

Appendix O

Site Pro-Formas – Other Sites



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**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-009**



Site Address Details

Site Reference	CFS-2025-009
Site Address	Fields, Theobald street, Radlett, Herts WD7 7 LS, UK
Post Code	WD7 7LS
Ward	Borehamwood Brookmeadow
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.43
Current Site Use	Residential
Planning Status	25/1379/OUT (AWAITING DECISION) Demolition of dwelling (Use Class C3) to provide 4x new dwellings (Use Class C3). Outline planning application (with all matters reserved except access). 25/1380/OUT (REFUSE) Construction of 4x new dwellings (Use Class C3) to be located to the rear of the existing house, which is to be retained. Outline planning application (with all matters reserved except access).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Agricultural. Single Dwellings.
Character of surrounding area – landscape, townscape	Surrounding land consists mainly of open countryside, with single isolated dwellings located sporadically along Theobald Street.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	7.86%
Surface Water Flooding Medium Risk	5.3%
Surface Water Flooding High Risk	3.41%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	0.25%

Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium	Medium	Medium - High	Medium - High	Medium - High	Medium - High	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'?	None
Are there any other environmental constraints?	Some areas of flood risk albeit mainly areas of lowest risk
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. 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?	Some areas of flood risk albeit mainly areas of lowest risk
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	The owner states deliverability within first 5 years.

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
<p>The site consists of a large detached dwelling and curtilage and is free from environmental constraints, aside from having a relatively high level of surface water flood risk associated with it. The Stage 1 Green Belt assessment meets overall Purposes strongly. In the Stage 2 assessment, the Purpose assessment criteria were also met strongly, and the parcel makes an important contribution to the wider strategic Green Belt. 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>Were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, site could potentially be suitable, available and achievable</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-010**



Site Address Details

Site Reference	CFS-2025-010
Site Address	1 Blanche Lane, South Mimms
Post Code	EN6 3NY
Ward	Shenley Ward
Parish	South Mimms and Ridge CP

Site Details

Site Area (ha) gross	0.68
Current Site Use	Residential
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Grade 3

Surrounding Area

Neighbouring land uses	M25 to the East, Residential to the North, Blanche lane farm and field to south, and open land and parking areas to the West.
Character of surrounding area – landscape, townscape	The site is located in South Mimms, it is bound by M25, open lands, residences. It lies in green belt land.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-156

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	The land is connected to existing residence. Promoter has stated this could be developed to allow access to local roads. Adjacent to M25 anti-clockwise ramp which could provide direct access to other uses.
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Adjacent to M25
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

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

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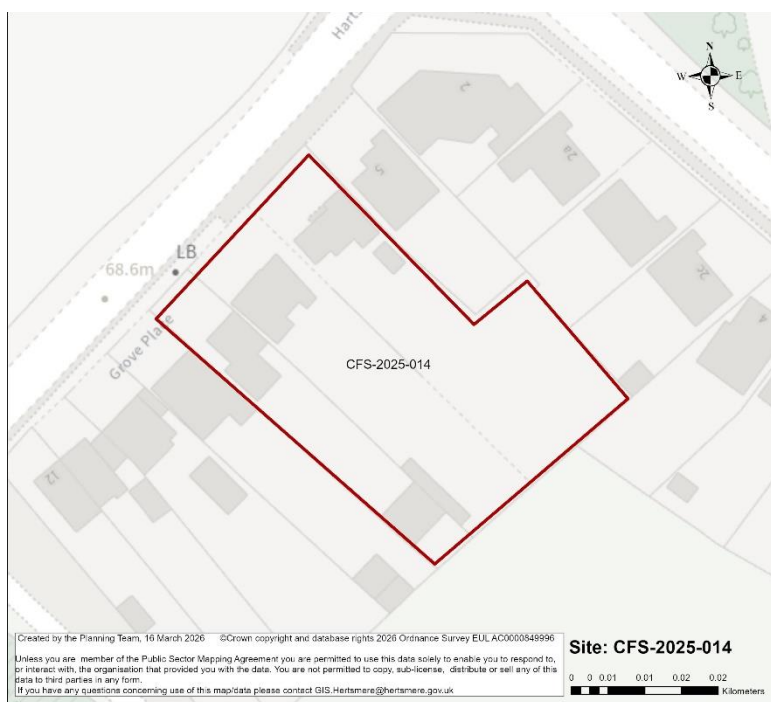
Possible Capacity and Yield

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 parcel of previously developed land in residential use located within the Green Belt at South Mimms. The site is reasonably related to existing development to the north and is physically contained to the east by the M25; however, it remains part of the wider Green Belt designation.</p> <p>There are no significant physical or environmental constraints to development. Flood risk is negligible and access is not considered a constraint, although proximity to the M25 may require mitigation in terms of noise and air quality. The site is also located within proximity to heritage assets, which would require sensitive design.</p> <p>The site is located within the Green Belt where residential development would be inappropriate development under the NPPF unless very special circumstances can be demonstrated. No such circumstances have been identified through the HELAA process. The site is promoted with no clear ownership or viability constraints identified.</p> <p>However, the site does not align with the spatial strategy and is not considered suitable for development.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-014**



Site Address Details

Site Reference	CFS-2025-014
Site Address	6,7,8 Grove Place Hartspring Lane Aldenham Herts
Post Code	WD25 8AH
Ward	Aldenham West Ward
Parish	Aldenham CP

Site Details

Site Area (ha) gross	0.25
Current Site Use	Residential
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residences to North- East and West, open land to the South, Hartspring Lane to the North-West. Agriculture/open fields across hartspring lane to the North.
Character of surrounding area – landscape, townscape	The site lies outside the Bushey settlement boundary within the Green Belt. The site

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	Unused pond on site
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?	Multiple owners
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Some surface water flood risk, ownership constraints if any

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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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 in Aldenham within the Green Belt and lies outside the Bushey settlement, although it is well related to existing residential development to the north, east and west. The surrounding area is characterised by a mix of residential properties and open land.</p> <p>The site is located within the Green Belt. However, the site comprises previously developed land and is relatively contained by surrounding built form, which may reduce the overall impact. A number of additional constraints have been identified, including areas of surface water flood risk and the presence of multiple ownerships, which may influence site layout and delivery. These constraints are not considered to preclude development but may require mitigation.</p> <p>The site has been promoted for development and is available. However, the site lies outside the main settlements identified in the spatial strategy and does not represent a sustainable location for growth. Development in this location would conflict with the overall spatial distribution of development. Furthermore, the site is located within the Green Belt, where development would not be supported under the current policy framework. On this basis, the site is currently not considered suitable for development.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-042**



Site Address Details

Site Reference	CFS-2025-042 (BR091)
Site Address	Kendal Hall Farm, Watling Street
Post Code	WD7 7LH
Ward	Aldenham East Ward
Parish	Aldenham CP

Site Details

Site Area (ha) gross	1.89
Current Site Use	Vacant Leisure Facilities
Planning Status	<p>TP/09/1310 (WITHDRAWN) Proposed new 6 bedroom house together with upgrading the existing derelict swimming pool into a lake with formal gardens all within existing brick boundary wall.</p> <p>TP/02/1292 (REFUSE PERMISSION) Change of use of land and school buildings (Class D2) as weekend/holiday camp for sports and leadership courses. Erection of 6 no. log cabins together with formation of access road. Filling in of swimming pool and formation of playing field for joint use with the school (Amended description).</p> <p>19/1122/OUT Demolition of existing buildings and structures and erection of 2 x 4-bed detached dwellings with carports/refuse stores and associated landscaping. (Outline Application to include Access, all other matters reserved) Approved</p>

Proposed uses (residential/ employment)	Residential - retirement village
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Primary School, Residential, Light industrial, Telecommunications, Agricultural
Character of surrounding area – landscape, townscape	Largely open area to the north of Borehamwood. Western boundary consists of some ribbon development along Watling Street. Midland Mainline located to the east of the site with residential, then open fields, beyond.
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	HEL507, HEL-0507-22, CFS-2025-077

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	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	2.32%
Surface Water Flooding Medium Risk	1.31%
Surface Water Flooding High Risk	4.05%

Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Possibly from previous uses
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Not currently

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	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 previously developed land within the Green Belt, located to the north of Borehamwood in a largely open and semi-rural setting. Whilst the site has some relationship with existing development along Watling Street and nearby uses, it remains physically separated from the main built-up area and does not form a logical extension to the settlement.</p> <p>The site is subject to limited physical constraints. Flood risk is low, access is achievable, and there are no significant environmental or infrastructure constraints that would preclude development. There is also evidence of availability and developer interest, suggesting that development could be achievable in viability terms.</p> <p>However, the site lies within the Green Belt where residential development would constitute inappropriate development under the NPPF. Furthermore, the site does not align with the spatial approach to directing growth to sustainable locations within or adjoining existing settlements.</p> <p>As such, the site is not considered suitable for residential development and is therefore not developable within the HELAA.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-055**



Site Address Details

Site Reference	CFS-2025-055 (HEL509)
Site Address	Little Simpsons, Letchmore
Post Code	WD25 8EE
Ward	Aldenham West Ward
Parish	Other

