Hertsmere Local Plan

Delivering a better future

Housing and Economic Land Availability Assessment (HELAA) 2026

HERTSMERE

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1 EXECUTIVE SUMMARY

1.1 Hertsmere Borough Council is preparing a new Local Plan to guide development across the borough. To inform this process, the Council has undertaken a Housing and Economic Land Availability Assessment (HELAA), supported by a Call for Sites exercise, to identify land that may be suitable, available and achievable for housing and economic development over the plan period. These exercises have informed the plan-making activities carried out under the Town & Country Planning Regulations 2012 Regulation 18 Preparation of a Local Plan. For clarity, the submission of a site to the HELAA and associated Call for Sites exercises does not automatically progress forward as a candidate or full site allocation.

1.2 This report builds upon the Draft HELAA published in 2025 and incorporates additional sites submitted through the most recent Regulation 18 consultation and new planning permissions granted between 1 April 2025 and 31 March 2026, alongside updated assessments of previously identified sites. All sites have been assessed using a consistent methodology to determine their suitability, availability and achievability.

1.3 The assessment has been prepared in accordance with national planning policy and guidance, including the National Planning Policy Framework (NPPF)[1] and Planning Practice Guidance (PPG) on Housing and Economic Land Availability Assessments.

1.4 The HELAA 2026 identifies a potential theoretical capacity of approximately 36,328 dwellings and 226.72 hectares of gross employment land across the borough. This includes both newly identified sites and those carried forward from earlier assessments. These figures represent a broad estimate of land supply and will be subject to ongoing review as the Local Plan progresses.

1.5 The identified capacity comprises a mix of sites considered deliverable (1–5 years), developable (6–17 years), and sites that are considered potentially deliverable or developable with a policy change or subject to further information. A housing trajectory has been undertaken to support this work.

Table 1 Key Figures

Key Figures	
Total potential sites assessed	293
Estimated housing capacity	36,328
Estimated employment floorspace	631,301 sqm
Small Sites assessed (<1ha)	99

1.6 The assessment highlights that development capacity is significantly constrained by the extent of the Green Belt, which covers a large proportion of the borough. As a result, the majority of capacity identified through the HELAA and Call for Sites exercises is focused within or adjacent to existing urban areas. By settlement, Borehamwood provides the greatest housing potential capacity, followed by Potters Bar.

[1] The Hertsmere Local Plan has been prepared, consulted upon, published and will be submitted under the transition arrangements for the previous plan-making process. Consequently, the Hertsmere Local Plan will be examined under the National Planning Policy Framework (December 2024).

1.7 The HELAA is a technical evidence base document which identifies potential development capacity based on current information. It does not allocate sites, establish housing requirements or represent a supply target. Inclusion of a site does not imply that it will be allocated or granted planning permission. The findings will be tested and refined through the Local Plan process.

1.8 Overall, the assessment demonstrates that development opportunities within the borough are limited and subject to significant constraints. Much of the identified capacity is dependent on sites requiring further detailed assessment through the Local Plan process, including consideration of Green Belt release and site-specific constraints.

2 INTRODUCTION

What is HELAA and Call for Sites?

2.1 The Hertsmere Housing and Economic Land Availability Assessment (HELAA) is a technical study that identifies potential land supply for housing and economic development to support the Borough's future development needs, as informed by the Standard Method and other relevant evidence. The Hertsmere HELAA is being used as technical evidence to inform the preparation of the emerging Hertsmere Local Plan.

2.2 The HELAA considers land for a range of uses, including housing, employment and mixed-use development. It assesses sites in terms of their suitability, availability, and achievability (including viability), to understand the potential supply of land that could contribute to meeting future development needs.

2.3 As part of the HELAA process, the Council undertook a 'Call for Sites' process. This is an invitation for landowners, developers, and other stakeholders to submit sites for consideration. The most recent Call for Sites sought land for housing, employment and other forms of development and was publicly undertaken between March 2025 and April 2025.

2.4 This assessment updates the HELAA assessment published in March 2026 and incorporates the sites submitted through the Regulation 18 consultation as well as most recent Call for Sites, alongside sites previously promoted and assessed. This HELAA has been prepared from a base date of April 2026, and it includes 2025/26 planning permission data.

2.5 The assessment takes into consideration:

- 195 submissions through the 2025 Call for Sites process;
- 179 sites previously assessed in HELAA 2024;
- 14 sites submitted through Regulation 18 consultation
- 41 sites identified through desktop assessment.

In total, 429 site submissions have been considered in the entire process. These have been cleansed and validated to take account of resubmissions and errors in data. This is explained under the Methodology.

2.6 The HELAA is an important source of evidence to support the preparation of the emerging Local Plan. However, it does not represent planning policy and does not determine whether a site should be allocated for future development. Site allocations can only be made through the Local Plan process, following appropriate consultation and assessment.

2.7 This process was previously known as the Strategic Housing Land Availability Assessment (SHLAA). It was renamed as the HELAA to reflect its broader scope in assessing land for economic development and mixed-use development, in addition to housing.

Purpose and Need for HELAA

2.8 The HELAA forms a key part of the evidence base supporting the emerging Hertsmere Local Plan. It provides a factual and transparent assessment of potential development sites to inform decisions about future site allocations and the overall supply of land for housing and employment.

2.9 The primary role of the HELAA is to:

- Identify sites with potential for housing and employment uses;
- Assess the suitability of those sites for development;
- Identify constraints that may affect development potential and delivery; and
- Consider whether the sites are likely to be deliverable or developable within the plan period

2.10 In accordance with the national policy definitions, sites assessed in the HELAA are broadly categorised as:

- **Deliverable sites**[2]– sites that are available now, offer a suitable location for development and have a realistic prospect of housing delivery within the next five years. Sites without detailed planning permission are only considered deliverable where there is clear evidence that completions will begin within five years.
- **Developable sites**[3] – sites that are in a suitable location and have a reasonable prospect of becoming available and being viably developed at a later stage in the plan period (years 6-10 or 11-17)
- **Potentially developable sites -** sites have been identified as potentially suitable and/or potentially available. Whether the site becomes developable will depend on further assessment through the plan making process, e.g. whether circumstances support the amendment or removal of existing designations, and further investigations into its availability. These mostly include sites identified through desktop site selection.
- **Not currently developable sites** – sites where significant constraints have been identified and where there is insufficient evidence to demonstrate that development is likely to come forward within the plan period.

Need for the update

2.11 The report presents the findings of the Housing and Economic Land Availability Assessment 2026 (HELAA 2026). It updates the earlier draft HELAA 2025, which was

[2] NPPF Glossary Page 72 - To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
[3] PPF Glossary Page 72 - Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

published as draft evidence for the Regulation 18 Local Plan. This update incorporates the latest sites submitted in the Regulation 18 consultation and any other sites assessed since.

2.12 The HELAA 2026 has been prepared to ensure that the evidence base supporting the emerging Hertsmere Local Plan remains up to date, robust and reflective of the most recent information available.

2.13 An update to the previous HELAA was needed to:

- Incorporate sites submitted through the Regulation 18 Consultation of the Hertsmere Local Plan.
- Inform the Regulation 19 draft of Hertsmere's Publication Local Plan.
- Reflect changes in site circumstances and constraints based on the most recent information available.
- Account for the change in the Borough's housing requirement

Disclaimer

2.14 The report lists and maps sites within Hertsmere Borough that may have potential for residential and economic development. Many of the sites are submissions from landowners, developers or other interested parties through the Call for Sites process or identified through the Council's monitoring work.

2.15 The HELAA is a technical evidence document prepared to inform plan-making. It does not allocate land for development, does not form part of the development plan, and does not represent a policy decision. Decisions on which sites may be allocated will be made through the emerging Local Plan, which will be subject to public consultation and independent examination. The HELAA is not a statement of Council intention to allocate sites.

2.16 Identification of potential sites in the HELAA as being deliverable or developable does not oblige or imply that the Council will necessarily grant planning permission for schemes proposing development. All planning applications will continue to be determined on their merits – in accordance with the national planning policy, the development plan and other relevant material considerations.

2.17 Similarly, the exclusion of a site from the HELAA does not preclude the submission or determination of a planning application, nor does it indicate that development would necessarily be unacceptable. The identification of a site for housing or economic development does not preclude it from being developed for another purpose.

2.18 The HELAA includes estimates of potential development on individual sites. These are not based on detailed design work and should not be interpreted as establishing the acceptability of development in planning application decision-making or as prejudicing any future decisions on a site.

2.19 The findings of the report are based on information available at the time of assessment, including that provided by site promoters, landowners, and other stakeholders. Circumstances or assumptions may change. Whilst reasonable steps have been taken to ensure the accuracy of the information, there may be omissions or factual inaccuracies, and the Council accepts no liability for these.

2.20 Site circumstances, planning policy, infrastructure provision, viability, and environmental constraints may change over time. As a result, sites may come forward sooner or later than anticipated, or their development potential may change. The HELAA does not prevent planning applications being submitted on any site at any time.

2.21 Site boundaries shown within the HELAA are based on the best information available at the time of preparation, including submissions from landowners and agents. The assessment does not limit the ability to amend site boundaries as part of future planning applications or plan-making.

2.22 It should be noted that the findings of this assessment are based on currently available information and site submissions. The capacity estimates and conclusions presented are indicative and subject to change as further detailed assessment is undertaken, including consideration of site constraints, deliverability, and alignment with the emerging Local Plan strategy.

2.23 The assessment has been undertaken having regard to the latest version of the National Planning Policy Framework and associated Planning Practice Guidance and represents the Council's position at the time of publication.

3 POLICY CONTEXT

National Policy

3.1 The national policy context for preparing a Housing and Economic Land Availability Assessment is set out within the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

National Planning Policy Framework

3.2 NPPF Paragraph 72 requires local planning authorities to prepare a strategic housing land availability assessment to identify a sufficient supply and mix of sites, considering their availability, suitability and likely economic viability.

3.3 National policy requires planning authorities to identify:

- Specific deliverable sites to provide five years' worth of housing supply;
- Specific developable sites or broad locations for growth for years 6–10; and
- Where possible, sites for the remaining plan period.

3.4 NPPF Paragraph 73 emphasises the importance of smaller and medium-size sites and how the Council will need to consider them in its assessment of developable land for housing

3.5 NPPF Paragraph 73 also highlights the important contribution that small and medium-sizes sites make to housing delivery, including their role in Small and Medium Enterprise (SME) housebuilders, and increasing build-out rates. National policy encourages authorities to identify opportunities of such sites as part of their land supply evidence. Diverse sources of housing land supply can ensure that delivery rates meet national requirements[4].

Planning Practice Guidance (PPG)

3.6 Planning Practice Guidance (PPG) provides guidance on the preparation of Housing and Economic Land Availability Assessments and establishes the standard methodology authorities are expected to follow.

3.7 PPG states that the purpose of a HELAA is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.

3.8 PPG[5] advises that assessments should:

- Identify sites and broad locations with potential for development;
- Assess their development potential; and
- Consider their suitability for development and the likelihood of development coming forward, including availability and achievability.

[4] As identified through the standard method and measured by the Housing Delivery Test.
[5] PPG Paragraph: 006 Reference ID: 3-006-20190722 - Paragraph: 022 Reference ID: 3-022-20190722

HELAA in Hertsmere's Local Plan

3.9 The purpose of the HELAA is to identify a future supply of land which is suitable, available and achievable for housing and economic uses over the plan period. This data informs the 5-year land supply position, and acts as a part of the wider evidence base for the emerging Hertsmere Local Plan.

4 METHODOLOGY

4.1 PPG[6] sets out a standard methodology for preparing Housing and Economic Land Availability Assessments, comprising five key stages:

- **Stage 1** – Identification of sites and broad locations with potential for development.
- **Stage 2** – Assessing their development potential including site suitability, availability, and achievability
- **Stage 3** – Considering the potential contribution of windfall sites.
- **Stage 4** – Assessment review
- **Stage 5** – Assessing the core outputs to inform the Local Plan evidence base.

4.2 The flowchart below, reproduced from Planning Practice Guidance, illustrates the key inputs and stages involved in preparing a robust Housing and Economic Land Availability Assessment.

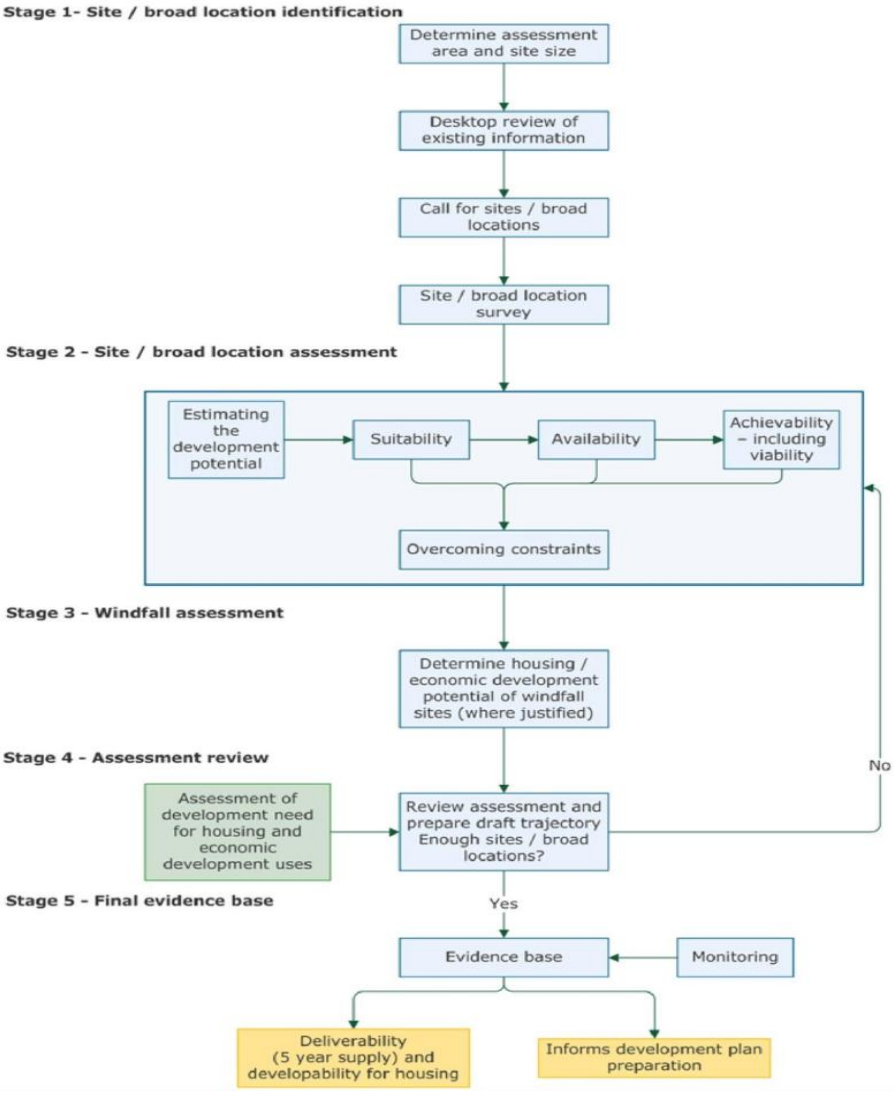

Figure 1 HELAA Methodology[7]

[6] PPG Paragraph: 005 Reference ID: 3-005-20190722

[7] PPG Paragraph: 005 Reference ID: 3-005-20190722

Stage 1: Site identification

Geographical area covered

4.3 The assessment covers the administrative area of Hertsmere Borough Council. The Borough lies within the South West Hertfordshire Housing Market Area and Functional Economic Market Area, reflecting established patterns of housing demand and economic activity.

Site size and broad locations

4.4 PPG[8] advises that Housing and Economic Land Availability Assessments should consider a range of site sizes, from small-scale development opportunities to large strategic opportunities.

4.5 In line with this guidance, sites and broad locations capable of delivering five or more dwellings, or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above, have been considered for inclusion within the assessment. Sites below this threshold may also be included where there is evidence that they could deliver five or more dwellings.

How were sites identified?

4.6 Sites assessed within the HELAA comprise sites previously identified and assessed through the earlier Draft Housing and Economic Land Availability Assessment (HELAA) 2024 and 2025, sites identified through desktop review process[9], new sites submitted through the subsequent Call for Sites 2025 exercise and sites identified through the Regulation 18 consultation process.

4.7 The Call for Sites 2025 exercise and the Regulation 18 consultation provided an opportunity for landowners, developers, and other stakeholders to submit additional sites for consideration. Regulation 18 consultation represented the primary source of newly identified or revised sites assessed within this HELAA update.

4.8 PPG[10] identifies a range of potential site sources that may inform land availability assessments, including promoted sites, planning records, desktop review process, local authority land holdings and other identified opportunities. These sources were considered as part of the site identification process undertaken through the earlier Draft HELAA 2024 and 2025. Sites carried forward from those assessments therefore reflect a range of evidence inputs in accordance with national guidance.

Call for Sites

[8] PPG Paragraph: 009 Reference ID: 3-009-20190722

[9] PPG states the importance of plan-makers actively identifying sites through the desktop review process that may assist in meeting the development needs of an area- PPG Paragraph: 010 Reference ID: 3-010-20190722

[10] PPG Paragraph: 011 Reference ID: 3-011-20190722

4.9 A Call for Sites exercise is a process through which landowners, developers, agents, and other interested parties are invited to submit sites for consideration within the HELAA

4.10 PPG[11] identifies Call for Sites exercises as an important mechanism for ensuring the land availability assessment process is transparent and comprehensive.

4.11 Site promoters were asked to provide information relating to site availability, suitability and deliverability, including land ownership, development intentions, delivery timescales and viability considerations.

4.12 In accordance with PPG[12], the following information was recorded at the survey stage:

- Site size, boundaries and location;
- Current land use and character;
- Surrounding land uses and context;
- Physical constraints (e.g. access, contamination, topography, flood risk, natural features);
- Potential environmental constraints;
- Suggested potential type of development (e.g. housing, employment, mixed-use development, leisure);
- Planning history

Site Validating and Quality Assurance

4.13 The HELAA site database comprises sites previously identified and assessed through the earlier Draft HELAA 2024, alongside new submissions received through the subsequent Call for Sites 2025 and the Regulation 18 consultation exercise. A validation and quality assurance process was undertaken to ensure the integrity and accuracy of the combined dataset.

4.14 The validation exercise identified several duplicate submissions, overlapping site boundaries and alternative development proposals relating to the same land parcels. In addition, some sites were excluded where they fell below the defined site size threshold. HELAA 2024 sites were cross-checked against Call for Sites (CFS) submissions to identify duplicate, overlapping, or resubmitted sites. Where duplication was identified, a consistent reference approach was applied to avoid double counting. A full cross-reference is provided in Appendix E.

4.15 A data cleansing process was undertaken to ensure that each site was represented by a single, accurate and identifiable boundary and that land was not double counted, either in whole or in part, across the land supply.

4.16 In some instances, overlapping spatial scenarios were assessed at broad locations identified for potential growth. However, for the purposes of calculating overall land supply, these scenarios were treated as alternative options and were discounted to avoid double counting.

[11] PPG Paragraph: 012 Reference ID: 3-012-20190722
[12] PPG Paragraph: 015 Reference ID: 3-015-20190722

4.17 A small number of site submissions did not provide sufficient information to enable assessment against the HELAA methodology and were therefore excluded from detailed appraisal. Where necessary, officers engaged with site promoters, landowners and relevant stakeholders to clarify submission details, verify site boundaries, and obtain additional information required to support assessment.

4.18 Previously assessed sites from the earlier Draft HELAA 2024 were also reviewed as part of this validation process to ensure that site boundaries and constraints remained up to date relative to the HELAA base date.

Initial sifting of sites and broad locations

4.19 Following site identification and validation, an initial sifting exercise was undertaken to exclude sites and broad locations considered unlikely to have reasonable development potential, having regard to national policy and local designations.

4.20 A process was followed so that any Sites lying wholly, or predominantly, within the constraints identified in Table 2 were checked and excluded at this stage.

Table 2 Initial Sifting Constraints and Explanation

Constraints/Criteria	Explanation
Sites and broad locations that cannot accommodate 5 or more dwellings Sites that have a developable area of less than 0.25 ha (or 500 square meters of floor space) for economic development	Sites that did not meet the minimum capacity thresholds were to be excluded from the HELAA site assessment. Such sites may contribute to housing supply through windfall delivery, which will be considered separately as part of the Council's housing supply evidence.
SSSI, Local Wildlife Sites and Local Nature Reserves and Regionally Important Geological Sites	Sites wholly or mostly (>50%) containing these constraints to be excluded. Locating housing or employment development on these sites could result in the loss of significant protected species, habitat, visual amenity and/or areas of general scientific interest.
Historic Parks and Gardens, Scheduled Ancient Monuments, Historic Battlefields and Sites of Archaeological Interest	Sites wholly or mostly (>50%) containing these constraints to be excluded. Housing or economic development on these types of sites would compromise the amenity value and/or historic value of such sites.
Ancient Woodlands	Sites wholly covered by Ancient Woodland to be excluded from further assessment.
Flood Risk	Sites wholly or predominantly located within Flood Zone 3 were generally excluded where there was no reasonable prospect of development. However, sites partially located within Flood Zone 3 were not automatically excluded, recognising that developable

	areas may remain subject to site-specific assessment and mitigation.

4.21 The Green Belt has not been treated as an absolute constraint within the HELAA. This approach is broadly in accordance with national planning policy. Sites located within the Green Belt were not excluded at the initial sifting stage, recognising that the HELAA is a technical assessment of land availability, suitability and achievability rather than a policy-making exercise. Any future allocation of Green Belt land would be subject to the requirements of national policy, including the demonstration of exceptional circumstances, through the Local Plan process[13].

4.22 In accordance with national policy, a range of flood risk sources have been considered, including fluvial, surface water and reservoir flooding. A separate Strategic Flood Risk Assessment (SFRA) is prepared. Following the approach taken in the Draft HELAA 2024, the HELAA has grouped sites into four levels of flood risk covering fluvial, surface water and reservoir flood risk. Table 3, below, provides an overview of the approach taken in respect of sites with an identified flood risk.

Table 3 Consideration of Flood Risk

Flood risk site coverage (other than FZ1)	**Overall approach**
0%	Site has no flood risk and so this is not a constraint to development.
0.01% to 5%	Site has negligible flood risk and is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but are highly likely to pass at this level of risk.
6-40 %	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.
41 - 100%	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.

4.2 Sites not excluded through the initial sifting exercise were taken forward for detailed assessment under Stage 2 of the HELAA methodology.

Stage 2: Site Assessment

[13] The Council undertook a Green Belt Assessment as part of the plan-making process. This has form part of the technical evidence base that will inform the Regulation 19 Publication Local Plan.

4.23 Site assessment was informed by a combination of automated constraint mapping, desk-based planning review and information submitted through the Call for Sites and Regulation 18 consultation process. These sources enabled the Council to assess site suitability, availability, achievability and development potential in accordance with Planning Practice Guidance.

4.24 The assessment followed a stepped methodology to ensure that all sites were subject to a consistent and proportionate appraisal prior to final classification. All identified sites were subject to a consistent assessment process.

4.25 This approach is consistent with PPG[14], which requires sites to be assessed against their suitability, availability and achievability to determine whether they are deliverable or developable.

Table 4 Site Assessment Steps

1: Desk-based Site Surveys Collate baseline site data from submissions, GIS and planning records.
2: Suitability Assessment Consider environmental, policy and physical constraints.
3: Availability Assessment Review ownership, legal and promoter information.
4: Achievability Assessment Consider viability, infrastructure and delivery factors.
5: Estimating Development Potential Apply density assumptions and net developable area.
6: Finalising Assessment Outcomes Classify sites as deliverable, developable or not developable.

Desk-based Site Surveys

4.26 The site survey is a desk-based assessment using information submitted, GIS mapping information, planning application records, and other relevant information. This drew upon:

- Call for Sites submissions
- Regulation 18 representations
- GIS spatial datasets
- Planning application records
- Monitoring data
- Aerial photography
- Ordnance Survey mapping

4.27 The purpose of the site survey stage was to collate consistent baseline information to inform subsequent suitability, availability and achievability assessment.

