

Appendix P

Site Pro-Formas – Employment Sites



Table of Contents

CFS-2025-020.....	3
CFS-2025-027.....	8
CFS-2025-028.....	12
CFS-2025-079.....	16
CFS-2025-087.....	20
CFS-2025-102.....	25
CFS-2025-114.....	29
CFS-2025-125.....	33
CFS-2025-153.....	37
CFS-2025-155.....	41
CFS-2025-161.....	46
CFS-2025-168.....	51
CFS-2025-169.....	55
CFS-2025-192.....	59
HEL-0507-22.....	63
HEL-0805-22.....	70
HEL-1012-22.....	77
HEL-1036b-22.....	84
HEL-1036d-22.....	91
HEL-1038-22.....	98
HEL-1041-22.....	105
HEL-171.....	111
HEL387b.....	118
HEL394.....	124
HEL-519a-22.....	130
HEL520b.....	137
HEL604a/801.....	144
HEL802.....	151
HEL803.....	157
HEL804.....	164
HEL811.....	171
HEL812.....	178
HEL813.....	185
HEL817.....	192
HEL818.....	199

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-020**



Site Address Details

Site Reference	CFS-2025-020
Site Address	Charleston Paddock, South Mimms
Post Code	EN6 3ND
Ward	Shenley Ward
Parish	South Mimms and Ridge CP

Site Details

Site Area (ha) gross	3.43
Current Site Use	Residential dwelling and associated outbuildings and driveway in south west corner. Remainder of site is paddock.
Planning Status	23/1049/OUT (GRANT PERMISSION) Site clearance and demolition of existing structures and redevelopment for B8 (Warehousing and Distribution) use. Works to include: hard and soft landscaping, enabling works, drainage, services and associated infrastructure. (Outline Planning Application with all matters reserved). 25/0631/DOC Application for approval of details reserved by conditions 28 (arboricultural method statement) and 29 (tree protection measures) of planning permission reference 23/1049/OUT. 25/1118/DOC Application for approval of details reserved by condition 36 (Renewable Energy) of planning permission reference 23/1049/OUT.
Proposed uses (residential/ employment)	Residential and Employment
Green Belt	Yes
Previously Developed Land	Yes

Agricultural Land Classification	Good
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Surrounding Area

Neighbouring land uses	A watercourse and the South Mimms motorway service station, including the Ramada Hotel, South Mimms Police Station and National Highways Regional Operations facility to the north. The Mimmshall Brook corridor, Wash Lane and agricultural land (arable) to the east
Character of surrounding area – landscape, townscape	Notwithstanding the adjacent motorway services, the site is located within a mixed commercial and agricultural area. To the east and south the landscape is gently undulating, mainly arable farmland sub-divided by established treed hedgerows. To the north and west however, development at the South Mimms Service Station and the M25 subtract from the otherwise rural location
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes
Floodzone 3	Yes

Surface Water Flooding Low Risk	5.41%
Surface Water Flooding Medium Risk	0.9%
Surface Water Flooding High Risk	5.43%
Reservoir Flooding Dry Day	3.98%
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
36	FAIL	0	1	3	0	MODERATE
Stage 1 Comment	The parcel scores weakly against purpose 2 and moderately against purpose 3. The parcel does not meet purposes 1 or 4. The north of the parcel in particular is important for maintaining the overall openness of the countryside and preventing encroachment. However, an identified sub-area at South Mimms Services, south and west of Wash Lane, makes a limited contribution to this and to the wider purposes. It is recommended that this area is considered further.					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-18	FAIL	0	0	0	0	WEAK
Stage 2 Comment	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					

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. SADM25 indicates that the site will be held in reserve for activities relating to the management, operation and maintenance of the strategic road network. The applicant indicates that neither the motorway service provider, nor strategic road stakeholders took forward an interest in the site when it was marketed, demonstrating that it is not required for such uses. They also indicate that National Highways (then Highways England) have previously confirmed they did not have an interest in the Site.
Is there evidence of land contamination?	Phase I Geo environmental & Geotechnical Site Assessment report indicates: Made Ground – Expected locally within the south-western portion of the Site to depths of approximately 1.0 m below ground level are considered the main sources of potential hazard
Are there any access difficulties?	Potential difficulty due to narrow road.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Adjacent to M25
Are there any other environmental constraints?	Potential for greater increase in heavy goods traffic is greater for more 'standard' B8 uses such as storage and distribution. Road infrastructure in and around the services may not currently be sufficient for these proposals.
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. The site has been promoted for employment development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent employment applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	3-8 years

Conclusion: Is the site suitable, achievable and available?

The site currently consists of a large dwelling/farmhouse, with associated buildings possibly for equestrian use, and a large paddock area. There are several potential environmental constraints, including a Local Wildlife Site to the east, possible air quality issues from the M25 and flooding in the eastern part of the site, the current submission omits the most severe area of flood risk from the site boundary.

It is established that road infrastructure around the services requires upgrading and mitigation measures may be required prior to development of this site for more general B8 type uses.

The site meets Purpose assessment criteria weakly in the stage 2 assessment and makes a less important contribution to the wider strategic Green Belt and is therefore recommended for further consideration.

The site has a measurable level of flood risk and will be subject to the sequential and possibly the exception test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.

The site is being promoted for employment use and is not suitable for more residential development given its location adjoining South Mimms Services and other commercial uses.

Were (1) the impact on the Green Belt and the current requirement for the site to be held in reserve for SRN-related operational development considered to be outweighed by the wider sustainability benefits of delivering commercial development and (2) the sequential and potentially exception test passed in relation to flood risk, the site could potentially be suitable, available and achievable.

Indicative development capacity: 11,500 sq.m

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-027**



Site Address Details

Site Reference	CFS-2025-027 (HEL814)
Site Address	Land South East of Junction 24 (M25)
Post Code	EN5 4LD
Ward	Potters Bar Oakmere Ward
Parish	Unparished Area - Potters Bar

Site Details

Site Area (ha) gross	11.08 total; 6 in Hertsmere
Current Site Use	Agricultural field
Planning Status	None
Proposed uses (residential/ employment)	Employment; Warehouse and Distribution
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	M25 and junction 24, detached dwellings, farm and school and agricultural land
Character of surrounding area – landscape, townscape	Rural site separated from Potters Bar by M25, but junction and motorway in particular detract from the otherwise rural setting.
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	Yes
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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	No
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	2.46%
Surface Water Flooding Medium Risk	0.57%
Surface Water Flooding High Risk	1.92%
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
33	Fail	0	3	4	0	Strong
Stage 1 Comment	The parcel scores moderately against purpose 2 and strongly against purpose 3. The parcel is largely open and has a similar rural character throughout. There are no obvious sub-areas which would score less strongly 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-High	Medium-High	N/A	N/A	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'?	Potentially the M25, but mitigation for employment use should be possible.
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

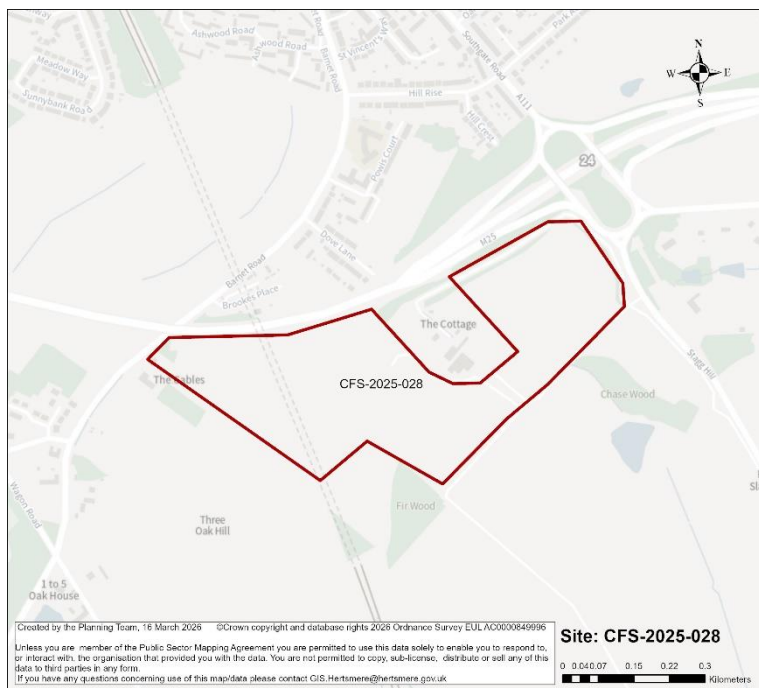
Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	Not as such, but cross boundary site between Hertsmere and Enfield Borough
Is the delivery of the site achievable?	The site has been promoted for commercial development on the basis that this would be achievable. The adjoining site in Enfield has also been promoted for employment use. The site promoter has not indicated that there are

	<p>there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.</p>
<p>What would be needed to overcome constraints?</p>	<p>None</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>6-15 years</p>

<p>Conclusion: Is the site suitable, achievable and available?</p>
<p>Site is agricultural fields bound by the M25 to the north of the site. There are no major environmental constraints, apart from the possible requirement for a buffer or physical boundary from the M25.</p> <p>The site spans two boroughs, so a co-ordinated approach would be required to bring this site forward.</p> <p>The parcel covering the site performed strongly in Green Belt terms in the Stage 1 assessment. Further to this, a warehouse and/or distribution development (B8) on the site would have a significant impact on the surrounding landscape, requiring a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will determine the level of risk and set out required mitigation, including areas of additional structure planting likely required. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for development.</p> <p>The 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>Were the impact on the Green Belt considered to be outweighed by the wider employment need, the site could potentially be suitable, available and achievable.</p> <p>Employment floorspace: 30,000 sq.m</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-028**



Site Address Details

Site Reference	CFS-2025-028
Site Address	Land south of M25, off Jn 24, off Stag Hill and sited around Chase Farmstead.
Post Code	EN6 5ER
Ward	Potters Bar Oakmere and Bentley Heath & The Royds Ward
Parish	NCP

Site Details

Site Area (ha) gross	23
Current Site Use	Agriculture / horticulture / equine related
Planning Status	None
Proposed uses (residential/ employment)	Employment (Storage or Distribution (B8)) and commercial
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	M25 to the North and North-West, open fields to the South and East and ASAP tyres to the North.
Character of surrounding area – landscape, townscape	The site lies near to M25, in green belt area, adjacent to the urban settlement area of Potters

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
High	High	N/A	N/A	High	N/A	N/A	High

Officer Assessment

Is there a conflict with existing policy?	Greenbelt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Site located near to an existing small light industrial estate
Are there any other environmental constraints?	Greenbelt
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	The land is subject to an agricultural tenancy that includes further land to the south part of the local farmers tenanted land.
Is the delivery of the site achievable?	Potentially

What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Conclusion: Is the site suitable, achievable and available?
<p>The site is located within the Green Belt and comprises undeveloped agricultural land, making it inappropriate for development under the current policy framework.</p> <p>While the site benefits from proximity to the M25 and is adjacent to an existing light industrial use, it is located within a sensitive gap between the urban edge of Potters Bar and the surrounding open countryside. Development in this location would result in encroachment into the countryside and would undermine the openness and function of the Green Belt.</p> <p>The landscape sensitivity of the site is assessed as high, indicating that it is not well suited to accommodate large-scale built development.</p> <p>Although there are no significant physical or access constraints and the site is considered potentially available, the presence of an agricultural tenancy may affect delivery in the short term.</p> <p>Notwithstanding these factors, the site does not represent a suitable or sustainable location for employment development and would conflict with Green Belt policy objectives.</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-2025-079



Site Address Details

Site Reference	CFS-2025-079 (HEL503)
Site Address	Land Adjacent To Lismirrane Industrial Park Elstree Road Elstree Hertfordshire
Post Code	WD6 3BG
Ward	Aldenham West Ward and Elstree Ward
Parish	Aldenham CP and Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	5.9
Current Site Use	Employment and other (open land/ green fields, a car parking, small sheds/outbuildings, and a dog day care centre)
Planning Status	23/0439/FUL (AWAITING DECISION) Demolition and redevelopment comprising of E(g)(iii) (Industrial Processes), B2 (General Industry) and B8 (Storage and Distribution) uses with ancillary offices and associated access, car parking, servicing areas and landscaping.
Proposed uses (residential/ employment)	Employment and Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Centennial Industrial Park to the east, Lismirrane Employment area and vacant site to the north, A41 and M1 along south west boundary.
Character of surrounding area – landscape, townscape	The area to the north of the A411 is mainly open and rural in character, with several institutional developments - school, laboratory etc. and small amounts of development within Aldenham Country Park providing visitor and sports related facilities. However the A41, M1, Waterfront and Lismirrane commercial premises and Centennial Park are urbanising influences. The area is separated from Elstree Village by open land.
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-1041-22, HEL171

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	9.34%
Floodzone 3	4.79%
Surface Water Flooding Low Risk	5.57%
Surface Water Flooding Medium Risk	1.50%
Surface Water Flooding High Risk	3.87%
Reservoir Flooding Dry Day	37.3%
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

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

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-46	FAIL	0	3	3	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	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?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Areas of surface water flooding and flood zones
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. The site has been promoted for commercial and industrial development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
What would be needed to overcome constraints?	Sequential and potentially exceptions test to address flood risk.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	The site promoter has submitted an application for development on the site. This would suggest it can be brought forward within the first five years of the plan period.

Conclusion: Is the site suitable, achievable and available?
<p>The main site constraint is that it lies within the Green Belt. The stage 1 Green Belt assessment states As a whole, the parcel meets purpose 2 strongly, maintaining the gap between Elstree and Bushey Heath/Bushey Village which is of a small scale. The site also has pylons cutting through the centre of the site causing difficulty in terms of developable area.</p> <p>The Stage 2 Green Belt Assessment states that the sub-area meets purpose assessment criteria weakly and has been assessed to make a less important contribution to the wider strategic Green Belt. The sub-area 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. The site is further noted to have a brook running through it which causes flooding concerns.</p> <p>A warehouse, commercial and/or distribution development (E/ B2/ B8) on the site would have a significant impact on the surrounding landscape, requiring a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will determine the level of risk and set out required mitigation, including areas of additional structure planting likely required. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for development.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location and subject to more detailed technical assessments, the site would be suitable, available and deliverable land for employment purposes.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-087**



Site Address Details

Site Reference	CFS-2025-087
Site Address	The Mercure Hotel And Land To South East, Tylers Way, Watford, Hertfordshire
Post Code	WD25 8JH
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	7.77
Current Site Use	Western part of the site is currently occupied by the now vacant former Mercure Hotel whilst the south eastern part of the site comprises an area of low quality woodland with a former dwelling which is now vacant and a large clearing
Planning Status	25/1781/FUL (AWAITING DECISION) Redevelopment and clearance of site to deliver data centre campus consisting of (a) free standing data centre buildings (b) energy, power, and water infrastructure (c) site access and internal roads (d) site security arrangements (e) hard and soft, green and blue, landscaping and infrastructure (f) other ancillary and auxiliary forms of development. 22/1117/OUT (Permission subject to/linked to Sect 106)

	Demolition and redevelopment to comprise B8 (Storage and Distribution) Use of up to 30,000 sqm gross external, including ancillary offices. In addition to the above the Development will include car parking; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, lighting and sub station; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations. (Outline Application with Access, Appearance, Layout, Scale and Landscaping Matters Reserved).
Proposed uses (residential/ employment)	Employment (Data Centres (Class B8))
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Fast food restaurant to the north west, bound by the A41 to the south west, with a small group of industrial units to the south and the M1 to the east. Jewish cemetery at the land across A41 to the South.
Character of surrounding area – landscape, townscape	Area dominated by the main transport routes of the A41 and M1 which provide a certain level of enclosure to the site. Generally low density mixed, but mainly industrial development is prevalent, aside from the existing taller Mercure Hotel on 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
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

Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes
Floodzone 3	Yes
Surface Water Flooding Low Risk	13.51%
Surface Water Flooding Medium Risk	2.71%
Surface Water Flooding High Risk	5.64%
Reservoir Flooding Dry Day	73.81%
Reservoir Flooding Wet Day	75.75%

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
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
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-	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

storey houses							
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?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Possible asbestos issue from demolition of hotel
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, developer owned land
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?	6-15 years

Conclusion: Is the site suitable, achievable and available?
<p>The site consists of the Mercure Hotel and a semi-open area of green space/woodland to the south east. There is also Hilfield Brook on the eastern boundary, but the flood risk to the site is limited from it.</p> <p>A Flood Risk Assessment will be required to assess the fluvial flood risk in more detail, and an contamination assessment in relation to the Mercure Hotel demolition.</p> <p>The Stage 1 Green Belt Assessment identified that the parcel meets purposes moderately overall. It did not form part of the Stage 2 Assessment.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>An Industrial or commercial development (Use Class B2, E) would have a significant impact on the surrounding landscape, requiring a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will identify potential impacts and set out required mitigation, including required areas of additional structure planting. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for development.</p> <p>For more extensive proposals, were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location in line with paragraph 136 of the NPPF and</p>

subject to more detailed technical assessments, the site would be suitable, available and deliverable land for employment purposes.