Site Details

Site Area (ha) gross	0.40
Current Site Use	Previous orchard, now unused
Planning Status	14/0138/PD560 Change of use of Agricultural barn to a flexible use (A1, A2, A3, B1, B8, C1 or D2)14/1929/FUL Alterations to external fenestration of existing building; Replacement of corrugated sheeting on roof with natural slate; Erection of single storey side extension with pitched roof and new entrance porch. (GRANTED) (The Apple Store); 15/2006/FUL Change of use from agricultural barn to residential dwelling house (GRANTED) (The Apple Store) Applications relate to the rear of HEL509
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential to south east, south west, barns to north west (one with pp for office, one residential), agricultural fields to north
Character of surrounding area – landscape, townscape	Edge of washed over village of Letchmore Heath. Rural character
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Stage 1

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

Stage 2

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No. Access would be onto Common Lane which together with other nearby roads, are narrow rural lanes unsuitable for heavy traffic.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

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

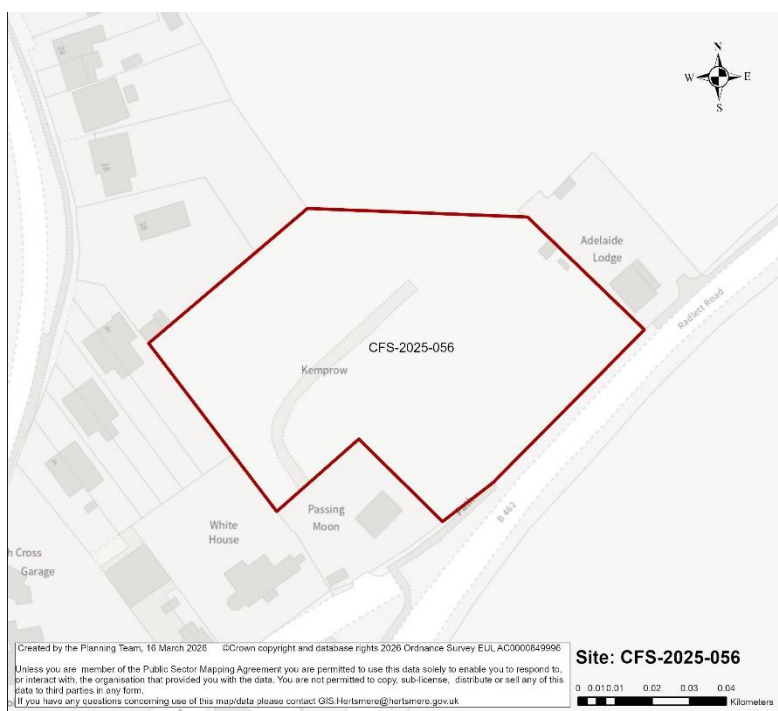
Possible Capacity and Yield

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 lies within the Letchmore Heath Conservation Area, forming part of a small, rural settlement with a strong historic and landscape character.</p> <p>The surrounding area is characterised by open countryside and dispersed development, and the site is accessed via narrow rural lanes which are unsuitable for accommodating significant additional traffic. The location is relatively isolated and does not represent a sustainable location for new residential development.</p> <p>The Stage 1 Green Belt Assessment identifies the parcel as making a strong contribution to Green Belt purposes, particularly in preventing encroachment into the countryside and maintaining the openness and separation of settlements. No sub-areas were identified for further consideration.</p> <p>The site is available and there is some developer interest. The site's location within a Conservation Area further increases the sensitivity to development. Furthermore, the site does not align with the spatial strategy.</p> <p>As such, the site is not considered suitable for residential development and is therefore not developable within the HELAA.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference CFS-2025-056



Site Address Details

Site Reference	CFS-2025-056
Site Address	Kemprow, Radlett Road, Aldenham
Post Code	WD25 8BP
Ward	Aldenham West Ward
Parish	Other

Site Details

Site Area (ha) gross	0.71
Current Site Use	Vacant (previously agriculture/residential garden)
Planning Status	<p>16/2406/FUL (GRANT PERMISSION) Demolition of existing sheds and construction of detached 2 storey, 4 bed dwelling utilising existing access. (Revised Application)</p> <p>18/2164/VOC (GRANT PERMISSION) Application for variation of condition 10 to delay the requirement for a fire hydrant following grant of planning permission 16/2406/FUL</p> <p>17/2141/MA (APPROVAL) Application for a non-material amendment to allow conversion of loft to habitable room including rooflights, window in gable end of roof and creation of an additional parking space following the grant of planning permission ref 16/2406/FUL</p> <p>13/1953/FUL (REFUSE PERMISSION) Demolition of existing storage building & erection of new replacement storage building & reinstatement/retention of track</p>

Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential dwellings at Kemprow, agricultural field to the north-east, and Radlett Road to the south-east.
Character of surrounding area – landscape, townscape	The site is adjacent to the hamlet of Kemprow, which is a short distance from the western extent of the built area of Radlett. Fair Field Junior School is a short distance along Radlett Road to the east, and the main residential area of Radlett extends to the east of the school.
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-1021-2 to north-east of the site

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No

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

Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small rural site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	No
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	10-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	16

Conclusion: Is the site suitable, achievable and available?
<p>Kemprow is a small hamlet within 400m of the edge of Radlett. It is primarily centred on High Cross with Adelaide Lodge physically and visually detached from Kemprow. Planning permission was granted for 1 house on the site adjacent to White House, maintaining gap from Adelaide Lodge. There are no environmental constraints and so the site can be considered deliverable and achievable.</p> <p>The independent Stage 2 Green Belt assessment did not recommend the sub-area within which the site is located for further consideration. The site is not suitable under the current planning policy framework due to its location in the Green Belt and position in the settlement hierarchy. Were this to change and additional development in the Green Belt in this location deemed acceptable in line with paragraph 138 of the NPPF, the site could potentially be suitable, available and achievable for residential development. However, currently the site can only be recorded in the category of sites as not currently acceptable.</p> <p>The site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-066**



Site Address Details

Site Reference	CFS-2025-066
Site Address	The Fruit Farm, Common Lane, Radlett, Herts
Post Code	WD7 8PW
Ward	Aldenham West Ward
Parish	Aldenham CP

Site Details

Site Area (ha) gross	0.37
Current Site Use	Unit 1 (A+B) and Unit 2 - are both currently rented to commercial tenants. Unit 1 is occupied by Evolution Radlett, a car repair company; and Unit 2 by The Motor Lounge, a car sales company.
Planning Status	21/1156/FUL (GRANT PERMISSION) Change of use from B1 light industry to B2 motor vehicle repairs with ancillary MOT testing Bay. 18/1948/CLP (APPLICATION WITHDRAWN) Change of use from garage vehicle light repair centre to B2 use for DVSA to perform MOT's. Certificate of Lawful Development (Proposed)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Fruit farm lodge to the west, farms to the east fruit farm road connects to common lane.
Character of surrounding area – landscape, townscape	The site is located within the Green Belt and is partially contained by some existing development, including buildings to the south and west, with agricultural land to the east. While the wider area is rural in character, the presence of surrounding built form reduces the site's openness to some extent.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

Is there developer interest?	No
Ownership constraints?	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?	
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 in a predominantly rural area and comprises previously developed land.</p> <p>There are no significant environmental constraints and the site is considered to have limited flood risk. However, access constraints requiring third-party land, alongside multiple ownerships, may affect deliverability. Site has no flood risk and so this is not a constraint to development</p> <p>Notwithstanding these factors, the site is relatively isolated from the main settlements identified within the spatial strategy and does not represent a sustainable location for residential growth. Development in this location would conflict with the overall spatial distribution of development. Furthermore, the site lies within the Green Belt, where development would not be supported under the current policy framework.</p> <p>On this basis, the site is not considered suitable for development and is therefore not identified as developable within the HELAA.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-074**



Site Address Details

Site Reference	CFS-2025-074
Site Address	Land at Church Lane, Aldenham Village
Post Code	WD25 8BF
Ward	Aldenham West Ward Parish
Parish	Other

Site Details

Site Area (ha) gross	0.49
Current Site Use	Vacant scrubland
Planning Status	TP/95/0352 Conversion of former farm buildings to 7no.2bed,3no.3bed,4no.4bed and 1no.5bed dwellings together with 15 new dwellings dwellings (Morgan Gardens and Church Farm Way) (GRANTED - 1995); TP/99/0198 Change of use of existing building and land to single dwelling with associated residential curtilage and erection of first floor rear extension (REFUSED).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Housing adjoins the site to the north. Nursery School to the north-west.
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Character of surrounding area – landscape, townscape	Southern fringe of rural village with large detached properties to the north and Radlett Road directly to the south gives the site some sense of enclosure. Open agricultural land on the adjacent side of Radlett Road.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (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	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	Yes

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	Yes (4.7%)
Surface Water Flooding Medium Risk	Yes (6.9%)
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

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

Stage 2

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

Officer Assessment

Is there a conflict with existing policy?	Green belt, conservation area
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Limited area of primarily lower surface water flood risk.
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes

Ownership constraints?	No
Is the delivery of the site achievable?	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?	Limited area of primarily lower surface water flood risk.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