4.28 For each site, the following characteristics were recorded:

- Site size, boundaries and location
- Current land use and proposed use
- Surrounding land uses and context

[14] PPG: Paragraph: 017 Reference ID: 3-017-20190722

- Physical constraints (including access, contamination, topography and flood risk)
- Environmental and heritage constraints
- Planning policy conflicts (including Green Belt)
- Relevant planning history

4.29 A standardised site pro-forma was used to record and assess site information in a consistent manner. This is provided at Appendix A. This baseline dataset formed the foundation for detailed site assessment.

Suitability Assessment

4.30 A site or broad location can be considered suitable if it would provide an appropriate location for development, having regard to relevant policy and physical constraints and their potential to be mitigated. Assessment was informed by automated GIS constraint analysis and desk-based planning review.

GIS Automated Constraints Analysis

4.31 A GIS-based automated constraint analysis was undertaken to identify the presence and extent of constraints affecting each site. The Council applied an automated analysis approach to ensure that a consistent and thorough assessment was applied in a timely manner.

4.32 Step 2 assessed sites affected by relevant constraints that may influence capacity or require mitigation. This includes consideration of policy constraints, physical and environmental limitations, and the potential for mitigation:

- Listed Buildings and Locally Listed Buildings;
- Conservation Areas and scheduled monuments;
- Archaeological Sites;
- Registered Parks and Gardens;
- Green Belt;
- Tree Preservation Orders;
- Local Wildlife Sites;
- LNRS[15] (ACIB[16] and APIB[17]);
- Flood Zones 2 and 3;
- Surface Water Flooding Risk and Reservoir flooding;
- Physical limitations or problems such as access, ground conditions, hazardous risks, or contamination.

4.33 The analysis recorded spatial coverage and percentage constraint overlap, which informed suitability judgement. The automated process was subject to Officer Validation to ensure the accuracy of the outputs.

[15] Local Nature Recovery Strategies (LNRS) are a legal requirement under the Environment Act 2021. The Act requires Responsible Authorities to identify priorities and map proposals for creating, improving, and connecting natural habitats to benefit biodiversity and the wider environment. The PPG confirms that, for planning decisions, the strategy may be a 'material consideration'. Whilst the LNRS is unlikely to prevent development in principle, it might mean that further mitigation measures are required for sites identified in the LNRS.

[16] Areas that Could become of Particular Importance for Biodiversity (ACIB). The mapped areas for nature recovery do not prevent any development (or other activity) from taking place.

[17] Areas of Particular Importance for Biodiversity (APIB) are areas / sites of high nature value that have some level of protection.

Desk-Based Planning Assessment

4.34 A desk-based review considered site context, access arrangements, relationship to surrounding uses and relevant planning history.

4.35 The suitability of a site was guided by:

- Existing and emerging local plan policy and national policy;
- Market and industry requirements;
- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- Potential impacts including the effect on landscapes including landscape features, nature and heritage conservation;
- Appropriateness and likely market attractiveness for the type of development proposed.

4.36 Where constraints were identified, consideration was given to whether they could reasonably be mitigated or whether they would affect development potential. Sites were then progressed to availability assessment. This is summarised under Table 5.

Table 5 Site Suitability Considerations

Classification	Criteria and Assumptions
Suitable	No significant constraints, or constraints can be mitigated; Sites with planning permission are assumed to be suitable unless there is clear evidence to the contrary. Sites without planning permission are considered suitable where they are in an appropriate location for development and are not subject to significant constraints, or where constraints can be mitigated.
Potentially Suitable	Constraints identified but may be overcome Sites where constraints have been identified (e.g. access, contamination, neighbouring uses or policy constraints), but where there is a reasonable prospect that these could be overcome through mitigation, further assessment or changes in policy.
Not suitable	The site does not offer a suitable location for being developed for the defined use or there are known constraints which significantly inhibit development. The site is unlikely to be found suitable.

Availability Assessment

4.37 The Assessment considers sites as being available where, based on the best available information, there is reasonable prospect that no legal or ownership impediments would prevent development from coming forward. The Council reasonably assumes that such issues are to be raised by the site promoter through their submission to the Call for Sites process.

4.38 This approach aligns with PPG[18], which indicates that land may be considered available where it is controlled by a developer or landowner who has expressed an intention to develop and where no unresolved legal or ownership barriers exist.

4.39 The availability of submitted sites was informed by:

- Ownership information submitted through the Call for Sites process;
- Promoter intentions and delivery timeframes;
- Known legal constraints;
- Planning history; and
- The existence of planning permission.

4.40 Planning permission was considered a strong indicator of availability, particularly where development was expected to commence within the consented timeframe.

4.41 Sites where the landowner has not expressed an interest in promoting the site; or landownership remains unknown following investigations were recorded as availability unknown.

4.42 Sites, where the landowner has confirmed that the land is not available for development in the next 17 years, were recorded as not available.

Achievability Assessment

4.43 An achievable site is one where there is a reasonable prospect that the type of development proposed will be developed at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period.

4.44 The viability of a site will depend on a range of factors including the quantum of development which can be accommodated and the cumulative development costs (including any planning obligations/developer contributions) while ensuring an appropriate site value for the landowner and an appropriate return for the developer.

4.45 In assessing achievability, consideration has been given to site-specific factors including abnormal costs (e.g. demolition), infrastructure requirements, market attractiveness, and the scale and complexity of development. Larger and more complex sites are assumed to have longer lead-in times reflecting land assembly, infrastructure provision and delivery constraints. Where viability constraints are uncertain, a cautious approach has been taken in assuming longer delivery timescales or reduced capacity.

4.46 Demand for housing in Hertsmere remains very high, with a buoyant housing market reflected in median property prices increasing over recent years, indicating strong market demand. Therefore, for the purposes of the HELAA, where land has been actively promoted for development or it has planning permission, there is an overall assumption that a site is capable of being viable. Detailed viability testing has been carried out for the type of site typologies that would be considered for allocation in the plan which suggested the property market across Hertsmere is generally strong where most types of residential and non-residential development are coming forward.

[18] PPG: Paragraph: 019 Reference ID: 3-019-20190722

Estimating residential development potential

4.47 For those sites considered to be suitable, available, and achievable during the Plan period, an estimate of the site's capacity /development potential is made.

4.48 When estimating the residential capacity, a number of different scenarios have been tested. The sites submitted for subsequent Call for sites 2025 and sites carried forward from Draft HELAA 2024 have been tested with methods consistent with the council's latest density calculations. This approach also aligns with the spatial strategy of the council. The approach followed has been explained in detail in Appendix F.

Spatial Strategy

4.49 The Spatial Strategy considers the Borough's settlement hierarchy, the capacity (within settlements) to accommodate growth and existing infrastructure networks. The Strategy distributes growth in accordance with the settlement hierarchy and is also informed by an understanding of relevant constraints and land use designations. The spatial strategy envisages that most growth will be distributed to Borehamwood and Potters Bar followed by Radlett and Bushey, with a focus upon intensification through urban regeneration mainly in and around town centres.

4.50 In addition to urban areas, the Strategy will bolster supply and delivery from new Strategic Urban Extensions, and smaller-scale urban extensions that surround and immediately adjoin Borehamwood and Potters Bar. These involve physical extensions, the largest of which will be comprised of a mix of residential, main town centre, employment, open space, green infrastructure and travel networks.

4.51 The Strategy considers that the Borough's remaining two settlements, Radlett and Bushey would take a lesser level of growth – in the form of smaller scale urban extensions and intensification through windfall and infill development. This would reflect the typologies found within those settlements

Density

Urban Settlements

4.52 In-line with the Spatial Strategy, densities have been arranged to reflect envisaged distribution of growth taking into account any limitations.

4.53 Urban sites have been assessed against four main density bands:

- Low, 30-50 dwellings/ ha
- Medium, 50-100 dwellings/ ha
- High, 100-200 dwellings/ ha
- Very High 200-250 dwellings/ ha

4.54 The HELAA considers that low density sites are primarily located within quieter neighbourhoods with detached and semi-detached houses and bungalows reflecting the character of the area. These sites are typically small in area delivering few homes.

4.55 Medium density sites reflect the character of their surroundings and are generally found in settlements outside of main transport links and town centres but where flats

and terraced houses could deliver an uplift in the area. They also include sites that may introduce mix of uses as part of a redevelopment which would restrict the housing offer on the site. In conclusion it is stated that sites with the potential to achieve these densities are located in all four main settlements.

4.56 It is considered that sites with the potential to achieve high density developments can generally be found in highly accessible locations. In the Hertsmere, these are located along major transport routes and within central locations. In Hertsmere higher density development can be characterised as being comprised of flatted developments that include a mix of other compatible uses, which may be located at ground and lower floors. These densities are generally applicable in the main settlements of the Borough however they may be limited, in their extent, by proximity to neighbouring uses. The HELAA concludes that in Hertsmere these potential opportunities are located in Borehamwood and Potters Bar.

4.57 The HELAA concludes that the opportunities, in Hertsmere, for very high-density developments will be limited to sites that are not only located on major transport routes but also have considerable land to utilise. This allows for very high-density schemes to be effectively master-planned into the wider surrounding townscape – taking full account of the places capacity to accommodate development at such high intensities. These sites are located in Borehamwood and Potters Bar, which are places that have capacity to accommodate new development at very high intensities.

Urban Extensions

4.58 The HELAA considered the opportunities for urban extensions to Hertsmere's four main settlements, on greenfield sites, subject to other constraints, to achieve a gross density of at least 23 dwellings/ ha. This approach was taken following scenario testing and density analysis of examples of urban extensions; the latter taking into account previous permissions plus any uplift. It is highlighted that this approach is in accordance and alignment with other new settlements and urban extensions that have been consented or in the process of being delivered in neighbouring authorities such as Welwyn Hatfield Borough Council[19] and London Borough of Enfield. Further density adjustments have been applied to opportunities where other constraints are present; for example, on sites adjoining M25, Flood Zones and Local Wildlife designations.

4.59 It is highlighted that submitted sites might not be wholly developable. Each has constraints and requirements for infrastructure which need to be accommodated when estimating the site's capacity. The site densities being used for assessing each site are adjusted to accommodate such changes.

4.60 Where there are additional site-specific characteristics that may affect the net developable area such as flood zones, tree preservation orders etc. these will be considered alongside the above assumptions. This may therefore result in a deviation from the standard densities set out above.

Timescales of development

4.61 In accordance with national policy, sites were assessed to determine whether they are likely to be deliverable within five years or developable later in the plan period.

[19] The emerging Welwyn Hatfield Local Plan considers a gross density of 25 dwellings/ ha net developable area for its proposed urban extensions.

4.62 To inform this judgement, sites were grouped into broad typologies reflecting their size, location, ownership and complexity. These typologies were used to apply consistent assumptions on lead-in times and delivery timescales. The delivery assumptions are set out under Table 6.

Table 6 Site typologies and timescale assumptions

Site typology	Typical characteristics	Timescale assumption
Small urban sites	Small sites within urban area, typically in single ownership, limited constraints and policy compliant	1-5 years
Complex urban sites	Multiple ownerships, existing uses, potential demolition/relocation, or larger urban sites in single ownership	6-17 years
Small-medium sized greenfield sites (up to 300 homes)	Typically promoted by a single developer, moderate infrastructure requirements	3-8 years
Strategic urban extensions	Large-scale sites mix of complementary uses, often with multiple landowners/promoters, requiring significant infrastructure provision	6-17 years (and beyond for certain sites)
New settlement	Strategic-scale development requiring major infrastructure provision and policy intervention	11 - 17 years and continuing beyond into the next plan-period.

4.63 The above typology-based assumptions were applied across all submitted sites to inform their classification and delivery timing within the assessment. The application of these assumptions informed the classification of sites as deliverable, developable, or not developable within the plan period, in accordance with national policy.

4.64 Sites identified as deliverable are those considered available now, suitable, and achievable with a realistic prospect of delivery within five years. For sites identified as deliverable, this includes evidence such as planning permission, developer interest, or clear absence of significant constraints. Sites identified as developable are those considered suitable but expected to come forward later in the plan period.

Estimating Economic Land Potential

4.65 The HELAA identifies sites with potential for employment and commercial uses based on site submissions, planning history and initial assessment of site characteristics.

4.66 When estimating economic development potential, sites have been categorised by the general type of development proposed. These categories reflect typical employment land typologies within the borough and are consistent with those applied in the previous Draft HELAA (2024).

4.67 The following broad categories have been used, consistent with the previous Draft HELAA 2024:

- **Office** – Solely office related development (100% for office and R&D)

- **Commercial and Industrial** – A mixed use business park (20% office and R&D, 40% industrial and 40% storage and distribution). Site may include flexible workspace and smaller industrial units.
- **Warehousing and distribution** – A large scale distribution facility (10% office and/or R&D, 10% industrial and 80% storage and distribution).
- **Specialist** – Given the bespoke nature of the employment offer, which may include Sui Generis rather than Class B or Class E development, these figures may not be included within the overall general employment supply

4.68 To estimate floorspace, a set of high-level plot ratios has been applied to the developable site area calculated as shown in Table 7. These assumptions are consistent with those used in the previous Draft HELAA (2024) and are broadly aligned with evidence from the South West Hertfordshire Economic Study:

- Office and R&D: 0.4
- Industrial: 0.8
- Storage and distribution: 0.8

Table 7 Net developable area ratios

Site Size (hectares)	Gross to net ratio
Up to 0.5	1
0.5 – 2.0	0.9
2.0 – 10.0	0.85
10.0 – 20.0	0.85
20.0 – 30.0	0.75
30 and above	0.7

4.69 It is recognised that actual employment uses and floorspace delivery will vary depending on site-specific characteristics, market demand and end users. The figures presented should therefore be treated as a high-level indication of potential employment capacity and will be refined through subsequent stages of plan-making.

Stage 3: Windfall assessment

4.70 This section summarises the methodology and approach used to estimate projected housing capacity on small windfall sites and sets out the findings of this assessment.

4.71 Paragraph 70 of the NPPF and Planning Practice Guidance[20] also state that 'windfall' assumptions for the projected rate of housing delivery on unidentified sites can be included in assessments of potential housing supply in years 6-15, providing there is 'compelling evidence' that such sites have consistently become available in the area and will continue to provide a reliable source. Any allowance should be realistic and have regard to both historic windfall delivery rates and expected future trends.

4.72 Historically in Hertsmere, small windfalls have consistently contributed to the housing supply in the borough. The most up to date average past trend of annual delivery from sites under 0.1 hectares, completed between 1 April 2016 and 31 March 2026, which fell under the HELAA threshold of 5 net additional dwellings, is 47 homes per annum. In the given 10-year period 530 such housing schemes have contributed to housing supply resulting in total net gain of 470 dwellings.

[20] Paragraph 023 Reference ID: 3-023-201907

4.73 The Regulation 19 Publication Local Plan and the housing trajectory will include delivery of small windfall allowance for years 3 to 17 with the assumption that 658 homes will be delivered from small windfall sites up to 2042/43.

Stage 4: Assessment Review

4.74 The assessment brings together evidence on site capacity, availability, suitability, achievability, and delivery timescales (1–5, 6–10 and 11–17 years). This will inform the preparation of an indicative housing trajectory at a later stage.

Housing Target for Hertsmere

4.75 The current adopted Hertsmere Local Plan sets out the requirement for housing provision for the Borough between 2012 and 2027. It identifies a Borough-wide housing target that equates to 266 homes per annum. However, as the adopted plan is now more than five years old, the housing requirement used for this calculation is the latest standard method set out in the national planning guidance. Using the standard method leads to a housing requirement of 975 additional homes per annum without any buffer applied.

4.76 The Housing Delivery Test measurement has shown that the development industry has performed poorly in building-out their consents in the anticipated timely manner – falling below 85% delivery over the three-year reporting period. Consequently, the Borough is subject to the application of the 20% buffer on the five-year housing supply. Annualised this equates to 1,170 additional homes per annum, which will apply for as long as delivery performance remains below 85% over a three-year period. Once delivery exceeds 85% the buffer will fall away and Hertsmere's housing target will return to 975 additional homes per annum.

4.77 To be found sound at examination, the emerging Local Plan will need to have a housing target that meets the Borough's needs in full. Based on experiences from elsewhere it is highly unlikely that future local plans with unmet need that are submitted for examination will be found sound.

4.78 To conclude, the emerging Local Plan will need to set a housing target that considers both the housing requirement as set by the standard method and the 20% buffer imposed through the measurement of the Housing Delivery Test. It is reasonable to assume that the 20% buffer will apply for at least the first five years of the plan period. On that basis the emerging Local Plan will need to plan-for at least 16,575 new homes over the plan period 2026/27 to 2042/43. This will be the Borough's housing target.

4.79 The HELAA does not set the housing requirement but provides an assessment of potential sources of land supply to inform plan-making. The relationship between identified capacity and the housing requirement will be tested through the Local Plan process. For clarity, the submission of a site to the HELAA process does not automatically mean it is an appropriate or suitable source of supply.

Stage 5 – Final Evidence Base

4.80 The outputs from the HELAA include:

- A comprehensive list of sites identified and mapped;
- An assessment of each site or location in terms of its suitability, availability and achievability;

- The potential type and quantity of development that could be delivered on each site/location, including a reasonable development timescale estimate;
- A clear record of excluded sites, with reasons for exclusion.

4.81 The assessment looks to indicate the broad capacity for housing and economic uses across all potential sites and does not allocate sites for different forms of development that meet need.

4.82 Detailed site assessment proformas for all assessed sites, organised by settlement, are provided in Appendices H–P.

4.83 The Council presents the identification of a five-year housing land supply separately and not through the HELAA itself.

5 OUTPUT/STUDY FINDINGS

Assessment Data Overview

5.1 A total of 293 sites have been assessed in accordance with the HELAA methodology, building on the previous HELAA 2024 Draft.

5.2 Sites were identified through a combination of new submissions received through the Call for Sites exercise, desktop review, and sites previously assessed as part of the HELAA 2024 Draft. Some sites were submitted by multiple parties or promoted for different land uses (e.g. residential, employment, or mixed-use) and were therefore assessed separately where appropriate.

5.3 A number of sites identified were promoted for alternative or non-development uses and have not been taken forward within the scope of this assessment. As such, these sites are not included within the overall site totals presented in this report. For completeness and transparency, the list of these sites has been reproduced in Appendix C and Appendix D.

5.4 In addition, a number of sites were resubmitted through the Call for Sites process. These categories were not mutually exclusive, as some sites were previously assessed and subsequently resubmitted. Following an initial sift to remove duplicate submissions, overlapping sites, and sites promoted for alternative or non-development uses, a total of 293 sites were taken forward for assessment. The overall breakdown of site sources is set out in Table 8 below.

Table 8 Breakdown of HELAA and Call for Sites Submissions

Category	Number of Sites
Total Call for Sites submissions	195
Sites identified through desktop review pre-Reg 18	19
Total previously assessed HELAA sites (Draft HELAA 2024)	179
HELAA sites resubmitted through Call for Sites	10
Sites identified through desktop review as part of Reg 18	25
Reg-18 submissions	14
Total sites considered (Pre-sift)	442

Duplicate sites/filtered sites	149
Net sites Assessed	**293**

5.5 The spatial distribution of all sites assessed through the HELAA is shown in Figure 2. Full site-specific assessments are set out in the appendices.

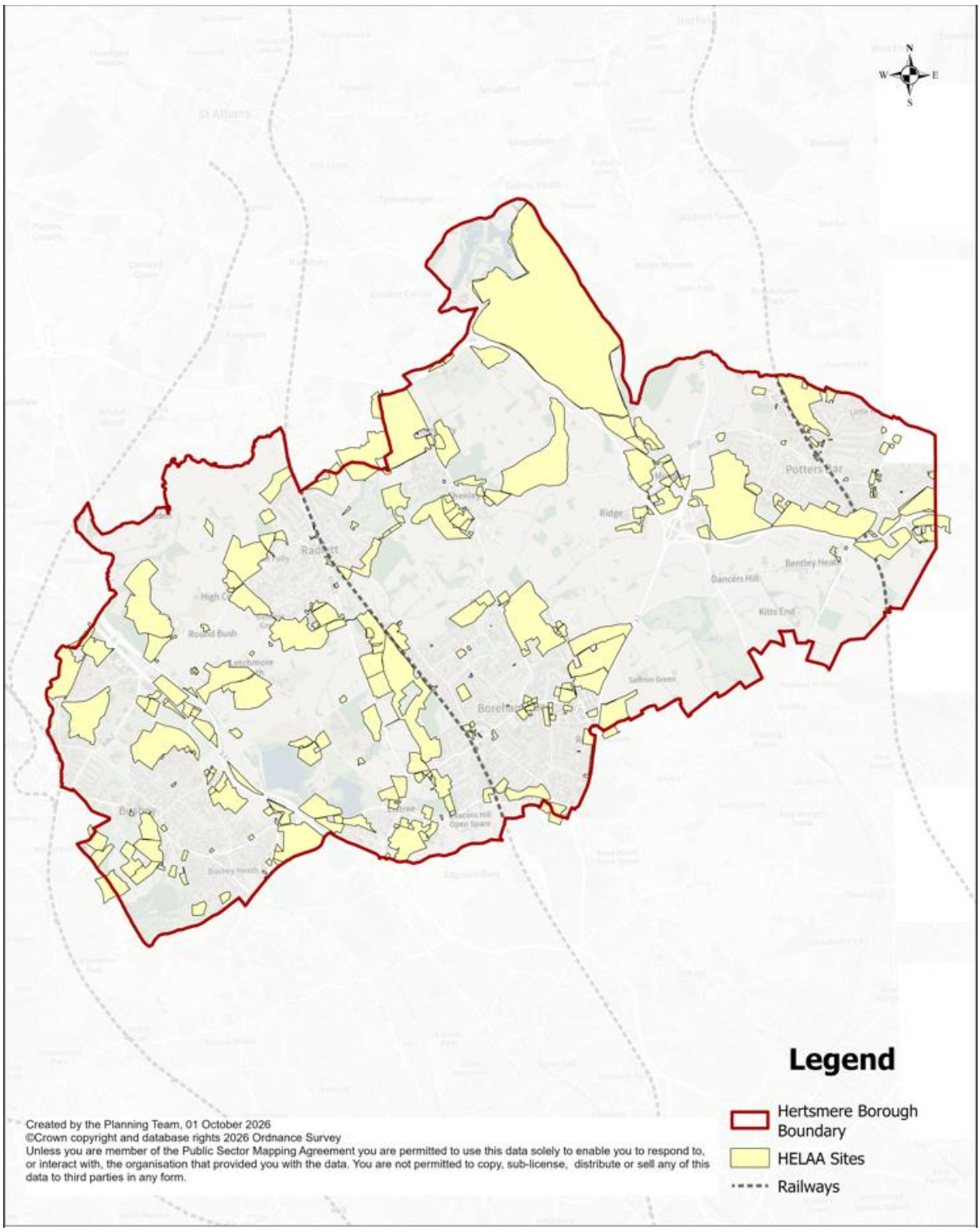

Figure 2 Sites Assessed in HELAA 2026

Site Distribution

Site Distribution by Settlement

5.6 The distribution of sites, as presented in Table 9 shows a clear concentration within and adjacent to the Borough's main urban areas, particularly Borehamwood, which accounts for the highest number of sites. This reflects both the availability of previously developed land and the role of these settlements within the spatial strategy. A notable proportion of sites are also located within other settlements and rural areas, indicating a more dispersed pattern of land promotion. This dispersed pattern may present challenges in aligning site selection with the spatial strategy and existing infrastructure capacity.

Table 9 Breakdown of Submitted Sites by Settlement/ Area

Settlement	Number of sites
Borehamwood Area	62
Potters Bar Area	38
Bushey Area	43
Radlett Area	27
Other Villages and rural areas	123
Total	**293**

Site Distribution by Typology

5.7 As shown in Table 10, 39% of the sites assessed were found to be located adjacent to settlements or urban extensions. This predominance of sites adjacent to existing settlements highlights the potential role of urban extensions in meeting future development needs. Approximately 25% of the sites assessed lie within urban areas of the main settlement. This distribution broadly aligns with the spatial strategy, which prioritises development within and adjacent to existing settlements. However, the presence of a notable number of sites within the countryside highlights potential tensions with Green Belt policy and the need for careful consideration through the Local Plan process.