Indicative development capacity: 30,000 sqm

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-102**



Site Address Details

Site Reference	CFS-2025-102
Site Address	Works Field, Blackbirds Farm, Blackbirds Lane, Kemprow
Post Code	WD25 8BS
Ward	Aldenham West Ward
Parish	Aldenham CP

Site Details

Site Area (ha) gross	3.22
Current Site Use	Unused land
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Employment (General industrial (B2), Storage or Distribution (B8))
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Blackbriars Lane to the west, sewage works to the east and south, and open fields to the north.
Character of surrounding area – landscape, townscape	The site lies in green belt land. The surrounding area are characterised by open fields and sewage works, with Blackbirds Lane to the on the East boundary of the site.
Could this site be joined to another to form a larger site?	No

If yes, give details of adjoining site including site reference if applicable	N/A
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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	Yes
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

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

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	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?	Yes. The promoter has stated that the interior of the site has been lowered in response to the 2020 planning permission, whilst excavated soil has been used to create the approved bund.
Are there any existing 'bad neighbours'?	Yes. Sewage works adjacent to the site
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

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

Conclusion: Is the site suitable, achievable and available?

The site comprises previously developed land within the Green Belt and is currently unused. It is located adjacent to a sewage treatment works and is otherwise surrounded by a mix of open land and infrastructure, which limits its sensitivity in comparison to more open Green Belt locations.

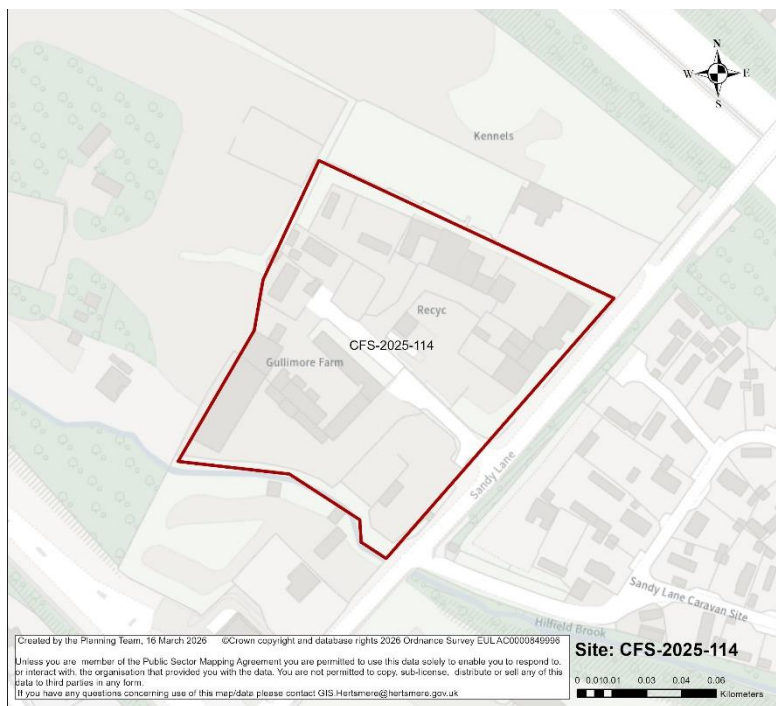
There are no significant physical or environmental constraints affecting the site, and it is considered to have no flood risk. The site is available and there are no known ownership constraints, although developer interest is currently unknown. Development is considered potentially achievable, subject to market demand and any site-specific mitigation, including addressing topographical changes.

While the site lies within the Green Belt and development would therefore be inappropriate under the current policy framework, the previously developed nature of the land and its relationship with surrounding uses may reduce the overall harm compared to other Green Belt sites.

On this basis, the site is considered potentially suitable, available and achievable for employment development in the longer term, subject to alignment with the spatial strategy and Green Belt policy considerations. The site is therefore identified as potentially developable within the HELAA.

**HELAA 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 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
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-2025-125**



Site Address Details

Site Reference	CFS-2025-125 (HEL809)
Site Address	Land North of Sky Studios Elstree, Rowley Lane
Post Code	WD6 5PT
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	15.38
Current Site Use	Open fields (laid to pasture)
Planning Status	22/1526/FULEI Development of a film and television production studio (Use Class E(g)(ii)) with ancillary floor space, backlot, new access arrangements, car parking, landscaping, infrastructure and associated works. (REFUSED in 2024) Appeal lodged against the decision in October 2024
Proposed uses (residential/ employment)	Employment - Film and television production studio with ancillary floorspace (including production workshop and office space, community space) and a backlot.
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Sky Studios Elstre to the South, Barnet By-Pass to the East, open fields to the North and Borehamwood Industrial Park and residential to the West.
Character of surrounding area – landscape, townscape	The site is located to the East of Borehamwood Town Centre with a number of fields bound by trees and hedgerows and green belt that extends towards the north.
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	HEL818/ CFS-2025-176

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	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	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	4.91%
Floodzone 3	2.51%
Surface Water Flooding Low Risk	9.41%
Surface Water Flooding Medium Risk	2.95%
Surface Water Flooding High Risk	7.06%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

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

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-47	PASS	3	1	3	0	MODERATE
Stage 2 Comment	Makes an important contribution to the Green Belt.					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium	Medium	Medium	Medium	Medium-High	Medium-High	Medium-High	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?	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?	The site has been promoted for commercial development on the basis that this would be achievable with a planning application submitted. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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?	The site promoter has submitted an application to extend Sky Studios Elstree. This would suggest it can be brought forward within the first five years of the plan period.

Conclusion: Is the site suitable, achievable and available?	
<p>The main site constraint is that it lies within the Green Belt. The stage 1 Green Belt assessment 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.</p> <p>The Stage 2 Green Belt Assessment states that the sub-area meets purpose assessment criteria moderately and has been assessed to make an important contribution to the wider strategic Green Belt. The sub-area is not recommended for further consideration.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>New sound stages, offices and ancillary facilities on the site would have a significant impact on the surrounding landscape, requiring a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will determine the level of risk and set out required mitigation, including areas of additional structure planting likely required. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for development.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location in line with the NPPF and subject to more detailed technical assessments, the site would be suitable, available and deliverable land for employment purposes.</p>	

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-153**



Site Address Details

Site Reference	CFS-2025-153
Site Address	Land to the west of Kimptons Mead, Potters Bar
Post Code	
Ward	Shenley Ward
Parish	South Mimms and Ridge CP ; Unparished area of Potters Bar

Site Details

Site Area (ha) gross	112
Current Site Use	Agriculture / horticulture / equine related
Planning Status	24/1152/OUTEI (Permission subject to/linked to Sect 106): Outline planning permission with all matters reserved (access, appearance, landscaping, layout and scale) for phased development of Data Centre (Use Class B8) comprising of up to 187,000 sqm GEA. Development to include ancillary offices, internal and external plant and equipment (including flues) and substation (external plant excluded from maximum floorspace). Provision of car parking; servicing areas; associated services (including waste, refuse, cycle storage, lighting); laying out building, routes and open spaces within the development. Development to include all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations. This application is for a

	phased development, each phase being an independent act of development, capable of coming forward in distinct and separable phases and/or plots in a severable way. Development shall be in accordance with the approved development parameters schedule and plans.
Proposed uses (residential/ employment)	Residential, Employment, Commercial and Community
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Solar farm, A1(M) and South Mimms services to the west, residential and school to the east , M25 to the south, open fields/ farm land north
Character of surrounding area – landscape, townscape	This is an edge of settlement location adjoining the western edge of Potters Bar, but being a large expanse of farmland the character is rural open countryside. The M25, A1(M) and South Mimms services are urbanising influences.
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-2025-187

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	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	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	2.09%
Floodzone 3	6.01%
Surface Water Flooding Low Risk	5.49%
Surface Water Flooding Medium Risk	1.96%
Surface Water Flooding High Risk	3.76%
Reservoir Flooding Dry Day	1.75%
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
35	FAIL	0	1	4	0	
Stage 1 Comment	The parcel scores strongly against purpose 3, preventing encroachment into an area of very open countryside, but there are a number of identified sub-areas at the edge of Potters Bar which would score less strongly if considered alone.					

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-8	FAIL	0	1	5	0	
Stage 2 Comment	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	LWS in 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?	Potentially
What would be needed to overcome constraints?	LWS, flood risk
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Suitable for employment

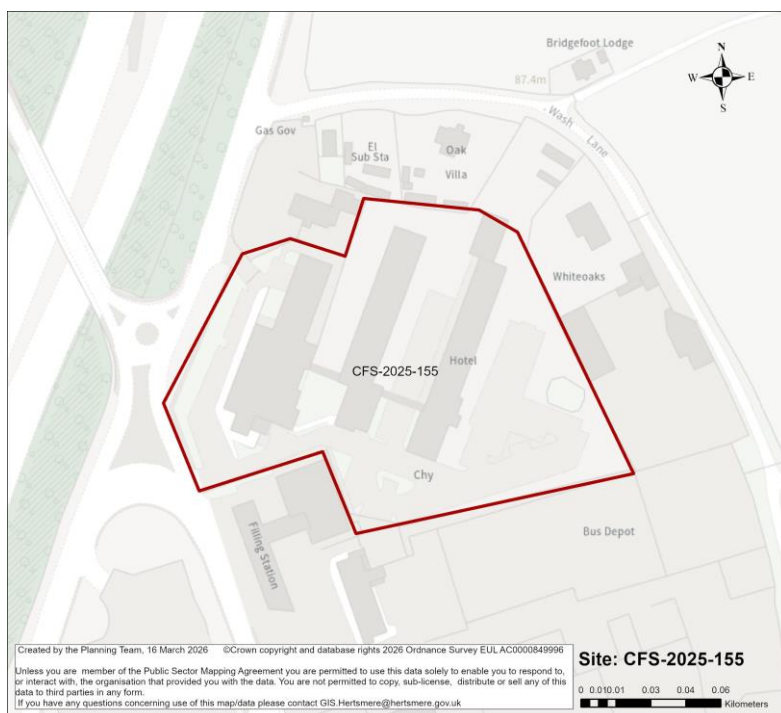
Possible Capacity and Yield

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

<p>Conclusion: Is the site suitable, achievable and available?</p> <p>There are some environmental constraints affecting part of the site including flood zone (FZ3) and Local Wildlife Sites (Wash Lane and Bridgefoot House) to the far west of the site and pylons/overhead power lines running through the lower part of the site. The southern site abuts the M25.</p> <p>Further studies will be required in order to mitigate the above identified constraints/risks including a noise assessment in relation to the M25, traffic studies, more detailed ecological appraisals and flood risk assessment work.</p> <p>The site forms part of a strongly performing parcel identified in the Stage 1 Green Belt Assessment particularly with regard to its role in preventing encroachment into an area of very open countryside. The independent Stage 2 Green Belt assessment did not recommend the sub-areas within which the site is located for further consideration.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. Whilst the fluvial flood risk is down the western boundary, surface water flooding crosses the site in horizontal bands, potentially further affecting the suitability of the site.</p> <p>The site is considered broadly suitable for employment-led development in principle, subject to the resolution of identified environmental constraints and compliance with detailed policy requirements. The presence of an extant outline planning permission significantly strengthens the case for deliverability, indicating that development is achievable and likely to come forward in phases within the plan period. Were exceptional circumstances exist which could justify amending the Green Belt boundary in this location in line with the NPPF and subject to more detailed technical assessments identified above, the site can be considered to be suitable, achievable and available.</p> <p>Indicative development capacity: 187,000 sq.m.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-155**



Site Address Details

Site Reference	CFS-2025-155
Site Address	Premier Inn, South Mimms Motorway Service Area, Swanland Road
Post Code	EN6 3NE
Ward	Shenley Ward
Parish	South Mimms and Ridge CP

Site Details

Site Area (ha) gross	1.76
Current Site Use	Hotel
Planning Status	Two storey extension to provide 32 additional hotel bedrooms; alterations to car park. Grant Permission 9 December 2015 (Ref: 15/1692/FUL).] <ul style="list-style-type: none"> • Application for approval of details reserved by conditions 2 & 3 of planning permission reference 15/1692/FUL. Condition Discharged 9 February 2016 (Ref: 15/2270/DOC). • Application for approval of details reserved by condition 4 of planning permission reference 15/1692/FUL. Condition Discharged 29 February 2016 (Ref: 16/0048/DOC). • Application for a new premises licence. Raise No Objections 22 July 2016 (Ref: 16/1265/LCN). • Provision of 25 bedroom staff block. Approval 17 July 1980 (Ref: TP/80/0433).