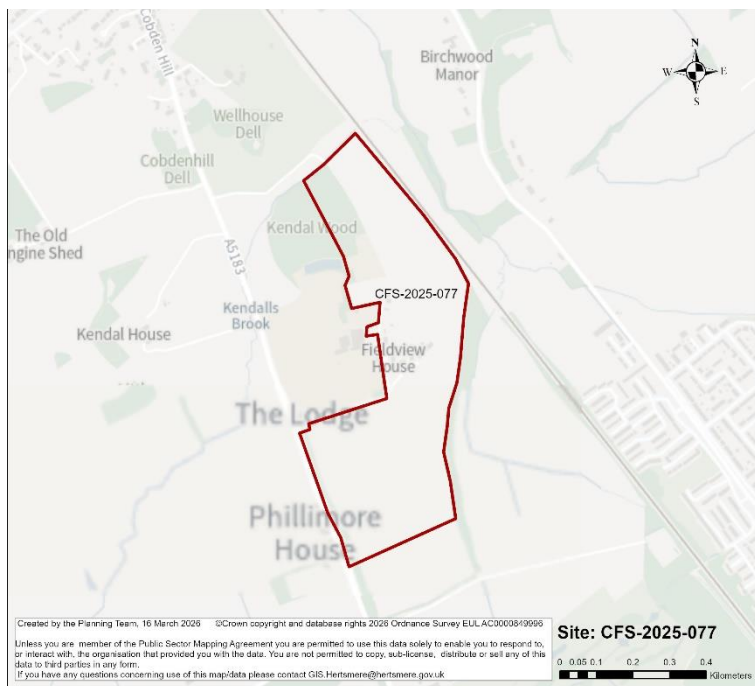
Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
<p>There are no significant environmental or topographical constraints affecting the entirety of the site. However, the site is located within Aldenham Conservation Area.</p> <p>Due to its small size, its ability to satisfactorily accommodate development is likely to be dependent on visual impact/amenity as much as any wider Green Belt impact considerations.</p> <p>The Stage 1 Green Belt Assessment assessed the site as part of a moderately performing Green Belt parcel as part of the overall purpose score. The site was not assessed as part of a stage 2 assessment due to its distance from an urban area.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential Test, but the location of the flooding risk in the south western corner of the site is unlikely to be a constraint to any development.</p> <p>Although the site is available and there is developer interest, the site does not align with the spatial strategy for growth, which seeks to focus development within or adjacent to the main settlements. As such, the site is not considered developable within the plan period.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-077**



Site Address Details

Site Reference	CFS-2025-077
Site Address	Kendal Hall Farm, Watling Street, Radlett
Post Code	WD7 7LH
Ward	Aldenham East Ward
Parish	Aldenham CP

Site Details

Site Area (ha) gross	30
Current Site Use	Residential, leisure, agriculture
Planning Status	None
Proposed uses (residential/ employment)	Residential and community
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Rail line to the east, Kendal Wood to the west, school to the west, fields to south, scrub and cricket pitch to north
Character of surrounding area – landscape, townscape	This is a rural setting close to the southern edge of Radlett. The area largely comprises of fields in agricultural use. A school and the Tabard sports ground are located close by but the area is otherwise largely undeveloped.
Could this site be joined to another to form a larger site?	Yes

If yes, give details of adjoining site including site reference if applicable	HEL-0507-22, HEL514
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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	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes (0.9%)
Floodzone 3	Yes (0.18%)
Surface Water Flooding Low Risk	1.76%
Surface Water Flooding Medium Risk	0.39%
Surface Water Flooding High Risk	0.80%
Reservoir Flooding Dry Day	Yes (8.6%)
Reservoir Flooding Wet Day	Yes (14.6%)

Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt, LWS
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Railway line to the East, two LWS sites adjacent to the site
Are there any other environmental constraints?	Local wildlife site to the North and West of the site
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	
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 is located within the Green Belt in a predominantly rural area to the south of Radlett and lies outside the main settlements identified for growth within the spatial strategy. The surrounding area is characterised by open agricultural land with limited built form.

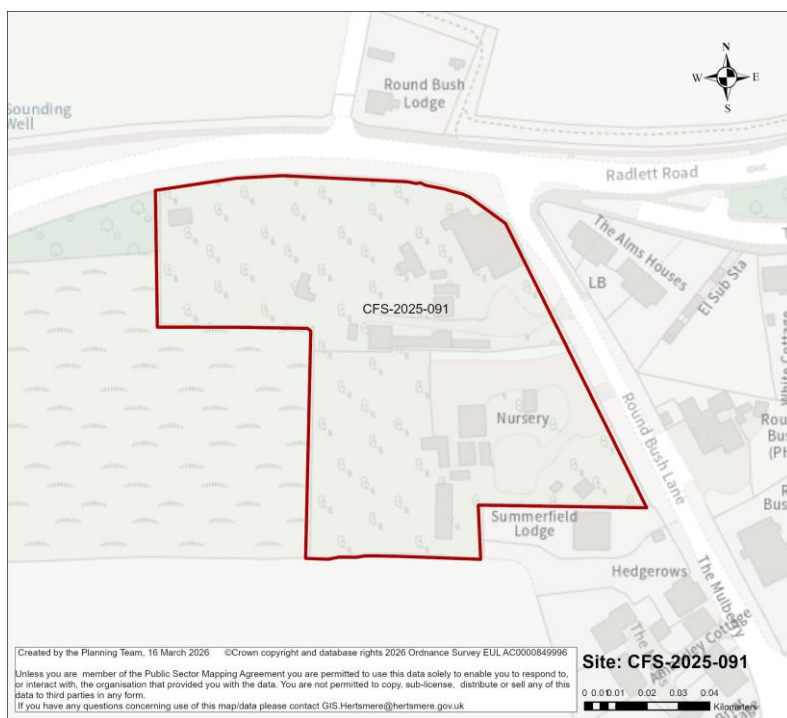
The site is subject to a number of constraints, including adjacent Local Wildlife Sites, areas of flood risk (including fluvial, surface water and reservoir flooding), and proximity to a railway line, all of which would require careful mitigation and may limit the developable area.

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

While the site is available and there is developer interest, the scale and location of the site are not consistent with the spatial strategy, which seeks to direct development to more sustainable locations within or adjacent to existing settlements. As such, the site is not considered suitable for allocation and is therefore not considered developable within the plan period.

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-091**



Site Address Details

Site Reference	CFS-2025-091 (HEL345)
Site Address	Roundbush Nursery, Roundbush Lane, Round Bush, Radlett, Aldenham
Post Code	WD25 8BQ
Ward	Aldenham West Ward
Parish	Aldenham CP

Site Details

Site Area (ha) gross	1.166
Current Site Use	Garden centre/nursery
Planning Status	TP/06/0219 and TP16/1608. Use for residential purposes (Application for Certificate of Lawful Development - existing use) (REFUSE); TP/08/0005. Retention of mobile home for personal residential use of applicant (GRANTED).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential to the east and south east, arable farmland to the south, fields to the west, Radlett Road and playing fields to the north
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Character of surrounding area – landscape, townscape	Edge of hamlet surrounded by open countryside/farmland
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	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	2.57%
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
19	FAIL	0	3	5	3	STRONG

Stage 1 Comment	The Parcel meets Purposes 2 and 4 moderately, maintaining the historic setting of Radlett and the overall scale and openness of the gap between Radlett and Bushey Heath/Bushey Village and Elstree. It also plays a particularly important role in preventing encroachment into an area of particularly unspoilt countryside. There are no identified sub-areas that would score less strongly against the purposes and it is recommended that the site is not considered further.
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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
Medium-High	Medium-High	N/A	N/A	Medium-High	N/A	N/A	High

Officer Assessment

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

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, separated from the main settlements identified for growth within the spatial strategy. As such, the site is relatively isolated and does not represent a sustainable location for new residential development.</p> <p>The Stage 1 Green Belt Assessment identifies the parcel as performing strongly, particularly in preventing encroachment into an area of largely unspoilt countryside and maintaining the openness and separation between settlements. The parcel was not identified for further consideration, indicating a significant constraint to release. Site has no flood risk and so this is not a constraint to development.</p> <p>While the site comprises previously developed land and is available, with no significant physical or environmental constraints identified, these factors do not outweigh the site's relatively weaker alignment with the spatial strategy and its strong contribution to Green Belt purposes.</p> <p>As such, the site is not considered suitable for allocation and is therefore not considered developable within the plan period.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-106**



Site Address Details

Site Reference	CFS-2025-106
Site Address	Bushey Old (A41) boundary, Little Bushey Lane, Bushey
Post Code	WD23 3TP
Ward	Bushey St James
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	2.32
Current Site Use	Unused land
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	North-East boundary of the site bound by A41, cemeteries to the South and West, car rental spaces and car parks to the North
Character of surrounding area – landscape, townscape	Site lies on the outskirts of Bushey settlement. It is bound by A41 and cemetery along the longer edges.
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-2025-192
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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	2.25%
Floodzone 3	15.12%
Surface Water Flooding Low Risk	0.35%
Surface Water Flooding Medium Risk	0.28%
Surface Water Flooding High Risk	0.07%
Reservoir Flooding Dry Day	85.97%
Reservoir Flooding Wet Day	87.05%

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

Officer Assessment

Is there a conflict with existing policy?	Green belt, Local wildlife site
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Majority of land is in LWS
Is the Site suitable for the proposed use?	Not currently

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
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 lies within the Green Belt and is located on the edge of Bushey, bounded by the A41 and adjacent cemetery uses. While the site has some relationship to the existing settlement edge and is available for development, it is not well integrated into the main settlement structure and is therefore considered to have limited alignment with the spatial strategy.

A significant proportion of the site is designated as Local Wildlife Site (LWS), which represents a major ecological constraint. In addition, parts of the site are affected by flood risk, including areas of Flood Zone 3, and there is a high level of reservoir flood risk identified across the site.

Site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. These environmental constraints would significantly restrict developable area and increase mitigation requirements.

Although the landscape sensitivity is assessed as low to medium in places, the combination of Green Belt designation, ecological constraints, and flood risk means that the site performs relatively poorly in terms of suitability for strategic residential development. The site is not considered suitable for allocation and is therefore not considered developable within the plan period.

