, and to ensure consistency with the area of the village to the north of Radlett Lane this area should be considered further.					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-27	FAIL	0	3	4	0	MODERATE
Stage 2 Comment	Meets Purpose assessment criteria strongly, but north-western part makes a lesser contribution to the wider strategic Green Belt. North-western part is recommended for further consideration.					

Landscape Sensitivity Assessment

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

Officer Assessment

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

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

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small rural site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

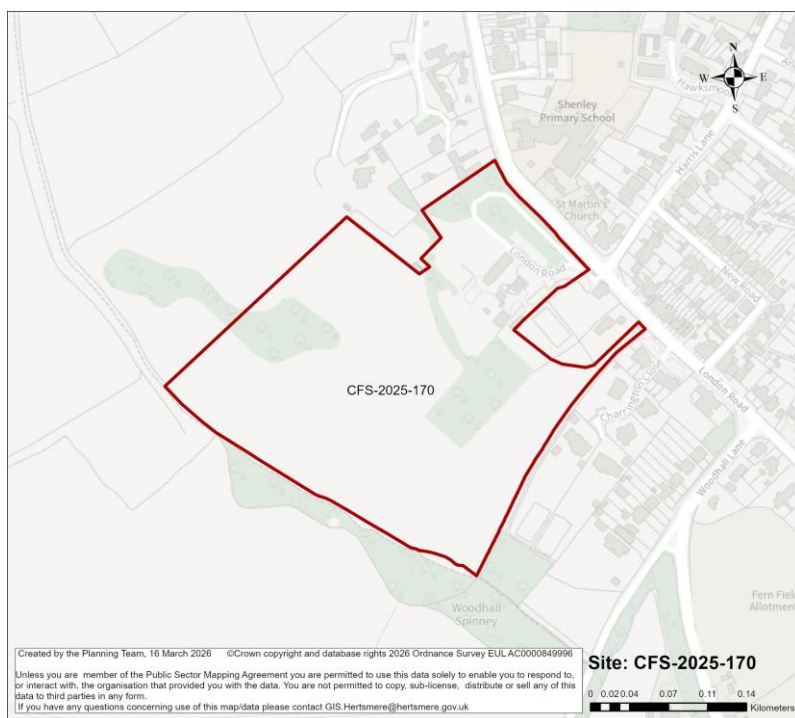
Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
<p>The site comprises a field located immediately beyond the Shenley village envelope, forming part of the open countryside to the north-east of the village. It lies within Green Belt Parcel 18, which performs strongly against Green Belt purposes, particularly in protecting the countryside. Stage 1 and Stage 2 Green Belt assessments identify that the parcel contributes to the wider strategic Green Belt, although the north-western sub-area is recommended for further consideration. Landscape sensitivity is medium-high, and development would result in harm to openness and conflict with Green Belt policy. Flood risk across the site is negligible, and there are no significant topographical or environmental constraints.</p> <p>While there is developer interest and development may be achievable in viability terms, the site does not align with the spatial strategy and would constitute development within a strategically important Green Belt area. Therefore, the site is not considered suitable for development and is not developable within the HELAA.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-170**



Site Address Details

Site Reference	CFS-2025-170
Site Address	Land at Shenley Grange, London Road, Shenley
Post Code	WD7 9ER
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	7.68
Current Site Use	Residential Agriculture / horticulture / equine related
Planning Status	24/1618/FUL Detailed planning application for a phased development comprising the demolition of existing structures, erection of 95 dwellings, associated parking, landscaping, publicly accessible open space, connections to the Watling Chase Timberland Trail, with pedestrian and vehicle access from London Road, together with a side extension to 41 London Road and the erection of associated garaging. (GRANT PERMISSION) 22/1826/OUTEI Demolition of existing buildings and structures and development of the site for up to 177 dwellings, plus community hub (use class E/F2), associated parking and landscaping, sustainable drainage (SUDs)

	features and play areas. (Outline application to include ACCESS, with other matters of APPEARANCE, LANDSCAPING, LAYOUT and SCALE reserved).(REFUSE PERMISSION) 22/1242/EI2 Request for scoping opinion (Environmental Impact Assessment). 24/0902/EI1 Request for screening opinion (Environmental Impact Assessment - Screening).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields to north, south and west. Dwellings to east. Public Footpath to rear.
Character of surrounding area – landscape, townscape	Open countryside. Large detached dwellings.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-99, HEL-0360-2