Table 10 Breakdown of Submitted Sites by Typology

Sites Typology	Number of Sites
Sites within main settlements	93
Sites adjacent to settlements/ Urban Extension Sites	102
Sites within other villages	40
New settlements	1
Sites in the countryside on the edge of smaller settlements	57
Total	**293**

Site Distribution by Proposed Use

5.8 The distribution of proposed uses indicates a strong emphasis on residential development, either as standalone schemes or as part of mixed-use proposals. This reflects the primary role of the HELAA in identifying potential housing land supply.

5.9 Mixed-use sites that include a residential component have been grouped with housing sites, as they contribute towards housing delivery. While some of these sites may also provide employment floorspace, they have not been included within employment totals in order to avoid double counting. A smaller proportion of sites are promoted solely for employment uses, indicating a more limited pipeline of sites for economic development.

Table 11 Breakdown of Submitted Sites by Proposed Use

Proposed Use	Number of Sites
Housing	204
Housing/Mixed-Use	47
Employment	34
Not specified or other	8
Total	**293**

Sites in Green Belt

5.10 Approximately 72% of sites assessed are located wholly within the Green Belt, with a small proportion partially within it. The high proportion of sites located within the Green Belt demonstrates the extent to which development opportunities are constrained by policy designations across the borough. This will be a key consideration in assessing the suitability and potential release of sites through the Local Plan process.

Table 12 Breakdown of Submitted Sites by Green Belt Status

Sites	Total
Within Green Belt	200
Outside Green Belt	88
Partially in Green Belt	5
Total	**293**

Site Size Distribution

5.11 The site size distribution shows a relatively even spread across small, medium and larger sites. The presence of a significant number of sites over 5 hectares indicates the potential for strategic-scale development, including urban extensions, while smaller sites are likely to contribute to delivery in the short term.

Table 13 Submitted Sites by Area

Area of sites	Total
Under 1 hectare	107
Between 1-5 hectares	98
Over 5 hectares	88
Total	**293**

5.12 Overall, the findings demonstrate a broad portfolio of sites across the borough, with a strong emphasis on residential development and a significant proportion of sites located within or adjacent to existing settlements. However, the high proportion of sites within the Green Belt and the dispersed nature of some site submissions highlight the

key role of policy constraints and spatial strategy in determining which sites are ultimately suitable and developable through the Local Plan process.

Excluded sites

5.13 The HELAA has sought to identify a wide range of sites and broad locations for consideration, including those subject to policy constraints, in order to test the appropriateness of existing designations.

5.14 As part of the site identification process, an initial data review and sift was undertaken to ensure that only appropriate sites were taken forward for assessment. This process involved the removal of duplicate submissions, overlapping sites, and sites which did not meet the minimum site size threshold or where insufficient information was provided to enable a robust assessment. Sites promoted for alternative or non-development uses through the Call for Sites process were also excluded. These sites have not been included within the total of 293 sites assessed.

5.15 In addition, a number of sites identified were promoted for alternative or non-development uses. These sites fall outside the scope of the HELAA, which focuses on identifying land suitable for housing and economic development, and have therefore not been taken forward for further assessment. A list of these sites have been reproduced from the Draft HELAA 2024 in Appendix D and Appendix C.

5.16 Where sites were identified as wholly overlapping with another promoted site, they were sifted out to avoid duplication. In such cases, the overlapping land has been assessed under the relevant principal site.

5.17 For completeness and transparency, all excluded sites from Call for Sites 2025 are listed in Appendix B.

5.18 It should be noted that exclusion at this stage does not preclude future consideration should circumstances change or further information become available.

Housing Land Supply

5.19 A total of 123 sites have been identified as suitable, available and achievable for housing or housing-led mixed-use development and are therefore included within the housing land supply. These comprise sites assessed as either deliverable (0–5 years) or developable (6–17 years) in accordance with the HELAA methodology.

5.20 The HELAA has identified indicative housing capacities using a density-led approach, applying the site-specific assumptions and density ranges set out in the methodology chapter. These assumptions take into account the spatial strategy, settlement hierarchy, site characteristics and relevant constraints in deriving an appropriate capacity for each site.

5.21 Mixed-use sites have been included within the housing land supply where a residential component is proposed. While some of these sites may also provide employment floorspace, they have not been included within the employment land totals in order to avoid double counting.

5.22 Not all sites assessed through the HELAA are considered suitable for housing development. The housing land supply therefore represents a subset of the total sites

assessed, limited to those considered realistically capable of delivering housing within the plan period.

Table 14 Potential Housing Supply from Assessed Sites (Settlements)

Settlement	Dwellings
Borehamwood Area	9,440
Potters Bar Area	3,739
Bushey Area	5,179
Radlett Area	3.670
Other Villages and rural areas	14,300
Total	**36,328**

5.23 The distribution of potential housing capacity reflects the concentration of sites within and adjacent to the borough's main settlements, where opportunities for development are more likely to align with existing infrastructure and services. However, a significant proportion of sites are located within the Green Belt, which places substantial constraints on the ability of these sites to come forward for development.

5.24 As a result, while capacity is identified across a range of locations, the extent to which this can be realised will depend on future policy decisions through the Local Plan, including the consideration of Green Belt release and the overall spatial approach to growth.

Employment Land Supply

5.25 PPG requires that assessments should consider potential sites for economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above. Sites which have been promoted for economic development purposes and which exceed this threshold have been assessed in the HELAA.

5.26 A total of 33 sites have been identified through the HELAA as having potential for employment or commercial development. These sites have been assessed in accordance with the HELAA methodology and represent those considered potentially suitable, available and achievable for economic uses at a high level. These sites have been derived from both Call for Sites submissions and previously assessed HELAA sites, and are distributed across the borough.

5.27 The spatial distribution of employment sites indicates that a significant proportion are located within 'Other' settlements and rural areas, with a more limited number of sites situated within the main urban areas, including Borehamwood, Potters Bar and Bushey. This pattern may which may not fully align with the borough's spatial strategy that seeks to direct growth towards the most accessible and sustainable locations.

5.28 At this stage, indicative employment floorspace capacity has been estimated using high-level assumptions consistent with the previous Draft HELAA 2024. These are intended to provide a broad indication of potential capacity only and do not reflect detailed site-specific design or viability considerations. These assumptions are based on typical plot ratios for employment uses and provide a proportionate, high-level estimate of potential capacity.

5.29 It should be noted that the HELAA does not assess the need for employment land, but instead identifies sites with potential to contribute towards future supply. The

relationship between identified supply and employment need will be tested through the wider evidence base.

5.30 Some mixed-use sites may also include an employment component; however, where a residential element is proposed, these sites have been accounted for within the housing land supply to avoid double counting.

Table 15 Indicative Employment Floorspace Supply from Assessed Sites

Category	**Indicative Employment floorspace**
Employment floor space proposed for sites with planning permission	300,345 Sqm
Other sites (Call for Sites and previous HELAA, without or awaiting planning permission)	330,956 Sqm
Total Indicative Development Capacity (Employment Floor space in sqm)	**631,301 Sqm**
Gross Employment Site Area in Hectares	**226.72 ha**

6 CONCLUSION AND RECOMMENDATIONS

6.1 The HELAA provides a comprehensive and proportionate assessment of land availability across the Borough to inform the preparation of the emerging Local Plan. A total of 240 sites have been assessed through a consistent methodology, considering their suitability, availability, achievability and development potential.

6.2 The assessment identifies a broad portfolio of sites across the Borough, with a strong emphasis on residential development. The spatial distribution of sites demonstrates a clear concentration within and adjacent to the main urban areas, particularly Borehamwood, Potters Bar, Bushey, and Radlett, alongside a notable number of sites in rural areas and smaller settlements.

6.3 A significant proportion of identified sites are located within the Green Belt, highlighting the extent to which land availability is constrained by existing policy designations. This will be a key consideration for the Local Plan, particularly in relation to the identification of suitable sites and the potential need to consider Green Belt release, subject to national policy requirements.

6.4 The HELAA indicates that there is a supply of land with potential to contribute towards meeting the Borough's future housing and economic development needs. However, not all of the submitted sites are suitable for allocation, and further assessment through the Local Plan process will be required to determine which sites should be taken forward.

6.5 In particular:

- The suitability of sites will need to be tested against the spatial strategy, infrastructure capacity and environmental constraints;
- The deliverability of sites will be refined through further evidence, including viability, infrastructure planning and site-specific considerations;
- The role of smaller sites and windfall development will be assessed separately through monitoring and past delivery trends; and
- The economic potential of sites will be considered in detail with evidence base.

6.6 The HELAA does not in itself determine planning policy or allocate sites for development. Instead, it forms part of the evidence base to support plan-making. The relationship between identified land supply and the Borough's housing and employment needs will be tested through the Local Plan to ensure that the plan is positively prepared, justified and effective.

6.7 Overall, the HELAA demonstrates that there is a range of potential development opportunities across the Borough. The extent to which these opportunities can be realised will depend on policy decisions, infrastructure provision, and market delivery over the plan period.

7 APPENDICES

APPENDIX A: Assessment Sheet Pro Forma

HELAA 2025 SITE ASSESSMENT FORM	Site reference	

Site Address Details

Site Reference	
Site Address	
Post Code	
Ward	
Parish	

Site Details

Site Area (ha) gross	
Current Site Use	
Planning Status	
Proposed uses (residential/ employment)	
Green Belt	
Previously Developed Land	
Agricultural Land Classification	

Surrounding Area

Neighbouring land uses	
Character of surrounding area – landscape, townscape	
Could this site be joined to another to form a larger site?	
If yes, give details of adjoining site including site reference if applicable	

Constraints Check List

AQMA	
Ancient Woodland	
SSSI	

Local Nature Reserve	
LNRS (APIB/ACIB)	
Archaeological Sites	
Heathrow Airport Safeguarding Area	
HSE Consultation Zone	
Local Geological Site	
Trees/ TPO	
Sand & Gravel Safeguard Area	
Drinking Water Safeguard Area	

Designated & Undesignated Heritage Assets

Listed Building within Site	
Listed Building within 750m of Site	
Conservation Area	
Conservation Area within 750m of Site	
Scheduled Monuments	
Scheduled Monuments within 750m of Site	
Registered Battlefield	
Registered Battlefield within 750m of Site	
Locally Listed Building	
Registered Parks and Gardens	
Registered Parks and Gardens within 750m of Site	

Flooding Risk (Surface & Ground Water)

Floodzone 2	
Floodzone 3	
Surface Water Flooding Low Risk	
Surface Water Flooding Medium Risk	
Surface Water Flooding High Risk	
Reservoir Flooding Dry Day	
Reservoir Flooding Wet Day	

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**

Stage 1 Comment	

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**
Stage 2 Comment						

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**

Officer Assessment

Is there a conflict with existing policy?	
Is there evidence of land contamination?	
Are there any access difficulties?	
Is topography a constraint?	
Are there any existing 'bad neighbours'?	
Are there any other environmental constraints?	
Is the Site suitable for the proposed use?	

Deliverability and developablity:

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

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity

Conclusion: Is the site suitable, achievable and available?

APPENDIX B: List of excluded sites/submissions in the initial sift

Site Reference	Site Name	Reason for excluding
CFS-2025-001	Fields, Theobald street, Radlett, Herts WD7 7 LS, UK	Duplicate submission
CFS-2025-003	Along Barnet Lane	Not a proposal for development
CFS-2025-005	Plot BWF17, Theobold Street, Borehamwood, Hertfordshire	Below HELAA threshold (<5 dwellings)
CFS-2025-006	Watford Road, Elstree, at rear of former Fisheries pub	Not submitted by owners, not suitable for proposed use
CFS-2025-007	The Avenue Bushey	Duplicate submission
CFS-2025-008	Any of the sites	No adequate information, no specific site polygon provided
CFS-2025-012	Opposite Dame Alice Owen/s School Sawyers Lane, Potters Bar	Not a proposal for development; not submitted by owner
CFS-2025-013	Potters Bar	No adequate information; submission not by owner
CFS-2025-019	Adjacent to Pasture View, al4 0FR	Polygon submitted outside Hertsmere's boundary
CFS-2025-021	Land Opposite Harvest House, Cranborne Road Industrial Estate, Potters Bar	Site area below 0.25 ha
CFS-2025-022	Fields, Theobald street, Radlett, Herts WD7 7 LS, UK	Duplicate submission
CFS-2025-034	Potters Bar Fire Station, Mutton Lane	Duplicate submission

CFS-2025-044	Land south of Harper Lane Industrial Estate	Duplicate submission/Complete overlap
CFS-2025-053	The Point, Borehamwood, Shenley Road	Duplicate submission
CFS-2025-073	Fieldgrove Farm, Elstree Hill, Borehamwood, Hertsmere	Duplicate submission
CFS-2025-084		No adequate data
CFS-2025-085	10 - 43 Birchwood, Newcome Road, Shenley	Below HELAA threshold (5 dwellings)
CFS-2025-089	Land r/o Altus, 4 Blanche Lane, South Mimms	Duplicate submission
CFS-2025-090	The Mercure Hotel And Land To South East, Tylers Way, Watford, Hertfordshire	Duplicate submission
CFS-2025-092	Claire Hall Laboratories, Blanche Lane, South Mimms	No adequate data and polygon
CFS-2025-093	1 – 33 Bournehall Avenue, Bushey	Duplicate submission
CFS-2025-094	1 – 9 Broughinge Road, Borehamwood	Below HELAA threshold (5 dwellings)
CFS-2025-095	201 – 213 Carlton Close, Borehamwood	Below HELAA threshold (5 dwellings)
CFS-2025-096	Land adjacent to Caldecote Farm Caldecote Lane Bushey Heath Herts	Below HELAA threshold (5 dwellings)
CFS-2025-098	Land south of Allum Lane, to the west of Borehamwood.	Duplicate submission/Complete overlap
CFS-2025-108	1 – 11 Cotswold Avenue, Bushey	Below HELAA threshold (5 dwellings)
CFS-2025-109	12 – 38 Cotswold Avenue, Bushey	Below HELAA threshold (5 dwellings)
CFS-2025-117	1 – 8 Canterbury House, Stratfield Road, Borehamwood	Below HELAA threshold (5 dwellings)
CFS-2025-119	Torworth Road (3 sites adjoining) - Alongside Flats 186 - 196 Aycliffe Road	Duplicate submission/Complete overlap with other site
CFS-2025-123	Old Haberdashers Sports Ground	Duplicate submission
CFS-2025-131	380 – 393 Stapleton Road, Borehamwood	Below HELAA threshold (5 dwellings)
CFS-2025-134	1 -15 Bendysh Road, Bushey	Below HELAA threshold (5 dwellings)
CFS-2025-139	69 Goodyers Avenue, Radlett, Hertfordshire	Below HELAA threshold (5 dwellings)
CFS-2025-140	Land at Palomino Place, The Ridings, Patchetts Green, Aldenham, Hertfordshire	Below HELAA threshold (5 dwellings)
CFS-2025-144	1 – 15 Fairfield Close, Radlett	Below HELAA threshold (5 dwellings)
CFS-2025-145	1 – 47 Millbrook Road, Bushey	Below HELAA threshold (5 dwellings)
CFS-2025-150	Land adjacent to Watersplash Mews, Theobold Street, Borehamwood, Hertsmere, Hertfordshire	Below HELAA threshold (5 dwellings)
CFS-2025-151	De Havilland Aircraft Museum	Not a proposal for development

CFS-2025-160	Aldenham Golf Club	Duplicate submission/ Complete overlap
CFS-2025-166	Land to the East of South Mimms Service Station	Duplicate submission/ Complete overlap
CFS-2025-171	Oxhey Lane	Duplicate submission
CFS-2025-178	Hillfield Park Reservoir	More than 90% LNR
CFS-2025-179	Land On The West Side Of Watling Street, Radlett	Duplicate submission/complete overlap with other site
CFS-2025-191	Tempsford green, Easton gardens Borehamwood	Duplicate submission
CFS-2025-193	UCL Clare Hall, Blanche Lane, Potters Bar	Duplicate submission

APPENDIX C: Sites Promoted for Other Uses in Call for Sites 2025

Site Reference	Site Name	Other Use
CFS-2025-041	Land Off Barnet Lane, Borehamwood	Secondary School
CFS-2025-043	Land at Carpenders Park, Oxhey Lane	Secondary School
CFS-2025-088	St Margaret's School Sports Centre site, Merry Hill Road, Bushey	Sports Facilities
CFS-2025-110	Aldenham Golf Course, Church Lane, Aldenham	BNG
CFS-2025-124	Land to West of Watling Street	Leisure Use
CFS-2025-130	Tempsford Green, Tempsford Avenue, Borehamwood	Sports and Leisure Facilities
CFS-2025-174	Land at Andrew Close, Shenley, Radlett, WD7 9LN	Community Hub
CFS-2025-185	Land at Little Bushey Lane	Cemetery

APPENDIX D: Sites Promoted For Alternative Uses in Draft HELAA 2025

HELAA Ref	Site Name	Other Use
HEL-0912-22	Land West of Watling Street	Leisure Facilities
HEL-1013-22	Land east of Kailas (formerly the Marians), Barnet Lane, Elstree	BNG (Should HEL-1014-22 come forward)
HEL-1016-22	Land north of Butterfly Lane, Land surrounding Hilfield Farm and land west of Hilfield Lane	Solar Farm / BNG
HEL-1036a-22	Land at Stephenson Way, Bushey	Solar Farm and Allotments
HEL-1036c-22	Land at Stephenson Way, Bushey	BNG and Nature Reserve
HEL-1042a-22	Land at Willow Farm	Leisure Use
HEL-1042c-22	Land at Willow Farm	Leisure Use and mainly outside HBC boundary
HEL-1042d-22	Land at Willow Farm	Leisure Use and Mainly outside HBC boundary
HEL-1042e-22	Land at Willow Farm	Leisure Use
HEL-1043-22	Hilfield Park Reservoir	Leisure Activities, BNG
HEL-1045-22	Aldenham Golf and Country Club	Stroke Clinic
HEL-1046-22	Watford Football Club	Training Facilities
HEL-1048-22	Home Farm (Registered Park and Garden)	BNG
HEL-1049-22	Land West of Hilfield Lane	Renewables

HEL-1060-22	Arsenal Training Ground, Bell Lane	Training Facilities
HEL-1064-22	Land to North and East of Kendall Hall Farm	Wider BNG as part of HEL-1063-22

APPENDIX E: Cross-Reference of HELAA Resubmissions and CFS

HELAA Reference	CFS Reference	Site Address	Notes
HEL-0033-22	CFS-2025-075	Rear of 18 Cobden Hill	Identified as previous HELAA resubmission
HEL-0162-22	CFS-2025-026	Land South of Barent Road, Potters Bar	Resubmitted without any significant changes
HEL-0173-22	CFS-2025-097	Land at Greyhound Lane, South Mimms	Resubmitted without any significant changes
HEL-0180-22	CFS-2025-056	Kemprow, Radlett Road, Aldenham	Resubmitted without any significant changes
HEL-0208-22	CFS-2025-161	Elton Way	Resubmission with some changes
HEL-0218-22	CFS-2025-138	Land at Organ Hall Farm, Borehamwood	Resubmission with some changes
HEL-0222-22	CFS-2025-024	Land Rear of 5-23 Cobden Hill, Radlett	Resubmitted without any significant changes
HEL-0318-22	CFS-2025-033	Former Sunnybank School, Potters Bar	Resubmitted without any significant changes
HEL-0348-22	CFS-2025-099	Land at London Road, Shenley (North of Shenley Grange)	Resubmission with some changes
HEL-0349-22	CFS-2025-170	Shenley Grange, Shenley	Resubmission with some changes
HEL-0355-22	CFS-2025-017	Heathbourne Green, Bushey	Resubmission with some changes
HEL-0360-22	CFS-2025-121	Land South of Radlett Lane, Shenley	Resubmitted without any significant changes

HEL-0369-22	CFS-2025-057	Well End Lodge, Well End Road	Resubmitted without any significant changes
HEL-0393-22	CFS-2025-065	Land South of Allum Lane, Elstree	Resubmission with some changes
HEL-0510-22	CFS-2025-058	Melbury Stables, Hilfield Lane South	Resubmitted without any significant changes
HEL-0511-22	CFS-2025-080	Land West of Vale Avenue, Borehamwood	Resubmitted without any significant changes
HEL-0600-22	CFS-2025-020	Charleston paddocks	Resubmission with some changes
HEL-0905-22	CFS-2025-143	Bushey Hall Golf Club, Bushey Hall Drive	Resubmitted without any significant changes
HEL-1001-22	CFS-2025-112	Land to South East of Merry Hill Road	Identified as previous HELAA resubmission
HEL-1006-22	CFS-2025-148	26-30 Theobald Street Borehamwood WD6 4SE	Resubmission with some changes
HEL-1007-22	CFS-2025-159	Land east of Green Street	Resubmission with some changes
HEL-1008-22	CFS-2025-162	Land at Holly Cottage, Well End Road	Resubmitted without any significant changes
HEL-1011-22	CFS-2025-054	Edgewarebury House Farm Elstree Hill South	Resubmission with some changes
HEL-1020-22	CFS-2025-009	The Fields, Theobald St	Identified as previous HELAA resubmission
HEL-1025-22	CFS-2025-029	Rydal Mount Lodge	Resubmission with some changes
HEL-1026-22	CFS-2025-079	Land west of Watling Street	Identified as previous HELAA resubmission
HEL-1028-22	CFS-2025-122	Porters Park Golf Club, Site 1	Resubmitted without any significant changes
HEL-1032-22	CFS-2025-040	Land at Battlers Green Farm	Resubmitted without any significant changes
HEL-1033-22	CFS-2025-039	Land at Wild Farm, Shenley	Resubmitted without any significant changes
HEL-1035-22	CFS-2025-147	The White Hart, St Albans Road	Resubmission with some changes
HEL-1036b-22	CFS-2025-177	Land at Stephenson Way, Bushey	Resubmission with significant changes
HEL-1039-22	CFS-2025-018	203-205 Watling	Resubmission with some changes
HEL-1050-22	CFS-2025-152	Land South of Merry Hill Road, Bushey	Identified as previous HELAA resubmission
HEL-1051-22	CFS-2025-126	Land North of Barnet Lane, Elstree, Borehamwood, Herts, WD6 3RH	Identified as previous HELAA resubmission
HEL-1053-22	CFS-2025-100	Land South of Mimms Lane, Shenley	Resubmission with some changes
HEL-1055-22	CFS-2025-128	Home Farm, Radlett	Resubmitted without any significant changes

HEL-1063-22	CFS-2025-042	Cedar Chalet, Kendall Hall Farm, Radlett	Resubmission with some changes
HEL-1100-22	CFS-2025-045	EWC Elstree Way North	Resubmitted without any significant changes
HEL-1101-22	CFS-2025-046	EWC Elstree Way South	Resubmitted without any significant changes
HEL-1106-22	CFS-2025-063	Canada Life	Resubmitted without any significant changes
HEL152	CFS-2025-129	Lyndhurst Farm	Resubmission with some changes
HEL161	CFS-2025-023	Land east of Southgate Road	Resubmitted without any significant changes
HEL176	CFS-2025-149	Bushey Golf and Country Club	Resubmission with some changes
HEL177	CFS-2025-132	Dove Lane	Resubmission with some changes
HEL179	CFS-2025-137	Hilfield Lane	Resubmitted without any significant changes
HEL181	CFS-2025-025	Land adj Little Bushey Lane & Bournehall Ave (Compass Park)	Resubmitted without any significant changes
HEL196	CFS-2025-107	Land adj Wilton End cottage	Identified as previous HELAA resubmission
HEL198	CFS-2025-083	Land at Brickfields (adj Moses Dell)	Resubmitted without any significant changes
HEL199	CFS-2025-074	land at Church Lane	Resubmitted without any significant changes
HEL201	CFS-2025-070	land at Little Bushey Lane	Resubmission with some changes
HEL204	CFS-2025-076	Land at Stangate Crescent/ Barnet by-pass	Resubmission with some changes
HEL205	CFS-2025-037	Land at Town Farm	Resubmitted without any significant changes
HEL211	CFS-2025-158	Land on the north side of Little Bushey Lane	Resubmitted without any significant changes
HEL214	CFS-2025-064	Land South of Theobold Street,	Resubmitted without any significant changes
HEL219/252	CFS-2025-182	Pegmire Lane	Resubmitted without any significant changes
HEL225	CFS-2025-082a	SE of track between Loom Lane and Brickfields	Resubmitted without any significant changes
HEL226	CFS-2025-082b	NW of track between Loom Lane and Brickfields	Resubmitted without any significant changes
HEL228a	CFS-2025-078	St Albans Road, South Mimms	Resubmitted without any significant changes
HEL228b	CFS-2025-078	St Albans Road, South Mimms	Resubmitted without any significant changes
HEL234a	CFS-2025-060	Well Cottage, Bentley Heath (Wagon Road)	Resubmission with some changes
HEL236	CFS-2025-048	Rectory Farm	Resubmitted without any significant changes