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-114**



Site Address Details

Site Reference	CFS-2025-114
Site Address	Gulimore Farm, Sandy Lane, Bushey, Herts.
Post Code	WD25 8HE
Ward	Unparished area of Bushey
Parish	Bushey St James Ward

Site Details

Site Area (ha) gross	1.61
Current Site Use	Residential Employment, including retail, commercial and industrial uses
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential and employment (storage or distribution)
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Sandy lane to the south-east. Commercial uses to other sides
Character of surrounding area – landscape, townscape	The site is surrounded by differing commercial uses.
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	HEL811
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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 and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	10.59%
Floodzone 3	1.95%
Surface Water Flooding Low Risk	2.89%
Surface Water Flooding Medium Risk	3.3%
Surface Water Flooding High Risk	3.47%
Reservoir Flooding Dry Day	89.01%
Reservoir Flooding Wet Day	93.71%

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
Low-medium	Low-medium	Medium	Medium	Medium	Medium-High	Medium-High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	Yes – topographical study undertaken
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Flood risk
Is the Site suitable for the proposed use?	Not currently

Deliverability and developability:

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

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?

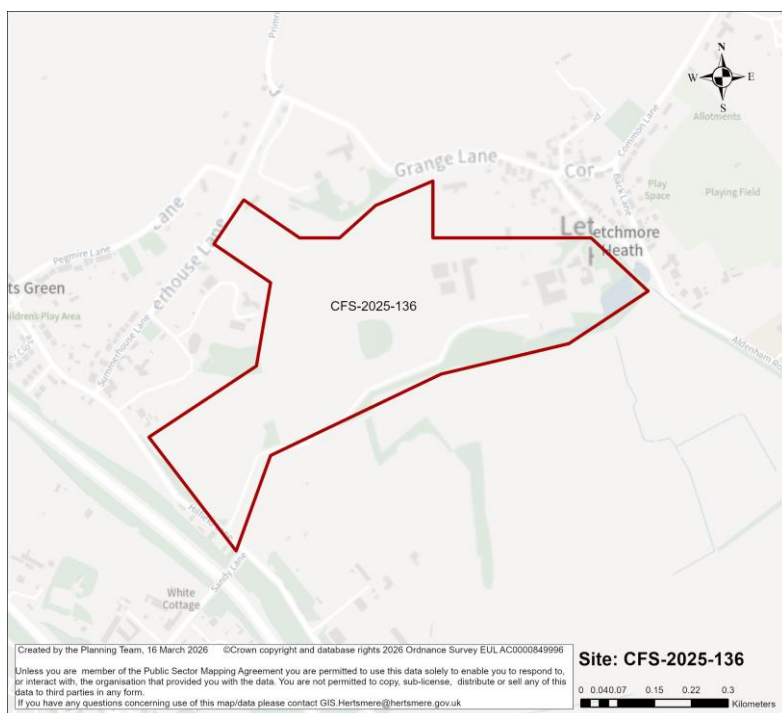
The site is located within the Green Belt and is surrounded by predominantly commercial uses. While there is no fundamental constraint preventing development in physical terms, the site is not considered suitable for residential development due to its poor environmental context, flood risk, and conflict with spatial strategy.

However, the surrounding land uses and existing commercial character indicate that the site may be more suitable for employment-led development, particularly storage, distribution or industrial uses, subject to detailed assessment of flood risk, topography, and Green Belt policy considerations.

The site is therefore considered unsuitable for residential development but may have potential for employment uses subject to mitigation and policy justification.

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-136**



Site Address Details

Site Reference	CFS-2025-136
Site Address	Bhaktivedanta Manor, Dharam Marg, Hilfield Lane, Radlett, Watford
Post Code	WD25 8EZ
Ward	Aldenham West Ward
Parish	Aldenham CP

Site Details

Site Area (ha) gross	30
Current Site Use	The Site comprises the main temple / Manor house (which is Grade II listed); the Haveli (providing flexible community and event space); landscaped grounds including formal gardens; green houses and play grounds; parking areas; and the Goshala (organic farm). Pastoral fields at the central part. Temporal accommodation.
Planning Status	Key applications include: 25/0138/FUL - Refurbishment of the Goshala building and erection of new agricultural barn near to the Goshala building. New agricultural barn and replacement of existing polytunnels with glasshouse near to Holland farm as well as oxen cart and pedestrian footpaths to connect Holland farm with the Goshala building. (AWAITING DECISION)

	24/1078/LBC - Retrospective application for internal and external alterations to the existing stable block (AWAITING DECISION) 14/2087/FUL - Erection of a two storey community building (Haveli) for use in line with the permitted use of the site as determined under application TP/94/0014. Relocation of existing poly tunnels, greenhouses and playground, revisions to existing playground and erection of a single storey extension to the ladies Ashram, including landscaping to site. (GRANTED) 18/0056/FUL Erection of poly tunnel for agricultural purposes (granted)
Proposed uses (residential/ employment)	Residential (accommodation for monks, employees, and visitors) and community use.
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields, national grid Elstree substation to the south. The Grn road and farms to the east. Hilfield lane, farm to the West. Cottages, houses, fields to the north.
Character of surrounding area – landscape, townscape	The site lies outside the Radlett settlement, between Letchmore heath and Patchetts green. It has community uses, fields and farms surrounding it.
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	HEL343a lies to the east of the site

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	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	Yes
Listed Building within 750m of Site	Yes
Conservation Area	Yes
Conservation Area within 750m of Site	Yes

Medium-High	Medium-High	N/A	N/A	Medium-High	N/A	N/A	High
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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'?	Adjacent to two LWS
Are there any other environmental constraints?	Surface water flood risk
Is the Site suitable for the proposed use?	Not currently

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to build out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	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 in a predominantly rural location between Letchmore Heath and Patchetts Green and comprises a mix of institutional buildings, landscaped grounds, and pastoral fields, including previously developed elements associated with an established community use.</p> <p>The site contains a number of environmental and heritage constraints, including a Grade II listed building within the site, additional listed buildings and a conservation area in close proximity, Tree Preservation Orders, APIB, adjacent Local Wildlife Sites, and areas of surface water flood risk.</p>

These factors represent significant sensitivities which would need to be carefully managed in any form of future redevelopment.

The site is available and there is evidence of promoter interest. There are no fundamental access constraints, and development could potentially be achievable in physical terms, subject to detailed design, mitigation, and infrastructure considerations.

Notwithstanding these factors, the site is not well related to the spatial strategy and is located in an area that is physically and functionally detached from the main settlements identified for growth. As such, it does not represent a sustainable location for residential development. The site lies within the Green Belt, where the principle of residential development is inappropriate except in very special circumstances. On this basis, the site is not considered suitable for residential development and is therefore not identified as developable within the HELAA process.

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-137**



Site Address Details

Site Reference	CFS-2025-137
Site Address	Hilfield Lane, Patchetts Green
Post Code	WD25 8DN
Ward	Aidenham West Ward
Parish	Other

Site Details

Site Area (ha) gross	1.17
Current Site Use	Open fields
Planning Status	Renovation of Grade II Listed farmhouse with minor external and internal alterations (Listed Building Consent) (GRANTED); TP/10/0544 Proposed lawn tennis court with 1 and 2 metre high netting, demolition of existing boiler room and masonry wall, alterations to the entrance fencing to the proposed tennis court area and the removal of existing concrete slabs to the side of the proposal to be replaced by blue limestone paving (GRANTED)
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, open land on either side (Patchetts Green Equestrian Centre being redeveloped for housing to the north-west)
Character of surrounding area – landscape, townscape	Site surrounded by a belt of trees and beyond that the M1 on the long boundary and the rural fringe of Patchett's Green contribute to the relatively enclosed feeling of this Green Belt site.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	20%
Surface Water Flooding Medium Risk	6.7%
Surface Water Flooding High Risk	16.2%
Reservoir Flooding Dry Day	63.1%
Reservoir Flooding Wet Day	63.9%

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
9	FAIL	0	3	3	0	MODERATE
Stage 1 Comment	The parcel scores moderately against purposes 2 and 3. Although the villages of Patchett's Green and Letchmore Heath diminish the openness of the Green Belt slightly, the Green Belt designations maintains their rural, low density character and restricts further encroachment. There are no readily identifiable sub-areas for further consideration and the parcel should not 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
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment	N/A					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Potential impact on future occupiers due to proximity of M1 motorway
Are there any other environmental constraints?	Some areas of surface water flood risk
Is the Site suitable for the proposed use?	Not currently

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	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?	Some areas of flood risk
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