	<ul style="list-style-type: none"> • Erection of 2 storey staff accommodation block. Refuse Permission 20 August 1979 (TP/79/0372). • Construction of an external fire escape to first floor bedrooms. Approval 17 September 1979 (TP/79/0496). • Construction of canopy over existing loading bay. Approval 17 September 1979 (TP/79/0673). • Provision of 25 bedroom staff block Approval 17 July 1980 (TP/80/0435) • Extension to hotel premises to provide leisure facilities. Approval 19 July 1984 (TP/84/0389). • 2 no. two storey extension for guests and staff and 4 no. single storey additions to existing hotel. Approval 25 August 1988 (TP/88/0791). • Formation of new fire exit doors and creation of external steps on front elevation. Grant Permission 27 June 2000 (TP/00/0442). • Elevational changes to former staff block and erection of external fire escape. Grant Permission 20 June 1997 (TP/97/0390). • Single storey front and rear extensions and new two storey staff hostel. Amended plans received 11/1/89. Grant Permission 14 February 1989 (TP/88/1584).
Proposed uses (residential/ employment)	Employment (industrial and logistics building, Use Class B8 (storage and distribution), and associated electric vehicle charging points, parking and enhanced soft and hard landscaping)
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	St Albans Road and Swanland road to the West. Truck stop, storage facilities and transportation services to the South, truck and plant services to the East, and whiteoaks and oak villa to the North.
Character of surrounding area – landscape, townscape	The site has built up areas - storage and transportation facilities, to the South and is surrounded by open lands to other sides. The site is also bound by St Albans road and located close to A1.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No

Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	5.47%
Surface Water Flooding Medium Risk	1.70%
Surface Water Flooding High Risk	1.38%
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
	FAIL	0	1	3	0	WEAK
Stage 1 Comment	The sub-area is within Green Belt Parcel (36) which was identified as performing weakly against Purposes 1 and 2, as it is not at the edge of a large built-up area, and forms a small part of the less essential gap between Potters Bar, Borehamwood and Shenley					

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-18	FAIL	0	0	0	0	WEAK

Stage 2 Comment	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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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?	Existing hotel follows a steep downward topography
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?	Existing hotel
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Conclusion: Is the site suitable, achievable and available?
The site is located within the Green Belt but comprises previously developed land currently in use as a hotel, with a surrounding context characterised by transport, storage and logistics uses. The site benefits from a highly accessible location in close proximity to the strategic road network, including the A1, making it well-related to employment-generating uses.

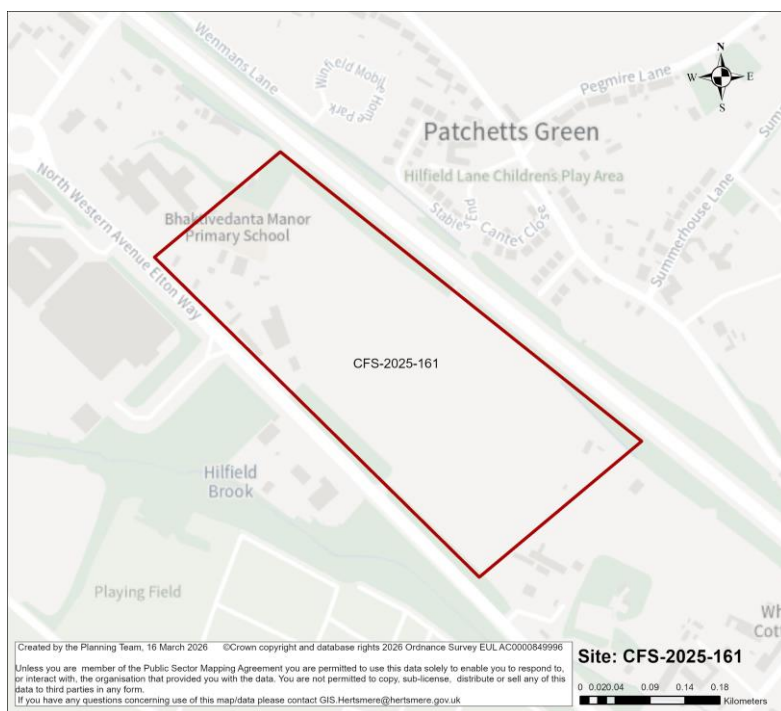
The site is identified as performing weakly against Green Belt purposes in both Stage 1 and Stage 2 assessments, indicating that it makes a limited contribution to the overall function of the Green Belt. This, combined with its previously developed status and the presence of surrounding commercial and industrial uses, reduces the relative harm associated with redevelopment.

There are no significant environmental constraints affecting the site, and while the topography may require consideration at the design stage, this is not considered a fundamental barrier to development. The site is considered suitable for employment use, particularly for storage and distribution (Use Class B8), which would align with the character of the surrounding area.

The site is available and there is developer interest, and it is considered achievable within a reasonable timeframe. On this basis, the site is considered suitable, available and achievable for employment development.

**CFS 2025
SITE ASSESSMENT FORM**

Site reference CFS-2025-161



Site Address Details

Site Reference	CFS-2025-161
Site Address	Land North of A41, North Western Avenue, Bushey
Post Code	
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	12.64
Current Site Use	Employment, including retail, commercial and industrial uses
Planning Status	24/1283/OUTEI Demolition and redevelopment to comprise B8 use of up to 45,000 sqm gross external, including ancillary offices. In addition to the above the development will include car parking, creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, lighting and substation and for the laying out of the buildings, routes and open spaces within the development and all associated works and operations including but not limited to: demolition, earthworks, provision of attenuation infrastructure, engineering operations. This application is for a phased development capable of coming forward in distinct and separable phases and/or plots in a severable way (Outline Application to include access with all other

	<p>matters of appearance, landscaping, layout and scale reserved). (GRANTED)</p> <p>23/1035/OUTEI Demolition and redevelopment to comprise B8 use of up to 30,000 sqm gross external, including ancillary offices. In addition to the above the development will include car parking, creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, lighting and sub station and for the laying out of the buildings, routes and open spaces within the development and all associated works and operations including but not limited to: demolition, earthworks, provision of attenuation infrastructure, engineering operations. This application is for a phased development capable of coming forward in distinct and separable phases and/or plots in a severable way. (Outline Application to include access with all other matters of appearance, landscaping, layout and scale reserved). (PERMISSION SUBJECT TO/LINKED TO SECT 106)</p> <p>24/1320/DOC Application for approval of details reserved by conditions 12 (Construction Management Plan), 13 (Construction Environmental Management Plan), 16 (Strategic Landscaping), 18 (Tree Protection), 24 (Site Waste Management Plan), 37 (Unexploded Ordinance Risks) and 41 (Japanese Knotweed) of planning permission reference 23/1035/OUTEI.</p>
Proposed uses (residential/ employment)	Employment (Storage or Distribution (B8))
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Commercial, residential and hotel to the north west. Residential and commercial to the south east. M1 to the north, A41 to the south. A cemetery, playing fields and depot site lie to the south of the A41.
Character of surrounding area – landscape, townscape	The area is crossed by the A41 and M1 and has a variety of mainly commercial uses consistent with accessibility to major transport routes. However much of the area remains open.
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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No

Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	2.08%
Surface Water Flooding Medium Risk	1.51%
Surface Water Flooding High Risk	1.34%
Reservoir Flooding Dry Day	25.49%
Reservoir Flooding Wet Day	26.64%

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
14	FAIL	0	3	0	0	MODERATE
Stage 1 Comment	The parcel scores moderately against purpose 2 and scores weakly against purpose and does not meet purposes 1 or 4. It plays an important role in preventing ribbon development along the A41, which would reduce the scale of the gap between North Bushey and Bushey Heath/Bushey Village (both physically and perceptually). There is no obvious scope for sub-division within the parcel and it is recommended that it 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
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SA-47	FAIL	0	3	0	0	LESS IMPORTANT
Stage 2 Comment	The sub-area meets purpose assessment criteria moderately and has been assessed to make a less important contribution to the wider strategic Green Belt. The sub-area is recommended for further consideration.					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Yes – the site is a former landfill
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Adjacent to A41 and M1
Are there any other environmental constraints?	LWS across Elton Way
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?	The site has been promoted for commercial development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites, including this particular site, have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements

	may require additional viability work to be undertaken.
What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Conclusion: Is the site suitable, achievable and available?
<p>The site's main constraint is that there is a level of land contamination. A method statement a remediation will be required at application stage.</p> <p>The stage 1 Green Belt assessment states that the parcel scores moderately against purpose 2 and scores weakly against purpose and does not meet purposes 1 or 4. It plays an important role in preventing ribbon development along the A41, which would reduce the scale of the gap between North Bushey and Bushey Heath/Bushey Village (both physically and perceptually).</p> <p>Thee Stage 2 Green Belt Assessment states that the sub-area meets purpose assessment criteria moderately and has been assessed to make a less important contribution to the wider strategic Green Belt. The sub-area is recommended for further consideration.</p> <p>The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>A warehouse and/or distribution development (B8) on the site would have a significant impact on the surrounding landscape, requiring a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will determine the level of risk and set out required mitigation, including areas of additional structure planting likely required. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for development.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location in line with paragraph 136 of the NPPF and subject to more detailed technical assessments, the site would be suitable, available and deliverable land for employment purposes.</p> <p>Indicative development capacity: 30,000 sqm.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-168**



Site Address Details

Site Reference	CFS-2025-168 (HEL820)
Site Address	Land north of Salisbury Hall
Post Code	AL2 1BU
Ward	
Parish	Shenley

Site Details

Site Area (ha) gross	14.25
Current Site Use	Agriculture
Planning Status	None
Proposed uses (residential/ employment)	Mixed Use: B2 (General Industrial), B8 (Storage and Distribution) and E (Commercial, Business and Services)
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	M25 is situated on the northern boundary, Salisbury Hall and Farm to the south, also housing an aircraft museum. Open fields lie to the east and west, with Watford Training Ground and associated facilities just beyond the western boundary
Character of surrounding area – landscape, townscape	The character of the areas is largely open and rural, punctuated by the large hall/museum

	complex and training grounds and associated facilities of both Watford and Arsenal football clubs. The M25 and London Colney directly to the north west add an urbanising element.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	6.31%
Surface Water Flooding Medium Risk	0.60%
Surface Water Flooding High Risk	1.15%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
18	PASS	3+	3	4	0	STRONG

Stage 1 Comment	The parcel overall meets purposes 1 and 2 moderately and purpose 3 strongly. However, the west of the parcel at Shenley village is more densely developed and plays a limited role in terms of preventing encroachment into the countryside, and to ensure consistency with the area of the village to the north of Radlett Lane this area should be considered further.
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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	Medium	N/A	N/A	Medium	N/A	N/A	Medium

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	The site has been promoted for commercial development on the basis that this would be achievable. The site promoter has not indicated

	that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
What would be needed to overcome constraints?	N/A
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Conclusion: Is the site suitable, achievable and available?
<p>The site is an agricultural field with a small group of trees in the centre. There are no recorded constraints for the site, although it does fall within a mineral consultation area for Sand and Gravel.</p> <p>However, an office or commercial development (Use Class B2, E) would have a significant impact on the surrounding landscape, requiring a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will identify potential impacts and set out required mitigation, including required areas of additional structure planting. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for development.</p> <p>The 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>However, the site does not align with the spatial strategy and is located within an area identified as making an important contribution to the Green Belt. As such, the site is not considered suitable for development and is therefore not developable within the HELAA.</p>

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-169**



Site Address Details

Site Reference	CFS-2025-169 (HEL238)
HEL238	Land adjacent to Dagger Lane, A41 and Elstree Road
Post Code	WD6 3AU
Ward	Elstree Ward
Parish	Unparished area

Site Details

Site Area (ha) gross	17.39
Current Site Use	Vacant Fields
Planning Status	None
Proposed uses (residential/ employment)	Commercial and Industrial
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Lismirrane and Waterfront Industrial Parks to the south of the site (across Elstree Road), Aldenham Country Park to the east and the Bio Products Lab to the north across Dagger Lane, A41 and M1 to the west.
Character of surrounding area – landscape, townscape	Pockets of development within countryside but urbanising influences of Elstree, Centennial Park, commercial development and Bushey close by, as well as M1 and A41.

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-2025-178, CFS-2025-079

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	5.02%
Surface Water Flooding Medium Risk	1.76%
Surface Water Flooding High Risk	2.46%
Reservoir Flooding Dry Day	23.95%
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
SA-74	FAIL	0	3	3	0	MODERATE
Stage 2 Comment	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density', two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium - High	Medium - High	Medium - High	Medium - High	Medium - High	High	High	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?	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?	The site has been promoted for commercial development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs

	associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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?	Not stated

Conclusion: Is the site suitable, achievable and available?	
<p>The main site constraint is that it lies within the Green Belt. The stage 1 Green Belt assessment states 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.</p> <p>The Stage 2 Green Belt Assessment states that the sub-area meets purpose assessment criteria moderately and has been assessed to make a important contribution to the wider strategic Green Belt. The sub-area is not recommended for further consideration.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>A warehouse, commercial and/or distribution development (E/ B2/ B8) on the site would have a significant impact on the surrounding landscape, requiring a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will determine the level of risk and set out required mitigation, including areas of additional structure planting likely required. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for development.</p> <p>The site has been promoted for commercial development, with the landowner confirming availability and developer interest identified. Development is likely to be achievable in viability terms, subject to any site-specific mitigation or infrastructure requirements.</p> <p>However, the site does not align with the spatial strategy and is located within an area identified as making an important contribution to the Green Belt. As such, the site is not considered suitable for development and is therefore not developable within the HELAA.</p>	

**CFS 2025
SITE ASSESSMENT FORM**

Site reference **CFS-2025-192**



Site Address Details

Site Reference	CFS-2025-192
Site Address	The Imperial China, Old Orleans, Elton Way, Bushey, Watford, WD25 8HH
Post Code	WD25 8HH
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.48
Current Site Use	Employment, including retail, commercial and industrial uses - the business is currently no longer in operation
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Employment
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	North Western Avenue to the East, Hilfield Brook and Cemetery to the South and West, car rental company space to the North.
Character of surrounding area – landscape, townscape	The site is on the outskirts of Bushey settlement area, with employment spaces, cemetery and A41 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	CFS-2025-106

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	0.0832
Floodzone 3	3.9058
Surface Water Flooding Low Risk	2.74%
Surface Water Flooding Medium Risk	2.55%
Surface Water Flooding High Risk	4.88%
Reservoir Flooding Dry Day	100%
Reservoir Flooding Wet Day	100%

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 1 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?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Adjacent to LWS
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

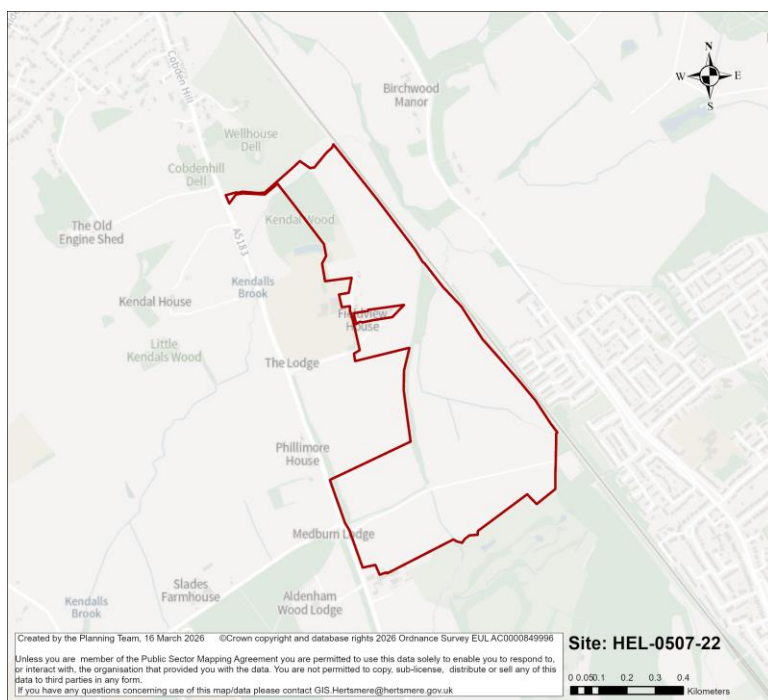
Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes, developer-owned
Ownership constraints?	No
Is the delivery of the site achievable?	The site has been promoted for commercial development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or

	infrastructure requirements may require additional viability work to be undertaken.
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?	3-8 years