HEL238	CFS-2025-169	Dagger Lane A41	Resubmitted without any significant changes
HEL239	CFS-2025-061	Elstree Road (The Paddock)	Identified as previous HELAA resubmission
HEL251	CFS-2025-052	Potters Bar Golf Club	Resubmitted without any significant changes
HEL254/255	CFS-2025-004	Blanche Lane, South Mimms	Resubmitted without any significant changes
HEL274	CFS-2025-031	Edgewarebury farm	Resubmitted without any significant changes
HEL320	CFS-2025-118	Land Formerly Part of Earl and Cross Keys Farm, (north site)	Resubmitted without any significant changes
HEL321	CFS-2025-120	Land Formerly Part of Earl and Cross Keys Farm, (south site)	Resubmitted without any significant changes
HEL337b	CFS-2025-116	Land east of Farm Way (site 2)	Resubmitted without any significant changes
HEL345	CFS-2025-091	Aldenham Glebe	Resubmission with some changes
HEL347	CFS-2025-141	Wrotham Park Land off Cowley Hill	Resubmission with some changes
HEL357	CFS-2025-165	Oxhey Lane	Resubmitted without any significant changes
HEL358	CFS-2025-113	Land south of Shenley road	Resubmitted without any significant changes
HEL359	CFS-2025-115	Land north of Stapleton Road	Resubmitted without any significant changes
HEL361	CFS-2025-153	Wrotham Park Land West of Baker Steet I&O	Resubmission with some changes
HEL362	CFS-2025-163	Wrotham Park West Barnet Road East Baker Street I&O	Resubmission with some changes
HEL370	CFS-2025-157	Land West of Shenley	Resubmission with some changes
HEL371	CFS-2025-068	Old Haberdashers Sports Ground	Identified as previous HELAA resubmission
HEL375	CFS-2025-081	Manor Road	Resubmitted without any significant changes
HEL379	CFS-2025-133	Kemprow Farm	Resubmitted without any significant changes
HEL382a/c	CFS-2025-172	Tyttenhanger Estate	Resubmission with some changes
HEL-385c-22	CFS-2025-032	Popes Farm	Resubmission with some changes
HEL386	CFS-2025-183	Gravel allotments, Heathbourne Road	Resubmitted without any significant changes
HEL388	CFS-2025-189	The Point Borehamwood	Resubmission with some changes
HEL390	CFS-2025-164	land adj 52 Harris Lane	Resubmission with some changes
HEL503	CFS-2025-079	Land adjacent to Lismirrane Industrial Estate,	Resubmission with some changes

HEL507	CFS-2025-067	Land at Kendall Hall Farm, Radlett	Resubmitted without any significant changes
HEL508	CFS-2025-069	Land at 26 Woodhall Lane	Resubmission with some changes
HEL509	CFS-2025-055	Little Simpsons, Letchmore	Resubmitted without any significant changes
HEL515	CFS-2025-049	South of Rectory Farm	Resubmission with some changes
HEL806	CFS-2025-021	Land East of Furzefield Wood	Identified as previous HELAA resubmission
HEL809	CFS-2025-125	Land East of Rowley Lane	Resubmission with some changes
HEL814	CFS-2025-027	Land South East of Junction 24 (M25)	Resubmitted without any significant changes
HEL815	CFS-2025-158	Land on the north side of Little Bushey Lane	Identified as previous HELAA resubmission
HEL816	CFS-2025-087	Mercure Hotel and adjacent land	Resubmission with some changes
HEL820	CFS-2025-168	Land north of Salisbury Hall	Resubmitted without any significant changes
HEL907	CFS-2025-036	Maxwell Park Youth and Community Centre	Resubmitted without any significant changes
HEL908	CFS-2025-038	Oakmere Community Centre	Resubmitted without any significant changes
HEL909	CFS-2025-030	Potters Bar Fire Station, Mutton Lane	Resubmitted without any significant changes
HEL911	CFS-2025-035	Elm Court Community Centre, Mutton Lane	Resubmitted without any significant changes

APPENDIX F: Housing Density Methodology

Methodology followed for housing density calculation in HELAA 2025 (Separate PDF)

APPENDIX G: Site Pro Forma Index

Sites Pro Forma Index (Separate PDF)

APPENDIX H: Site Pro Forma- Borehamwood

Sites Pro Forma Document (Separate PDF)

APPENDIX I: Site Pro Forma- Bushey

Sites Pro Forma Document (Separate PDF)

APPENDIX J: Site Pro Forma- Potters Bar

Sites Pro Forma Document (Separate PDF)

APPENDIX K: Site Pro Forma- Radlett

Sites Pro Forma Document (Separate PDF)

APPENDIX L: Site Pro Forma- Elstree

Sites Pro Forma Document (Separate PDF)

APPENDIX M: Site Pro Forma- Shenley

Sites Pro Forma Document (Separate PDF)

APPENDIX N: Site Pro Forma- South Mimms

Sites Pro Forma Document (Separate PDF)

APPENDIX O: Site Pro Forma- Other Sites

Sites Pro Forma Document (Separate PDF)

APPENDIX P: Site Pro Forma- Employment

Sites Pro Forma Document (Separate PDF)

APPENDIX R: Site Pro Forma - New Reg 18 Sites

Sites Pro Forma Document (Separate PDF)

APPENDIX S: Site Pro Forma – Additional Desktop Site Assessments

Sites Pro Forma Document (Separate PDF)

Appendix H

Site Pro Formas – Borehamwood

HERTSMERE

Hertsmere Local Plan

Delivering a better future

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HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-002

Site Address Details

Site Reference	CFS-2025-002 / HEL2101
Site Address	Imperial Place, Maxwell Rd, Borehamwood
Post Code	WD6 1JN
Ward	Borehamwood Hillside
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	2.3
Current Site Use	Employment
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential, Employment, Commercial, Community use
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Elstree studios to the West and South, Maxwell Road and Fire station to the East, and Elstree Way road to the North. Borehamwood council and police station to across the Elstree way road to the North.
Character of surrounding area – landscape, townscape	The site is located within the Borehamwood settlement with mixed use urban areas around the site. Elstree way runs to the North boundary of the site and functions as a major route through 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

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	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
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	8.38%
Surface Water Flooding Medium Risk	16.02%
Surface Water Flooding High Risk	58.1%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	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	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**

half-storey houses				**employment**			
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?	No
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Yes, adjacent to Elstree studios – might need to evaluate rights of light considerations.
Are there any other environmental constraints?	Surface water flood risk
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. May face additional costs associated with demolition, land assembly or relocation of existing uses.
What would be needed to overcome constraints?	Surface water flood risk
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years. The promoter has also stated that delivery of non-residential uses can be within 5 years.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very high (200-250)	240	550

Conclusion: Is the site suitable, achievable and available?

The site is located within the urban area of Borehamwood and is well related to existing development. Whilst constraints have been identified, including areas of surface water flood risk, these are not considered to preclude development.

Development of the site would be subject to the application of the Sequential Test and, where necessary, the Exception Test. Flood risk constraints may influence site layout and capacity, with development directed away from areas at higher risk where appropriate.

The site is promoted for development and there is a reasonable prospect of delivery within the plan period. On this basis, the site is considered suitable, available and achievable, and is therefore classified as developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-011

Site Address Details

Site Reference	CFS-2025-011
Site Address	Radnor Hall - The Cottage and The Lodge Allum Lane Elstree
Post Code	WD6 3NL
Ward	Elstree Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.133
Current Site Use	Residential
Planning Status	**19/0263/FUL** (Application Withdrawn) Demolition of existing 2 semi-detached dwellings and construction of 4 detached dwellings.
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes

Agricultural Land Classification	Grade 3

Surrounding Area

Neighbouring land uses	Elstree recycling centre and cemetery to the South and West, open fields to the East, and residences and B5378 to the North
Character of surrounding area – landscape, townscape	Area is in the gap between Borehamwood/Elstree and Elstree village to east and west, with open countryside to the north and south.
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	HEL506

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-042	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**

half-storey houses				**employment**			
Medium - High	Medium-High	High	High	High	High	High	n/a

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	Two owners
Is the delivery of the site achievable?	Yes, however may face additional costs for demolition/relocation of existing uses.
What would be needed to overcome constraints?	Confirm availability
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**
Very low	23	3

Conclusion: Is the site suitable, achievable and available?

The site is located in Elstree within the Green Belt and lies between Borehamwood/Elstree and Elstree village, forming part of an important open gap between settlements. The surrounding area is characterised by a mix of residential uses, open land and adjacent infrastructure, including a recycling centre and cemetery.

This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-036

Site Address Details

Site Reference	CFS-2025-036 (HEL907)
Site Address	Maxwell Park Youth and Community Centre
Post Code	WD6 1JJ
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	0.17
Current Site Use	Community Centre
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Office blocks, apartment blocks, nursery school, charity collection centre, hotel, leisure centre and a petrol station.
Character of surrounding area – landscape, townscape	Urban edge of town centre character with mixed use and height development surrounding 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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

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 (23.72%)
Floodzone 3	No
Surface Water Flooding Low Risk	52.93%
Surface Water Flooding Medium Risk	3.77%
Surface Water Flooding High Risk	12.28%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Potentially
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 albeit within the lowest flood risk category.
Is the Site suitable for the proposed use?	Potentially, provided any loss of community floors pace could be justified

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Not Known as still used for community uses
Is there developer interest?	Unknown
Ownership constraints?	Community centre is in use
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Demonstrate that existing community floor space is not necessary in this particular location.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)	100	17

Conclusion: Is the site suitable, achievable and available?
The site is occupied by an existing community centre. There are no environmental constraints associated with the site.

The site is a developed urban site with no flood risk other than low probability surface water flood risk; this is unlikely to be a constraint to development.

This site is considered potentially suitable, available and achievable and as such is considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-045

Site Address Details

Site Reference	CFS-2025-045
Site Address	EWC Elstree Way North
Post Code	WD6 1JX
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	0.60
Current Site Use	Healthcare clinic/Nursery / Community Use
Planning Status	None relevant
Proposed uses (residential/ employment)	Residential (C3 dwellings)
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Civic Centre, fire station, car park, charity collection building. A5135 to the South
Character of surrounding area – landscape, townscape	Urbanised, edge of town centre mixed use development, generally surrounded by taller buildings, aside from the neighbouring charity building.
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	Neighbouring Elstree Corridor Sites.

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	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
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	58.09%
Floodzone 3	No
Surface Water Flooding Low Risk	30.53%
Surface Water Flooding Medium Risk	32.34%
Surface Water Flooding High Risk	22.54%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
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?	Under discussion with adjacent owner to bring site forward
Is there developer interest?	Site owned by 2 different public bodies that need to agree a strategy for moving the site forward
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 landowners have 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 it remains possible that health/emergency services facilities might need to be intergraded into a mixed use scheme. As such, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
What would be needed to overcome constraints?	A clear partnership approach between the different landowners is needed to bring these sites forward together given the relatively small size of the site which would preclude different parts of it from being brought forward separately from each other.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very High (200-250)	200	120

Conclusion: Is the site suitable, achievable and available?

The site is currently occupied by three flat roofed single storey buildings predominantly surrounded by hardstanding and car parking. There are no obvious environmental constraints to development. However, the fact that there are different public body owners on a relatively small site with the three buildings tightly packed together, presents some challenges.

This means that a partnership approach will need to be taken by the relevant public sector land owners to move the site forward, as the site does not lend itself to being developed in stages.

The site itself has some level of flood risk and will require a Sequential and Exception Tests.

However, the site is, in principle, suitable for the proposed development given that it forms part of the Elstree Way Corridor AAP. There has been engagement with the two land owners regarding bringing this site forward previously and there remains a willingness to do so.

The site could potentially be suitable for other uses, as part of a mixed use scheme enabling, the retention or relocation of facilities in the Elstree Way Corridor including health and emergency services accommodation. This site is considered suitable, available and achievable and as such considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-046

Site Address Details

Site Reference	CFS-2025-046
Site Address	EWC Elstree Way South
Post Code	WD6 1JP
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	1.34
Current Site Use	Fire station, job centre
Planning Status	**20/0057/OUT** Demolition of the former police station and construction of 1 seven storey and 1 eight storey building containing 96 flats, with associated bin and bike storage, car parking. (Outline Application to include access, appearance, layout & scale, with landscaping matters reserved.) (Permission granted) **15/0058/FUL** (2015) Redevelopment of vacant office block to provide 88 flats in two blocks six storeys in height (26 x 1Bed, 59 x 2Bed & 3 x 3Bed flats) with public open space and

	associated car parking (Permission subject to/linked to Sect 106)
Proposed uses (residential/ employment)	Residential (C3)
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Office blocks, apartment blocks, nursery school, charity collection centre, hotel, leisure centre and a petrol station. A5135 to the North.
Character of surrounding area – landscape, townscape	Urban edge of town centre character with mixed use and height development surrounding 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	Neighbouring Elstree Corridor Sites.

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	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
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	No
Surface Water Flooding Low Risk	17.43%
Surface Water Flooding Medium Risk	3.19%
Surface Water Flooding High Risk	4.47%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

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

Officer Assessment

Is there a conflict with existing policy?	No
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?	Partially
Is there developer interest?	Partly
Ownership constraints?	There are at least 3 separate owners of the remaining parts of Site 5, both public and private.
Is the delivery of the site achievable?	The site has been promoted for commercial development on the basis that this would be achievable. The land owners have 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, including the reprovision/relocation of existing emergency services accommodation, may require additional viability work to be undertaken as well as effective joint working between the different public sector and other landowners within the Elstree Way Corridor.

What would be needed to overcome constraints?	A clear partnership approach between the different landowners is needed to bring these sites forward together given the relatively small size of the site which would preclude different parts of it from being brought forward separately from each other.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)	100	134

Conclusion: Is the site suitable, achievable and available?

The land is suitable for the proposed use in the EWCAAP, namely 5-6 storey residential buildings, possibly increasing on the corner of Maxwell Way and Elstree Way.

It does not have any obvious environmental constraints, although it is possible that a limited amount of pollution may arise from emergency service vehicles which have used or serviced on the sites, or from the neighbouring petrol filling station. The main potential constraint is considered to arise from the site being in multiple ownership and the co-ordination required to achieve development on the western part of the site.

The land 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 police station site to the east of the new flats currently has permission for 96 flats in two blocks of 7 and 8 storeys, showing that a significant quantum of development is capable of being accommodated. Development of comparable blocks have taken place on part of site 5 already, further evidencing the site deliverability. This site is considered suitable, available and achievable and as such considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-047

Site Address Details

Site Reference	CFS-2025-047
Site Address	Pinnacle House, Ripon Way, Elstree & Borehamwood
Post Code	WD6 2XX
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.45
Current Site Use	Employment, including retail, commercial and industrial uses (Business relocating to alternative premises within the borough)
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	The site comprises Pinnacle House and is located within the Borehamwood settlement. Ripon Way forms the southern boundary of the site, beyond which are the Borehamwood Test Centre and commercial premises associated with Orange Music Electronic Company. The Barnet Bypass lies to the east of the site. To the north is the Kingdom Hall of Jehovah's Witnesses, a place of worship, with residential properties located to the west and north-west of the site.
Character of surrounding area – landscape, townscape	The site is situated within an urban area of Borehamwood, adjacent to the Hertsmere borough boundary. The surrounding townscape is mixed in character, comprising residential development, commercial uses and community facilities. Major road infrastructure, including Ripon Way and the Barnet Bypass, influences the character of the area and contributes to a more urbanised setting.
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	Possibly with HEL204

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	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
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	23.8%
Floodzone 3	11.8%
Surface Water Flooding Low Risk	50.87%
Surface Water Flooding Medium Risk	6.15%
Surface Water Flooding High Risk	10.54%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Flood zone
If the site was considered suitable for development, what is the likely timescale	6-17 years

within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50	23

Conclusion: Is the site suitable, achievable and available?

The site comprises previously developed land located within the urban area of Borehamwood and is surrounded by a mix of residential, commercial and community uses. The site is considered to be in a sustainable location with no significant policy constraints affecting its redevelopment for residential use.

However, the site is subject to areas of Flood Zone 2 and 3, as well as surface water flood risk. As such, development would be subject to the Sequential Test and, where applicable, the Exception Test. These constraints may influence the developable area, layout and overall capacity of the site, although they are not considered insurmountable.

The site is available and considered achievable, with redevelopment likely to be viable given its previously developed status and location within an area of high housing demand.

On this basis, the site is considered potentially suitable, available and achievable, and is classified as developable within the plan period, subject to addressing flood risk through the planning process.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-057

Site Address Details

Site Reference	CFS-2025-057 (HEL369)
Site Address	Well End Lodge, Well End Road
Post Code	WD6 5PR
Ward	Shenley Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	0.53
Current Site Use	Residential
Planning Status	**24/0102/CLP** (REFUSED, APPEAL ALLOWED) Construction of 3 x single storey outbuildings ancillary to main dwelling to include swimming pool, home office/gym and garden store. Certificate of Lawful Development (Proposed). (Revised application from 23/1591/CLP).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes

Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	A variety of land uses surround the site, including a scout hut / nursery to the north, as well as a currently vacant farm house/stables and a commercial plant nursery opposite. Single residential properties are also located along further along Well End Road
Character of surrounding area – landscape, townscape	The site is located within an area of ribbon development north of Borehamwood, with open countryside beyond. Properties consist of the main detached buildings, with associated outbuildings. The site is located in a rural area comprising fields with hedge/tree boundaries, and is separated from the nearby edge of urban area of Borehamwood by land in agricultural use.
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-0369-2, HEL347 or CFS-2025-141

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	2.91%
Surface Water Flooding Medium Risk	0.25%
Surface Water Flooding High Risk	6.58%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BO-029	Strong Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey 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-High	Medium-High	Medium-High	Medium-High	Medium-High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Materials 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?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small rural site would be viable and the site achieveable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	Materials on site/vehicles
If the site was considered suitable for development, what is the likely timescale	6-10 years

within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	12

Conclusion: Is the site suitable, achievable and available?

The main dwelling is locally listed. The site itself is detached from the built up area of Borehamwood although it adjoins HEL347 (Land at Cowley Hill).

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.

Given the limited extent of previously developed land within the site, a small element of residential development could be accommodated in principle within the existing policy framework. However, the remainder of the site lies within the Green Belt.

This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-065

Site Address Details

Site Reference	CFS-2025-065
Site Address	Land South of Allum Lane, to the west of Borehamwood.
Post Code	
Ward	Elstree Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	10.46
Current Site Use	Open fields - Agriculture / horticulture / equine related
Planning Status	**24/0442/FUL** Development of an Integrated Retirement Community (IRC) including the erection of a retirement living complex (comprising apartment, bungalows and an associated facilities building) a doctors surgery, hard and soft landscaping, sustainable drainage systems, highways works including a new

	access off Allum Lane, and all associated works. (AWAITING DECISION)
Proposed uses (residential/ employment)	Residential / Retirement Living / GP Surgery
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Elstree recycling centre and Allum Lane cemetery to the west, open fields to the south, residential to the east, Allum Lane to the north.
Character of surrounding area – landscape, townscape	The site lies in the gap between the built up areas of Borehamwood settlement and Elstree village to east and west, with open countryside to north and south.
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	The site can be combined with HEL-1014-2 to form a larger site

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	Yes
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	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	2.46%
Surface Water Flooding Medium Risk	0.49%
Surface Water Flooding High Risk	0.83%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-042	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Possibly. Proximity of cemetery and household waste recycling centre.
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Yes, the Allum Lane household recycling centre
Are there any other environmental constraints?	Household waste recycling centre and cemetery adjoin. Telecommunications mast adjoins. Floor risk across part of the site.
Is the Site suitable for the proposed use?	Potentially suitable, depending on proximity to household waste recycling centre.

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be

	some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	Household waste recycling centre and cemetery adjoin. Telecommunications mast adjoins. Floor risk across part of the site.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	1-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	14	150

Conclusion: Is the site suitable, achievable and available?

There are no significant topographical constraints although the site slopes down from west to east. There are a number of environmental constraints at the perimeter of the proposed residential site, namely TPO trees, archaeological sites, some localised flood risk and listed buildings.

In addition, the site adjoins the household waste recycling centre. Hertfordshire County Council have previously objected to development within the part of the site immediately to the east of the HWRC due to concerns the incompatibility of the two land uses and the likelihood that complaints from future residents would impact on the operation of the HWRC. However, it has also been noted that the promoter has now submitted Noise Assessment along with application which suggests that there would be no detrimental impact on future residents as a result of the operation of recycling centre.

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 promoter has previously submitted technical reports but surface water flooding matters still need to be addressed including any on/off-site betterment, to satisfy the LLFA.

The site was part of a highly performing parcel under the Stage 1 Green Belt assessment, However, the side of the green belt parcel to the east of the household waste recycling centre, was identified as being of less importance and recommended for further consideration.

This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-067

Site Address Details

Site Reference	CFS-2025-067
Site Address	Kendal Hall Farm
Post Code	WD7 7LG
Ward	Aldenham East Ward
Parish	Borehamwood

Site Details

Site Area (ha) gross	5.62
Current Site Use	Part storage yard for Network Rail. Historic leisure use in association with old Country club, agricultural fields
Planning Status	None
Proposed uses (residential/ employment)	Residential (Care Village, Special Needs Housing for Young Adults, Market Housing), Nursery School
Green Belt	Yes
Previously Developed Land	Yes - partial

Agricultural Land Classification	Good

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes
Floodzone 3	No
Surface Water Flooding Low Risk	0.76%
Surface Water Flooding Medium Risk	0.29%
Surface Water Flooding High Risk	2.09%
Reservoir Flooding Dry Day	7.51%
Reservoir Flooding Wet Day	14.08%

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-041	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial/ industrial use and**	**Large-scale commercial and**	**Large-scale warehouse**	**Settlement**

half-storey houses				**employment**	**office blocks**	**distribution facilities**	
Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	High	Medium-High

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Applicant states access would be available via private road off Watling Street.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	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. Some flood risk across parts of the site albeit primarily at lower levels of 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?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	Adjoins Kendal Wood Local Wildlife Site to the west. Some flood risk across parts of the site albeit primarily at lower levels of risk.
If the site was considered suitable for development, what is the likely timescale	The promoter has stated development expected to be delivered in 5-10 years.

within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	15	84

Conclusion: Is the site suitable, achievable and available?

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.

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 possibility of providing adequate access to the site has not yet been fully demonstrated. Although it has been indicated by the promoter that this would be via an existing private road off Watling Street. This would likely need to be upgraded.

For the purposes of the HELAA, this site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-068

Site Address Details

Site Reference	CFS-2025-068
Site Address	Old Haberdasher's Sports Ground - Croxdale Road, Borehamwood
Post Code	WD6 4PY
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	4.05
Current Site Use	Leisure including sport and recreation
Planning Status	Withdrawn a residential application 16/0341/FUL for 170 units in 2017; Permission grated for TP/13/1274 in 2013.