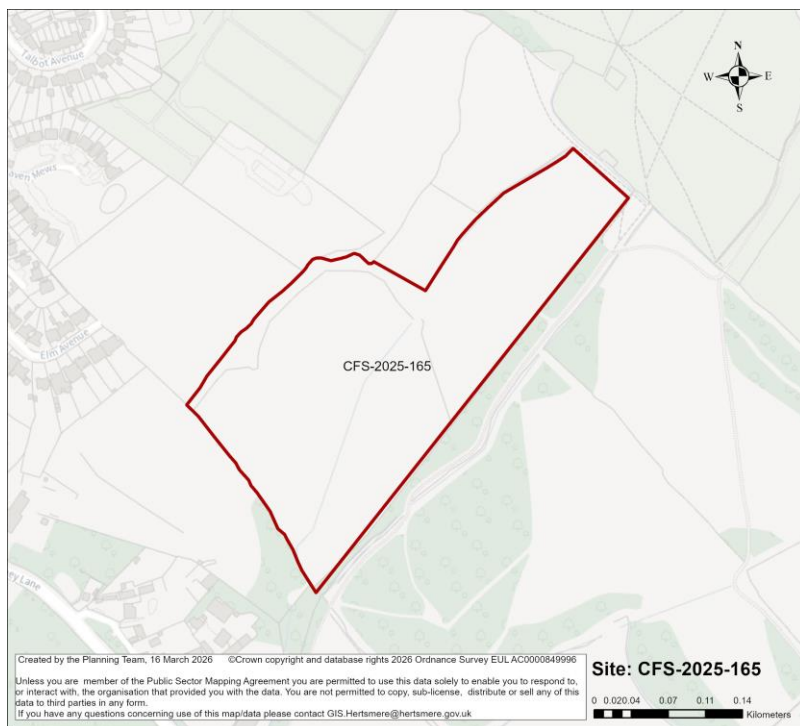
Possible Capacity and Yield

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 Patchetts Green Conservation Area, close to the Camphill Village Trust and adjacent to the M1, albeit elevated from the motorway. A significant level of flood risk runs through the middle of the site.</p> <p>If this site was to be taken further, then a noise assessment would be required and the site would need to address the flood risk issue, subject to the outcome of the local authority sequential test. The Stage 1 Green Belt assessment scores the site moderately overall against the Green Belt purposes score. It was not assessed as part of the Stage 2 assessment due to its distance from any urban areas.</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, due to the level of risk and location of it on site, it may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>Moreover, the site is not well related to the spatial strategy and is located outside of the main settlements identified for growth. It is therefore not considered a sustainable location for residential development at the scale proposed. On this basis, the site is not considered suitable for residential development and is therefore not identified as developable within the HELAA process.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-165**



Site Address Details

Site Reference	CFS-2025-165 (HEL357)
Site Address	Oxhey Lane
Post Code	WD19 4BE
Ward	Bushey St James Ward
Parish	Unparished Area - Bushey

Site Details

Site Area (ha) gross	6.74
Current Site Use	Fields / Open land
Planning Status	16/2272/FUL - Demolition of 37 Bucks Avenue and equestrian facility, removal of hardstanding, menages, buildings & structures and the redevelopment of the site to include 24 dwellings (including 8 affordable units) comprising 2 x 1 bed & 2 x 2 bed apartments, 16 x 3 bed houses and 4 x 4 bed houses with associated parking, informal play area and open space, all to be served by modifying the existing access from Bucks Avenue/Sherwood Road. (Amended plans received 3/2/17). (Permission Granted, Located on Periphery of submitted site
Proposed uses (residential/ employment)	Residential (C3), large-scale battery-energy storage facility
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Largely surround by fields/open land. Residential development (Elm Ave) and former stables at Bucks Ave (with permission for residential redevelopment) to north west.
Character of surrounding area – landscape, townscape	Countryside adjoining edge of Watford/Oxhey with allotments to the North.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	HEL-1018-2

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	13.10%
Surface Water Flooding Medium Risk	5.27%
Surface Water Flooding High Risk	11%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

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

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-71	PASS	5	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	Medium-High	High	High	High	High	High

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	The site requires access across land (within TRDC) which the applicant has an agreement in place for, so not a constraint. This land also being promoted through TRDC Local Plan; a comprehensive development approach could be taken.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Surface water flood risk

Is the Site suitable for the proposed use?	Not currently
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Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. In an area of high housing demand and given the existing use value of a greenfield site, it is anticipated development of the site would be potentially viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
What would be needed to overcome constraints?	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 in a predominantly rural area on the edge of Watford/Oxhey and comprises open greenfield land. A watercourse runs through the centre of the site. Otherwise, there are no significant environmental or topographical constraints to the site itself. Access would be via Oxhey Lane (in Three Rivers district). The site could only come forward should TRDC consider it acceptable due to access issues.</p> <p>Furthermore, the site forms part of a wider parcel identified as making a strong contribution to the purposes of the Green Belt, particularly in preventing urban sprawl and maintaining separation between settlements. The Stage 1 and Stage 2 Green Belt assessments both identify the parcel as performing strongly, and it is not recommended for release.</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>Furthermore, the site does not align with the spatial strategy and is not considered suitable for development. On this basis, the site is not identified as developable within the HELAA process.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference CFS-2025-172



Site Address Details

Site Reference	CFS-2025-172 (HEL382a/c)
Site Address	Land at Coursers Road, Bowmans Cross New Settlement
Post Code	AL4 0PG
Ward	Shenley Ward
Parish	South Mimms and Ridge CP ; Shenley CP

Site Details

Site Area (ha) gross	470
Current Site Use	Employment, agriculture/horticulture/equine related, and mineral extraction
Planning Status	25/1630/EI2 Request for a scoping opinion (Environmental Impact Assessment). (RESPONSE GIVEN); TP/06/1353 Application (with Environmental Statement) for extension for sand and gravel extraction (H.C.C. Consultation).(RAISE NO OBJECTION)
Proposed uses (residential/ employment)	Residential, Employment, Commercial and Community
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Agricultural, woodland and residential to the east. Willows Farm Park and Tyttenhanger Park to the north west, M25 and B556 to the west of the site
Character of surrounding area – landscape, townscape	The area is close to the built up area of London Colney, and the A1081 and M25 are also urbanising influences. However the character of the immediate area is rural albeit with mineral workings along Coursers Road.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL385b

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	0.57%
Floodzone 3	0.42%
Surface Water Flooding Low Risk	4.47%
Surface Water Flooding Medium Risk	1.64%
Surface Water Flooding High Risk	2.96%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

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

Officer Assessment

Is there a conflict with existing policy?	Green belt, Local wildlife site and SSSI
Is there evidence of land contamination?	Yes – there are mineral workings and landfill within the site.
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Mineral workings. Redwell Wood in-vessel composting facility adjacent to site and Anaerobic Digester on Courcers Road have scope to create environmental impacts, including odours arising from IVC. M25 adjoins the site and may require noise/pollution mitigation. Some areas of flood risk.
Are there any other environmental constraints?	Various Local Wildlife sites within and adjacent to site, SSSI, Ancient Woodland.
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 most of the site, as agricultural and/or sand and gravel extraction, development of a new settlement ought to be viable. However, this will ultimately depend on the extent of on and off-site infrastructure provision required, as well as site-specific mitigation; further viability work will be required should the site be taken forward in the plan. The achievability of the site will be dependent on both viability and build out rates/phasing being realistic, the latter being dependent, in part, on the completion of mineral extraction at the site and any EA permitting changes required.
What would be needed to overcome constraints?	Numerous Local Wildlife sites within and adjacent to site, SSSI, Ancient Woodlands.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
		500

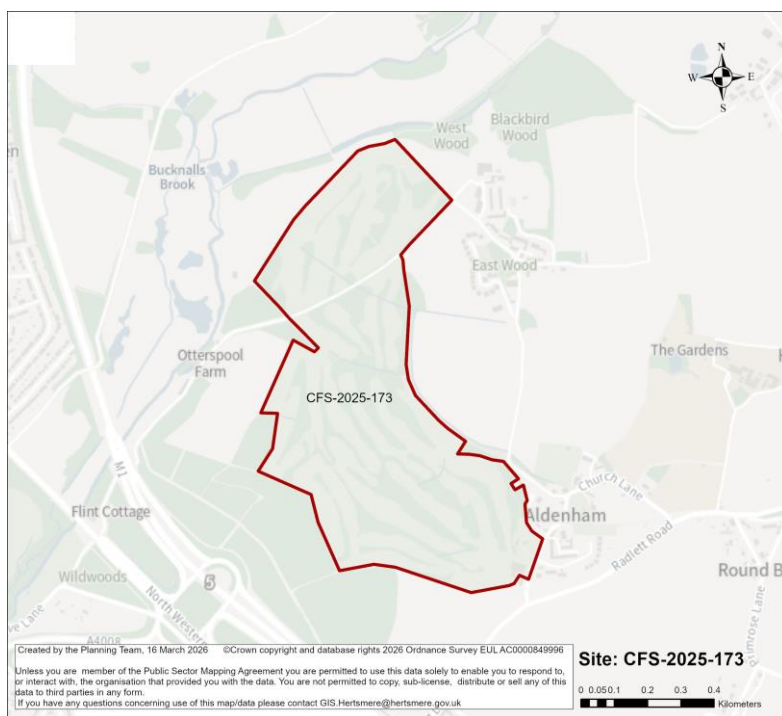
Conclusion: Is the site suitable, achievable and available?
<p>The site comprises a large area of land within the Green Belt, located in proximity to London Colney and influenced by existing infrastructure including the M25 and A1081. The site includes a mix of previously developed land, agricultural uses, and areas subject to mineral extraction.</p> <p>There are current permits for the quarrying and restoration of the gravel pits on site that plan for restoration up to 2035. At present, parts of the site cannot be made available to allow development to begin on one part of the site before restoration is completed on the whole site. Concerns have previously been raised by Hertfordshire County Council in relation to the impact on the surrounding infrastructure and lack of a sufficient sustainable transport strategy.</p> <p>A site of this size contains a variety of different habitats including a number of Local Wildlife Sites and Redwell Wood, an SSSI. The site should be large enough to enable environmental constraints to be mitigated within the site, but the permitting issue will need to be resolved.</p> <p>There was a specific green belt assessment undertaken for the site and it was found that if part of the area in the north east of the overall site was released there would be more limited harm to the wider green belt than releasing the site as a whole. There is a level of containment provided by Coursers Road and the M25 and the topography along with strong woodland buffers in that location means that part is recommended for further consideration.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require layouts to be amended</p>

and the site capacity reduced to avoid areas of flood risk. However, due to the size of the site and the proportion being developed, this shouldn't be a significant issue.