Conclusion: Is the site suitable, achievable and available?
<p>The site comprises a previously developed parcel of land currently in employment use, although the business is no longer operational. It is located on the edge of the Bushey settlement, adjacent to North Western Avenue (A41) and surrounded by a mix of employment uses, infrastructure and open space, giving the site a relatively urbanised context despite its Green Belt designation.</p> <p>As previously developed land within the Green Belt, the site has potential to be redeveloped for employment purposes in accordance with national policy, subject to ensuring that development would not have a greater impact on openness than the existing or previous development.</p> <p>Landscape sensitivity is assessed as low to medium for employment uses, indicating that development could be accommodated without significant adverse impacts, subject to appropriate design and mitigation. There are no significant access or topographical constraints, and while parts of the site are subject to flood risk, this would need to be addressed through the Sequential Test and appropriate mitigation. The site is also adjacent to a Local Wildlife Site, which may require buffers or mitigation.</p> <p>The site is available, developer-owned, and there is clear developer interest. Development is considered achievable, with no identified abnormal costs that would significantly impact viability.</p> <p>On this basis, the site is considered suitable, available and achievable for employment development and is therefore developable within the HELAA.</p>

**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-0507-22**



Site location / address:

Address	Kendal Hall Farm	Postcode	WD7 7LG
Ward	Elstree Ward	Parish	

Site size / use:

Size (ha) Gross	61.72	Current Use Class(es)	Part storage yard for Network Rail. Historic leisure use in association with old Country club, agricultural fields
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Surrounding area:

Neighbouring land uses	Rail line to the east, Kendal Wood to the west, school to the south west, agricultural 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?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Planning status:

Relevant Planning history (include unimplemented permissions, non-confidential enforcement issues)	None
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Specialist

Location type (tick relevant box):

Green Belt	PDL
Yes	Yes (partial)

Constraints Check

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

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

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
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	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	No

Flooding Risk (Surface & Ground Water)

Constraint	Within Site Boundary	Percentage of Site
Floodzone 2	Yes	33.00
Floodzone 3	Yes	29.98
Surface Water Flooding Low Risk	Yes	38.37
Surface Water Flooding Medium Risk	Yes	19.44
Surface Water Flooding High Risk	Yes	10.26

Reservoir Flooding	Yes	30.04
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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
13	Pass	3+	3	4	1	Strong
Stage 1 Comment	<p>The parcel performs moderately against purposes 1 and 2, and strongly against purpose 3. It makes a weak contribution to purpose 4 due to the limited linkages between the Green Belt and Radlett's historic core. However, there are no readily recognisable sub-areas which could be recommended for further consideration.</p> <p>In particular, the north of the parcel has a very open and rural character and has limited visual interaction with the surrounding settlement. This area plays an important role in preventing encroachment into the countryside, and maintains the overall scale of the gap between Radlett and Borehamwood.</p>					

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
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'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	Medium - High	Medium - High	Medium - High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination, pollution, poor ground conditions or hazards?	No
Are there any access difficulties?	Applicant states access would be available via private road off Watling Street. Details have not been provided.
Is topography a constraint?	No
Are there any existing 'bad neighbours' which would be unsuitable in relation to the proposed use?	Rail line runs along the eastern boundary of the site. Mast in north east corner of site
Are there any other environmental constraints?	Adjoins Kendal Wood Local Wildlife Site to the west.
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
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Ownership constraints / indications that the site may not actually be available	No
Is the Site available	Yes

Site Achievability:

Is the Site achievable	The site has been promoted for employment development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent employment applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints / Any other comments / Summary	Adjoins Kendal Wood Local Wildlife Site to the west.
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Deliverability / Developability:

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

Is the site suitable, achievable and available?	<p>Notwithstanding its Green Belt designation, the site itself is not subject to any substantial environmental constraints. However the proximity of the rail line immediately to the east, the telecommunications mast in the north east corner, and flood zone at the southern edge would limit the developable area and require mitigation.</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, forming part of a Green Belt parcel identified in the Green Belt stage 1 assessment as strongly performing, maintaining the gap between Borehamwood and Radlett. The possibility of providing adequate access to the site has not yet been demonstrated.</p> <p>For the purposes of the HELAA, the site can be considered suitable were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location and access issues were to be satisfactorily resolved. However, currently the site can only be recorded in the category of sites as not currently acceptable.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-0805-22**



Site location / address:

Address	Slade Farm	Postcode	WD6 3AD
Ward	Aldenham West Ward	Parish	Aldenham

Site size / use:

Size (ha) Gross	1.03	Current Use Class(es)	Agricultural Buildings, some being used for commercial uses
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Surrounding area:

Neighbouring land uses	Agricultural land from the north west to north east, Haberdsher’s School grounds on the opposite side of Butterfly Lane to the south/south east. Businesses in neighbouring land still part of the farm to the west, including a car repair garage.
Character of surrounding area – landscape, townscape	Rural feel, isolated from other development in the countryside. Larger open fields to the north give a feeling of openness with long views across the countryside. However, the forested area adjacent to the site across Butterfly Lane prevents the site from feeling completely open all the way around

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	

Planning status:

Relevant Planning history (include unimplemented permissions, non-confidential enforcement issues)	None
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Employment

Location type (tick relevant box):

Green Belt	PDL
Yes	Yes (Partial)

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	No

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

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
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	No

Flooding Risk (Surface & Ground Water)

Constraint	Within Site Boundary	Percentage of Site
Floodzone 2	No	0
Floodzone 3	No	0
Surface Water Flooding Low Risk	No	0
Surface Water Flooding Medium Risk	No	0
Surface Water Flooding High Risk	No	0

storey houses				and employment			
Medium - High	Medium - High	0	0	Medium - High	0	0	Medium - High

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination, pollution, poor ground conditions or hazards?	Potentially some, as it is an existing yard including vehicle storage, with other ancillary farm uses/machinery
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours' which would be unsuitable in relation to the proposed use?	None
Are there any other environmental constraints?	None
Is the Site suitable for the proposed use?	Not currently

Site Availability:

Has the owner said the site is available	Yes	Is there developer interest	Yes
Ownership constraints / indications that the site may not actually be available	None		

Is the Site available	Yes
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Site Achievability:

Is the Site achievable	The site has been promoted for employment development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent employment applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints / Any other comments / Summary	None
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Deliverability / Developability:

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

Is the site suitable, achievable and available?	<p>The site currently consists of agricultural and commercial uses with areas of hardstanding in between. There are unlikely to be any significant environmental constraints, but a geo-environmental assessment may be required given existing uses.</p> <p>The site lies within the Green Belt and the stage 1 assessment scores the parcel that the site sits within as moderately performing against the overall Purpose score.</p> <p>The site has no flood risk and so this is not a constraint to development.</p> <p>The site is being promoted for commercial use and already has an element of this, alongside the original agricultural use. It is therefore partially suitable under the current policy framework and has permission for demolition and slightly larger rebuild of an existing unit. However, the remote location of the site may impact on the scale of commercial development which would be acceptable in planning policy terms. As such, to realise the full scope of the promotion, exceptional circumstances would need to be demonstrated in this location; amendments to the Green Belt boundary would not be a realistic option.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-1012-22**



Site location / address:

Address	Pages Farm, Dagger Lane	Postcode	WD6 3AU
Ward	Aldenham West Ward	Parish	Aldenham

Site size / use:

Size (ha)	10.03	Current Use Class(es)	Agricultural and associated buildings and Cattery.
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Surrounding area:

Neighbouring land uses	Airfield including various associated buildings to the north (Elstree Aerodrome) agricultural/paddock to the east and north east, parkland (Aldenham Park) to the east, sewage works to the south and Reservoir (Hillfield) to the west, with the Bioproduct building
Character of surrounding area – landscape, townscape	Elstree Aerodrome directly to the north with various ancillary uses and the Bioproducts building complex directly to the south contribute to a semi-rural feel. The reservoir helps give the impression of openness looking west away from the main buildings.

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	

Planning status:

Relevant Planning history (include unimplemented permissions, non-confidential enforcement issues)	<p>TP/07/1570- Use of existing brick stables for use as a small cattery (Approved)</p> <p>TP/05/0566- Removal of Condition 1 to allow retention of mobile home at Pages Farm (Approved)</p> <p>TP/05/0130- Removal of Condition 1 to allow retention of mobile home (Withdrawn)</p> <p>TP/02/1003- Retention of mobile home used in association with livery business (Approved)</p> <p>TP/94/0362- Siting of one mobile home to provide staff accommodation (Approved)</p> <p>TP/83/0268- Erection of 7 Loose Boxes, Tack Room and Office (Approved)</p>
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Employment (Commercial or Industrial)

Location type (tick relevant box):

Green Belt	PDL
Yes	Yes (Partial)

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
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	Yes
Registered Park & Gardens within 750m of Site	Yes
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Within Site Boundary	Percentage of Site
Floodzone 2	No	0
Floodzone 3	No	0
Surface Water Flooding Low Risk	Yes	7.50
Surface Water Flooding Medium Risk	Yes	1.10
Surface Water Flooding High Risk	Yes	0.30
Reservoir Flooding	No	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
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

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	0	0	Medium - High	0	0	Medium - High

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination, pollution, poor ground conditions or hazards?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours' which would be unsuitable in relation to the proposed use?	Adjacent to two LWS
Are there any other environmental constraints?	Registered park/garden
Is the Site suitable for the proposed use?	Not currently

Site Availability:

Has the owner said the site is available	Yes	Is there developer interest	No
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Ownership constraints / indications that the site may not actually be available	No
Is the Site available	Yes

Site Achievability:

Is the Site achievable	The site has been promoted for employment development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent employment applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints / Any other comments / Summary	None
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Deliverability / Developability:

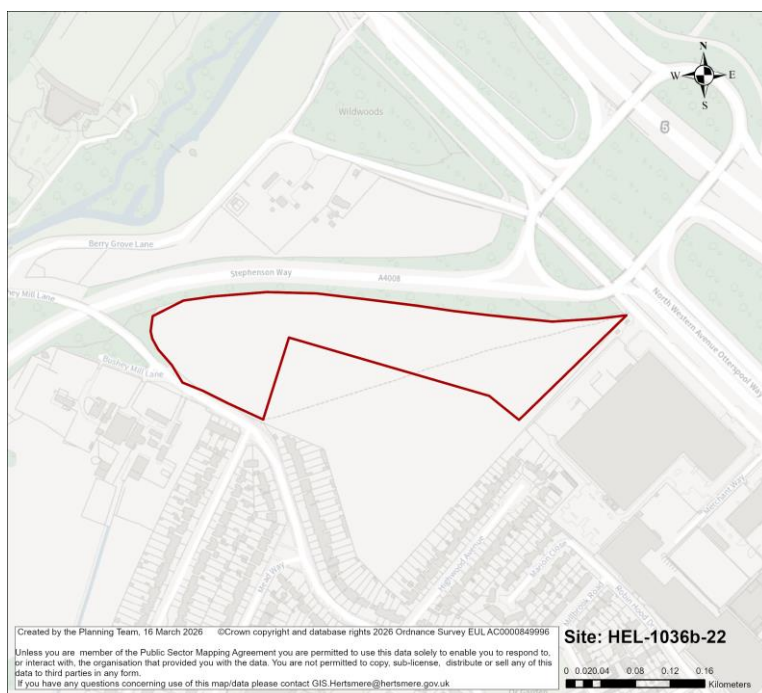
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	n/a
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site consists of various farm related buildings with associated activities, such as stables, barns, temporary living accommodation as well as a cattery. Given these activities, it is possible that some on site contamination may exist, but aside from that there are no specific environmental constraints associated with the site.</p> <p>The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>In terms of the Green Belt, this parcel performs moderately against the main Purposes in the Green Belt Stage 1 Assessment - it has not been assessed as part of the stage 2 assessment.</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; the remote location may impact on the scale of commercial development which would be acceptable in planning policy terms. As such, to realise the full scope of the promotion, exceptional circumstances would need to be demonstrated in this location; amendments to the Green Belt boundary would not be a realistic option.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-1036b-22**



Site location / address:

Address	Land at Stephenson Way, Bushey	Post Code	WD23 2AH
Ward	Bushey North Ward	Unparished area	Bushey

Site size / use:

Size (ha)	8.81	Current Use	Agricultural
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Surrounding area:

Neighbouring land uses	Ancient woodland (North), Residential (South), Industrial (East) and Local Park (West).
Character of surrounding area – landscape, townscape	Mainly open space to the north and west with residential to the south and east and Otterspool employment Area (mainly industrial) to the north east.

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

Planning status:

Relevant Planning history	TP/01/0882 Development of a Park and Ride facility comprising 600 car parking spaces; new highway access from Stephenson Way (A4008); new highway access for buses and cycles from Bushey Mill Lane; new internal access roads and pedestrian and cycle routes; building incorporating waiting and other customer and operational facilities; landscaping works including balancing pond and landscaping bunds and other associated works and facilities.(Amended plans received 8/7/02). WITHDRAWN
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3), Employment

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	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	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	4.27
Surface Water Flooding Medium Risk	1.95
Surface Water Flooding High Risk	1.04
Reservoir Flooding Dry Day	8.24
Reservoir Flooding Wet Day	8.97

Agricultural Land Classification

Classification	Very 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
22	Fail	0	5	3	0	Strong
Stage 1 Comment	The parcel scores strongly against purpose 2. It plays an important role in maintaining the very narrow gap between Watford and North Bushey, which is very small in physical scale. Although the parcel does not meet purpose 1, it is noted that, at a more strategic level, it is physically very close to Watford and forms part of a broader Green Belt area that prevents its outward sprawl. Additionally, there is very little development throughout and the parcel plays a role in preventing the encroachment of development into the countryside.					