	Other applications: 21/0230/TPO granted in 2021; TPO/2011/1428 in 2012; no objection to TP/05/0958 in 2005
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Residential
Character of surrounding area – landscape, townscape	The area is residential, characterised by terraced and flatted development
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	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	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	16.75%
Surface Water Flooding Medium Risk	4.22%
Surface Water Flooding High Risk	5.02%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	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/tw	**Medium density' mixed**	**Mediu m**	**High densit y flats**	**Smaller-scale commercial / industrial**	**Large-scale commercia**	**Large-scale warehouse**	**Settlemen t**

o and a half-storey houses	residential	density flats		use and employment	l and office blocks	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?	The site is designated open space under SADM34
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?	No
Is the Site available?	Unknown. The site has been promoted by the leaseholder rather than freeholder of the site (Hertsmere Borough Council)
Is there developer interest?	Yes
Ownership constraints?	Yes
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infrastructure requirements may require additional viability work to be undertaken. However, the site promoter has not indicated there to be any abnormal or other costs which would have the potential to impact on the viability of the site for development.
What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale	6-17 years

within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (30-50)	50	200

Conclusion: Is the site suitable, achievable and available?

There are no significant physical constraints to development on the site: several trees close to the boundary are protected; access would be available from Croxdale Road which runs along the southern edge of the site; design would need to take into account the impact on adjoining residential properties.

The site is located within the urban area of Borehamwood where residential development would be an acceptable use in policy terms. It is however a designated Open Space under policy SADM34. Whilst the application has been submitted by developers on behalf of the leaseholder, the Council as freehold owner has not indicated that the site would be available

The site is currently occupied by the Old Haberdashers Association and apart from the question of whether the Council as freeholder would release the site, there is a requirement both from the OHA and under Policy CS19 for a suitable replacement sports ground to be identified. An alternative site has been submitted as part of the call for site submission, however it has not been established that this site would be suitable for this use.

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.

This site is considered potentially suitable, available and achievable and as such considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-076

Site Address Details

Site Reference	CFS-2025-076
Site Address	Site adjacent to Stangate Crescent and Wansford Park, Hertsmere
Post Code	WD6 2PH
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	1.25
Current Site Use	Other - grass verge
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Residential and a school
Character of surrounding area – landscape, townscape	Residential area of Borehamwood and Saffron Green Primary School adjoin the site to the west. A1 dual carriageway directly adjoining 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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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
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	9.60%
Surface Water Flooding Medium Risk	3.63%
Surface Water Flooding High Risk	15.06%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Yes – the site is Minor Amenity Land under current policy SADM36
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Proximity of A1 major dual carriageway. Removal of trees and vegetation which currently forms a barrier between existing residential area and the A1 likely to increase noise and air pollution to existing and proposed housing
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Due to the sites use as amenity land, it's extremely narrow width and proximity to the A1 Motorway, the site is not considered suitable

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infratructure requirements may require additional viability work to be undertaken. However, the site promoter has not indicated there to be any abnormal or other costs which would have the potential to impact on the viability of the site for development.
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity

Low	30	38

Conclusion: Is the site suitable, achievable and available?

The site is a narrow ribbon of land stretching along the A1 dual carriageway. Due to the narrow width of the site, and close proximity to the road, there is unlikely to be an unsuitable level of amenity for future residents due to traffic noise and pollution. Given the shape of the site, there is little potential for mitigation.

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.

Due to this constraint, the site is not considered suitable for its proposed use and therefore not developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-080

Site Address Details

Site Reference	CFS-2025-080 (HEL-0511-2)
Site Address	Land West of Vale Avenue, Borehamwood
Post Code	WD6 2BD
Ward	Borehamwood Hillside Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	3.4
Current Site Use	Open fields, wildlife site
Planning Status	**25/1615/FUL** (AWAITING DECISION) - Full planning application for the development of the site to provide 98 homes within a mix of houses and apartment buildings up to three storeys high, together with vehicle parking, bicycle parking, refuse provision, new substation, communal amenity space, and landscaping; 25/1285/EI1 Request for screening opinion (Environmental Assessment - Screening) - up to 100 residential units.

Proposed uses (residential/ employment)	Residential / 10% Biodiversity Net Gain
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential, open fields/ grazing land, wildlife sites, railway tracks.
Character of surrounding area – landscape, townscape	Site at the southern edge of the built up area of Borehamwood. The open land runs right up to the edge of built up area at Vale Avenue and Byron Avenue. To the south of the A411 residential properties are larger detached with extensive gardens. Woodcock Hill Farm lies opposite the site. The site contributes to a rural break between the residential areas of Elstree and Borehamwood. Although Barnet Lane is an urbanising influence the open fields and mature trees contribute to a rural feel.
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	HEL209a

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	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
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BO-015	Moderate Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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-High	Medium-High	Medium-High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt, adjacent to 2 designated Local Wildlife Sites
Is there evidence of land contamination?	No
Are there any access difficulties?	The masterplan proposes vehicular access through the adjoining residential area via Vale Avenue.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Adjacent Rail tunnel
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?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green

	belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	98

Conclusion: Is the site suitable, achievable and available?
The site is located at the edge of the Borehamwood settlement and is well related to the existing built form. A planning application has been submitted for residential development, indicating a clear intention to bring the site forward. However, the site lies within the Green Belt and is adjacent to designated Local Wildlife Sites, which will require careful consideration through the plan-making and design process. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-115

Site Address Details

Site Reference	CFS-2025-115 (HEL359)
Site Address	Land north of Stapleton Road
Post Code	WD6 5
Ward	Shenley Ward
Parish	Shenley

Site Details

Site Area (ha) gross	14.72
Current Site Use	Agricultural
Planning Status	**25/1713/OUT** (AWAITING DECISION) Erection of up to 292 new homes (including affordable homes) together with associated open space and areas of play, landscaping and new access. (Outline application with all matters reserved except for means of access.)
Proposed uses (residential/ employment)	Residential (C3)
Green Belt	Yes

Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields to all sides except the southern edge of the site which adjoins the northern edge of Borehamwood settlement
Character of surrounding area – landscape, townscape	This is an edge of settlement location. To the south is the built up area of Borehamwood whereas the character is other directions is largely open fields in agricultural use.
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	HEL152

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	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	Yes
Floodzone 3	Yes
Surface Water Flooding Low Risk	Yes (5.67%)
Surface Water Flooding Medium Risk	Yes (1.25%)
Surface Water Flooding High Risk	Yes (2.5%)
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-031	No Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey 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-	**Medium density’ mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial/ industrial use and**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**

storey houses				**employment**			
Medium	Medium	Medium-High	Medium-High	Medium-High	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 although the only vehicular access would be off Stapleton Road
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	An overhead power line is located at the northern boundary of the site.
Are there any other environmental constraints?	The majority of the site is Local Wildlife Site Organ Hall Pastures. The Wildlife site needs an up to date assessment based on information submitted with by the site promoter.
Is the Site suitable for the proposed use?	Not currently

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	Yes
Is the delivery of the site achievable?	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.
What would be needed to overcome constraints?	LWS

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
Very low	23	292

Conclusion: Is the site suitable, achievable and available?

The majority of the site is designated as Local Wildlife Site (Organ Hall Pastures). An ecology assessment submitted on behalf of the site owner concludes that the ecological value of the majority of the site is moderate, due to its use as arable land, although there are recognised to be some valuable habitats. Further consultation with HCC ecology would be needed to corroborate this view.

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 available, however it not considered currently suitable for proposed use due to the significant extent of the wildlife site present.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-127

Site Address Details

Site Reference	CFS-2025-127
Site Address	Land north of Allum Lane, Borehamwood
Post Code	
Ward	Elstree Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	8.63
Current Site Use	Open fields
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Existing residential development on Watling Street and allotments to the West, Allum Lane to the South, existing residential development and. The Hertsmere golf club on the East, established trees and greenfield land to the North
Character of surrounding area – landscape, townscape	The surrounding area is characterised by a transition between suburban development and open Green Belt landscape. Built form is evident to the west and east, where residential development defines a suburban edge to Borehamwood. In contrast, the golf club, allotments, and greenfield land contribute to a more open and semi-rural landscape character.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL514

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	9.68%
Surface Water Flooding Medium Risk	4.06%
Surface Water Flooding High Risk	9.62%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-042	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments (Stage 1)	Provisionally grey belt		
Grey belt conclusion	Not grey belt		
Reason for conclusion	Strong contribution to purpose A		
Fundamentally undermining the remaining Green Belt	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	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
Medium-High	Medium-High	Medium-High	Medium-High	High	High	High	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?	Some areas of surface water flood risk. Small part of archaeological site along the southern boundary
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	
What would be needed to overcome constraints?	Surface water flood risk, archaeological site
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	196

Conclusion: Is the site suitable, achievable and available?

The site comprises a large area of open greenfield land located on the edge of the built-up area, with a clear transition from suburban development to open countryside. While there are urbanising influences from surrounding residential areas, allotments and the golf course, the site overall retains an open and semi-rural character. The presence of nearby heritage assets, areas of surface water flood risk, and a small archaeological constraint along the southern boundary are also relevant considerations.

Although the site has been assessed as ‘not grey belt’, it is considered potentially suitable, available and achievable due to its proximity to public transport and because it does not fundamentally undermine the remaining Green Belt. As such it could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-129

Site Address Details

Site Reference	CFS-2025-129
Site Address	Land at Lyndhurst Farm, Borehamwood
Post Code	WD6 5NF
Ward	Shenley Ward
Parish	Shenley

Site Details

Site Area (ha) gross	5.27
Current Site Use	Mix of allotment use and vacant previously developed land
Planning Status	**24/0451/FUL** Full planning application for 186 dwellings, community building, associated parking, landscaping and open space, with vehicle and pedestrian access from Green Street and a separate pedestrian access from Stapleton Road. (Amended Description 21/06/2024 to remove 3 dwellings and amendment to layout) (GRANTED

	PERMISSION) **24/0446/FUL** Planning application for the change of use of land and creation of new allotment facilities, including hub building, and associated car parking and landscaping with access from Green Street. (granted) **18/2198/FUL** Installation of 1 X 12m converted steel container set on oak beams, for the purpose of housing lockers & gardening equipment. (Revised Application) (GRANTED)
Proposed uses (residential/ employment)	Residential and community use (community hub)
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields to all sides except the southern edge of the site which adjoins the northern edge of Borehamwood settlement
Character of surrounding area – landscape, townscape	This is an edge of settlement location. To the south is the built up area of Borehamwood whereas the character is other directions is largely open fields in agricultural use.
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	HEL359

Constraints Check List

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

Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	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	0.88%
Floodzone 3	0.88%
Surface Water Flooding Low Risk	2.21%
Surface Water Flooding Medium Risk	1.12%
Surface Water Flooding High Risk	2.01%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-031	No Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey 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-High	Medium-High	Medium-High	Medium-High	Medium-High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Small isolated areas of fuel spills from historic use as a landscape contractor's yard.
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	An overhead power line is located at the Northern boundary of the site, with a pylon straddling the site boundary. There is also an adjacent gas transfer station which may limit development.
Are there any other environmental constraints?	The site adjoins Organ Hall Pastures Local Wildlife Site to the SW.
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

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

	in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	The site adjoins Organ Hall Pastures Local Wildlife Site to the SW.
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Planning permission	Planning permission	186

Conclusion: Is the site suitable, achievable and available?

The site is located adjacent to a Local Wildlife Site and is also within 750 metres of a Listed Building, however these constraints alone are not considered to deem the site unsuitable for development.

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.

Under the current policy framework, the site is not considered suitable other than for appropriate development within the parameters set out in paragraph 154 of the NPPF regarding ‘limited infilling or the partial or complete redevelopment of previously developed land’. It is noted however that previous buildings located on the site have been demolished and so there is no scope for development to fall within this definition.

It is also noted that the site currently benefits from planning permission for 186 dwellings which are under construction.

This site is considered suitable, available, achievable and deliverable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-130

Site Address Details

Site Reference	CFS-2025-130
Site Address	Tempsford Green, Tempsford Avenue Borehamwood, Herts
Post Code	WD6 2PD
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	4.28
Current Site Use	Leisure including sport and recreation
Planning Status	None
Proposed uses (residential/ employment)	Community – Sport, Leisure, Community and Education (Planning Classes E & F). Community Multi-Sports Hub Pavilion.
Green Belt	No

Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential areas to the West, North and South, Rowley Lane to the North, Barnet By-Pass to the East.
Character of surrounding area – landscape, townscape	The site lies in the urban settlement area of Borehamwood. It is surrounded by residential areas, barnet by-pass and sports facilities
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-2025-076

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	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
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	59%
Floodzone 3	14.8%
Surface Water Flooding Low Risk	37.88%
Surface Water Flooding Medium Risk	21.92%
Surface Water Flooding High Risk	20.91%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	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**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**

storey houses				employment			
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
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?	Flood zone, surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	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 (promoted for non-residential uses)	N/A (promoted for non-residential uses)	N/A (promoted for non-residential uses)

Conclusion: Is the site suitable, achievable and available?
The site is located within the urban area of Borehamwood and is bounded by residential development to the west, north, and south, with the Barnet By-Pass to the east. It is currently used for leisure purposes, including sport and recreation, and is part of a wider area that could be joined to an adjoining site.

The site lies within areas of flood zone 2 and 3, and is also affected by surface water flood risk, which will need to be managed to enable any development. Other than flood risk, there are no significant access, topographical, or heritage constraints.

Under the current policy framework, the site is potentially suitable for community or leisure development, although flood mitigation measures would be required to enable deliverability. The site is considered available, and achievable within the plan period subject to addressing the identified constraints.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-138

Site Address Details

Site Reference	CFS-2025-138
Site Address	Land at Organ Hall Farm, Theobald Street, Borehamwood
Post Code	WD7 7LU
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	8.9
Current Site Use	Open fields
Planning Status	22/2149/OUT erection of up to 110 dwellings, a medical centre (Use Class E(e)), associated infrastructure, parking, landscaping, open space, earthworks and access from Theobald Street and a change of use of the land edged green on Drawing no. 221.1511.103 to provide landscaping and Public open space
Proposed uses (residential/ employment)	Residential and community (medical centre)

Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential to the south, offices to south east, open countryside to remaining sides. Railway line along west boundary. Theobald street to the East.
Character of surrounding area – landscape, townscape	Site is located on the edge of the Borehamwood's built up area- urban area to south, open countryside to remaining sides.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	6.7%
Floodzone 3	10.4%
Surface Water Flooding Low Risk	8.07%
Surface Water Flooding Medium Risk	3.07%
Surface Water Flooding High Risk	6.49%
Reservoir Flooding Dry Day	49.1%
Reservoir Flooding Wet Day	60.1%

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-032	No Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey 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	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and**	**Large-scale commercial and**	**Large-scale warehouse**	**Settlement**

half-storey houses				**employment**	**office blocks**	**distribution facilities**	
Medium	Medium	Medium-High	Medium-High	Medium-High	Medium-High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Possible contamination from vehicles on site
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Close proximity to railway line. Pylons and powerlines run across the site
Are there any other environmental constraints?	Some flood risk on site
Is the Site suitable for the proposed use?	Yes, part of the site not in flood zone

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 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.
What would be needed to overcome constraints?	Flood risk
If the site was considered suitable for development, what is the likely timescale	1-5 years

within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Planning permission	Planning permission	110

Conclusion: Is the site suitable, achievable and available?

Environmental constraints affect some of the site with Tykeswater running through the north west part of the site resulting in an area being within Flood Zones 2 and 3. Footpath 51 runs through the middle of the site as well as a pylon/overhead power lines.

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.

It is also noted that the site benefits from a planning permission for development.

This site is considered suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-141

Site Address Details

Site Reference	CFS-2025-141
Site Address	Land east of Cowley Hill, Borehamwood
Post Code	
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	67
Current Site Use	Agriculture, open fields
Planning Status	**17/2493/OUT** Outline planning application for the provision of a 2 form entry primary school to include access (GRANTED); **17/2494/OUT**: Outline planning application for the erection of 58 dwellings to include access and layout. (GRANTED) **20/2141/FUL**. Demolition of existing buildings and erection of 16 dwellings together with associated parking, amenity space and access

	from Cowley Hill.(Amended plans and Description - increase in number of units). (GRANTED)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	School and residential to south, residential to west (across Cowley Hill), open countryside and farmland with occasional cottages to north and east
Character of surrounding area – landscape, townscape	Site is located adjacent to the built up area of Borehamwood, with an urban area to south and west, and gently undulating open countryside and farmland to remaining sides.
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-2025-154, CFS-2025-159

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	0.73%
Floodzone 3	0.63%
Surface Water Flooding Low Risk	3.67%
Surface Water Flooding Medium Risk	1.36%
Surface Water Flooding High Risk	2.62%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BO-004	Weak Contribution	No Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing	**Landscape sensitivity to residential flats/**	**Landscape Sensitivity to large scale commercial/ industrial/ distribution**	**Landscape sensitivity to a new**

development/ smaller flats		small scale commercial					
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	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'?	Pylons and power lines cross the site
Are there any other environmental constraints?	The site adjoins local wildlife sites Birchwood (Silver Hill) and Silver Hill Woodland strip and Wood next to Well End Road
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. 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.
What would be needed to overcome constraints?	The site adjoins local wildlife sites Birchwood (Silver Hill) and Silver Hill Woodland strip and Wood next to Well End Road
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	1541

Conclusion: Is the site suitable, achievable and available?

There are three Local Wildlife Sites adjacent to northern boundary (Wood next to Well End Road) and eastern boundary (Birch Wood and Silver Hill Woodland). Cowley Farm buildings are locally listed with locally listed Well End lodge immediately adjacent to the eastern boundary. A significant number of watercourses run across the site which slopes from north east to south west.

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.

This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-146

Site Address Details

Site Reference	CFS-2025-146
Site Address	Wheatsheaf Farm, Well End Road, Borehamwood, Hertfordshire
Post Code	WD6 5PR
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	0.95
Current Site Use	Residential/farmhouse
Planning Status	24/0663/FUL Demolition of existing outbuildings and menage, repair and refurbishment and subdivision of the existing listed farmhouse and erection of 3x two storey (1x 5 bed and 2x 4 bed) dwellings along with associated infrastructure and landscaping. (Associated listed building application 24/0664/LBC) (GRANTED)

	24/0664/LBC Demolition of existing outbuildings and menage, repair and refurbishment and subdivision of the existing listed farmhouse and erection of 3x two storey (1x 5 bed and 2x 4 bed) dwellings along with associated infrastructure and landscaping. (Application for Listed Building consent and accompanying application 24/0663/FUL) (GRANTED) 20/2160/FUL Demolition of existing outbuildings; subdivision of the existing listed farmhouse to create 2 x dwellings (1 x 4-bed and 1 x 3-bed); conversion of listed kennels building to create 1 x 1 bed unit; and erection of 2 x new dwellings to comprise 1 x 4-bed and 1 x 3-bed houses. (Permission subject to/linked to Sect 106)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Farm and open lands to East, North and West. LWS to the North, Buckettsland Lane to the South
Character of surrounding area – 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	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	1.7%
Surface Water Flooding Medium Risk	43.68%
Surface Water Flooding High Risk	5.04%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BO-006b	Moderate Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	Medium-High	Medium-High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt, Listed building
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	LWS nearby
Are there any other environmental constraints?	Surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and Developability:

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

Ownership constraints?	Unknown
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	Surface water flood risk, strong performing green belt.
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
Planning permission	Planning permission	3

Conclusion: Is the site suitable, achievable and available?
The site benefits from planning permission for a small-scale residential development comprising three dwellings. As such, it does not represent a future development opportunity to be assessed through the HELAA for additional capacity. However, this site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-148

Site Address Details

Site Reference	CFS-2025-148
Site Address	26-30 Theobald Street, Borehamwood
Post Code	WD6 4SE
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.20
Current Site Use	Employment including retail
Planning Status	23/1775/FUL Demolition of the existing Light Industrial unit (B1c Use Class) and vehicle garages/buildings and storages (Sui Generis) to allow for the construction of a part three; part four and part six storey building comprising of 37 residential units with a ground floor commercial unit (Use Class E) and construction of a three storey building comprising of 4 residential units with undercroft parking; hard and soft landscaping including boundary

	treatment; refuse/recycle and cycle provision; private amenity space with communal gardens/recreational space and vehicular parking with access from Glenhaven Avenue and pedestrian/occupier access from Theobald Street and Glenhaven Avenue. (PERMISSION SUBJECT TO/ LINKED TO SECT 106) 25/1512/VOC Variation of conditions 2 (plans) and 3 (noise) to allow for alterations to design, siting, materials and noise assessment following grant of planning permission 23/1775/FUL. (AWAITING DECISION)
Proposed uses (residential/ employment)	Residential, Commercial
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Mixed: Residential, Industrial, Town Centre Uses
Character of surrounding area – landscape, townscape	Mixed two to three storey buildings of vary styles. Used mix of town centre uses, light industry, community facilities and residential.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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	1.34%
Surface Water Flooding Medium Risk	2.17%
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Potentially from existing use.
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Various light industry uses / sui generis surrounding the site.
Are there any other environmental constraints?	Potential Contamination from previous use.
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to

	CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Potential Contamination from previous use.
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Planning permisison	Planning permission	41

Conclusion: Is the site suitable, achievable and available?
The site is brownfield land and is located close to the centre of Borehamwood. The site is considered acceptable under current policy framework, notwithstanding mitigation against disturbance from neighbouring uses. 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. This site is considered potentially suitable, available and achievable and as such could be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-154

Site Address Details

Site Reference	CFS-2025-154
Site Address	Land east of Cowley Hill, Borehamwood
Post Code	WD6 5LG
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	1.37
Current Site Use	Other- Car parking
Planning Status	17/2493/OUT Outline planning application for the provision of a 2 form entry primary school to include access (All other matters reserved) (PENDING) 17/0475/FUL Construction of part two-storey, part three storey building to provide temporary school accommodation, together with pedestrian entrance gate, access road from existing access and areas of hard standing (APPROVED)

Proposed uses (residential/ employment)	Residential and community (synagogue and community centre)
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Hertswood Academy to the south of the site, and associated sports field to the East. To the west is residential dwellings an to the north is vacant land.
Character of surrounding area – landscape, townscape	The site has built up area of Borehamwood settlement to the West and South.
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-2025-141

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	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	5.48%
Floodzone 3	16.07%
Surface Water Flooding Low Risk	5.99%
Surface Water Flooding Medium Risk	2.14%
Surface Water Flooding High Risk	15.2%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BO-004	Weak Contribution	No Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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/tw	**Medium density' mixed**	**Mediu m**	**High density flats**	**Smaller-scale commercial / industrial**	**Large-scale commerci al and**	**Large-scale warehous e**	**Settlemen t**

o and a half-storey houses	residential	density flats		use and employment	office blocks	distribution facilities	
Medium	Medium	Medium-High	Medium-High	Medium-High	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'?	N
Are there any other environmental constraints?	Flood zone, surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	Multiple owners
Is the delivery of the site achievable?	Potentially
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?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low (20-30)	15	20

Conclusion: Is the site suitable, achievable and available?
The site comprises land currently in use as car parking, located on the edge of the built-up area of Borehamwood. It is bordered by residential development to the west, educational uses to the south,

and open land to the north and east, giving it a transitional character between urban and more open uses.

There are no significant access or topographical constraints, but the site is affected by areas of flood zone 2 and 3, as well as surface water flood risk, which will require careful consideration and mitigation. 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.

Landscape sensitivity is assessed as medium to medium-high, indicating that development would need to be sensitively designed. The presence of flood risk is a key constraint and would need to be addressed through appropriate mitigation and layout.