On this basis, the site is considered potentially suitable, available, and achievable for development in the longer term, subject to the resolution of the constraints identified.

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-173**



Site Address Details

Site Reference	CFS-2025-173
Site Address	Aldenham Golf & Country Club, Church Lane, Watford
Post Code	WD25 8NN
Ward	Aldenham West Ward
Parish	Aldenham CP

Site Details

Site Area (ha) gross	60.51
Current Site Use	Golf course with ancillary support areas
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Church lane and open land to the South, woodlands and farm land to the West, and open lands to the other sides.
Character of surrounding area – landscape, townscape	The site lies in green belt land, with woodlands, farms, and open lands surrounding the site. The built-up area to the South-East of the site include residences, cricket club, pre-school and office space.

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-2025-110 to the South

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB and APIB)
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	Yes
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	1.6%
Surface Water Flooding Medium Risk	0.56%
Surface Water Flooding High Risk	1.01%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt, conservation area
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Adjacent to two LWS and registered parks/garden.
Are there any other environmental constraints?	Some surface water flood risk, APIB
Is the Site suitable for the proposed use?	Not currently

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	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 large area of Green Belt land currently in use as a golf course, located within a predominantly rural setting characterised by open countryside, woodland, and limited built development.</p> <p>The site is subject to a number of environmental and heritage constraints, including its proximity to a conservation area, listed buildings, locally listed assets, registered parks and gardens, and areas identified for ecological importance (APIB/ACIB). These constraints indicate a high degree of sensitivity and would require careful consideration in the event of any development proposal. The site is also considered available.</p> <p>Notwithstanding these considerations, the site is not well related to the spatial strategy and is located outside the main settlements identified for growth. The scale and location of the site would result in a significant extension of development into the countryside.</p> <p>Furthermore, the site lies within the Green Belt, where development of this scale would be inappropriate and would result in substantial harm to openness and the purposes of the Green Belt. The presence of multiple environmental and heritage designations further reinforces the sensitivity of the site and limits its suitability for large-scale residential development.</p> <p>As such, the site is not considered suitable for residential development and is therefore not identified as developable within the HELAA.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-182**



Site Address Details

Site Reference	CFS-2025-182 (HEL219)
Site Address	Pegmire Lane
Post Code	WD25 8DR
Ward	Aldenham West Ward
Parish	Aldenham CP

Site Details

Site Area (ha) gross	1.21
Current Site Use	Vacant land
Planning Status	TP/87/0637. Use of land for the keeping and schooling and training of horses and the erection of stables, storage and menage. (REFUSED). TP/92/0807. Use of land as wholesale nursery with ancillary building and car parking area. (REFUSED). TP/95/0115. Erection of replacement stable/horse shelter. (GRANTED). TP/02/0994. Erection of a replacement outbuilding. (GRANTED). TP/07/1492. Erection of a replacement outbuilding/double garage. (REFUSED).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential
Character of surrounding area – landscape, townscape	Residential area to the west. North of Pegmire Lane is mostly Green Belt open land
Could this site be joined to another to form a larger site?	The two submissions partly overlap
If yes, give details of adjoining site including site reference if applicable	HEL219/HEL252 partly overlap

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	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	1.45%
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
9	FAIL	0	3	3	0	MODERATE

Stage 1 Comment	The parcel scores moderately against purposes 2 and 3. Although the villages of Patchett's Green and Letchmore Heath diminish the openness of the Green Belt slightly, the Green Belt designations maintains their rural, low density character and restricts further encroachment. There are no readily identifiable sub-areas for further consideration and the parcel should not 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
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	N/A	N/A	Medium-High	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'?	No
Are there any other environmental constraints?	Close to Local Wildlife site Paddock by Summerhouse Lane
Is the Site suitable for the proposed use?	Not currently

Deliverability and developability:

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

<p>What would be needed to overcome constraints?</p>	<p>In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.</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>Close to Local Wildlife site Paddock by Summerhouse Lane.</p>

Possible Capacity and Yield

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

<p>Conclusion: Is the site suitable, achievable and available?</p>
<p>Adjoining/overlapping sites close to the Camphill Village Trust, immediately adjacent to Conservation Areas. There are no significant physical constraints associated with this site, however, but there are understood to be covenants restricting development to one dwelling per plot and so the capacity of the site, were the policy framework to change, would be no more than 12 based on information provided by Aldenham PC.</p> <p>Additional dwellings in a location with limited accessibility and services would raise sustainability issues including scale of trip generation.</p> <p>The site has no flood risk and so this is not a constraint to development.</p> <p>Only a rural-exceptions scale and type of housing (approximately 5 units) is likely to be suitable under the current policy framework.</p> <p>Further development would require consideration against the NPPF including the extent to which there would be coalescence between Patchetts Green and Letchmore Heath.</p> <p>Notwithstanding these factors, the site does not align with the spatial strategy, as it is located outside of the main settlements identified for growth and represents a relatively isolated and unsustainable location for residential development. Furthermore, the site lies within the Green Belt, where development would be inappropriate under the current policy framework, particularly given the parcel's moderate contribution to Green Belt purposes. On this basis, the site is not considered suitable for development and is therefore not identified as developable within the HELAA.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-1010-22**



Site location / address:

Address	Ham Farm, Hogg Lane, Elstree	Post Code	WD6 3AN
Ward	Aldenham West Ward	Parish	Other

Site size / use:

Size (ha)	4.96	Current Use	Unknown (Undeveloped)
Gross			

Surrounding area:

Neighbouring land uses	Mix of uses including education to the north and north east parkland to the south and south east, agricultural land to the south west and north, (including a small number of residential) and a small airfield to the west and north west (Elstree Aerodrome).
Character of surrounding area – landscape, townscape	The site lies outside of any recognised settlement boundary, but due to the numerous different uses surrounding the site, it could be described as semi-rural, dominated by the aerodrome and large boys and girls schools.
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	Possible with a site across Hogg Lane to the west, but that is promoted for employment
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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

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site (estimated)
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	15
Surface Water Flooding Medium Risk	5
Surface Water Flooding High Risk	3
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	N/A	N/A	Medium - High	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'?	Yes, Elstree Aerodrome
Are there any other environmental constraints?	Contamination possible - made ground in parts. Some areas of flood risk.
Is the Site suitable for the proposed use?	Not currently

Site Availability:

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

Site Achievability:

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

What would be needed to overcome constraints?	Contamination possible - made ground in parts. Some areas of flood risk.
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Possible Capacity and Yield

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

Deliverability / Developability:

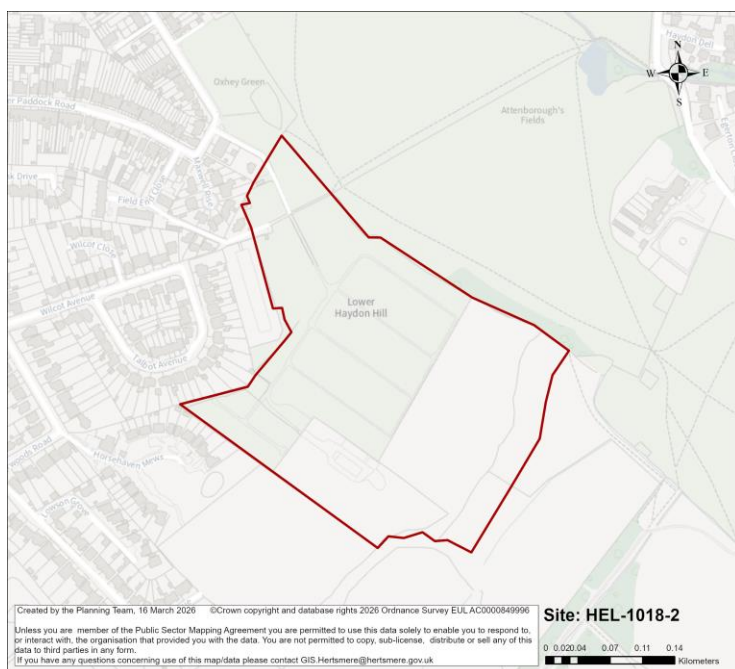
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A
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Conclusion:

Is the site suitable, achievable and available?	<p>The site is mainly low level scrubland with some evidence of imported material in the form of rubble and other aggregates.</p> <p>The site lies within a parcel assessed as moderately performing against the overall Purpose score in the Stage 1 assessment. The site has not been assessed as part of the stage 2 work due to its distance from urban areas.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>Under the current policy framework, the site would not be suitable for development as it is located within the Green Belt. The site is also in an isolated location in the countryside, not immediately adjacent to an existing settlement, so it is unlikely that this site would align with the spatial strategy. As such, the site is not considered suitable and therefore, not currently developable within the plan period.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-1018-22**



Site location / address:

Address	Oxhey Option 2: Land at Paddock Road Allotments, Watford	Post Code	
Ward	Bushey St James Ward	Parish	Other

Site size / use:

Size (ha)	9.36	Current Use	Allotments
Gross			

Surrounding area:

Neighbouring land uses	Residential (west), Agricultural (Grazing) and Public Open Space (remaining)
Character of surrounding area – landscape, townscape	Mainly agricultural land used as public open space (Attenborough Fields) surrounding the site with Low density residential housing to the West across the borough boundary in Watford BC.