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-76	Fail	0	1	2	0	Weakly
Stage 2 Comment	Recommended for further consideration					
Recommended	Yes					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt, & Powerlines
Is there evidence of land contamination?	None
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes although the employment element is subject to vehicular access being deemed acceptable off Bushey Mill Lane, in the absence of access into the site from Otterspool Way or Stephenson Way

Site Availability:

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

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. 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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	<p>The site has also been promoted for commercial development on the basis that such development would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development, although the existence of pylons and power lines has the potential to impact on this. More widely, however, recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements, including any resiting of power lines, may require additional viability work to be undertaken for any employment-related development.</p>
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Overcoming Constraints

What would be needed to overcome constraints?	None
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Deliverability / Developability:

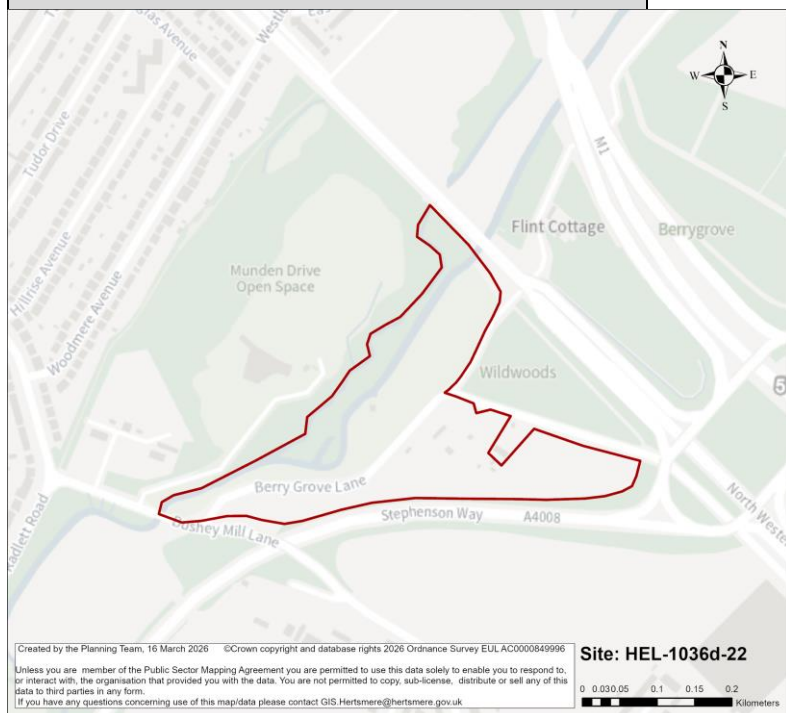
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site pylons/overhead power lines running across of the site. The site is also located withn the Green Belt</p> <p>The land is identified as part of a strongly performing parcel in the Stage 1 Green Belt assessment forming part of the essential gap between Bushey and Watford. However the independent Stage 2 Green Belt assessment recommended that part of the sub-area within which the site is located could be considered further.</p> <p>The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>The suitability of the site for employment development, as part of any mixed use allocation, is likely to be dependent on whether vehicular access can be safely achieved via Bushey Mill Lane, in the absence of any means of access from Otterspool Way or Stephenson Way.</p> <p>A commercial development on part or all of the site could have a significant and potentially greater impact on the surrounding landscape than residential development, and would require a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will identify potential impacts and set out required mitigation, including required areas of additional structure planting. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for commercial development.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location the site would be potentially suitable, available and achievable for development subject to satisfactory resolution of existing constraints and appropriate design.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-1036d-22**



Site location / address:

Address	Land north of Stephenson Way	Postcode	WD23 2AH
Ward	Bushey North Ward	Parish	Bushey

Site size / use:

Size (ha)	8.6	Current Use	Agricultural land and pastures
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Surrounding area:

Neighbouring land uses	There is no built development directly adjacent to the site boundary, but a golf centre and a power station lie to the north west across the River Colne. There is also a farm complex to the south west, adjacent to the northern residential edge of North Bushey, and a large warehouse/commercial unit is situated directly to the east of residential area.
Character of surrounding area – landscape, townscape	The site sits in a narrow gap between North Bushey and Watford residential areas. Much of this gap is characterised by meadow/pastures and forest, which is predominantly the River Colne floodplain, of which the west half of the site is covered by.

Could this site be joined to another to form a larger site?	Stephenson Way physically separates the two sites, but the same promoter is promoting an area opposite, to the south of Stephenson Way
If yes, give details of adjoining site including site reference if applicable	HEL 1036b

Planning status:

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

Proposed Development Type
Employment (mainly B8, Warehouse)

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
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	Within Site Boundary	Percentage of Site
Floodzone 2	Yes	62.79

Floodzone 3	Yes	43.30
Surface Water Flooding Low Risk	Yes	25.10
Surface Water Flooding Medium Risk	Yes	0.30
Surface Water Flooding High Risk	No	N/A
Reservoir Flooding	Yes	66.30

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
22	Fail	0	5	3	0	Strong
Stage 1 Comment	The parcel scores strongly against purpose 2. It plays an important role in maintaining the very narrow gap between Watford and North Bushey, which is very small in physical scale. Although the parcel does not meet purpose 1, it is noted that, at a more strategic level, it is physically very close to Watford and forms part of a broader Green Belt area that prevents its outward sprawl. Additionally, there is very little development throughout and the parcel plays a role in preventing the encroachment of development into the countryside. There is no obvious scope for sub-division and it is recommended that the parcel is not considered further.					

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Yes, 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?	The main environmental constraint is the large area 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?	Unknown
Ownership constraints?	No		

Is the Site available?	Yes
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Site Achievability:

Is the Site achievable?	The site has been promoted for commercial development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	N/A
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Deliverability / Developability:

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

<p>Is the site suitable, achievable and available?</p>	<p>The site currently has a group of utility buildings on it with the neighbouring B&B cut out of the site boundary. There is an extensive flood plain covering the western and north western half of the site from the River Colne. There is no development planned for this area however, with the indicative development in the eastern 'triangle' of land.</p> <p>Site has a significant level of flood risk and is unlikely to pass the Sequential and Exception Tests without mitigating circumstances in their favour. Sites at the upper end of the range are unlikely to be suitable for development. However, the floodplain in this location is clearly defined and the planned development is indicated to be well away from the floodable area.</p> <p>A warehouse or commercial development (Use Class B2, E) would impact on the surrounding landscape. A site specific Landscape and Visual Impact Assessment is likely to be required as part of any planning application to determine the level of risk and set out required mitigation, including any additional structure planting likely required. Layouts/elevations will need to be designed to mitigate any potential landscape issues.</p> <p>The area is not suitable under the current planning policy framework due to its Green Belt status. Considering the strong green belt and flood risk present in the site, the site is not currently considered as developable.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-1038-22**



Site location / address:

Address	NAWT, Tylers Way	Postcode	WD25 8WT
Ward	Bushey St James Ward	Parish	

Site size / use:

Size (ha)	1.66	Current Use Class(es)	Animal Shelter
Gross			

Surrounding area:

Neighbouring land uses	Industrial (West), Cemetery (South), Agricultural (North and East).
Character of surrounding area – landscape, townscape	Mainly open space and agricultural land surrounding the site with a wooded area to the west.

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

Planning status:

Relevant Planning history (include unimplemented permissions, non-confidential enforcement issues)	<p>TP/11/1581 Demolition of existing animal welfare centre and construction of purpose designed animal welfare and re-homing centre, reception and headquarters building, staffing accommodation building, long term dog kennels and cat intake isolation building, isolation kennels building, dog intake isolation kennels/cat observation building and dog observation kennels/kitten block building and associated landscaping. (Application to extend time limit following approval of TP/08/0972 dated 27/08/2008) National Animal Welfare Trust Tylers Way Watford WD25 8W</p> <p>23/1731/FUL - Hybrid application for phased development; Full application for reprovision of National Animal Welfare Trust facilities including widening of existing access, car parking, and associated works. Demolition of all existing buildings upon completion of new facilities, and Outline permission for up to 4,264 sqm (GEA) of commercial buildings (Class B2 - General Industry / B8 - Warehousing and Distribution/ Class E (G) (iii) Industrial Processes, with ancillary offices) with all matters reserved other than Access. (GRANTED)</p>
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Employment (B8), Re-provision of Animal Welfare centre

Location type (tick relevant box):

Green Belt	PDL
Yes	Yes - Partial

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
Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
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	Within Site Boundary	Percentage of Site
Floodzone 2	Yes	4.45

Floodzone 3	Yes	3.70
Surface Water Flooding Low Risk	Yes	11.90
Surface Water Flooding Medium Risk	Yes	7.60
Surface Water Flooding High Risk	Yes	6.20
Reservoir Flooding	No	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
14	Fail	0	3	2	0	Moderate
Stage 1 Comment	The parcel scores moderately against purpose 2 and scores weakly against purpose 4 and does not meet purposes 1 or 3. It plays an important role in preventing ribbon development along the A41, which would reduce the scale of the gap between North Bushey and Bushey Heath/Bushey Village (both physically and perceptually). There is no obvious scope for sub-division within the parcel and it is recommended that it is not considered further.					

Stage 2

Sub- Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
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	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale	Landscape sensitivity

development/ smaller flats					commercial/ industrial/ distribution		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	
Low - Medium	Low - Medium	Medium	Medium	Medium	Medium - High	Medium - High	

Officer Assessment

Is there a conflict with existing policy?	Green Belt, Floodzone 2 and 3
Is there evidence of land contamination, pollution, poor ground conditions or hazards?	No
Are there any access difficulties?	No
Is topography a constraint?	The land slopes down quite steeply towards the M1.
Are there any existing 'bad neighbours' which would be unsuitable in relation to the proposed use?	The re-provision of the animal welfare centre within the site may be incompatible with the commercial uses proposed on the site, given that the former is a potentially sensitive noise receptor.
Are there any other environmental constraints?	Some areas of flood risk
Is the Site suitable for the proposed use?	Potentially

Site Availability:

Has the owner said the site is available	Yes	Is there developer interest	Yes
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Ownership constraints / indications that the site may not actually be available	No
Is the Site available	Yes

Site Achievability:

Is the Site achievable	The site has been promoted for B8 development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent employment applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints / Any other comments / Summary	None
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Deliverability / Developability:

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

<p>Is the site suitable, achievable and available?</p>	<p>The main constraint on the site is that it is located in Floodzone 2 and 3 and has surface water flooding which is addressed below. The site may also prove difficult to utilise for industrial development due to the topography of the land.</p> <p>The re-provision of the animal welfare facility within the site may not be compatible with certain commercial activities, given the potential for noise and disturbance to the animals.</p> <p>As the site is partly PDL it would be suitable under the current policy framework for development subject to impact on the openness of the Green Belt.</p> <p>The Stage 1 Green Belt assessment identified much of the parcel within which the site is located as scoring moderately against purpose 2 (coalescence of settlements). However the site was not considered as part of the Stage 2 assessment. It did score moderately overall in Stage 1.</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>It is also noted that the site has a planning permission for up to 4,264 sqm of commercial buildings, indicating its suitability for the proposed use.</p> <p>The site is available and achievable for development subject to any environmental concerns around the siting of the Animal Welfare facility being addressed. Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location the site may be suitable.</p> <p>Indicative development capacity: 4264 sq.m.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-1041-22**



Site location / address:

Address	The Waterfront Business Park, Elstree Road	Postcode	WD6 3BS
Ward	Elstree Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha)	1.91	Current Use Class(es)	Offices
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Surrounding area:

Neighbouring land uses	Industrial to the west and south east with open space, including Aldenham Reservoir to the north east.
Character of surrounding area – landscape, townscape	Mainly agricultural land with pockets of industrial sites.

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-1040-22, HEL503

Planning status:

Relevant Planning history (include unimplemented permissions, non-confidential enforcement issues)	23/0547/FUL Demolition of all existing buildings; Enabling works and site clearance; Construction of buildings (Use Class B2/B8 including ancillary office provision); associated highway, access, parking, landscaping and other ancillary works. Caspian And Tasman House Elstree Road Elstree (GRANTED)
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Employment (B2/B8)

Location type (tick relevant box):

Green Belt	PDL
Yes	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No

Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	No
Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	Yes
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Within Site Boundary	Percentage of Site
Floodzone 2	No	0
Floodzone 3	No	0
Surface Water Flooding Low Risk	Yes	19.10
Surface Water Flooding Medium Risk	Yes	5.10
Surface Water Flooding High Risk	Yes	1.30

Reservoir Flooding	No	0
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Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score
5	0	5	2	0
Stage 1 Comment				

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

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new 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	Medium - High

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination, pollution, poor ground conditions or hazards?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours' which would be unsuitable in relation to the proposed use?	None
Are there any other environmental constraints?	Some areas of surface water flood risk
Is the Site suitable for the proposed use?	Yes

Site Availability:

Has the owner said the site is available	Yes	Is there developer interest	Yes
Ownership constraints / indications that the site may not actually be available	None		
Is the Site available	Yes		

Site Achievability:

Is the Site achievable	The site has been promoted for B2/B8 development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development. However,
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	any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints / Any other comments / Summary	None
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Deliverability / Developability:

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

Is the site suitable, achievable and available?	<p>The site consists of office buildings which appear to be largely vacant. There is no evidence of contamination on site and there are no other major environmental constraints to development, although surface water flood risk is fairly extensive across parts of the site; as such, it 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>As the site currently consists of offices, being PDL land, it can be redeveloped under current policy for a development on a similar scale and of similar massing. However, the wider Green Belt parcel meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt.</p> <p>It is also noted that a part of the site has a full planning permission for demolition of existing buildings and construction of Clas B2/B8 buildings, indicating its suitability for the proposed use.</p> <p>Indicative development capacity: 5701 sq.m.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-171**



Site location / address:

Address	Land North of Centennial Park	Postcode	WD6 3BE
Ward	Elstree Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha)	3.40	Current Use	Unused paddock land (historically in arable use)
Gross			

Surrounding area:

Neighbouring land uses	Centennial Industrial Park to the south, Composers Park/Elstree Hill Open Space to the east, Aldenham reservoir and The Fisheries PH to the north, Water Front/Lismirrane commercial premises to the west.
Character of surrounding area – landscape, townscape	The area to the north of the A41 is mainly open and rural in character, with several institutional developments - school, laboratory etc and small amounts of development within Aldenham Country Park providing visitor and sports related facilities. However the A41, M1, Water Front and Lismirrane commercial premises and Centennial Park are urbanising influences. The site is separated from Elstree village by open space.

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

Planning status:

Relevant Planning history	22/2147/OUT - Erection of industrial / distribution floorspace (Use Class E/ B2 / B8), a flexible office/hub building (Use Class E), new vehicular access, and associated provision of car and cycle parking and landscaping. (Outline Application to include Access, all other Matters Reserved) (GRANTED)
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Mixed: (Class E, B2 and B8 Logistics Floorspace)

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
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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
Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	Yes
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Within Site Boundary	Percentage of Site
Floodzone 2	No	0

Floodzone 3	No	0
Surface Water Flooding Low Risk	Yes	33.60
Surface Water Flooding Medium Risk	Yes	21.70
Surface Water Flooding High Risk	Yes	18.60
Reservoir Flooding	No	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
5	Fail	0	5	0	0	Strong
Stage 1 Comment	<p>As a whole, the parcel meets purpose 2 strongly, maintaining the gap between Elstree and Bushey Heath/Bushey Village which is of a small scale.</p> <p>However, the south of the parcel around Centennial Business Park has an urban character in contrast to the wider parcel, and is relatively strongly bounded by dense planted features, as well as A- roads to the east and south. As it is already completely</p>					

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-66	Fail	0	3	3	0	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
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
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'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	Medium - High	Medium - High	High	High	High	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?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	The site has been promoted for commercial development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development although the proposal submitted for this site is linked to remediation work required for Aldenham Reservoir, for which there are upfront and ongoing maintenance costs. Any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	None
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Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	1-10 years
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Conclusion:

Is the site suitable, achievable and available?	<p>The main site constraint is that it lies within the Green Belt. The stage 1 Green Belt assessment As a whole, the parcel meets purpose 2 strongly, maintaining the gap between Elstree and Bushey Heath/Bushey Village which is of a small scale.</p> <p>The Stage 2 Green Belt Assessment states that the sub-area meets purpose assessment criteria moderately and has been assessed to make a important contribution to the wider strategic Green Belt. The sub-area is not recommended for further consideration.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>A warehouse, Commercial and/or distribution development (E/ B2/ B8) on the site would have a significant impact on the surrounding landscape, requiring a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will determine the level of risk and set out required mitigation, including areas of additional structure planting likely required. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for development.</p>
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	<p>It is also noted that the site holds an outline planning permission for industrial/distribution floorspace, indicating the site's suitability for the proposed use.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location in line with paragraph 136 of the NPPF and subject to more detailed technical assessments, the site would be suitable, available and deliverable land for employment purposes.</p> <p>Indicative development capacity: 20732 sq.m.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL387b**



Site location / address:

Address	Land North of the Doubletree Hilton Hotel (Safeguarded)	Postcode	WD6 5PU
Ward	Borehamwood Kenilworth Ward	Parish	Elstree and Borehamwood CP

Site size / use:

Size (ha)	1.51	Current Use	Vacant
Gross			

Surrounding area:

Neighbouring land uses	Film Studio to the north and Hotels to south and west.
Character of surrounding area – landscape, townscape	This is an edge of settlement location where the urban area of Borehamwood meets open countryside. Most of the surrounding land has been developed with the site being bounded by the A1 to the east.