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Officer Assessment

Is there a conflict with existing policy?	Green belt, conservation area, TPO
Is there evidence of land contamination?	No
Are there any access difficulties?	No, although access would be needed onto London Road through existing shared access.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	TPO
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	TPO
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 combination of residential curtilage, former parkland, and open fields located along London Road, Shenley. It lies within Green Belt Parcel 30, which performs strongly against Green Belt purposes, particularly in protecting the countryside from encroachment. Stage 1 and Stage 2 Green Belt assessments identify the wider parcel as strategically important, although the area immediately west of London Road is more visually connected to the settlement edge and recommended for further consideration. Landscape sensitivity is medium-high, and development on the non-PDL (previously undeveloped) areas would result in harm to openness and conflict with Green Belt policy. The site has negligible flood risk and no topographical constraints.</p> <p>Parts of the site are subject to additional constraints including Shenley Village Conservation Area designation, proximity to a Grade II listed church, locally listed buildings, TPOs, and an archaeological site. Access would need to be achieved via London Road.</p>

The site is promoted by a developer; ownership and availability are confirmed. While development of previously developed land may be potentially suitable, the majority of the site comprises open Green Belt land, which is not currently acceptable under the planning policy framework. It also doesn't align with the spatial strategy. Therefore, the site is not considered suitable for development in its entirety and is not developable within the HELAA.

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-181**



Site Address Details

Site Reference	CFS-2025-181
Site Address	Land west of Harris Lane, Shenley
Post Code	
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	1.77
Current Site Use	Agriculture / horticulture / equine related
Planning Status	The site lies within 26/0019/FUL The replacement and extension of the pavilion, new and upgraded footpaths, provision of a zip wire, provision of Kalosthenos gym frame and the construction of a Multi-Use Games Area (MUGA). (AWAITING DECISION)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Rectory Lane to the North, Harris Lane and pockets of woodland to the East, play area/recreational grounds to the South, and open fields and residences to the West.
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Stage 1 Comment	N/A
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Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	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'?	LWS adjacent to site
Are there any other environmental constraints?	Small area of surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale	N/A

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

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

Conclusion: Is the site suitable, achievable and available?
<p>The site comprises a small agricultural/amenity parcel located within Shenley, surrounded by residential development, playgrounds, recreational grounds, and open fields. The site lies entirely within the Green Belt. Flood risk is low and there are no topographical constraints. An adjacent Local Wildlife Site and the presence of minor surface water flooding represent limited environmental considerations.</p> <p>Although the site is available, it is located in the Green Belt, and development would conflict with existing planning policy protecting the openness of the countryside. Access is achievable, and no ownership constraints have been identified. However, the site does not align with the spatial strategy and is not considered suitable or developable within the HELAA.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-1034-22**



Site location / address:

Address	Shenleybury House	Post Code	WD7 9EG
Ward	Shenley Ward	Parish	Shenley

Site size / use:

Size (ha)	1.66	Current Use	Carehome / Woodland
Gross			

Surrounding area

Neighbouring land uses	Residential and Travellers site located to north of the site. Church to the south, with a churchyard to the east, and open fields to the west.
Character of surrounding area – landscape, townscape	The site is land associated with Shenleybury House, a carehome located to the south of the site. The site is part of ribbon development linking the main village of Shenley with Shenleybury Cottages, with churchyard and openfields to the east and west giv
Could this site be joined to another to form a larger site?	Yes

If yes, give details of adjoining site including site reference if applicable	HEL-350
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Planning status:

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

Proposed Development Type
Residential / Rentention of existing Carehome

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	30.63
Surface Water Flooding Medium Risk	17.94
Surface Water Flooding High Risk	11.35
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
18	Pass	3+	3	4	0	Strong
Stage 1 Comment	The parcel overall meets purposes 1 and 2 moderately and purpose 3 strongly. However, the west of the parcel at Shenley village is more densely developed and plays a limited role in terms of preventing encroachment into the countryside, and to ensure consistency with the area of the village to the north of Radlett Lane this area should be considered further.					