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

Planning status:

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

Proposed Development Type
Residential (C3), plus BNG and Allotments

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	1.74
Surface Water Flooding Medium Risk	0.08
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

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

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stage 2 Comment						
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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	Medium - High	High	High	High	High	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?	Potentially. Access is required through land within Watford borough; part of the development area, including the means of access, is within Watford.
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?	No	Is there developer interest?	No
Ownership constraints?	The site is owned by Watford Borough Council		
Is the Site available?	No		

Site Achievability:

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

What would be needed to overcome constraints?	An agreement/discussions to take place to establish willingness to make land available and acceptance of an alternative 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:

Is the site suitable, achievable and available?	<p>The site has few constraints associated with it; it is predominantly used as allotments with adjacent open fields. However, at this point, it is unknown whether the site is available, as the promoters does not own the land in question which is owned by Watford Borough Council. The site promoters own a site suggested as allotment replacement land.</p> <p>Part of the site is within Watford Borough Council and that part of the site was identified in the joint WBC/TRDC Green Belt Assessment with moderate-high to Green Belt purposes of releasing this parcel. The site was not allocated in the Watford Local Plan. This essentially precludes access from being achieved into the site into Hertsmere.</p> <p>The itself 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>Under the current policy framework, the site would not be suitable for development as it is located within the Green Belt. There is no indication at this stage that the site is available and achievable. The site is therefore not currently suitable, available or developable, and does not align with the spatial strategy.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL221**



Site location / address:

Address	Rabley Green	Post Code	WD7 9AW
Ward	Shenley Ward	Parish	Other

Site size / use:

Size (ha)	83.32	Current Use	Residential and agriculture
Gross			

Surrounding area:

Neighbouring land uses	Mainly open countryside with occasional farm and residential buildings.
Character of surrounding area – landscape, townscape	Area of open undulating farmland with isolated farm and residential buildings.
Could this site be joined to another to form a larger site?	No. Site is enclosed by surrounding roads. Land to the rear of Fox Hollows to the north of Rectory Lane has been promoted for development. Some overlap

	with land in ownership of Tyttenhanger Estate at the northern end.
If yes, give details of adjoining site including site reference if applicable	N/A

Planning status:

Relevant Planning history	TP/05/0845 All weather and grass gallops (REFUSED); TP/81/0718 change of use of cottage at St Catherine's Farm to path lab.(GRANTED - personal); TP/84/0474 Demolition of existing house and erection of one 2 storey detached house (Falcon Cottage) (GRANTED).
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site (estimated)
Floodzone 2	2.5
Floodzone 3	2.5
Surface Water Flooding Low Risk	15
Surface Water Flooding Medium Risk	9
Surface Water Flooding High Risk	5
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.
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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
Garden Village G, H and I	Assessed but not scored	Assessed but not scored	Assessed but not scored	Assessed but not scored	Assessed but not scored	Assessed but not scored Assessed but not scored
Stage 2 Comment	The sub-areas make a limited contribution to Purpose 2, forming a less essential part of the gap between Shenley and Potters Bar, and at the eastern end (sub-area I) also between London Colney and Potters Bar. Sub-areas G and I have a strong unspoilt rural character with the area in the middle having a largely rural character. Sub-areas G and I – at either end of the site – make a strong contribution to the wider Green Belt and their release would be likely to harm the performance of the wider strategic Green Belt. Sub-area H, in the centre, plays a less fundamental role and could be considered further.					
Recommended	Partial					

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	Medium - High	High	High	Medium - High

Officer Assessment

Is there a conflict with existing policy?	Green Belt. Dovers Green Lane, Packhorse Lane Pits and Shenley Chalk Pit Wildlife sites lie within the area.
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Is there evidence of land contamination?	No
Are there any access difficulties?	All roads around the site are narrow country lanes. Access to B556 cannot be guaranteed.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Dovers Green Lane, Packhorse Lane Pits and Shenley Chalk Pit Wildlife sites lie within the area. Some areas of flood risk, albeit lower risk areas primarily.
Is the Site suitable for the proposed use?	Yes . However the site promoter is not the only owner and other owners have not indicated that their land is available

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	No
Ownership constraints?	Yes - land in multiple ownerships with no evidence of or indication that any of the other landowners are seeking to make their sites available.		
Is the Site available?	No		

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 and the uncertainty of the availability of the whole site given the different landowners, may affect the achievability overall.
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Overcoming Constraints

What would be needed to overcome constraints?	Dovers Green Lane, Packhorse Lane Pits and Shenley Chalk Pit Wildlife sites lie within the area. Some areas of flood risk, albeit lower risk areas primarily.
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Possible Capacity and Yield

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

Deliverability / Developability:

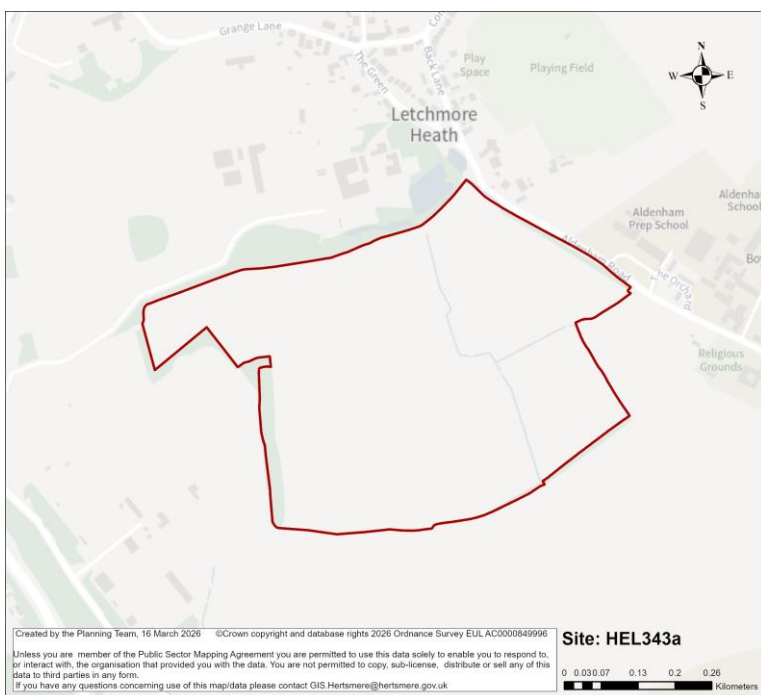
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A
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Conclusion:

Is the site suitable, achievable and available?	<p>The site has several wildlife sites on it as indicated above. Access into the majority of the land is currently achieved via Rectory Lane, Mimms Lane and Packhorse Lane which serve the limited number of properties within the site. It is unlikely that these narrow country lanes could support any significant increase in traffic and road traffic accidents are understood to have occurred, particularly in winter, including at the junction of Rectory Lane and the B556. The northern edge of the site, between Manor Lodge School and Southridge Animal Centre, runs parallel to the B556. However, the land within this part of the site appears not to be within the ownership of the four parties identified by the site promoter as owning the promoted land. Unless this land becomes available, access to the B556 would not be achievable. Furthermore, Land Registry searches have previously indicated that there are more than 15 land parcels in different ownerships with no indication that all of these parties would make their land available.</p> <p>The Stage 2 Assessment states that the site 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.</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>Given that the site is not available for development, notwithstanding the transport and highways concerns highlighted, there is not considered to be any scope for development of the site.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL343**



Site location / address:

Address	Land south of Letchmore Heath	Post Code	WD25 8DT
Ward	N/A	Parish	Other

Site size / use:

Size (ha)	31.69	Current Use	Agriculture
Gross			

Surrounding area:

Neighbouring land uses	Electricity sub station to the west, road and Bhaktivedanta Manor to the north, agriculture/fields to the south, Aldenham School to the east.
Character of surrounding area – landscape, townscape	Rural mainly agricultural countryside with pockets of institutional development. Conservation Area to the north.

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

Planning status:

Relevant Planning history	No
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	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	Yes
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

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

Agricultural Land Classification

Classification	N/A
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
9	Fail	0	3	3	0	Moderate
Stage 1 Comment	The parcel scores moderately against purposes 2 and 3. Although the villages of Patchett's Green and Letchmore Heath diminish the openness of the Green Belt slightly, the Green Belt designations maintains their rural, low density character and					

	restricts further encroachment. There are no readily identifiable sub-areas for further consideration and the parcel should not be considered further.
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Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt. Local Wildlife site on western boundary
Is there evidence of land contamination?	No
Are there any access difficulties?	no (except local roads are rural/narrow)
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	Electricity sub station adjoins the site.
Are there any other environmental constraints?	Land by Elstree Sub Station - local Wildlife Site is located on the western boundary of the site
Is the Site suitable for the proposed use?	Currently not suitable under Green Belt policy but may be if the Green Belt status changed and quantum of growth deemed acceptable in terms of settlement hierarchy

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?	Yes
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Overcoming Constraints

What would be needed to overcome constraints?	Land by Elstree Sub Station - local Wildlife Site is located on the western boundary 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:

<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>A part of the site is within Local Wildlife Site (Land by Elstree Sub Station), a moderately diverse area of neutral grassland supporting a number of species. The site adjoins Letchmore Heath Conservation Area and the Grade II listed Bhaktivedanta Manor.</p> <p>The site promoter has subsequently indicated that a much smaller part of the site could be made available for development, closer to the existing village boundary.</p> <p>The site has no flood risk and so this is not a constraint to development.</p> <p>The Stage 1 Green Belt assessment identifies the parcel as performing moderately in relation to Green Belt purposes, with the area retaining a generally open rural character. The site has not been taken forward for detailed Stage 2 assessment, reflecting its wider strategic role in maintaining Green Belt openness.</p> <p>In addition, potential impacts on local highway capacity, particularly Aldenham Road, and the limited sustainability of directing major growth to this location further constrain development potential.</p> <p>On this basis, the site is not currently suitable or developable for residential-led development and does not align with the spatial strategy.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL350X**



Site location / address:

Address	Harperbury Hospital revised (N) (S2A) AMENDED POST PSHE	Post Code	WD7 9DJ
Ward	Shenley Ward	Parish	Other

Site size / use:

Size (ha) Gross	78.75	Current Use	Sporting facilities, agricultural and amenity land, open fields
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Surrounding area:

Neighbouring land uses	Residential to the north and south east, open fields to the east, open fields to the southwest, proposed residential development to the west
Character of surrounding area – landscape, townscape	The former hospital is sited within an open rural area between the M25 and Shenley village, but separate from both. The rural character extends north of the M25 up to the edge of London Colney.
Could this site be joined to another to form a larger site?	Yes - there is additional land within and adjoining the former Harperbury hospital site, within both Hertsmere and St Albans boundaries.