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

Planning status:

Relevant Planning history	23/0478/OUT - Application for a flexible (B2/B8) use including ancillary office floorspace, associated parking, loading docks, servicing, landscaping and substation. (Outline Application to include Access with all other matters Reserved). (Permission subject to/linked to Sect 106)
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Commercial and Industrial

Location type (tick relevant box):

Green Belt	PDL
No	No

Constraints Check

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

Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	No
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Within Site Boundary	Percentage of Site
Floodzone 2	Yes	19.12
Floodzone 3	Yes	19.10
Surface Water Flooding Low Risk	Yes	88.50
Surface Water Flooding Medium Risk	Yes	22.30
Surface Water Flooding High Risk	Yes	5.80

Reservoir Flooding	No	0
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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	
Low - Medium	Low - Medium	Low - Medium	Low - Medium	Low - Medium	Medium	Medium - High	0

Officer Assessment

Is there a conflict with existing policy?	Flooding
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?	Flood risk
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	The site has been promoted for commercial development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	Sequential test
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Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	The site promoter has submitted an application for development on the site. This would suggest it can be brought forward within the first five years of the plan period.
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Conclusion:

Is the site suitable, achievable and available?	<p>The site has a significant level of flood risk and is unlikely to pass the Sequential and Exception Tests without mitigating circumstances in their favour. Sites at the upper end of the range are unlikely to be suitable for development. Site has a significant level of flood risk and is unlikely to pass the Sequential and Exception Tests without mitigating circumstances in their favour. Sites at the upper end of the range are unlikely to be suitable for development.</p> <p>A development with a large proportion of warehouse and/or distribution development (Use Class B8) would impact on the surrounding landscape. Sites with a medium level of landscape sensitivity will require a site specific Landscape and Visual Impact Assessment as part of any planning application to determine the level of risk and set out required mitigation, including any additional structure planting likely required. Layouts/elevations may require amendments in order to fully mitigate any potential landscape issues.</p> <p>It is also noted that the site holds an outline planning permission for flexible (B2/B8) use, indicating its suitability for the proposed use.</p> <p>The site is suitable under the current planning policy framework. Subject to more detailed technical assessments, the site would be suitable, available and deliverable land for employment purposes.</p> <p>Indicative development capacity: 11,148 sqm.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL394**



Site location / address:

Address	Cranborne Road Industrial Estate	Postcode	EN6 3JN
Ward	Potters Bar Furzefield Ward	Parish	Unparished area of Potters Bar

Site size / use:

Size (ha)	2.48	Current Use	Agricultural Field
Gross			

Surrounding area:

Neighbouring land uses	Cranborne Industrial estate to east and south east, fields to south west, west and north, solar farm to north east.
Character of surrounding area – landscape, townscape	This is an edge of settlement location where open countryside meets the built up area of Potters Bar. A large area to the north is covered by a solar farm which detracts from the overall rural character of the area.

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

Planning status:

Relevant Planning history	TP/07/1115 Construction and operation of a waste transfer station for biodegradable waste (Granted)
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Commercial and Industrial

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	Yes

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

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Within Site Boundary	Percentage of Site
Floodzone 2	No	0
Floodzone 3	No	0
Surface Water Flooding Low Risk	Yes	16.90
Surface Water Flooding Medium Risk	Yes	1.60
Surface Water Flooding High Risk	Yes	0.00
Reservoir Flooding	No	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	Medium	Medium - High	Medium - High	Medium - High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Yes (although safeguarded in the current plan)
Is there evidence of land contamination?	No, but possible due to adjacent scrapyards and industrial uses
Are there any access difficulties?	A watercourse would need to be spanned and it would be at the end of an already congested employment road
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No, not for proposed use
Are there any other environmental constraints?	Watercourse sensitive to pollution and is a potable water supply
Is the Site suitable for the proposed use?	Potentially, subject to any ground surveys and remediation work required.

Site Availability:

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

Site Achievability:

Is the Site achievable?	The site has been promoted for employment development on the basis that this would be achievable; the site has been safeguarded for employment development in the last two Local Plans. The site promoter has not submitted any information in relation to any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken
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Overcoming Constraints

What would be needed to overcome constraints?	None
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Deliverability / Developability:

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

Is the site suitable, achievable and available?	<p>The principle of development has previously been accepted on the site due to its safeguarding in the current and previous Local Plans. Technical work would be required alongside any planning application to take account of any contamination from neighbouring uses, the sensitivity of the watercourse to pollution (there have been pollution incidents from current uses) the increased costs of spanning the watercourse and increased traffic concerns on the employment estate.</p> <p>These could be overcome through geo environmental investigation, feasibility studies incorporating the bridge crossing, traffic studies and possible mitigation measures.</p> <p>The site is no longer in the Green Belt having been previously removed from it and safeguarded for development.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL-519a-22**



Site location / address:

Address	Land at Bell Lane, London Colney	Postcode	AL2 1DE
Ward	Shenley Ward	Parish	Shenley

Site size / use:

Size (ha)	4.27	Current Use Class(es)	Open fields
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Surrounding area:

Neighbouring land uses	M25, Football Training Grounds, Residential, Electric Substation
Character of surrounding area – landscape, townscape	Semi-rural, flanked by Bell Lane and M25. Residential to the south consists of semi-detached dwellings.

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

Planning status:

Relevant Planning history (include unimplemented permissions, non-confidential enforcement issues)	15/1287/FUL, Erection of a ground mounted solar photo-voltaic array and associated infrastructure, Refused.
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Employment (Class E, B2 and B8 Logistics Floorspace)

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	Yes
Archaeological Sites	No	Drinking Water Safeguard Area	No
Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
Listed Building within Site	No
Listed Building within 750m of Site	No
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Within Site Boundary	Percentage of Site
Floodzone 2	No	0
Floodzone 3	No	0
Surface Water Flooding Low Risk	Yes	28.30

Surface Water Flooding Medium Risk	Yes	14.80
Surface Water Flooding High Risk	Yes	8.80
Reservoir Flooding	No	0

Agricultural Land Classification

Classification	Very 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
49	Fail	0	1	3	0	Moderate
Stage 1 Comment	<p>Although the parcel scores weakly against purpose 2, playing only a limited role in preventing the merging of settlements, it maintains a strong level of openness immediately to the south of London Colney, meeting purpose 3 moderately by preventing encroachment into open countryside.</p> <p>The parcel is not recommended for further consideration as there is no scope for sub-division to identify weaker performing areas and the parcel of a similar character throughout.</p>					

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination, pollution, poor ground conditions or hazards?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours' which would be unsuitable in relation to the proposed use?	Close proximity to M25
Are there any other environmental constraints?	Some areas of surface water flood risk across the site
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 / indications that the site may not actually be available	No		
Is the Site available	Yes		

Site Achievability:

Is the Site achievable	The site has been promoted for employment development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent employment applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints / Any other comments / Summary	None
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Deliverability / Developability:

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

Is the site suitable, achievable and available?	<p>The site mainly comprises open grassland with a residential property in the north east part of the site. There are no other major environmental constraints.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The site is situated within a strongly performing parcel of the Green Belt when assessed against the Purpose score in the Stage 1 Green Belt Assessment. It was not assessed as part of the stage 2 assessment.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL520b**



Site location / address:

Address	Land to the South East of Costco	Postcode	WD25 8JS
Ward	Bushey St James Ward	Parish	Unparished area of Bushey

Site size / use:

Size (ha)	6.52	Current Use	Woodland
Gross			

Surrounding area:

Neighbouring land uses	The North Western boundary of the site is defined by the A41. Immediately to the south east are a number of commercial uses including vehicle storage. To the west of the site, beyond the Costco site, are residential and leisure uses. To the north west of the site is a large employment site (Otterspool Way), with educational facilities located to the south. Directly north of the site, on the opposite side of the A41, is a hotel and to the east is Bushey Cemetery.
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Character of surrounding area – landscape, townscape	The site is located is in close proximity to Otterspool Way business park, and abuts the A41 with the Hilton Hotel directly opposite. The David Lloyd centre is directly west of the site. Opens fields and recreational grounds are to the south of the site.	
Could this site be joined to another to form a larger site?	Yes	
If yes, give details of adjoining site including site reference if applicable	520a	

Planning status:

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

Proposed Development Type
Commercial and Industrial

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
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	Within Site Boundary	Percentage of Site
Floodzone 2	Yes	3.53

Floodzone 3	Yes	2.90
Surface Water Flooding Low Risk	Yes	6.40
Surface Water Flooding Medium Risk	Yes	3.60
Surface Water Flooding High Risk	Yes	2.70
Reservoir Flooding	Yes	3.10

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
6	Pass	3	5	0	0	Strong
Stage 1 Comment	<p>As a whole, the parcel meets purposes 1 and 3 moderately and purpose 2 strongly. In particular, it plays an important role in maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree.</p> <p>However, a small area south of Little Bushey Lane plays a very limited role in preventing the merging of settlements. It is almost completely enveloped by development and separated from the wider countryside by dense planted buffers along Little Bushey Lane</p>					

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

Officer Assessment

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

Site Availability:

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

Site Achievability:

Is the Site achievable?	The site has been promoted for commercial development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	None
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Deliverability / Developability:

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

<p>Is the site suitable, achievable and available?</p>	<p>The Stage 1 Green Belt Assessment identified that the parcel meets purposes 1 and 3 moderately and purpose 2 strongly. In particular, it plays an important role in maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree.</p> <p>However, a small area south of Little Bushey Lane plays a very limited role in preventing the merging of settlements. It is almost completely enveloped by development and separated from the wider countryside by dense planted buffers along Little Bushey Lane. The site was not initially assessed as part of the Stage 2 assessment but is being assessed in 2024.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>An industrial or commercial development (Use Class B2, E) would have a significant impact on the surrounding landscape, requiring a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will identify potential impacts and set out required mitigation, including required areas of additional structure planting. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for development.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary and subject to more detailed technical assessments, the site would be suitable, available and deliverable land for employment purposes. The site therefore considered developable in the plan period.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL604a/801**



Site location / address:

Address	Elstree Aerodrome	Postcode	WD6 3AR
Ward	Elstree	Parish	Aldenham

Site size / use:

Size (ha)	4.50	Current Use	Employment E/B2/B8
Gross			

Surrounding area:

Neighbouring land uses	Elstree aerodrome airfield, farmhouse, reservoir and agricultural fields/paddock
Character of surrounding area – landscape, townscape	Area is generally rural in nature but is interspersed by a number of larger built developments including the Haberdashers’ schools, employment area at Hilfield Reservoir as well as the airstrip itself.

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	

Planning status:

Relevant Planning history	<p>17/1510/CP8CF Erection of 2 new hangers. (RAISE NO OBJECTIONS)</p> <p>17/0192/PRAP Erection of a modular building comprising ancillary offices & training rooms (Prior Notification).</p> <p>16/0630/PRAP Erection of a modular building comprising ancillary offices & training rooms (Prior Notification)</p>
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Specialist

Location type (tick relevant box):

Green Belt	PDL
Yes (Key Green Belt Site)	Yes

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
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AQMA	N/A	HSE Consultation Zone	N/A
Ancient Woodland	N/A	Local Geological Site	N/A
Local Nature Reserve	N/A	TPO	N/A
SSSI	N/A	Sand & Gravel Safeguard Area	N/A
Archaeological Sites	N/A	Drinking Water Safeguard Area	N/A
Airport Safeguarding Area	N/A	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
Listed Building within Site	N/A
Listed Building within 750m of Site	N/A
Conservation Area	N/A
Conservation Area within 750m of Site	N/A
Scheduled Monuments	N/A
Scheduled Monuments within 750m of Site	N/A
Registered Battlefield	N/A
Registered Battlefield within 750m of Site	N/A
Registered Park & Gardens	N/A
Registered Park & Gardens within 750m of Site	N/A
Locally Listed Buildings within Site	N/A

Flooding Risk (Surface & Ground Water)

Constraint	Within Site Boundary	Percentage of Site
Floodzone 2	No	0
Floodzone 3	No	0

Surface Water Flooding Low Risk	No	0
Surface Water Flooding Medium Risk	No	0
Surface Water Flooding High Risk	No	0
Reservoir Flooding	No	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 Patchetts 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

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	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale	Landscape sensitivity
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development/ smaller flats					commercial/ industrial/ distribution		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?	Potentially not as site is within envelope of Key Green Belt Site (SADM24)
Is there evidence of land contamination?	Potential for some given current uses
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Obviously the airstrip is neighbouring, so any uses would have to be ancillary to that, or at least compatible in terms of noise.
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Should be suitable, although there are no details of exact employment use proposed

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Yes
Ownership constraints?	Single owner		

Is the Site available?	Yes
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Site Achievability:

Is the Site achievable?	The site has been promoted for commercial development, ancillary or complimentary to the aviation function of the site, on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	None
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Deliverability / Developability:

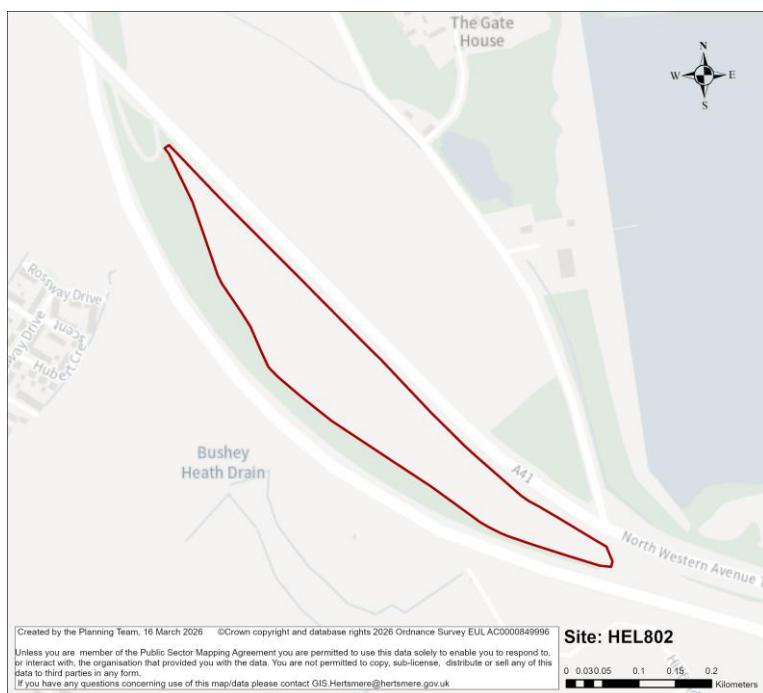
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years
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Conclusion:

Is the site suitable, achievable and available?	<p>The site is currently occupied by a number of businesses, including a café, storage units, offices, hangars and general commercial. There are no major constraints to development, but clearly the noise of the airfield may limit suitable uses.</p> <p>The site is in the Green Belt. It was assessed at Stage 1 as being moderately performing in the overall scoring. However, as a Key Green Belt site, this designation takes precedence in Green Belt terms.</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>This site has not been assessed as part of the landscape sensitivity assessment.</p> <p>Were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of commercial development, the site could potentially be suitable, available and achievable for additional growth which is ancillary or complimentary to the main function of the site.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL802**



Site location / address:

Address	Land between A41 and M1		
Ward	Aldenham West Ward	Parish	Unparished

Site size / use:

Size (ha)	6.04	Current Use	Agricultural
Gross			

Surrounding area:

Neighbouring land uses	Surrounded by A41 and M1 with agricultural fields beyond on all sides		
Character of surrounding area – landscape, townscape	Aside from the surrounding roads, the area has a largely rural feel, surrounded by farmland and isolated/separated from Bushey		
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	
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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
Warehouse and Distribution

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
Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Within Site Boundary	Percentage of Site
Floodzone 2	No	0
Floodzone 3	No	0
Surface Water Flooding Low Risk	Yes	4.10
Surface Water Flooding Medium Risk	Yes	2.00
Surface Water Flooding High Risk	Yes	1.40
Reservoir Flooding	No	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
42	FAIL	0	3	4	0	Strong
Stage 1 Comment	The parcel scores moderately against purpose 2 and strongly against purpose 3. It plays an important role in maintaining the openness of the countryside and preventing encroachment, and also maintains the overall scale of the gap between Potters Bar and London Colney. No distinct sub-areas have been identified for assessment and the parcel is not recommended for further consideration.					