This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-159

Site Address Details

Site Reference	CFS-2025-159
Site Address	Land Lying to the East of Green Street, Borehamwood
Post Code	
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	2.8
Current Site Use	Agriculture / horticulture / equine related
Planning Status	24/0446/FUL change of use of land and creation of new allotment facilities, including hub building, and associated car parking and landscaping with access from Green Street. (GRANTED in 2025)

Proposed uses (residential/ employment)	Residential (gypsy/traveller provision of residential development)
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential / Open Fields
Character of surrounding area – landscape, townscape	Residential Detached and Semi-detached dwellings to West of site. Open countryside to north, south and east.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-141

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	0.21%
Floodzone 3	No
Surface Water Flooding Low Risk	2.99%
Surface Water Flooding Medium Risk	0.88%
Surface Water Flooding High Risk	0.73%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BO-003	Moderate Contribution	No Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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-High	Medium-High	Medium-High	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?	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?	Multiple owners
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?	6-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	64

Conclusion: Is the site suitable, achievable and available?
The site has negligible flood risk and this 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. However, this is an allotment site that has been provided as part of the Lyndhurst Farm development (26/0038/DOC) and is not considered suitable for residential development in the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-162

Site Address Details

Site Reference	CFS-2025-162 (HEL1008-22)
Site Address	Land at Holly Cottage, Well End Road
Post Code	WD6 5PR
Ward	Shenley Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	2.11
Current Site Use	Open Field (Grazing) / Residential Curtilage
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Dwellings / Open Countryside / Arboricultural Nursery
Character of surrounding area – landscape, townscape	Site part of sporadic development along Well End Road, consisting of large detached dwellings, commercial greenhouses, and open fields
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	HEL376

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	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	1.76%
Surface Water Flooding Medium Risk	0.38%
Surface Water Flooding High Risk	2.09%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BO-006b	Moderate Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	Medium-High	Medium-High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	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?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?

The site is located adjacent to a Listed Building, and mitigation will be required to ensure that the public benefit outways the harm to this heritage asset.

The site has a 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. The site also contain buildings which can be considered PDL.

This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-176

Site Address Details

Site Reference	CFS-2025-176
Site Address	Land off Rowley Lane (north and south), Borehamwood
Post Code	
Ward	Borehamwood Kenilworth Ward and Shenley Ward
Parish	South Mimms and Ridge CP, Elstree and Borehamwood CP and Shenley CP

Site Details

Site Area (ha) gross	56
Current Site Use	Agriculture / horticulture / equine related
Planning Status	None
Proposed uses (residential/ employment)	Residential and Employment
Green Belt	Yes

Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields to the North, residential and industrial to the West and open fields to the South. Barnet bypass to the East boundary
Character of surrounding area – landscape, townscape	The site lies adjacent to the Borehamwood settlement area, to the Eastern edge of the settlement. The site lies between the built areas to the West and South-West, including residential, industrial and studio spaces, and open lands to 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	CFS-2025-125

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
Archaeological Status	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	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

Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes
Floodzone 3	No
Surface Water Flooding Low Risk	4.48%
Surface Water Flooding Medium Risk	0.87%
Surface Water Flooding High Risk	2.57%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BO-008	Moderate Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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?	Yes – site sits to the North and South of Rowley lane, from which access could be provided.
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?	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?	In an area of high housing demand and given the existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to build out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	10-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	1288

Conclusion: Is the site suitable, achievable and available?
The site is located on the eastern edge of Borehamwood, forming part of the transition between the built-up area and the wider countryside. Development is present to the west and south-west, while the site maintains a strong relationship with the surrounding open Green Belt. The Barnet By-Pass provides a defined boundary to the east. There are also areas of flood zone 2 and surface water flood risk, and access will require careful consideration. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-184

Site Address Details

Site Reference	CFS-2025-184
Site Address	Aycliffe Road and Leeming Road - shops and residential
Post Code	
Ward	Borehamwood Cowley Hill Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	2.4
Current Site Use	Residential, Employment including retail
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential, Community Use
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Aycliffe road to the North, residences to the West, residences and driving school to the East, shops and restaurants to the South.
Character of surrounding area – landscape, townscape	The site lies in the urban settlement area of Borehamwood with built areas to all sides. It is surrounded by a variety of built spaces including residences, shops, restaurants, and driving school. It is bound by Aycliffe road to the North.
Could this site be joined to another to form a larger site?	no
If yes, give details of adjoining site including site reference if applicable	n/a

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	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
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	13.77%
Surface Water Flooding Medium Risk	6.12%
Surface Water Flooding High Risk	13.68%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	Multiple owners
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?	10-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	83	200

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Borehamwood, currently in mixed residential, employment and retail use. It is surrounded by built development on all sides, including residential, commercial, and community uses, and is well integrated into the existing urban area, with access from Aycliffe Road. There are no significant policy, access, or heritage constraints affecting the site. However, the site is subject to areas of surface water flood risk, which will need to be addressed through appropriate design and drainage measures. The presence of multiple ownerships may also require coordination to ensure comprehensive development. Site has negligible flood risk and is not expected to be a

constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but are highly likely to pass at this level of risk.

The site is considered suitable for residential and community uses, with redevelopment representing an efficient use of previously developed land within the urban area. Subject to addressing surface water flood risk and coordinating land ownership, the site is considered available and achievable.

The site is therefore suitable, available and achievable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-186

Site Address Details

Site Reference	CFS-2025-186
Site Address	Land between Lombardy Way and Beechfield Close, Borehamwood
Post Code	WD6 4NX
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.4
Current Site Use	Other - amenity land
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	No
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Residences to the North, East and South-East. Railway track and open lands to the West.
Character of surrounding area – landscape, townscape	The site lies at the western edge of the Borehamwood urban settlement. The site has railway track along the western boundary and open lands beyond that.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	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	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	21.8%
Floodzone 3	20.6%
Surface Water Flooding Low Risk	15.6%
Surface Water Flooding Medium Risk	19.7%
Surface Water Flooding High Risk	12.2%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Railway line adjacent to the site
Are there any other environmental constraints?	Flood zone, surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	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?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50	20

Conclusion: Is the site suitable, achievable and available?
The site comprises amenity land located at the western edge of the Borehamwood urban area, with residential development to the north, east and south-east, and a railway line forming the western boundary beyond which lies open land. The site occupies a transitional position at the edge of the built-up area. While there are no significant access or policy constraints, the site is affected by substantial areas of flood zone 2 and 3, as well as notable surface water flood risk. These constraints represent a key consideration and may limit the developable area of the site. Site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at

the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. The presence of TPOs and the adjacent railway line may also require careful design to address amenity, noise, and landscaping considerations.

Although the site is located within the urban area and is available, the extent of flood risk presents a significant constraint to development. Any proposal would need to demonstrate compliance with the Sequential and Exception Tests and incorporate appropriate mitigation measures.

The extent of the flood risk, TPOs and access constraints mean that this site is not considered suitable or potentially achievable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-189

Site Address Details

Site Reference	CFS-2025-189
Site Address	The Point, Shenley Road, Borehamwood
Post Code	WD6 1EH
Ward	Borehamwood Hillside Ward and Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	1.05
Current Site Use	Employment including retail; Leisure including sports and recreation
Planning Status	None
Proposed uses (residential/ employment)	Residential, Commercial, Community use (Mixed-use)
Green Belt	No
Previously Developed Land	Yes

Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	B5378 to the north, All Saints church and graveyard to the east, residential to the south and west.
Character of surrounding area – landscape, townscape	The site is at the edge of Borehamwood town centre; a mix of uses and forms of development characterise the area including retail, offices, residential and community facilities.
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	As the freehold owner of The Point, HBC could potentially seek to bring forward the site with the adjacent 80 Shenley Road (former Natwest Bank) which was acquired by Hertsmere BC.

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	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	3.05%
Surface Water Flooding Medium Risk	3.15%
Surface Water Flooding High Risk	2.90%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	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**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**

storey houses				employment			
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?	Existing public car park would need to be replaced in any development
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?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the residential-led development of a site in Borehamwood town centre is likely is likely to be viable and achievable subject to the mix of uses being sought on the site and any on or off-site infrastructure requirements . There would be unlikely to be any BNG requirements due to the previously developed status of the site.
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?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity

High (100-200)	200	200

Conclusion: Is the site suitable, achievable and available?
The site is mostly located within the Borehamwood town centre boundary where residential development could be an acceptable use in policy terms. The site is however currently occupied by the Reel cinema, Gala Bingo, and a private gym which are important town centre leisure facilities; the re-provision of leisure facilities would be likely sought on the site as part of any mixed use redevelopment. The site is surrounded by existing development, including residential, retail, and All Saints Church and graveyard. The adjacent 80 Shenley Road building has now been purchased by HBC and this offers the potential to bring forward a more comprehensive scheme in the future, potentially increasing the scope to optimise both the use of the site and the viability of any comprehensive redevelopment. Whilst there are no significant physical constraints to development, however, the relationship to adjoining uses and the need to retain public parking provision would limit the development options available. The site has negligible flood risk but 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. This site is considered suitable, available and achievable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-190

Site Address Details

Site Reference	CFS-2025-190
Site Address	39 Theobald street Borehamwood
Post Code	WD6 1RT
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.11
Current Site Use	Residential
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Theobald street and medical centre to the East, residences to the other sides
Character of surrounding area – landscape, townscape	The site lies in the urban settlement of Borehamwood, with residences, medical centre and Theobald street surrounding it.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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	No
Surface Water Flooding Medium Risk	0.06%
Surface Water Flooding High Risk	0.01%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
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?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)	100	11

Conclusion: Is the site suitable, achievable and available?
The site is located within the urban settlement of Borehamwood and is currently in residential use. The surrounding area is characterised by residential development, with a medical centre and Theobald Street to the east, and residential properties on the remaining sides, reflecting an established urban context. The site is previously developed land and is not subject to any significant environmental or policy constraints. While there are Listed Buildings within 750 metres, this is not considered to pose a constraint to development. Flood risk is minimal, with only negligible areas of surface water flooding, and there are no identified access, topographical, or neighbouring land use issues. The site is therefore considered suitable, available and achievable for residential development, and is developable within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-0197-22

Site location / address:

Address	Land North of Barnet Lane (West)	**Post Code**	WD6 3JE
Ward	Elstree Ward	**Parish**	Elstree and Borehamwood

Site size / use:

Size (ha) **Gross**	3.37	**Current Use**	Open Field.

Surrounding area:

Neighbouring land uses	Residential, wild life sites, railway tracks.
Character of surrounding area – landscape, townscape	The site is located at the southern edge of the built up area of Elstree and Borehamwood. The site is a part of an undeveloped open land 'wedged' in between built areas. To the immediate north and west of the site is established residential area; to the east is a Local Wildlife Site comprising of greenfield land and vegetation. To the south beyond Barnet Lane is open land.

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL-0511-22

Planning status:

Relevant Planning history	23/0053/OUT Residential development of up to 74 dwellings, with associated landscaping, amenity space, Self-Build plots, sustainable urban drainage (SuDs), and associated works. (Outline Application to include Access, with all other matters Reserved) (description updated 04.04.2023). Refuse permission. Appeal Allowed 25 March 2024.

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (including Custom Build)

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	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	**Percentage of Site**
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	11.92
Surface Water Flooding Medium Risk	3.64

Surface Water Flooding High Risk	1.21
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BO-016	Moderate Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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 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	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt, Contain designated Local Wildlife Sites (Woodcock Hill Fields LWS and Elstree Tunnel Grassland LWS) and a registered Village Green

Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Rail tunnel runs under part of the site
Are there any other environmental constraints?	The site adjoins Elstree Tunnel Grasslands wildlife site.
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
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	The site adjoins Elstree Tunnel Grasslands wildlife site.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	74

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

Conclusion:

Is the site suitable, achievable and available?	The site adjoins a Local Wildlife Site (Elstree Tunnel Grasslands). The land slopes gently to the north but there are no topographical constraints and it is indicated as being accessed directly from Barnet Lane. 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 benefits from planning permission and is considered suitable, available, achievable and deliverable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1005-22

Site location / address:

Address	Land Rear of Catterick Way	**Post Code**	WD6 4QB
Ward	Borehamwood Brookmeadow Ward	**Parish**	Elstree & Borehamwood

Site size / use:

Size (ha) **Gross**	0.2	**Current Use**	Hard Standing / Parking

Surrounding area:

Neighbouring land uses	Residential to south, north and west. Public open space to east.
Character of surrounding area – landscape, townscape	The site is located in a predominantly residential area of Borehamwood, to the rear of dwellings fronting Catterwick Way. The character consists mainly of semi-detached and terrace two storey 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	24/0414/FUL Redevelopment of site including erection of 3 storey detached block of flats to provide 9 x 3 bed residential units with associated parking, cycle and refuse storage. (GRANTED)

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (100% Affordable)

Location type (tick relevant box):

Greenbelt	**PDL**
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	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	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	23
Surface Water Flooding Medium Risk	6.3
Surface Water Flooding High Risk	3.5
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D

N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

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

Officer Assessment

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

Site Availability:

Has the owner said	Yes	**Is there developer interest?**	No

the site is available?			
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Potential mitigation against contamination required.

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**
Medium (50-100)	50	9

Deliverability / Developability:

What is the likely timescale within which the site is capable of being developed?	1-5 years

Conclusion:

Is the site suitable, achievable and available?	The site is brownfield land and is located in a residential area of Borehamwood. The site is considered acceptable under current policy framework, not withstanding mitigation against possible contamination from a previous use. 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. This site is considered suitable, available, achievable and deliverable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1009-22

Site location / address:

Address	Instalcom House, Manor Way	**Post Code**	WD6 1QH
Ward	Borehamwood Kenilworth Ward	**Parish**	Elstree and Borehamwood

Site size / use:

Size (ha) **Gross**	0.36	**Current Use**	Builders Merchant

Surrounding area:

Neighbouring land uses	Mix of Offices, Light industry and residential.
Character of surrounding area – landscape, townscape	The site is located on the edge of an employment area, within the Elstree Way Corridor AAP area, with commercial office and light industry units to the north. Residential units are located to the south, consisting mainly of two storey semi-detached dwellings. A public right of way also runs to the south 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

Planning status:

Relevant Planning history	17/2389/FUL - Demolition of existing buildings and yard and erection of 29 residential units comprising 18 x 2 bed flats, 3 x 2 bed houses and 8 x 3 bed houses including associated car parking and landscaping. (Revised Application) Granted 24 July 2020 and now expired.

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (Flats)

Location type (tick relevant box):

Green Belt	**PDL**
No	Yes

Constraints Check

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

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	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	**Percentage of Site**
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	3.11
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Designated Employment Area
Is there evidence of land contamination?	Potential Contamination from existing use.
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Various commercial uses

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?**	No
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Potential Contamination from existing use.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	80	29

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Conclusion:

Is the site suitable, achievable and available?	The site is located within the area covered by the Elstree Way Corridor AAP close to the designated employment area but also where it adjoining a mainly residential area. Under current policy context the site is allocated for residential development. Whilst there are no clear physical issues constraining the redevelopment of the site, mitigation against disturbance from neighbouring uses will be required. 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. The site is considered acceptable under current policy framework, not withstanding mitigation against disturbance from neighbouring uses. This site is considered suitable, available and achievable and as such considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1014-22

Site location / address:

Address	Land east of Kailas (formerly the Marians), Barnet Lane, Elstree - Site D	**Post Code**	WD6 3RD
Ward	Elstree Ward	**Parish**	Elstree and Borehamwood

Site size / use:

Size (ha) **Gross**	4.19	**Current Use**	Open Scrubland / Woodland

Surrounding area:

Neighbouring land uses	Open Countryside. Residential development to the south and south west.
Character of surrounding area – landscape, townscape	The north and east consists mainly of open countryside, seperating the site with Elstree and Borehamwood. The south and west of two large detached dwellings or apartment buidlings, located within very spacious plots.

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-1015-22 to South West

Planning status:

Relevant Planning history	TP/80/0220, Continue Tipping to complete landfill Operations, Approved, 03/07/1980

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (Including Net Zero Carbon / Self-build), plus Biodiversity Net Gain

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	**Percentage of Site**
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	3.51
Surface Water Flooding Medium Risk	1.03
Surface Water Flooding High Risk	0.54
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BO-018	Strong Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey 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 settlement**
'Low-density' two/two and a half-storey houses	**'Medium density' mixed residential**	**'Medium density' flats**	**'Higher density' flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	
Medium - High	Medium - High	High	High	High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	Potential contamination from former use.
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	None

Are there any other environmental constraints?	Potential Contamination from previous use. Considerable amount of vegetation some of which may be self seeded; ecological value of the site is not known.
Is the Site suitable for the proposed use?	Not currently

Site Availability:

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

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Potential Contamination from previous use. Considerable amount of vegetation some of which may be self seeded; ecological value of the site is not known.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23	96

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

Conclusion:

Is the site suitable, achievable and available?	The site comprises open scrubland/woodland within the Green Belt and is located in a predominantly rural area, physically separating nearby settlements and contributing to the wider openness of the countryside. The site is considered available and potentially achievable. However, there are environmental considerations including potential land contamination from previous uses and unknown ecological value which would require further assessment and mitigation. On this basis, the site is not considered suitable for development at this time and is therefore not identified as developable within the HELAA.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1102-22

Site location / address:

Address	EWC Civic Car Park	**Post Code**	WD6 1WA
Ward	Borehamwood Kenilworth Ward	**Parish**	Elstree and Borehamwood

Site size / use:

Size (ha) **Gross**	1.20	**Current Use**	Car park

Surrounding area:

Neighbouring land uses	Blocks of flats and terraced and semi-detached properties, leisure centre, a hotel, charity collection centre, and primary school/day nursery
Character of surrounding area – landscape, townscape	This large car park is more or less enclosed by built development of various height and form in this urbanised edge of town centre location
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	Neighbouring Elstree Way Corridor Sites

Planning status:

Relevant Planning history	None

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	**PDL**
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	

Listed Building within Site	No
Listed Building within 750m of Site	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	**Percentage of Site** (approximate)
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	10
Surface Water Flooding Medium Risk	3
Surface Water Flooding High Risk	1
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A

Footnote 7 constraints	N/A
Grey belt Comments	N/A

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
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, previously	**Is there developer interest?**	No
Ownership constraints?	None		
Is the Site available?	Not immediately available as public car remains in use with a number of agreements in place to provide car parking for neighbouring sites (e.g. Venue, Ibis Hotel)		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable subject to any required provision or re-provision of public car parking being agreed. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.

Overcoming Constraints

What would be needed to overcome constraints?	Establishing requirements for public car parking in the area

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)	100	95

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Conclusion:

Is the site suitable, achievable and available?	The site is currently the Civic Car Park. There are no major environmental constraints associated with its use, although there may be limited oil/petrol ground pollution associated with its current use. There are no constraints in terms of the site ownership, being in sole ownership, but no decision has been taken on the use of the site and the quantum of public car parking which is required on the site. Regardless of the quantum, decked parking would enable more efficient use of the site and allow for residential development on at least part of the car park. The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. However this site is towards the lower end of coverage and is concentrated in the low part in the south west corner, so will have little impact on the site as a whole. This site is considered suitable, available and achievable and as such could be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1103-22

Site location / address:

Address	EWC Elstree Way / Bullhead Road	**Post Code**	WD6 1LB
Ward	Borehamwood Kenilworth Ward	**Parish**	Elstree and Borehamwood

Site size / use:

Size (ha) **Gross**	0.38	**Current Use**	Petrol Station and Vehicle Tyre and Repair Garage

Surrounding area:

Neighbouring land uses	Semi-detached dwellings and blocks of flats, leisure centre and large derelict building

Character of surrounding area – landscape, townscape	Urbanised edge of town centre location, characterised as such by a mix of uses and differing density housing development.
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	Elstree Way South

Planning status:

Relevant Planning history	23/0576/FUL: Installation of 10 EV charging bays, canopy, GRP cabinet, substation, inverter compound and associated works. (GRANTED) TP/99/0758: Redevelopment of site for Class B1 (office) use in a part 2/part 3 storey building with associated ground and basement parking and alterations to existing vehicular access. (Outline application) TP/98/0185 Erection of new enclosed car wash building and provision of new jet wash area with 2.5m high glass screen and new vacuum unit (REFUSED) TP/96/0204: New and replacement garage, forecourt and kiosk signage (GRANTED) TP/01/0809 Demolition of existing pump islands forecourt canopy, shop and construction of three pump islands, forecourt canopy, shop (200sq m sales area), vacuum air/water facility, car wash and customer car parking. (Granted)

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	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	**Percentage of Site** (approximate)
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	50
Surface Water Flooding Medium Risk	25
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	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	
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?	No
Is there evidence of land contamination?	Likely (Petrol Station use)
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Yes
Is the Site suitable for the proposed use?	Yes

Site Availability:

Has the owner said the site is available?	No	**Is there developer interest?**	No
Ownership constraints?	Lease until early 2030s means unlikely to be available in the next 5 years and potentially at least 10 years until development begins		
Is the Site available?	No		

Site Achievability:

Is the Site achievable?	Possible remediation costs will need to be considered but in an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.

Overcoming Constraints

What would be needed to overcome constraints?	Remediation given the long-standing petrol station and adjacent car garage.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)	100	38

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Conclusion:

Is the site suitable, achievable and available?	The site is currently occupied by the Shell garage and Kwik Fit; subsequently, there is likely to be a level of contaminated land, particularly from the petrol station. There are no other obvious constraints associated with the site, environmental or otherwise. The site will need a ground investigation report at the appropriate time, to assess the level of contamination present. The land 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 (such as this site) may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. This would be difficult on a small site, so other mitigation may be required. This site is considered suitable, available and achievable and as such considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1104-22

Site location / address:

Address	EWC Manor Way	**Post Code**	WD6 1QQ
Ward	Borehamwood Kenilworth Ward	**Parish**	Elstree and Borehamwood

Site size / use:

Size (ha) **Gross**	2.85	**Current Use**	Mixed office and warehouse/factory uses

Surrounding area:

Neighbouring land uses	Semi-detached dwellings and offices/warehouses in employment area
Character of surrounding area – landscape, townscape	Urban character amongst mixed uses between employment area and a road 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	

Planning status:

Relevant Planning history	

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
No	Yes

Constraints Check

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

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	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	**Percentage of Site** (approximate)
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	9
Surface Water Flooding Medium Risk	7
Surface Water Flooding High Risk	3
Reservoir Flooding Dry Day	0

Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Possible contamination from existing industrial units

Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	The site is in multiple ownerships and uses; as and when residential schemes come forward, the relationship with neighbouring commercial activities within the remainder of the site (and the employment area opposite) would need to be considered.
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Potentially

Site Availability:

Has the owner said the site is available?	Partially	**Is there developer interest?**	No
Ownership constraints?	Multiple owners of the overall opportunity area at different stages in terms of availability. As such, it lends itself to being redeveloped in several stages		
Is the Site available?	Partially (the two industrial units at the southern end of the site have been promoted separately as being available).		

Site Achievability:

Is the Site achievable?	As the site is unlikely to come forward as a whole, costs might vary across the whole opportunity area. Subsequently, achievability may vary, given also the different stages of readiness for redevelopment. However, in an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infratructure requirements may require additional viability work to be undertaken.

Overcoming Constraints

What would be needed to overcome constraints?	Where necessary, landowners will need to work together to produce a coherent development strategy, but this will not be necessary to bring all the different sites within HEL-1103-22 forward for development.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50	143

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Conclusion:

Is the site suitable, achievable and available?	The site is located within the EWC AAP and has therefore been earmarked as a potential, long-term residential development location. It is currently occupied by various employment uses, including offices, leisure (trampolining) and warehouse/industrial uses. There are no obvious environmental issues, although there might be potential for pollution from the units to the north and south of the site. Given the existing multiple uses, buildings and likely landowners in this area, there would need to be a co-ordinated plan to bring parts of the site forward, if delivery of the whole area was not possible. The land 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. However, aside from Instalcom House which has been promoted for housing, the site is only partially available or achievable, as the majority of the units are still in operation and there is currently no co-ordinated plan to bring forward a holistic new development. As such it is not considered to be available and developable currently.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL160

Site location / address:

Address	Elstree Gate	**Post Code**	WD6 1JD
Ward	Borehamwood Kenilworth Ward	**Parish**	Elstree and Borehamwood

Site size / use:

Size (ha) **Gross**	1.42	**Current Use**	Car Park and offices. This is developed land on the northern edge of the commercial area of Borehamwood.

Surrounding area:

Neighbouring land uses	Warehouses/ Offices. Office block across Elstree Way to the north has been converted to residential. There is a hotel across Warwick Road to the east of the site
Character of surrounding area – landscape, townscape	The site is located inis is a built-up employment area of Borehamwood. The site is surrounded by B and E Class employment uses on the south side of Elstree Way.