If yes, give details of adjoining site including site reference if applicable	Rest of HEL174, HEL350 and HEL389
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Planning status:

Relevant Planning history	(HEL174a/HEL350a). TP/89/0891 Restoration of two former mineral workings to original ground levels to enable the land to be cropped and grazed, enabling woodland improvement (GRANTED) (HEL350d)14/1341/FUL. Construction of small scale electricity generation plant. (GRANTED)
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential, Mixed use – could include residential, health, sports facilities, possible school, although this would presumably be more likely were a larger area to be developed

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	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	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	32.08
Surface Water Flooding Medium Risk	11.57
Surface Water Flooding High Risk	5.58
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	High	High	Medium - High	High	High	Medium

Officer Assessment

Is there a conflict with existing policy?	Green Belt, Nine Acres Local Wildlife Site
Is there evidence of land contamination?	Small part of HEL174A/HEL350A has been restored following previous mineral workings
Are there any access difficulties?	No - access would be through larger development incorporating land in SADC
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No

Are there any other environmental constraints?	Local Wildlife Sites Porters Park golf course and Porters Park Wood lie immediately to the south. Some areas of surface water flood risk.
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?	Part of HEL174A/HEL350A/HEL389A is leased to St Albans Rangers Football Club but they will be relocated		
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 build 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?	Local Wildlife Sites Porters Park golf course and Porters Park Wood lie immediately to the south. Some areas of surface water flood risk.
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Possible Capacity and Yield

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

Deliverability / Developability:

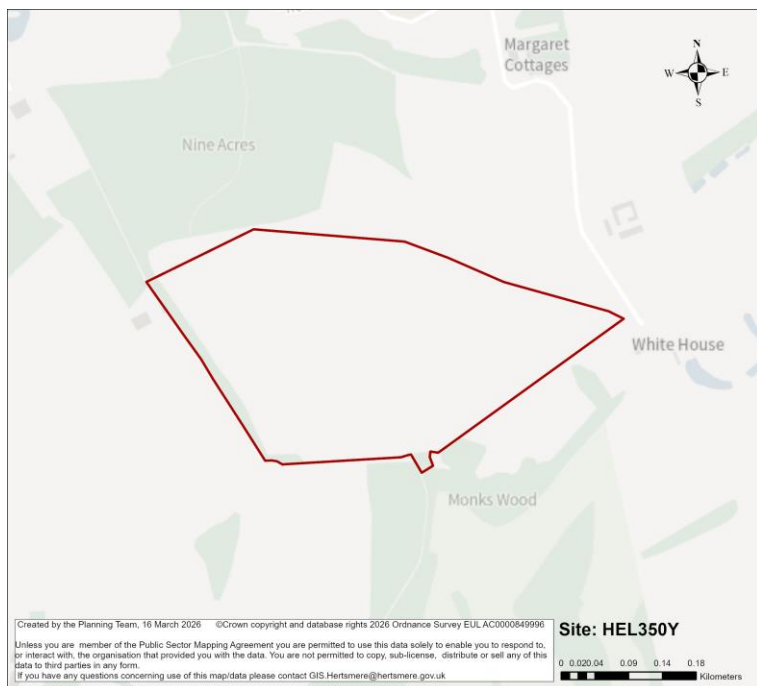
<p>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</p>	<p>N/A</p>
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>There are few immediate constraints associated with this site, aside from a narrow band of trees that are subject to a TPO in the west of the site. There are two Local Wildlife Sites directly to the south. Access relies on development to the west in St Albans District.</p> <p>The Stage 1 Green Belt Assessment concludes that the site overall scores strongly for meeting the Purpose criteria. The Stage 2 Green Belt Assessment carries through this judgement, with the site meeting the Purpose assessment criteria strongly, and making an important contribution to the wider strategic Green Belt. It is therefore not recommended for further consideration.</p> <p>The site has a measurable level of surface water flood risk and will be subject to the Sequential and possibly the Exception Test. Due to the size of the overall site, any development could likely be located outside of any areas of flood risk.</p> <p>Following the original promotion of the site, a reduced area closer to the main residential development (within St Albans district) has been advanced as the focus for additional residential development into Hertsmere. However, the submission to the call for sites in 2022 confirmed that the entirety of HEL350 is available.</p> <p>The scale of the site, its landscape context, and its relationship to adjoining sensitive environmental assets mean that any large-scale residential or mixed-use redevelopment would result in significant conflict with Green Belt policy and the spatial strategy. While parts of the wider landholding may have been promoted in conjunction with adjoining sites, the site in its current form performs strongly against Green Belt purposes.</p> <p>On this basis, the site is not currently suitable or developable for major residential-led development and does not align with the spatial strategy.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL350Y**



Site location / address:

Address	Harperbury Hospital revised (S) (S2B) AMENDED POST PSHE	Post Code	
Ward	Aldenham East Ward	Parish	Other

Site size / use:

Size (ha) Gross	12.52	Current Use	Sporting facilities, agricultural and amenity land, open fields
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Surrounding area:

Neighbouring land uses	Residential to the north and south east, open fields to the east, open fields to the southwest, proposed residential development to the west
Character of surrounding area – landscape, townscape	The former hospital is sited within an open rural area between the M25 and Shenley village, but separate from both. The rural character extends north of the M25 up to the edge of London Colney. Map doesn't correlate with description/neighbouring land uses

Could this site be joined to another to form a larger site?	Yes - there is additional land within and adjoining the former Harperbury hospital site, within both Hertsmere and St Albans boundaries.
If yes, give details of adjoining site including site reference if applicable	Rest of HEL174, HEL350 and HEL390

Planning status:

Relevant Planning history	(HEL174a/HEL350a). TP/89/0891 Restoration of two former mineral workings to original ground levels to enable the land to be cropped and grazed, enabling woodland improvement (GRANTED) (HEL350d)14/1341/FUL. Construction of small scale electricity generation plant. (GRANTED)
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential, Mixed use – could include residential, health, sports facilities, possible school, although this would presumably be more likely were a larger area to be developed

Location type (tick relevant box):

Greenbelt	PDL
Yes	No

Constraints Check

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

Heathrow Airport Safeguarding Area	Yes	Greenbelt	Yes
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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	No
Floodzone 3	No
Surface Water Flooding Low Risk	1.23%
Surface Water Flooding Medium Risk	0.61%
Surface Water Flooding High Risk	1.29%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt, Nine Acres Local Wildlife Site
Is there evidence of land contamination?	Small part of HEL174A/HEL350A has been restored following previous mineral workings

Are there any access difficulties?	No - access would be through larger development incorporating land in SADC
Is topography a constraint?	
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Local Wildlife Sites Porters Park golf course and Porters Park Wood lie immediately to the south
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?	Part of HEL174A/HEL350A/HEL389A is leased to St Albans Rangers Football Club but they will be relocated		
Is the Site available?	Not currently		

Site Achievability:

Is the Site achievable?	Yes
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Overcoming Constraints

What would be needed to overcome constraints?	Local Wildlife Sites Porters Park golf course and Porters Park Wood lie immediately to the south
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Possible Capacity and Yield

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

Deliverability / Developability:

What is the likely timescale within which the site is capable of being developed?	N/A
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Conclusion:

Is the site suitable, achievable and available?	<p>The Stage 1 Green Belt Assessment concludes that the site overall scores strongly for meeting the Purpose criteria. The Stage 2 Green Belt Assessment carries through this judgement, with the site meeting the Purpose assessment criteria strongly, and making an important contribution to the wider strategic Green Belt. It is therefore not recommended for further consideration.</p> <p>The site has a measurable level of surface water flood risk and will be subject to the Sequential and possibly the Exception Test. Due to the size of the overall site, any development could likely be located outside of any areas of flood risk.</p> <p>Following the original promotion of the site, a reduced area closer to the main residential development (within St Albans district) has been advanced as the focus for additional residential development into Hertsmere. However, the submission to the call for sites in 2022 confirmed that the entirety of HEL350 is available.</p> <p>This site is wholly overlapped by a wider site promoted (CFS-2025-104) and assessed separately. As such, no independent capacity has been calculated to avoid double counting within the HELAA</p>
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