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Yes, 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 M25, but mitigation should be possible given employment end use.
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Not currently

Site Availability:

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

Site Achievability:

Is the Site achievable?	The site has been promoted for commercial development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	Access not identified, but should be possible for reasons outlined above
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Deliverability / Developability:

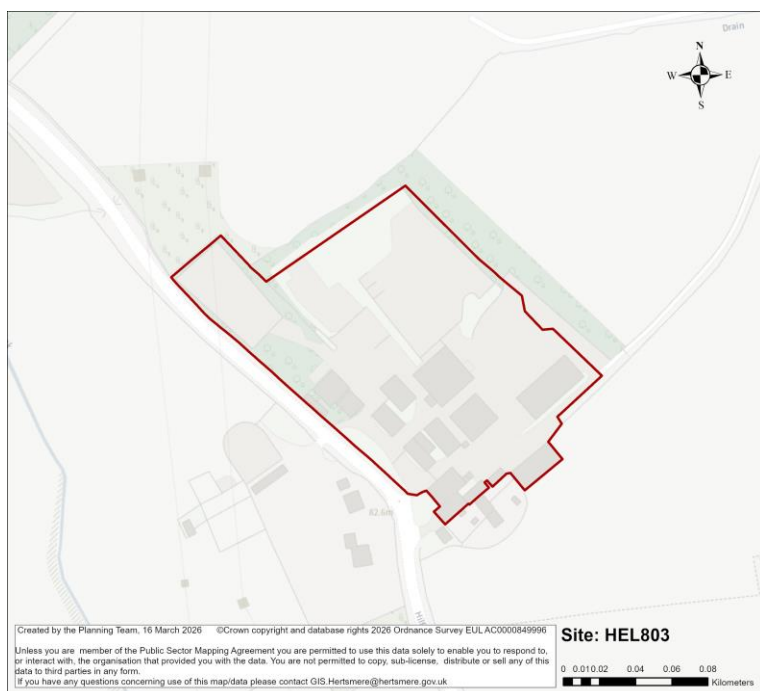
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	1-5 years
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Conclusion:

Is the site suitable, achievable and available?	<p>The M25 is located, in particular, in close proximity to the site, but road is raised above the site. Any mitigation necessary from noise or airborne pollution should be possible for employment use.</p> <p>The site is within the Green Belt and in the Stage 1 assessment it was considered to have performed strongly overall against the Green Belt score.</p> <p>The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>A warehouse and/or distribution development (B8) on the site would have a significant impact on the surrounding landscape, requiring a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will determine the level of risk and set out required mitigation, including areas of additional structure planting likely required. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for development.</p> <p>In addition, the site does not align with the spatial strategy, and is therefore considered not developable within HELAA.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL803**



Site location / address:

Address	Hilfield Farm	Postcode	WD25 8DD
Ward	Aldenham West Ward	Parish	

Site size / use:

Size (ha) Gross	2.5	Current Use Class(es)	Commercial and Employment Uses
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Surrounding area:

Neighbouring land uses	Residential (South-west), Agricultural (remaining)
Character of surrounding area – landscape, townscape	Mainly agricultural land surrounding the site with access off Hilfield Lane.

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 (include unimplemented permissions, non-confidential enforcement issues)	<p>19/0264/PD560 Change of use of agricultural building to Class B8 (storage and distribution). Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD – Prior approval not required</p> <p>Change of use of buildings for commercial use (B8)</p> <p>Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD – TBD</p> <p>Retrospective proposal for regularisation of the removal of two single storey buildings with a replacement single storey commercial barn.</p> <p>Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD – TBD</p> <p>Replacement of commercial building (referred to as 'Building 5'). Certificate of Lawful Development (Existing).</p> <p>Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD – TBD</p> <p>Demolition of 2 x dilapidated single storey timber framed storage buildings and construction of replacement single storey building for commercial use.</p> <p>Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD – GP</p> <p>Retention of replacement commercial barn.</p> <p>Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD - GP</p> <p>Ref. No: 21/1664/FUL</p> <p>Demolition of 2 x storage units and erection of single storey warehouse to facilitate 5 x storage units and toilet facilities with associated parking.</p> <p>Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD - Refused</p> <p>Ref. No: 20/2147/FUL</p> <p>Continued use of units 4, 11, 20 and 21 at Hilfield Farm for storage use (Class B8). Certificate of Lawful Development (Existing).</p> <p>Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD - GP</p> <p>Ref. No: 20/1644/CLE</p> <p>Change of use of agricultural building to Class B8 (storage and distribution).</p> <p>Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD</p> <p>Ref. No: 19/0264/PD560</p> <p>Development of an energy storage system for a temporary period of 20 years from date of first import/export of electricity to include a battery storage compound, electricity compound, fencing underground cabling and other</p>
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	<p>associated works, hedgerow and tree planting and new access from Hilfield Lane. (Outline Application with all matters reserved)</p> <p>Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD</p> <p>Ref. No: 18/1587/OUT</p> <ul style="list-style-type: none"> Continued use of buildings 2, 3, 9, 13, 19 and Yards 7 & 23 for individual commercial use. Certificate of Lawful Development (Existing) <p>Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD</p> <p>Ref. No: 17/2489/CLE Received: Thu 21 Dec 2017 Validated: Tue 02 Jan 2018 Status: Decided</p>
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
<p>Employment (Commercial or Industrial)</p>

Location type (tick relevant box):

Green Belt	PDL
Yes	Yes

Constraints Check

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

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

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
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	Within Site Boundary	Percentage of Site
Floodzone 2	No	N/A
Floodzone 3	No	N/A
Surface Water Flooding Low Risk	Yes	2.50
Surface Water Flooding Medium Risk	No	N/A
Surface Water Flooding High Risk	No	N/A
Reservoir Flooding	No	N/A

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
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

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	Medium - High

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination, pollution, poor ground conditions or hazards?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours' which would be unsuitable in relation to the proposed use?	None
Are there any other environmental constraints?	None
Is the Site suitable for the proposed use?	Not currently

Site Availability:

Has the owner said the site is available	Yes	Is there developer interest	Yes
Ownership constraints / indications that the site may not actually be available	None		
Is the Site available	Yes		

Site Achievability:

Is the Site achievable	The site has been promoted for commercial development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have
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	the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints / Any other comments / Summary	None
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Deliverability / Developability:

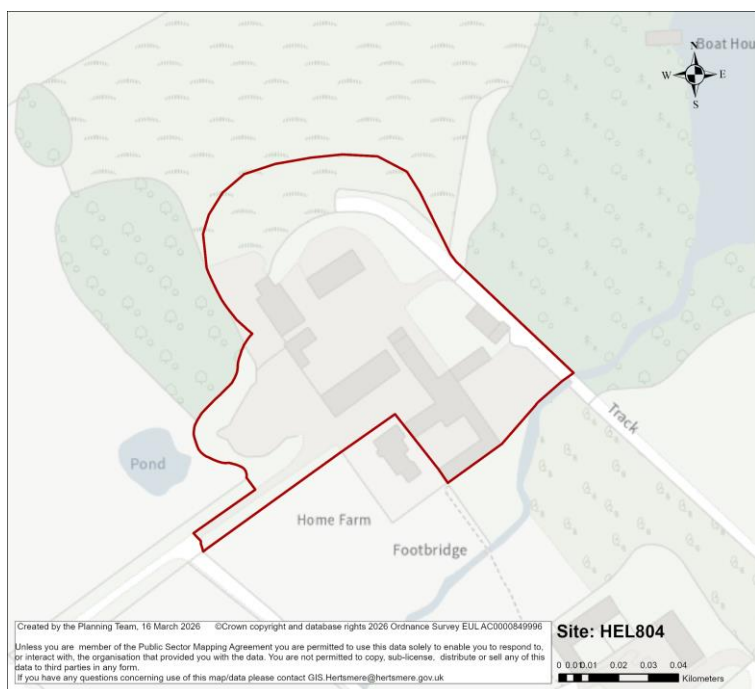
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	n/a
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Conclusion:

Is the site suitable, achievable and available?	<p>The owner of the site has confirmed that the site is available, and can be considered for further assessment as part of the site selection process.</p> <p>The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>The site's main constraint is that it is located in an isolated and relatively inaccessible location.</p> <p>The stage 1 Green Belt assessment states that 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.</p> <p>In additionm the site does not align with the spatial strategy. As ushc, the site is not considered suitable and developable in the plan period.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL804**



Site location / address:

Address	Home Farm, Aldenham Road, Elstree	Postcode	WD6 3AZ
Ward	Elstree	Parish	Unparished

Site size / use:

Size (ha)	0.92Ha	Current Use	Residential property and Vehicle Storage, repairs and sales
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Surrounding area:

Neighbouring land uses	Meadows, fields and forest in the grounds of Home Farm in the immediate vicinity
Character of surrounding area – landscape, townscape	Despite being situated on a farm in a rural location, the site is close to the northern and western boundaries of the farm, with the large complex of buildings forming the Haberdashers Aske Girls School just beyond the boundary. Much of the remaining land surrounding the site is open grazing land and the Home Farm Registered Park and Garden

Could this site be joined to another to form a larger site?	No (it is within the wider BNG site HEL1048)
If yes, give details of adjoining site including site reference if applicable	N/A

Planning status:

Relevant Planning history	21/1410/FUL Development within the curtilage of a Listed Building. Demolition of some existing buildings and erection of new office hub buildings in their place. Extension of an existing building, external and internal alterations and conversion to office space, a café and a function room. Associated landscaping and parking. Alterations to the existing highway access. (Decision: Grant Permission)
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Employment uses (warehouse/storage)

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
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	Yes
Registered Park & Gardens within 750m of Site	Yes
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Within Site Boundary	Percentage of Site
Floodzone 2	No	0
Floodzone 3	No	0

Surface Water Flooding Low Risk	Yes	16.30
Surface Water Flooding Medium Risk	Yes	8.50
Surface Water Flooding High Risk	Yes	5.30
Reservoir Flooding	Yes	2.10

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
10	Fail	0	3	3	0	Moderate
Stage 1 Comment	Although the wider parcel meets purposes 2 and 3 moderately, the very south of the parcel at the edge of Elstree, south of the well-established planted buffer, makes a very limited contribution to preventing encroachment as it has been subject to various built developments. Additionally, it is of a small scale and forms only a small, less essential part of the wider gap with Radlett. This sub-area should be considered further to ensure consistency with the non-Green Belt area to the south of the A411.					

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	0	0	Medium - High	0	0	Medium - High

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	Potential for contamination given current uses and numerous vehicles stored on site
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Site is covered by the wider Registered Park and Garden designation. TPO wood on the north eastern boundary and watercourse touching part of the eastern boundary
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?	N/A
Ownership constraints?	No (Farm owned)		

Is the Site available?	Yes
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Site Achievability:

Is the Site achievable?	Yes
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Overcoming Constraints

What would be needed to overcome constraints?	N/A
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Deliverability / Developability:

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

Is the site suitable, achievable and available?	<p>Site is concentrated around the complex of Home Farm commercial and residential units. The main residential complex is listed, with a few ancillary buildings also listed, so any redevelopment would need to take account of the setting of the listed complex. Part of the site may be contaminated, given the large areas of vehicle storage and associated activity. There is also the Park and Garden designation that washes over the farm complex, but the site boundary is concentrated around the curtilage of existing buildings, so is unlikely to affect the designation.</p> <p>There is a woodland TPO and a watercourse on part of the site boundary, but these do not encroach into the site and the watercourse meanders away from the site boundary at the built developments nearest point.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>A small office or commercial development (Use Class B2, E) on the site would potentially have some landscape impact. A Landscape and Visual Impact Assessment may be required and layouts/elevations will need to be designed to mitigate any potential landscape issues.</p> <p>In addition the site is located away from the major settlements and does not align with the spatial strategy. Therefore the site is not considered suitable and developable in the HELAA.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL811**



Site location / address:

Address	Land to the West of Gullimore Farm	Postcode	WD25 8HE
Ward	Bushey St James Ward	Parish	Unparished area of Bushey

Site size / use:

Size (ha)	2.50	Current Use	Undeveloped land, informal vehicle storage
Gross			

Surrounding area:

Neighbouring land uses	Car workshops to the east (Gullimore's Farm), Traveller site to the west and sand storage to the north.		
Character of surrounding area – landscape, townscape	The site is surrounded by differing commercial uses based in an informal style.		
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	HEL208		

Planning status:

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

Proposed Development Type
Warehouse and Distribution

Location type (tick relevant box):

Green Belt	PDL
Yes	Yes

Constraints Check

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

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

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
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	Within Site Boundary	Percentage of Site
Floodzone 2	Yes	25.30
Floodzone 3	Yes	13.10
Surface Water Flooding Low Risk	Yes	31.10
Surface Water Flooding Medium Risk	Yes	28.00
Surface Water Flooding High Risk	Yes	22.50
Reservoir Flooding	Yes	13.30

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
14	FAIL	0	3	2	0	Moderate
Stage 1 Comment	The parcel scores moderately against purpose 2 and scores weakly against purpose 3 and does not meet purposes 1 or 4. It plays an important role in preventing ribbon development along the A41, which would reduce the scale of the gap between North Bushey and Bushey Heath/Bushey Village (both physically and perceptually). There is no obvious scope for sub-division within the parcel and it is recommended that it is not considered further.					