Stage 2

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-31	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					
Recommended	No					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	A new access is likely required off Shenleybury Road
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	None.
Are there any other environmental constraints?	Surface water flood risk across part of the site and a TPO area.
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?	Unknown
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?	Surface water flood risk across part of the site
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Possible Capacity and Yield

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

Deliverability / Developability:

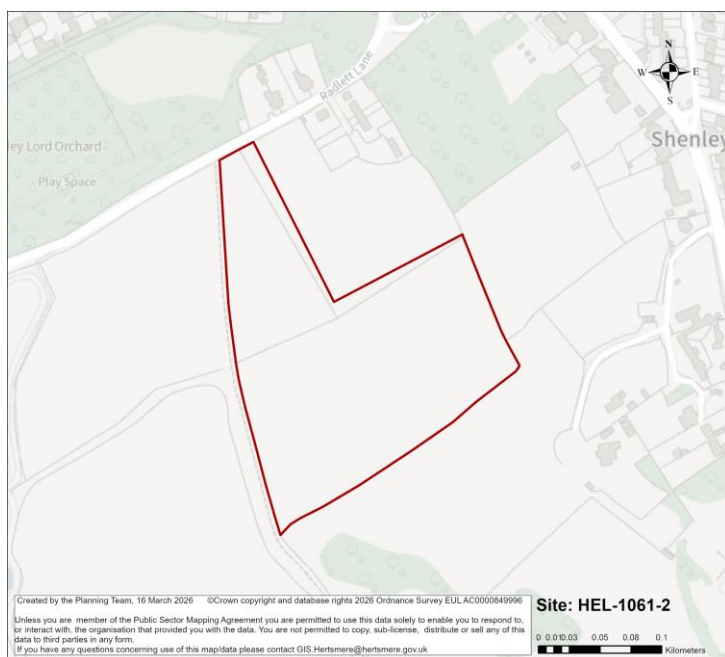
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site has a TPO area covering it that would need to be assessed prior to any development taking place.</p> <p>The area is not suitable under the current planning policy framework due to its Green Belt status. The site makes up a portion of parcel 38 in the Stage 1 Green Belt assessment which as a whole scored strongly against purpose 2 (Prevent coalescence). 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 and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>Development of the PDL part of the site may be suitable subject to passing the openness test required by NPPF. However, currently the non-PDL part of the site can only be recorded in the category of sites as not currently acceptable.</p> <p>In addition, the site does not align with the spatial strategy, being located in a relatively small, dispersed settlement with limited access to services and facilities. As such, development in this location would not represent a sustainable pattern of growth. Whilst the site is considered to be available and potentially achievable, it is not considered suitable for development.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-1061-22**



Site location / address:

Address	Land South of Radlett Lane and west of Wilton End Cottage, Radlett Lane, Shenley	Post Code	WD7 9BW
Ward	Shenley Ward	Parish	Shenley

Site size / use:

Size (ha)	3.88	Current Use	Open Field (Grazing)
Gross			

Surrounding area:

Neighbouring land uses	Open Fields, with residential to north east
Character of surrounding area – landscape, townscape	Open countryside surrounding the site, with detached dwellings to north east along Radlett Lane.

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL-0348-22, HEL-0360-22, HEL-0196

Planning status:

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

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	7.9
Surface Water Flooding Medium Risk	1.14
Surface Water Flooding High Risk	0.63
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
30	Pass	3+	3	5	0	Strong
Stage 1 Comment	The sub-area is within Green Belt Parcel (30), which was identified as performing moderately for Purpose 1 as it is connected to the south of Borehamwood, preventing its outward sprawl into open land, and for Purpose 2 as it forms part of the wider gap .					

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-28	Fail	0	3	4	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, but the eastern/southern part makes a less important contribution to the wider strategic Green Belt. Eastern/southern part recommended for further consideration.					
Recommended	Split Site					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	None
Are there any other environmental constraints?	None
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?	None		
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?	None
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Possible Capacity and Yield

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

Deliverability / Developability:

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

Is the site suitable, achievable and available?	<p>There is a Local Wildlife site to the north across Radlett Lane from the site. The site also lies within the Green Belt.</p> <p>Prior to development a Local wildlife assessment would need to be submitted and approved.</p> <p>The area is not suitable under the current planning policy framework due to its Green Belt status. The site makes up a portion of parcel 30 in the Stage 1 Green Belt assessment which as a whole scored strongly against purpose 3 (Protection of the countryside). The independent Stage 2 Green Belt assessment did recommend the eastern/southern part of the sub-area within which the site is located for further consideration. However as this site is in the north-western part of the this sub-area it was not recommended for further consideration.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The site is not suitable for development due to its Green Belt designation and lack of alignment with the spatial strategy. On this basis, the site is considered as not currently developable.</p>
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