Stage 2

Sub- Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-77	Fail	0	3	0	0	Less Important
Stage 2 Comment	The sub-area meets purpose assessment criteria moderately and has been assessed to make a less important contribution to the wider strategic Green Belt.					
Recommended	The sub-area is recommended for further consideration.					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new 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	

Low - Medium	Low - Medium	Medium	Medium	Medium	Medium - High	Medium - High	0
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Officer Assessment

Is there a conflict with existing policy?	Green Belt and flooding
Is there evidence of land contamination?	There is possible land contamination based on existing use and surrounding land uses.
Are there any access difficulties?	Access is gained from a fairly steep slope.
Is topography a constraint?	The site lies on a slope towards the A41.
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	The site has been promoted for commercial development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-
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	specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	A detailed access strategy.
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Deliverability / Developability:

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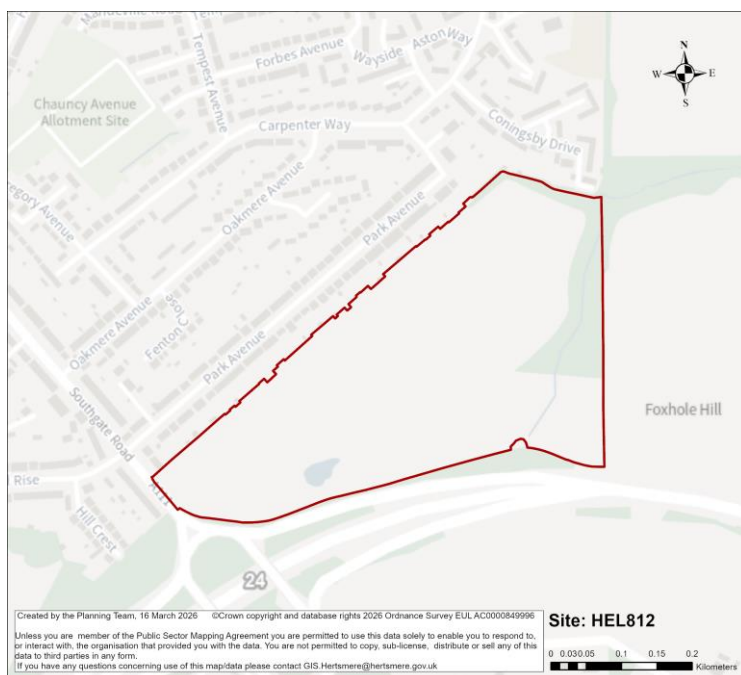
Conclusion:

Is the site suitable, achievable and available?	<p>The site has a challenging topography that will need to be addressed with particular reference to access through a detailed design and access statement.</p> <p>The stage 1 Green Belt assessment the parcel scores moderately against purpose 2 and scores weakly against purpose 3 and does not meet purposes 1 or 4. It plays an important role in preventing ribbon development along the A41, which would reduce the scale of the gap between North Bushey and Bushey Heath/Bushey Village (both physically and perceptually). There is no obvious scope for sub-division within the parcel.</p> <p>Ste Stage 2 Green Belt Assessment states that the sub-area meets purpose assessment criteria moderately and has been assessed to make a less important contribution to the wider strategic Green Belt. The sub-area is recommended for further consideration.</p> <p>The site has a significant level of flood risk and is unlikely to pass the Sequential and Exception Tests without mitigating circumstances in their favour. Sites at the upper end of the range are unlikely to be suitable for development. Site has a significant level of flood risk and is unlikely to pass the Sequential and Exception Tests without mitigating circumstances in their favour. Sites at the upper end of the range are unlikely to be suitable for development.</p> <p>The principal site access/egrees is in the flood zone and would need to be assessed and mitigated considered where required.</p> <p>A warehouse and/or distribution development (B8) on the site would have a significant impact on the surrounding landscape, requiring a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will determine the level of risk and set out required mitigation, including areas of additional structure planting likely required. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential</p>
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	<p>landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for development.</p> <p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary, the site is considered to be suitable, available and achievable, and therefore developable within the plan period.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL812**



Site location / address

Address	Land east of Southgate Rd	Postcode	EN6 5EW
Ward	Potters Bar Oakmere Ward	Parish	Unparished area of Potters Bar

Site size / use:

Size (ha)	17.40	Current Use	Open countryside/fields
Gross			

Surrounding area:

Neighbouring land uses	Residential to north, west and east of the site, M25 to the south
Character of surrounding area – landscape, townscape	The site is at the edge of the built up area of Potters Bar which is largely substantial semi-detached houses in good sized mature gardens. It forms a band of open countryside around the south eastern part of the town, between the town and the M25.

Could this site be joined to another to form a larger site?	Not within Hertsmere as it is surrounded by existing homes. Land to the east in Enfield borough is open.
If yes, give details of adjoining site including site reference if applicable	N/A

Planning status:

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

Proposed Development Type
Commercial or residential

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

Constraint	Within Site Boundary	Constraint	Within Site Boundary
AQMA	No	HSE Consultation Zone	No
Ancient Woodland	No	Local Geological Site	No

Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	Yes
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Airport Safeguarding Area	No	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
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	Within Site Boundary	Percentage of Site
Floodzone 2	Yes	4.44
Floodzone 3	Yes	4.40
Surface Water Flooding Low Risk	Yes	10.70
Surface Water Flooding Medium Risk	Yes	2.40
Surface Water Flooding High Risk	Yes	1.40

storey houses							
Low - Medium	Low - Medium	Medium	Medium - High	Medium	Medium - High	Medium - High	0

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	No
Are there any access difficulties?	Additional access points are being discussed as the access of Park Avenue at the far eastern end of the site is within the floodplain and may not be acceptable. The site promoter has indicated that it is able to acquire properties on Park Avenue, away from the functional flood plain, to create an access which is not within an area of flood risk.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Residential development along Park Avenue on the long north western boundary, which could potentially require mitigation in design.
Are there any other environmental constraints?	Flood risk from the watercourse on the northern boundary potentially also covering the intended access from Park Avenue
Is the Site suitable for the proposed use?	Not currently for employment

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?	The site has been promoted for commercial or residential development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	Fluvial flood risk mitigation, particularly around the entrance to the site off park Avenu, or a new access point.
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Deliverability / Developability:

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

Is the site suitable, achievable and available?	<p>The site has certain on-site constraints. There is a main river in the north east with some associated flood risk and 2 tributaries meeting it from the south. The site is also very close to J24 of the M25, meaning access directly onto Southgate Road may be problematic, particularly for larger heavy goods vehicles.</p> <p>The site promoter has indicated that it is able to acquire properties on Park Avenue, away from the functional flood plain, to create an access which is not within an area of flood risk.</p> <p>The Stage 1 Green Belt assessment scored the site strongly overall. However, a smaller parcel adjacent to the settlement assessed for Stage 2, met purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt and was therefore recommended for further consideration.</p> <p>A development with a large proportion of warehouse and/or distribution development (Use Class B8) would impact on the surrounding landscape. Sites with a medium level of landscape sensitivity will require a site specific Landscape and Visual Impact Assessment as part of any planning application to determine the level of risk and set out required mitigation, including any additional structure planting likely required. Layouts/elevations may require amendments in order to fully mitigate any potential landscape issues.</p>
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	<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>Employment-led development, particularly large-scale uses, would be likely to result in adverse landscape impacts and is not considered appropriate in this location.</p> <p>However, the site is considered suitable, available and achievable for residential development, subject to the resolution of flood risk and access constraints and appropriate mitigation through detailed design.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL813**



Site location / address:

Address	Land South of Barnet Road, Potters Bar	Postcode	EN6 2SH
Ward	Bentley Heath & The Royd Ward	Parish	Unparished area of Potters Bar

Site size / use:

Size (ha) Gross	0.68	Current Use	Field
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Surrounding area:

Neighbouring land uses	Between residential dwellings to the north east and a Gypsy and Traveller site to the south west boundaries. Agricultural land lies the opposite side of Barnet Road to the north west and the M25 is to the south.
Character of surrounding area –	Urban fringe on the southern side of Barnet Lane with medium density semi-detached development and caravan site either side and the M25 rising up to the rear makes the site feel relatively enclosed, however, there is expansive agricultural land to the north

landscape, townscape	
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	

Planning status:

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

Proposed Development Type
Office (E Class) or residential

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Ancient Woodland	No	Local Geological Site	No
Local Nature Reserve	No	TPO	No
SSSI	No	Sand & Gravel Safeguard Area	Yes
Archaeological Sites	No	Drinking Water Safeguard Area	Yes
Airport Safeguarding Area	No	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	Yes
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Within Site Boundary	Percentage of Site
Floodzone 2	No	N/A
Floodzone 3	No	N/A
Surface Water Flooding Low Risk	Yes	13.50

Surface Water Flooding Medium Risk	Yes	0.30
Surface Water Flooding High Risk	No	N/A
Reservoir Flooding	No	N/A

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
37	Fail	0	0	2	0	Weak
Stage 1 Comment	The parcel only meets purpose 2 weakly and does not meet any other purpose, thus 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
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
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'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium	Medium	Medium - High	Medium - High	Medium - High	Medium - High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Difference in ground levels over a short distance between A1000 and main part of site may pose some challenges in securing access to the site although this may not be insurmountable.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Close to M25 but not adjacent, although the noise and pollution effects of the M25 would need to be assessed. Significant screening to south would be required. Detailed noise and pollution assessment may be required. Pylons adjacent to the site.
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Not currently for employment use

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?	The site has been promoted for commercial development or residential development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	N/A
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Deliverability / Developability:

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

<p>Is the site suitable, achievable and available?</p>	<p>The site is located close to the M25 but at a lower level than the motorway. There are pylons adjacent to the site. Access from Barnet Road may be difficult due to sharp level changes between the road and the site, as well as within the site itself, which sits above Barnet Road on a plateau.</p> <p>If access could be established, a detailed noise assessment is likely to be required to confirm suitability of the site but the existence of houses and Gypsy and Traveller pitches on either side, would indicate that the location is potentially suitable for residential accommodation.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The site was identified as poorly performing in terms of meeting Green Belt purposes in the Stage 1 assessment and was recommended for removal altogether from the Green Belt; as such it was not assessed at Stage 2.</p> <p>Whilst a small-scale employment use may be physically achievable, the site is not considered suitable for employment development given its constrained nature and relationship with surrounding residential uses.</p> <p>However, the surrounding pattern of development, including residential properties and a Gypsy and Traveller site, indicates that the site is more likely to be suitable for residential use and not for employment. A residential scheme could therefore be considered potentially suitable, available and achievable, subject to the resolution of access, noise and environmental constraints and further assessment through the site selection process.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL817**



Site location / address:

Address	Rectory Farm (Smaller Employment Site)	Postcode	WD7 9DE
Ward	Shenley Ward	Parish	Shenley

Site size / use:

Size (ha)	3.4Ha	Current Use	Agriculture
Gross			

Surrounding area:

Neighbouring land uses	Church, churchyard and Clore Shalom school to north, residential to west (across Shenleybury which abuts the site), woodland to south and fields and woodland to east
Character of surrounding area –	Edge of village location where open fields and woodland meet residential development at Porters Park

landscape, townscape	
Could this site be joined to another to form a larger site?	Larger site, within the same ownership, surrounding this site to the north, south and east has promoted for residential-led development
If yes, give details of adjoining site including site reference if applicable	HEL236 (a & b)

Planning status:

Relevant Planning history	TP/05/0845 All weather and grass gallops (REFUSED); TP/85/0368 relocation of agricultural dwelling (GRANTED); TP/90/0303 Outline application to provide health resort and golf course (REFUSED) TP/92/0201 Use of land for health resort and golf club (REFUSED)
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Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Commercial/Employment

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
Airport Safeguarding Area	Yes	Green Belt	Yes

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
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	Within Site Boundary	Percentage of Site
Floodzone 2	No	N/A
Floodzone 3	No	N/A
Surface Water Flooding Low Risk	Yes	9.70
Surface Water Flooding Medium Risk	Yes	6.50

Surface Water Flooding High Risk	Yes	4.20
Reservoir Flooding	No	N/A

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. 0					

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-32	Fail	0	1	4	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended					
Recommended	No					

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats	Landscape sensitivity to residential flats/ small scale commercial	Landscape Sensitivity to large scale commercial/ industrial/ distribution	Landscape sensitivity to a new settlement

'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium	Medium	Medium - High	Medium - High	Medium - High	High	High	0

Officer Assessment

Green	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?	Not currently

Site Availability:

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

Site Achievability:

Is the Site achievable?	The site has been promoted for commercial development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	N/A
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Deliverability / Developability:

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

Is the site suitable, achievable and available?	<p>This smaller area of Rectory Farm is relatively constraint free. The TPO designations, ancient woodland and archaeological site that impacts upon the wider site, do not impact on this location.</p> <p>However, an office or commercial development (Use Class B2, E) would have a significant impact on the surrounding landscape, requiring a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will identify potential impacts and set out required mitigation, including required areas of additional structure planting. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for development.</p> <p>The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>The site makes up a portion of parcel 18 in the Stage 1 Green Belt assessment which as a whole scored strongly against purpose 3 (Protection of the countryside). The independent Stage 2 Green Belt assessment did not recommend the sub-area within which the site is located for further consideration.</p>
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	<p>In addition, major developments on the site would not align with the spatial strategy and therefore the site is not considered developable.</p>
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**HELAA 2025
SITE ASSESSMENT FORM**

Site reference **HEL818**



Site location / address:

Address	Land South of Rowley Lane	Postcode	
Ward	Shenley Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha)	35.01	Current Use	Agricultural
Gross			

Surrounding area:

Neighbouring land uses	The site has agricultural land to the south and north. There is residential to the west.
Character of surrounding area – landscape, townscape	The site falls on the urban edge of Borehamwood leading to open countryside with film and TV production facilities further to the south of the site.

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL809

Planning status:

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

Proposed Development Type
Film and Television Studios / general employment development

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	Yes

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

Designated & Undesignated Heritage Assets

Constraint	Within Site Boundary (unless otherwise stated)
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Within Site Boundary	Percentage of Site
Floodzone 2	No	0
Floodzone 3	No	0
Surface Water Flooding Low Risk	Yes	4.40
Surface Water Flooding Medium Risk	Yes	0.40
Surface Water Flooding High Risk	Yes	0.20
Reservoir Flooding	No	0

storey houses				use and employment			
Medium	Medium	Medium	Medium	Medium - High	Medium - High	Medium - High	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?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	The site has been promoted for commercial development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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Overcoming Constraints

What would be needed to overcome constraints?	None
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Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	The site promoter has indicated the land could be brought for development within the first five years.
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Conclusion:

Is the site suitable, achievable and available?	<p>The main site constraint is that it lies within the Green Belt. The stage 1 Green Belt assessment 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.</p> <p>The Stage 2 Green Belt Assessment states that the sub-area meets purpose assessment criteria moderately and has been assessed to make an important contribution to the wider strategic Green Belt. The sub-area is not recommended for further consideration.</p> <p>The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>Whilst the site has been promoted for employment uses, including film and television studios, such forms of development would be likely to result in a notable impact on the surrounding landscape and the openness of the Green Belt, and are not considered to represent the most appropriate form of development in this location.</p> <p>The site is therefore not considered suitable for employment development under the current policy framework. However, given its location on the edge of the built-up area</p>
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	<p>and relationship to existing residential development, the site is considered more appropriate for residential-led development.</p> <p>Subject to justification for Green Belt release, and the resolution of landscape impacts through detailed design and mitigation, the site is considered potentially suitable, available and achievable for residential development.</p>
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