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	16/0530/FUL. External works to include new entrance door and canopy. (GRANTED). 15/2224/FUL. External works to Unit 3 to include new entrance door and canopy. (GRANTED)

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	**PDL**
No	Yes

Constraints Check

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

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

Designated & Undesignated Heritage Assets

Constraint	
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	**Percentage of Site**
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	31.81
Surface Water Flooding Medium Risk	12.1
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Designated Employment Area
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	Possibly - Potentially due to its location within a major employment area. Existing B/E class office and industrial uses surround the site.
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	No

Site Availability:

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

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infratructure requirements may require additional viability work to be undertaken. However, the site promoter has not indicated there to be any abnormal or other costs which would have the potential to impact on the viability of the site for development.

Overcoming Constraints

What would be needed to overcome constraints?	None

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100	142

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

Conclusion:

Is the site suitable, achievable and available?	The site is located within the designated Elstree Way Employment Area where the adjoining uses are commercial and a hotel and loss of employment land is currently resisted. Whilst there are no clear physical issues constraining the redevelopment of the site, the nature of many of the surrounding uses is such that the site is not, in isolation, suitable for residential use. The introduction of residential uses would potentially adversely affect the ability of existing neighbouring businesses to operate, under the 'agent of change' principle. 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 not suitable for residential development under current policy, nor when taking into account the character and operational integrity of the surrounding employment area.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL166

Site location / address:

Address	1 Elstree Way	Post Code	WD6 1RN
Ward	Borehamwood Kenilworth Ward	Parish	Elstree and Borehamwood

Site size / use:

Size (ha) Gross	0.66	Current Use	Vacant. Previously warehouse/production unit (B8) with ancillary offices.

Surrounding area:

Neighbouring land uses	Employment and a garage adjoin the site. The Elstree Screen Arts College (Formally Elstree Technical College) is opposite, across Elstree Way to the north.
Character of surrounding area – landscape, townscape	The site is within the built-up Employment area within Borehamwood. It is surrounded by B Class employment uses to the east and south. Elstree Way Corridor housing area is located to the west of Manor Way. Corner site occupied by 4-storey modern office building and warehouse.

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	HEL163

Planning status:

Relevant Planning history	18/2111/PD56. Change of use from office (Use Class B1) to residential (Use Class C3) to create 54 apartments. PD56 - Refused Prior Approval 18/1758/PD56. Change of use from office (B1) to residential (C3) to create 54 studio apartments. Withdrawn 8/1550/PD56. Change of use from office (B1) to residential (C3) to create 69 studio flats. Withdrawn 18/0922/CLE. Continued use as offices B1(a) (Certificate of Lawful Development Existing). Refuse to Grant Certificate 17/1366/PD56. Change of use from office (B1) to residential (C3) (69 studio flats). (REFUSED). 20/1724/FUL Temporary change of use of warehouse (for up to 10 years) to a film studio (B1) to include erection of single storey emergency exit to west elevation, 3.6 metre fence behind existing boundary railings, new silent roof covering and alterations to fenestration. (APPLICATION WITHDRAWN)

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3) / Mixed Use

Location type (tick relevant box):

Green Belt	**PDL**
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	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	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	26.56

Surface Water Flooding Medium Risk	4.04
Surface Water Flooding High Risk	2.34
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Designated Employment Area

Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Yes - Potentially due to location within a major employment area. Existing office and industrial uses surround the site.
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Potentially, although any residential element would be subject to more detailed assessment in terms of distances from existing employment uses

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 as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.

Overcoming Constraints

What would be needed to overcome constraints?	No

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100	66

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

Conclusion:

Is the site suitable, achievable and available?	The site is located within the designated Elstree Way Employment Area where the adjoining uses are commercial and a hotel and loss of employment land is currently resisted. Whilst there are no clear physical issues constraining the redevelopment of the site, the nature of many of the surrounding uses is such that residential development of the whole the site is not, in isolation, suitable for residential use. The introduction of residential uses across the site would potentially adversely affect the ability of existing neighbouring businesses to operate, under the 'agent of change' principle. However, there may be scope to develop along a small part of the Manor Way and Elstree Way frontage without compromising the operational integrity of the industrial estate. 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 not currently considered suitable for residential development. Should the designation of the site and surrounding area change then the site could potentially be suitable, available and achievable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL167

Site location / address:

Address	Manor Point	**Post Code**	WD6 1EU
Ward	Borehamwood Kenilworth Ward	**Parish**	Elstree and Borehamwood

Site size / use:

Size (ha) **Gross**	0.91	**Current Use**	Units 1 and 2 are currently used for a laundry and packing warehouse for books and magazines with an ancillary kitchen and dining facilities. Unit 3 is used for a pharmaceutical warehouse.

Surrounding area:

Neighbouring land uses	Industrial site, warehouses, residential to the south of the site.
Character of surrounding area – landscape, townscape	Built-up urban area. Employment area. Surrounded by employment uses to east and north. Elstree Way Corridor housing area to the west of Manor Way. Modern residential development in Armstrong Close to the south.

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	Unit 1: TP/05/0648. Proposed electricity sub-station screened with stained timber boarding. (GRANTED) 20/1140/FUL Installation of additional boundary fencing & gates to enclose Manor Way frontage main car park and substation on Chester Road to include pedestrian access and associated landscaping. (GRANTED)

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3) / Mixed Use

Location type (tick relevant box):

Green Belt	**PDL**
No	Yes

Constraints Check

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

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	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	**Percentage of Site**
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	19.19
Surface Water Flooding Medium Risk	0.04
Surface Water Flooding High Risk	0.01
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Designated Employment Area
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Yes - Potentially due to location within a major employment area. Existing B/E class office and industrial uses surround the site.

Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes although any residential element would be subject to more detailed assessment in terms of distances from existing employment uses

Site Availability:

Has the owner said the site is available?	Yes - relating to the part they own (units 1 and 2). Unit 3 is in separate ownership	**Is there developer interest?**	Yes
Ownership constraints?	Unit 3 is under separate ownership. No information submittted since the original promotion to indicate the site in its enterety is available.		
Is the Site available?	Partly.		

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	No

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100	91

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

Conclusion:

Is the site suitable, achievable and available?	The site is located within a designated employment area where the adjoining uses are commercial and a hotel and loss of employment land is currently resisted. Whilst there are no clear physical issues constraining the redevelopment of the site, the nature of many of the surrounding uses is such that the entire site is not, in isolation, suitable for residential use. 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 introduction of residential uses across the site would potentially adversely affect the ability of existing neighbouring businesses to operate, under the 'agent of change' principle. However, there may be scope to develop part of the site on the Manor Way and Durham Road frontages without compromising the operational integrity of the industrial estate. However, since the site was originally promoted, there has been no further indication that Unit 3 would be available and presently the site is occupied in its entirety by ClipFine. As such the site is not considered to be available for development and it is considererd not developable for residential use during the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL209a

Site location / address:

Address	Land North of Barnet Lane / West of Furzehill Road	**Post Code**	WD6 2HG
Ward	Borehamwood Hillside Ward	**Parish**	Elstree and Borehamwood

Site size / use:

Size (ha) **Gross**	12.63	**Current Use**	Grazing Horses. Much of the site is open field with mature trees around the edge and dispersed across the site. The western end of the site is rougher grassland with more trees across the area.

Surrounding area:

Neighbouring land uses	Residential to the north and east, A41 to the south, Woodcock Hill Village Green to the west
Character of surrounding area – landscape, townscape	This is open land on the edge of built up area. The residential areas to the north and east of the site largley comprise semi-detached housing to the north, with some terraced housing to the east.

Could this site be joined to another to form a larger site?	No. adjoining land is Woodcock Hill Village Green. Submission also made for an additional site to the west in same ownership (HEL209b) but which does not physically adjoin this site.
If yes, give details of adjoining site including site reference if applicable	N/A

Planning status:

Relevant Planning history	23/0937/OUT Outline planning application for the erection of up to 220 dwellings, including 50% affordable housing, self-build/custom-build plots, green infrastructure (including public open space, play area, landscape planting and sustainable drainage systems), ecological enhancements to Woodcock Hill Village Green, new multi-modal vehicular access from Furzehill Road, emergency, pedestrian and cycle access from Carrington Avenue, and associated works and development. (Outline Application to include Access, with all other matters reserved). **Appeal allowed. Permission expiring 27 Nov 2027** TP/80/0797 outline application for housing and open space (REFUSED)

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3), Option for school site, health facilities or extra care facilities

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

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

Designated & Undesignated Heritage Assets

Constraint	
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	**Percentage of Site**
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	2.84
Surface Water Flooding Medium Risk	0.18
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0

Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BO-015	Moderate Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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 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	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt. The western part of site is local wildlife site Woodcock Hill Fields
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 western and south western part of site is Village Green and local wildlife site Woodcock Hill Fields so would not be able to be built on
Is the Site suitable for the proposed use?	Wildlife site most likely not suitable for development.

Site Availability:

Has the owner said the site is available?	Yes	**Is there developer interest?**	Yes
Ownership constraints?	No. Tenant on short term lease		
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.

Overcoming Constraints

What would be needed to overcome constraints?	The western and south western part of site is Village Green and local wildlife site Woodcock Hill Fields so would not be able to be built on

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	220

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

Conclusion:

Is the site suitable, achievable and available?	The western side of the site forms part of Woodcock Village Green and is also a Local Wildlife Site (Woodcock Hill Fields) supporting a range of grassland and scrub species. A TPO (387/1997) covers a large number of trees across the site including mainly individual Oaks as well as various groups and woodland areas containing a variety of species. 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 makes up a large proportion of a moderately performing Green Belt parcel identified in the Stage 1 assessment. The parcel was identified as playing an important role in preventing encroachment into the countryside south of Borehamwood. However, the Stage 2 assessment recommended further consideration of the site (only in conjunction with the adjoining sub-area to the west) This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL217

Site location / address:

Address	Manor Place	**Post Code**	WD6 1WG
Ward	Borehamwood Kenilworth Ward	**Parish**	Borehamwood

Site size / use:

Size (ha) **Gross**	0.55	**Current Use**	Industrial warehouse units

Surrounding area:

Neighbouring land uses	Commercial premises to the north south and east, with residential properties to the southeast and west
Character of surrounding area – landscape, townscape	The site adjoins the edge of a designated employment area to the east characterised by purpose built premises in a variety of commercial uses. It lies within the EWCAAP area where residential led regeneration is being encouraged. The site lies within Opportunity Area 12 where residential development not exceeding 2.5m high, of a density between 50 and 80 dwellings per ha is encouraged.

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/77/0459. Continued use as offices and stores. (DETERMINED). TP/81/0799. Erection of 2 warehouse units and 2 industrial units. (DETERMINED). TP/82/0521. Continued use of structure on roof for experimental purposes. (DETERMINED). TP/84/0015. Change of use of Unit B from light industrial to warehouse. (DETERMINED). TP/84/0737. Change of use from light industry to warehouse. (DETERMINED). 22/1597/FUL. Retrospective change of use from B8 storage and distribution to B2 general industrial to include insertion of chimney flues to roof structure(retrospective application). GRANTED

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Greenbelt	**PDL**
No	Yes

Constraints Check

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

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

Designated & Undesignated Heritage Assets

Constraint	
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	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	9.88
Surface Water Flooding Medium Risk	0.18
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	No
Are there any access difficulties?	No - access from Manor Way
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	The site adjoins commercial premises but it lies within an area identified as an opportunityarea for residential development in the EWCAAP
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?**	No
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	No

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	75	41

Deliverability / Developability:

What is the likely timescale within which the site is capable of being developed?	6-10 years

Conclusion

Is the site suitable, achievable and available?	The site comprises 4 commercial units in one building, located at the edge of the EWCAAP area where it adjoins the designated Elstree Way Employment Area. Mitigation against disturbance from neighbouring uses will be required. The site lies within EWCAAP Opportunity Area 12 for residential development. Access is available off Manor Way. 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 considered suitable, available and achievable for residential development, and can progress to site selection stage.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL341

Site location / address:

Address	Allum Lane West	**Post Code**	WD6 3NN
Ward	Elstree Ward	**Parish**	Elstree and Borehamwood

Site size / use:

Size (ha) **Gross**	2.29	**Current Use**	Limited use for storage and grass cutting

Surrounding area:

Neighbouring land uses	Cemetery to the south, residential to the east, road and open fields to the north, Elle Dani stables to the west
Character of surrounding area – landscape, townscape	This is an edge of urban areavillage location which is largely rural in character despite its relative proximity to the built-up area of Elstree and Borehamwood.
Could this site be joined to another to form a larger site?	The site is close to other sites submitted to the Call for Sites but does not now physically adjoin since changes to these original submissions have been made.

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

Planning status:

Relevant Planning history	17/1271/CLE Confirmation of existing sheds and surrounding land within the application site for use as non-agricultural purposes(REFUSED); 17/1272/CLE Retention of existing sheds. Certificate of Lawful Development (Existing) (GRANT)

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	3.46
Surface Water Flooding Medium Risk	0.33
Surface Water Flooding High Risk	0.02
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-042	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement**
'Low-density' two/two and a half-storey houses	**'Medium density' mixed residential**	**'Medium density' flats**	**'Higher density' flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	
Medium - High	Medium - High	High	High	High	High	High	N/A

Officer Assessment

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'?	The cemetery adjoins the site but is not necessarily an issue. The site is close to the existing household waste recycling centre civic amenities site.
Are there any other environmental constraints?	Archaeological area
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?	The storage use is by the landowner and the grass cutting by a third party under licence- the applicant states that the licensed use can be ceased immediately.		
Is the Site available?	Yes		

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Archaeological area

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	53 (superseded by Appendix R - REG18-BW02)

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Conclusion:

Is the site suitable, achievable and available?	The site has been promoted independently of other land parcels nearby to the south of Allum Lane. The land adjoins the cemetery and an archaeological site and is relatively close to the household waste recycling centre, for which mitgation may be required. 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations. However, please see revised site REG18-BW02 within Appendix R.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL506

Site location / address:

Address	South of Allum Lane ADJ to HEL341	**Post Code**	WD6 3NL
Ward	Elstree Ward	**Parish**	Elstree and Borehamwood

Site size / use:

Size (ha) **Gross**	1.44	**Current Use**	Parcels G and D are a former caravan park, now unused and overgrown. Parcel E is garden to residential properties. HEL341 (parcel A) is considered separately under its own assessment

Surrounding area:

Neighbouring land uses	Recycling centre, cemetery, Elle Dani equestrian centre, open fields. Bordered by Allum Lane to the north
Character of surrounding area –	Area is in the gap between Borehamwood/Elstree and Elstree village to east and west, with open countryside to the north and south.

landscape, townscape	
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	HEL393

Planning status:

Relevant Planning history	TP/89/0966 Change of use from former mobile home site to tree contractors depot and erection of temporary office/equipment store; 23/1525/E11 Request for screening opinion (Environmental Impact Assessment - Screening). EIA not required.

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential, Cemetery extension on HEL341

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	**Percentage of Site**
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	0.67
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-042	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement**
'Low-density' two/two and a half-storey houses	**'Medium density' mixed residential**	**'Medium density' flats**	**'Higher density' flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	
Medium - High	Medium - High	High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Sites are in a variety of ownerships. Access in the area of the recycling centre is in an area that suffers from surface flooding and is also sloping.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Recycling centre. Telecommunications tower.

Are there any other environmental constraints?	Archaeological area (parcel B and part of A – HEL341)
Is the Site suitable for the proposed use?	Not currently

Site Availability:

Has the owner said the site is available?	Unknown	**Is there developer interest?**	Unknown
Ownership constraints?	The parcels making up the area covered by the submitted masterplan are in a variety of ownerships, including Hertsmere Borough Council, Housing Association, and privately owned.		
Is the Site available?	Unknowm		

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Archaeological area (parcel B and part of A – HEL341)

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low (20-30)	23	33

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

Conclusion:

Is the site suitable, achievable and available?	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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL514

Site location / address:

Address	Radlett Park Golf Course	**Post Code**	WD6 3AB
Ward	Elstree Ward	**Parish**	Elstree and Borehamwood

Site size / use:

Size (ha) **Gross**	75.02	**Current Use**	North is pasture, centre is golf course, southern part vacant scrub

Surrounding area:

Neighbouring land uses	Farms and schools to west, farmland to north, railway line to east, open space, spinney and residential to south east, allotments to south west
Character of surrounding area – landscape, townscape	The site is located inb the aArea between Watling Street and the railway west of Borehamwood. The site is largely rural in character with farms/equestrian facilities and schools but otherwise mainly given over to agriculture and, in the central part, a go
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/87/1337 change of use from agricultural to use as part of a golf course (REFUSED); TP/88/1207alteration and extension of existing course and construction of new 18 hole Golf course(REFUSED); TP/09/0751 Construction of new two storey clubhouse & new covered driving range (GRANTED); TP/04/1164 Erection of a 1256 square metre single storey "Dutch Barn" for exercising and schooling of horses in wet weather (REFUSED); TP/08/1822 Demolition of existing and construction of new two storey clubhouse. Part demolition and refurbishment of existing driving range (GRANTED) 15/1268/FUL Demolition of the existing equestrian complex and redevelopment of the site to comprise 14 new dwellings (APPEAL REFUSED); 16/0157/FUL Demolition of the existing equestrian complex and redevelopment of the site to comprise 14 new dwellings (WITHDRAWN);

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residnential, Community Facilities/public open space/primary school

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

Constraint	**Within Site Boundary**	**Constraint**	**Within Site Boundary**

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	**Percentage of Site** (approximate)
Floodzone 2	33
Floodzone 3	15
Surface Water Flooding Low Risk	15
Surface Water Flooding Medium Risk	10

Surface Water Flooding High Risk	5
Reservoir Flooding Dry Day	20
Reservoir Flooding Wet Day	25

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-041	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments (Stage 1)	Provisionally Grey Belt		
Grey belt conclusion	Not Grey Belt		
Reason for conclusion	Strong contribution to purpose A		
Fundamentally undermining the remaining Green Belt	No		
BG Stage 2 ref:	GB Stage 2 ref: REG18-BU02		

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?	Green Belt, Local Wildlife Sites along the railway line (Pasture by Railway, Borehamwood and Parkfields Open Space)
Is there evidence of land contamination?	None indicated although attention is drawn to the fact that there is a man-made golf course in the centre of the site
Are there any access difficulties?	Access via existing access to Golf Club and South Medburn Farm off Watling Street – may need widening. Highway works may be required in order to improve the junction.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	The mainline railway runs up the eastern side of the site. Protection from noise and vibration would be required should the site be developed.
Are there any other environmental constraints?	Some significant areas of flood risk across parts of the site
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
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. There may be some site-specific infrastructure requirements, over

	and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.

Overcoming Constraints

What would be needed to overcome constraints?	Some significant areas of flood risk across parts of the site

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	14 u/ha	1073

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Conclusion:

Is the site suitable, achievable and available?	Most of the northern half of the site lies within the flood zone; residential development here will not therefore be acceptable.An electricity substation and the mainline railway running up the east side of the site are further constraints to development. 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HBA SA1

Site Address Details

Site Reference	HBA SA1
Site Address	Borehamwood Town Centre Retail Park
Post Code	
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	5.01
Current Site Use	Mix of uses inclusive of - Retail, surface car parking and utilities infrastructure
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Comprehensive mixed-use redevelopment comprised of main-town centre uses (at ground and lower levels) and residential above. Public realm and open space.
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Town centre retail park located behind the main shopping street. Shares a boundary with two storey housing to the north and

	east, commercial and industrial units to the west, and main town centre uses to the south
Character of surrounding area – landscape, townscape	The site lies in the urban settlement area of Borehamwood. It is surrounded by a mix of commercial uses along the Shenley road and Theobald street (to the west and south) and residential development towards the North.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	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	31.4%
Floodzone 3	No
Surface Water Flooding Low Risk	12.9%
Surface Water Flooding Medium Risk	11.3%
Surface Water Flooding High Risk	19.2%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
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?	Flood risk and some surface water flood risk across the site.
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infrastructure requirements may require additional viability work to be undertaken.
What would be needed to overcome constraints?	Availability to be confirmed, flood risk

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	10-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)	100	501

Conclusion: Is the site suitable, achievable and available?

The site is located within the urban area of Borehamwood and comprises previously developed land in a town centre setting, with surrounding uses including retail, residential and commercial development. This indicates that, in principle, the site is well related to the existing built form and services.

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. No other significant physical, environmental or policy constraints have been identified.

Whilst the site is considered potentially suitable and achievable for residential development, site availability is currently unknown. Subject to confirmation of availability and appropriate mitigation of flood risk, the site is considered potentially suitable, available and achievable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HBA SA3

Site Address Details

Site Reference	HBA SA3
Site Address	Tesco Foodstore, Elstree Way, Borehamwood
Post Code	
Ward	Borehamwood Hillside Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	4.68
Current Site Use	Supermarket and surface-level car parking
Planning Status	No recent relevant planning history
Proposed uses (residential/ employment)	comprehensive mixed-use redevelopment comprised of main-town centre uses (at ground and lower levels) and residential above (with vertical intensification)
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	The site abuts two storey housing to the west, a public open space to the south and commercial film studio site to the East. Shenley road to the North.

Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Borehamwood, with a mix of residential and commercial spaces 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	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	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	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	2.46%
Floodzone 3	0.61%
Surface Water Flooding Low Risk	34.27%
Surface Water Flooding Medium Risk	2.92%
Surface Water Flooding High Risk	7.40%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A

Footnote 7 constraints	N/A
Grey belt Comments	N/A

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Proximity to Elstree studios and Yavneh College
Are there any other environmental constraints?	Surface water flood risk. Small areas of flood zone 2 and 3 near the site access. TPO.
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infrastructure requirements may require additional viability work to be undertaken.
What would be needed to overcome constraints?	Flood risk, TPO. Availability to be confirmed.
If the site was considered suitable for development, what is the likely timescale	10-17 years

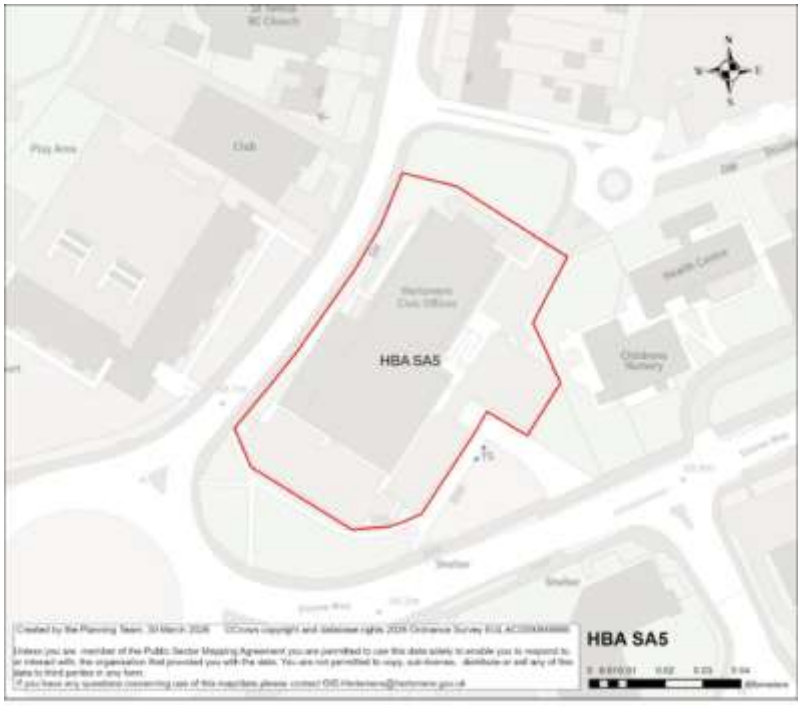
within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100	468

Conclusion: Is the site suitable, achievable and available?
The site is located within the urban area of Borehamwood and comprises previously developed land currently in use as a supermarket and surface-level car park. The surrounding area is mixed in character, with residential development to the west, commercial uses to the east, and public open space to the south, indicating strong integration with the existing built form. Site has negligible flood risk and is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but are highly likely to pass at this level of risk. TPO constraints may also require mitigation through layout design. Whilst the site is considered potentially suitable and achievable for residential development, site availability is currently unknown. Subject to confirmation of availability, resolution of flood risk and TPO constraints, and appropriate design mitigation, the site is considered potentially suitable, available and achievable for residential development.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HBA SA5



Site Address Details

Site Reference	HBA SA5
Site Address	Hertsmere Civic Centre, Elstree Way, Borehamwood
Post Code	
Ward	Borehamwood Cowley Hill Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.48
Current Site Use	Council offices, police station, NHS clinic
Planning Status	No recent relevant planning history
Proposed uses (residential/ employment)	Comprehensive mixed-use redevelopment comprised of social/ community infrastructure (at ground level) and residential above (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	The site occupies a key location on the Shenley Road/Elstree Way/Brook Road roundabout (to the south-west of the site) and is surrounded by commercial development and car park.

Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Borehamwood and occupies a key location on the Shenley Road/Elstree Way/Brook Road roundabout.
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-2025-045

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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
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	19.81%
Floodzone 3	No
Surface Water Flooding Low Risk	47.65%
Surface Water Flooding Medium Risk	5.93%
Surface Water Flooding High Risk	16.64%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A

Footnote 7 constraints	N/A
Grey belt Comments	N/A

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
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?	Surface water flood risk and Flood zone 2
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Owned by HBC
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Owned by HBC
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Surface water flood risk, flood zone 2
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very High	200	96

Conclusion: Is the site suitable, achievable and available?
The site is located within the urban area of Borehamwood and comprises a small previously developed parcel of land in a town centre location at the Shenley Road/Elstree Way/Brook Road roundabout. The surrounding area is strongly urban in character, comprising predominantly employment/commercial development and associated parking, with no significant environmental constraints identified beyond flood risk. 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 in HBC ownership and is therefore available, although timing of delivery may be influenced by wider priorities. Subject to the resolution of flood risk constraints and detailed design considerations, the site is considered potentially suitable, available and achievable for residential development within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HBA SA7

Site Address Details

Site Reference	HBA SA7
Site Address	Elstree & Borehamwood Railway Station, Borehamwood
Post Code	
Ward	Borehamwood Hillside Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.43
Current Site Use	Railway station and forecourt area
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Comprehensive mixed-use redevelopment comprised of sustainable travel network infrastructure (at ground level) and residential above (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	The site is situated adjacent to residential and commercial development with car park to the North and railway line to the West.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Borehamwood. A mix of commercial and residential uses surround the site. Adjacent to the railway line (to the west of the site).

Could this site be joined to another to form a larger site?	HBA SA12 to the North of the site
If yes, give details of adjoining site including site reference if applicable	HBA SA12 to the North of the site

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	0.26%
Floodzone 3	No
Surface Water Flooding Low Risk	2.80%
Surface Water Flooding Medium Risk	3.70%
Surface Water Flooding High Risk	7.55%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		

Grey belt Comments	N/A

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Railway line to the west, adjacent to Listed building
Are there any other environmental constraints?	Surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Public ownership
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Surface water flood risk; mitigation to any issues that may occur due to the railway line being adjacent to the site
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100	43

Conclusion: Is the site suitable, achievable and available?
The site is located within the urban area of Borehamwood and comprises previously developed land in use as a railway station and forecourt area. The surrounding area is mixed in character, with residential and commercial uses in close proximity and the railway line forming the western boundary, indicating an urbanised location. Site has negligible flood risk and is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but are highly likely to pass at this level of risk The site is in public ownership, although availability is currently unknown and may be influenced by operational requirements. Subject to confirmation of availability and the resolution of flood risk and design-related constraints, the site is considered potentially suitable, available and achievable for residential development within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HBA SA8

Site Address Details

Site Reference	HBA SA8
Site Address	Travelodge, Studio Way, Borehamwood
Post Code	
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.66
Current Site Use	Hotel & Restaurant
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Comprehensive redevelopment comprised of residential, open space and public realm (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	The site currently comprises of the Travelodge and attached Toby Carvery. The site is in proximity to residential properties. Studio Way woodland to the West.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Borehamwood. The developments around the site are majorly residential.
Could this site be joined to another to form a larger site?	No

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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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	2.77%
Surface Water Flooding Medium Risk	1.81%
Surface Water Flooding High Risk	9.37%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Woodlands to the West
Are there any other environmental constraints?	TPO, some surface water flood risk
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	TPO, availability to be confirmed
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	50	33

Conclusion: Is the site suitable, achievable and available?

The site is located within the urban area of Borehamwood and comprises previously developed land currently in use as a hotel and restaurant. The surrounding area is predominantly residential in character, with woodland to the west and established development in close proximity.

The main constraints affecting the site relate to the presence of Tree Preservation Orders, proximity to woodland to the west, and areas of surface water flood risk. Development would need to incorporate appropriate mitigation through detailed design, particularly in relation to retained trees and surface water management, and may require adjustment of layout to avoid higher risk areas.

The site is considered suitable in principle for residential development. However, site availability is currently unknown. Subject to confirmation of availability and appropriate mitigation of environmental constraints, the site is considered potentially suitable, available and achievable for residential development within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HBA SA12

Site Address Details

Site Reference	HBA SA12
Site Address	Regent House & Car Park, north of Allum Lane
Post Code	
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.55
Current Site Use	Office buildings, and car park to the rear serving railway station
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Comprehensive redevelopment comprised of residential and public realm (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Bound by Allum Lane and Theobald Street to the South and East. Railway line to the West. Car parks and railway station to the South, with commercial and residential development in proximity.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Borehamwood.

Could this site be joined to another to form a larger site?	Not adjoining boundaries, however HBA SA7 lies to the South of the site.
If yes, give details of adjoining site including site reference if applicable	HBA SA7 to the South

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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	39.51%
Surface Water Flooding Medium Risk	0.02%
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		

Grey belt Comments	N/A

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Railway line to the west
Are there any other environmental constraints?	Surface water flood risk (low)
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Any mitigations required from potential issues that may occur due to proximity to the railway line. Availability to be confirmed.
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)	100	55

Conclusion: Is the site suitable, achievable and available?
The site is located within the urban area of Borehamwood and comprises previously developed land currently in use as office buildings and associated car parking serving the nearby railway station. The site is well contained within the existing urban form, with surrounding residential, commercial and transport-related uses, indicating a highly sustainable location. The main constraint affecting the site relates to proximity to the railway line, which may require appropriate mitigation in terms of layout, design and amenity considerations. The site is also subject to a low level of surface water flood risk, which should be addressed through appropriate drainage and design measures, although this is not expected to be a significant constraint. The site is considered suitable in principle for residential development. However, site availability is currently unknown. Subject to confirmation of availability and the resolution of railway-related amenity considerations, the site is considered potentially suitable, available and achievable for residential development within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HBA SA13

Site Address Details

Site Reference	HBA SA13
Site Address	McDonalds, Elstree Way, Borehamwood
Post Code	
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.26
Current Site Use	Fast food restaurant and associated parking/drive-thru
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Comprehensive mixed-use redevelopment comprised of main town centre/ employment uses (at ground level) and residential above (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	The site lies along Shenley Road, with residential properties and commercial uses in the surrounding area. Eldon Avenue lies to the west.
Character of surrounding area – landscape, townscape	The site is located within the urban settlement area of Borehamwood and forms part of a predominantly residential and commercial 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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	25.59%
Floodzone 3	1.91%
Surface Water Flooding Low Risk	64.49%
Surface Water Flooding Medium Risk	2.20%
Surface Water Flooding High Risk	1.48%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		

Grey belt Comments	N/A

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No, however there is a locally listed building on site
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Flood risk, locally listed building. Availability to be confirmed.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**

High	100	26

Conclusion: Is the site suitable, achievable and available?

The site is located within the urban area of Borehamwood and comprises previously developed land currently in use as a fast-food restaurant with associated parking and drive-through facilities. The surrounding area is strongly urban in character, with a mix of residential and commercial uses along Shenley Road, indicating a highly sustainable location.

The main constraints affecting the site relate to surface water flood risk and the presence of a locally listed building on site, which will require careful consideration in relation to layout, design and heritage impacts.

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 considered suitable in principle for residential development, subject to the resolution of flood risk and heritage-related design considerations. However, site availability is currently unknown. Subject to confirmation of availability and mitigation of identified constraints, the site is considered potentially suitable, available and achievable for residential development within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HBA SA16b

Site Address Details

Site Reference	HBA SA16b
Site Address	Land off Rowley Lane (north and south), Borehamwood
Post Code	WD6 5PS
Ward	Borehamwood Kenilworth Ward and Shenley Ward
Parish	South Mimms and Ridge CP, Elstree and Borehamwood CP and Shenley CP

Site Details

Site Area (ha) gross	61.94
Current Site Use	Agriculture / horticulture / equine related
Planning Status	None
Proposed uses (residential/ employment)	Residential and Employment
Green Belt	Yes
Previously Developed Land	Partly
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields to the North, residential and industrial to the West and open fields to the South. Barnet bypass to the East boundary
Character of surrounding area – landscape, townscape	The site lies to the east of Borehamwood settlement bordered by Buckettsland Lane to

	the north, Rowley Lane to the south and by the Well End Road to the west.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-141 and CFS-2025-176

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	ACIB 96.82% and APIB 0.60%
Archaeological Sites	Yes
Heathrow Airport Safeguarding Area	No
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	Yes
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	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	5.44%
Surface Water Flooding Medium Risk	1.74%
Surface Water Flooding High Risk	3.42%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-020	No Contribution	Moderate Contribution	No Contribution

Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Grey belt Comments	Provisionally Grey 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**
M-H	M-H	M-H	M-H	M-H	M-H	M-H	M-H

Officer Assessment

Is there a conflict with existing policy?	Yes
Is there evidence of land contamination?	No
Are there any access difficulties?	Site is accessible via Buckettsland Lane, Rowley Lane and Well End Road.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	A small but measurable area of the site is subject to surface water flood risk.
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Careful master planning taking into account TPOs and other environmental constraints would overcome the challenges.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very-low	23	1425 site capacity however 550 dwellings are already included and counted as part of CFS-2025-162 and CFS-2025-176. Remining capacity for this site not covered by other submissions is **875 homes**.

Conclusion: Is the site suitable, achievable and available?
There are Local Wildlife Sites adjacent to northern boundary (Wood next to Well End Road and on Buckettsland Lane) and on the eastern boundary of the site. Site includes listed building and a and it is prone to surface water flooding. Site includes Archaeological Sites designation, is within Sand and Gravel Safeguarding area and includes Tree Preservation Orders. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HBA SA21

Site Address Details

Site Reference	HBA SA21
Site Address	Hollywood Court, Deacons Hill Road, Elstree
Post Code	
Ward	Elstree Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.71
Current Site Use	Residential units
Planning Status	No recent relevant planning history
Proposed uses (residential/ employment)	Comprehensive redevelopment comprised of residential uses (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Filling station to the North. Residential development to other sides. Further to the East is the Elstree and Borehamwood station.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Borehamwood. It is surrounding by majorly residential development.

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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	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	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	8.12%
Surface Water Flooding Medium Risk	0.53%
Surface Water Flooding High Risk	2.24%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		

Grey belt Comments	N/A

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
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?	Small levels of surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Availability to be confirmed
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100	71 gross (41 net)

Conclusion: Is the site suitable, achievable and available?
The site is located within the urban area of Borehamwood and comprises previously developed land currently in residential use. The surrounding area is predominantly residential in character, with good access to services and public transport, including proximity to Elstree and Borehamwood railway station, indicating a sustainable location for development. The site is subject to limited constraints. A low level of surface water flood risk affects parts of the site and may require site-specific mitigation. Nearby listed building and TPO adjacent to the site will require consideration in the design and layout of any redevelopment, but are not considered to represent significant constraints. Given the existing residential use of the site, it is considered suitable in principle for continued residential use, including potential redevelopment or intensification, subject to appropriate design and mitigation of identified constraints. However, site availability is currently unknown. Subject to confirmation of availability, the site is considered potentially suitable, available and achievable for residential development within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HBA SA23

Site Address Details

Site Reference	HBA SA23
Site Address	Directors Arms Public House, Ripon Way, Borehamwood
Post Code	
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.58
Current Site Use	Vacant (former public house)
Planning Status	25/0227/FUL: Demolition of 38 garages and redevelopment of the site to provide 29 dwellings and community floor space (Use Class F2) with associated landscaping, car and bicycle parking, access and other associated works. (WITHDRAWN - 3 June 2026)
Proposed uses (residential/ employment)	Comprehensive redevelopment comprised of residential uses (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential development to the South and East. Ripon way park to the North- East. Roundabout

	(Cranes way, Ripon way, manor way) to the North.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Borehamwood. The development around the site is majorly residential along with some open spaces.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
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	2.46%
Floodzone 3	0.61%
Surface Water Flooding Low Risk	2.52%
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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
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?	One TPO
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Public ownership (HBC)
Is the Site available?	Public ownership (HBC)
Is there developer interest?	Unknown
Ownership constraints?	Public ownership (HBC)
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be

	limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	TPO
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	50	29

Conclusion: Is the site suitable, achievable and available?
The site is located within the urban area of Borehamwood and comprises previously developed land that is currently vacant. The surrounding area is predominantly residential in character, with open space nearby. Site has negligible flood risk and is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but are highly likely to pass at this level of risk. A Tree Preservation Order within the site will require careful consideration and retention where possible through the design and layout of development, but is not considered to preclude development. The presence of nearby heritage assets will also need to be taken into account. The site benefits from a recent planning application for residential-led redevelopment, demonstrating that development is achievable in principle. The site is also in public ownership by HBC. Overall, the site is considered suitable, available and achievable for residential development and is likely to be developable.

Appendix I

Site Pro Formas – Bushey

HERTSMERE

Hertsmere Local Plan

Delivering a better future

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HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-017

Site Address Details

Site Reference	CFS-2025-017
Site Address	Land to the South of Elstree Road and East of Heathbourne Road, Bushey
Post Code	WD23 1PD
Ward	Bushey Heath Ward
Parish	NCP

Site Details

Site Area (ha) gross	37.5
Current Site Use	Agricultural
Planning Status	**24/0692/OUTEI** (AWAITING DECISION) Outline application (with all matters reserved except access) comprising of: a range of types and tenures of C2 and C3 residential units; C2 care facilities; clubhouse building; other buildings and lifestyle facilities providing a range of Class E, F1, F2 and sui generis uses; open spaces, park and natural green spaces, play and outdoor sports facilities, community growing facilities and ancillary Class E and F2 amenities; a new transport hub and related transport facilities, together with associated vehicular means of access, parking, cycle routes and footpaths; and infrastructure works to provide drainage, utilities and associated services.

Proposed uses (residential/ employment)	Residential, Employment, Commercial, and Community.
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential (west), Agricultural (remaining)
Character of surrounding area – landscape, townscape	Mainly agricultural land surrounding the site with low density residential housing to the West.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL-1062-2, HEL386

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	Yes (0.2%)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes (1.4%)
Floodzone 3	Yes (1.3%)
Surface Water Flooding Low Risk	3.93%
Surface Water Flooding Medium Risk	1.42%
Surface Water Flooding High Risk	8.1%
Reservoir Flooding Dry Day	15.74%
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-045	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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-High	Medium-High	Medium-High	High	High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt and Local Wildlife Site
Is there evidence of land contamination?	Yes. A historic landfill, known as Grove Farm occupied the eastern end of the 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?	Two wildlife sites (Elstree Road Pastures and Fields by Heathbourne Road) are present in the site towards the North and South-West.
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
What would be needed to overcome constraints?	Local Wildlife Site
If the site was considered suitable for development, what is the likely timescale	6-15 years

within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	37 u/ha	1300

Conclusion: Is the site suitable, achievable and available?
Two Local Wildlife Sites cover much of the western part of the site. The site was previously used as landfill (inert waste).Development either needs to avoid all parts of the LWS and ensure no detrimental impact is incurred on the LWS or conduct the necessary investigations and reports detailing what measures can be taken to mitigate any impact on the LWS. 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. A preliminary ground investigation report has been provided which identified 'active pollutant linkages' on the site for which remediation would be required, although further investigation is required to provide a more complete analysis of the depth of landfill. A complete analysis would need to be reviewed and agreed by the Council before the site can be potentially considered as suitable. However, subject to any further technical assessments required and there being no objections from the highway authority (given that the site is located on the outer edge of Bushey Heath approximately 1 mile from local shops and services), were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location the site would be suitable, available and achievable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-025

Site Address Details

Site Reference	CFS-2025-025 (HEL181)
Site Address	Compass Park – Land North of Farm Way, Bushey
Post Code	WD23 3ST
Ward	Bushey St James
Parish	Unparished Area - Bushey

Site Details

Site Area (ha) gross	48.31
Current Site Use	Agriculture
Planning Status	**25/0972/FULEI** (AWAITING DECISION): Hybrid planning application for a phased, residential-led, mixed use development. The detailed element comprises the phased construction of residential dwellings (open market and affordable) (Class C3); flexible non-residential uses (Class E and Class F2); community infrastructure including a community park; means of vehicular, cycle and pedestrian access from Little Bushey Lane; alongside associated works including landscaping, play facilities, highway, drainage and utilities infrastructure, and enabling works. The outline component (all matters reserved) comprises the phased construction of residential dwellings

	(open market and affordable) including self-build / custom build (Class C3); a care home (Class C2); land reserved for a primary school with associated playing fields (Class F1); flexible non-residential uses (including Class E, Class F1, Class F2 and Sui Generis (drinking establishments); vehicular, cycle and pedestrian access from Farm Way and Little Bushey Lane; alongside associated works including landscaping, play facilities, highway, drainage and utilities infrastructure, and enabling works. [For consultation purposes only: Up to 700 dwellings, up to 70-bed care home and up to 1,701sqm on non-residential uses] **TP/81/0524** Residential development. (REFUSED)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential towards the south of the site, cemetery towards the east of the site, playing field and Queens Secondary School towards the north of the site.
Character of surrounding area – landscape, townscape	The site is on the southern side of Little Bushey Lane across the road from Old Bushey Jewish Cemetery. The site is located where open countryside meets the built up residential area of Bushey.
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	HEL337b, HEL337c, CFS-2025-142

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	Yes (ACIB)
Archaeological Status	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
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	Yes
Locally Listed Building	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	2.49%
Surface Water Flooding Medium Risk	0.95%
Surface Water Flooding High Risk	1.99%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-038a	No Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Not Grey 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 - High	Medium - High	Medium - High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt and Local Wildlife Site
Is there evidence of land contamination?	No
Are there any access difficulties?	No. Site promoter has submitted document stating absence of any ransom strips exists that block access to the site.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Local Wildlife Site - Meadow N.W. of Tylers Farm is within the site. There is also a ditch/watercourse. There are TPO trees next to the site.
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 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.
What would be needed to overcome constraints?	Local Wildlife Site - Meadow N.W. of Tylers Farm is within the site. There is also a ditch/watercourse. There are TPO trees next to the site.
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23 u/ha	1300

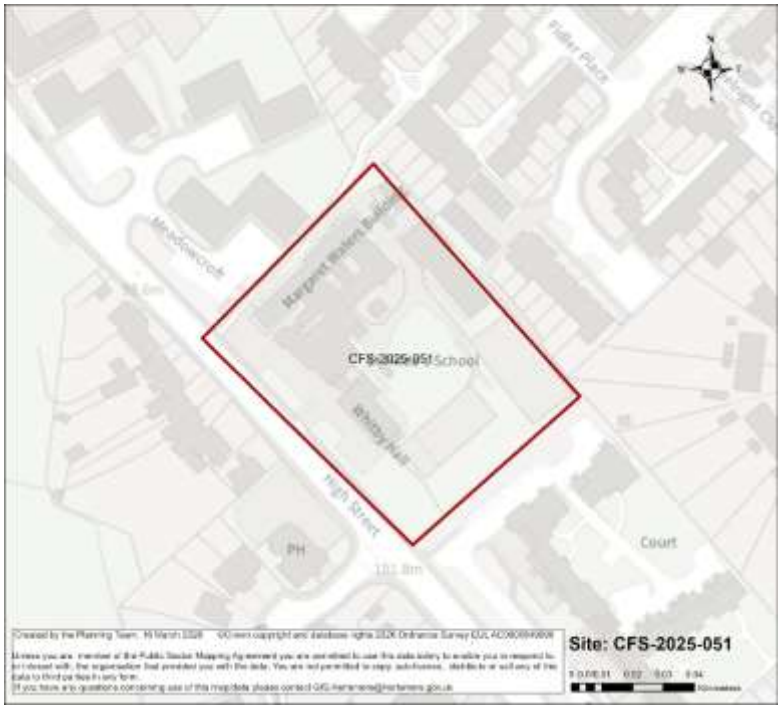
Conclusion: Is the site suitable, achievable and available?
The site is available without any constraints. Key constraints to suitability include the site falling within the Green Belt and there being a Local Wildlife Site within the site boundary.

Given the scale of development proposed, a detailed highway assessment would be required to assess the impact on both the local road network and the strategic road network given the proximity of the site to both the A41 and Junction 5 of the M1. An assessment of the impact upon the LWS will also be required although the most recent information submitted indicated that development would not be located on that part of the site.

The site has low level flood risk (Flood zone 1 being the lowest 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.

This site is considered suitable, available and achievable and as such considered deliverable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-051



Site Address Details

Site Reference	CFS-2025-051
Site Address	St Hilda's School, High Street, Bushey, Hertfordshire
Post Code	WD23 3DA
Ward	Bushey Park Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.69
Current Site Use	Education (School to be closed)
Planning Status	**14/0347/FUL** (GRANT PERMISSION) Replacement of existing changing room building with new building & associated landscaping **14/0741/DOC** (CONDITION DISCHARGED) Application for approval of details reserved by condition 2 of planning permission reference 14/0347/FUL.
Proposed uses (residential/ employment)	Residential and Community (with medical/health services or place of worship)
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	n/a

Surrounding Area

Neighbouring land uses	To the south-west boundary is High Street, with some residences and a pub on the other side. The surrounding land uses are mostly residential in nature.
Character of surrounding area – landscape, townscape	The site lies in the Bushey settlement area, with mostly residential uses around it.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	18.77%
Surface Water Flooding Medium Risk	22.64%
Surface Water Flooding High Risk	7.08%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
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?	TPO, surface water flood risk
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, due to the previously developed status of the site.
What would be needed to overcome constraints?	TPO, Surface water flood risk
If the site was considered suitable for development, what is the likely timescale	6-10 years

within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	75 u/ha	52

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the Bushey urban area and is surrounded predominantly by residential uses, representing a sustainable location for development. There are no significant policy constraints affecting the redevelopment of the site for residential or community uses. The site is subject to areas of surface water flood risk, which may influence the layout and design of development. However, these constraints are not considered insurmountable and could be addressed through appropriate drainage and mitigation measures. The site is considered potentially available, as it is currently in educational use (at the time of the submission) and its release for development is dependent on the closure and relocation of the existing use. Development is considered achievable, with the small size and previously developed nature of the site supporting viability in an area of high housing demand. On this basis, the site is considered suitable, potentially available and achievable, and is classified as developable within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-058

Site Address Details

Site Reference	CFS-2025-058 (HEL-0510-22)
Site Address	Melbury Stables, Hilfield Lane South
Post Code	WD23 4EG
Ward	Bushey Heath Ward
Parish	Unparished Area - Bushey

Site Details

Site Area (ha) gross	0.44
Current Site Use	Offices
Planning Status	**25/0830/PD56M** (PD56 - Refused Prior Approval in 2025) Change of use of office space to 5x 1 bed flats.; **25/1614/FUL** (Awaiting decision) Installation of pedestrian footpath through the site linking to the nearby pavement on Elstree Road; **TP/07/1225**, Extension to existing stables; change of use of stables and recreation room to (B1) offices; rebuilding existing barn following the demolition of existing outbuildings. Status: Decided
Proposed uses (residential/ employment)	Residential (C3)
Green Belt	Yes

Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential
Character of surrounding area – landscape, townscape	Rural residential development with open space to the south and east 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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BU-007	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs are likely to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale	6-10 years

within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50 u/ha	22

Conclusion: Is the site suitable, achievable and available?
There are no significant constraints to development at the site other than the presence of a large number of trees across it (not subject to TPO). The site is within the Green Belt on the outskirts of Bushey and currently used as offices and parking. The site has no flood risk and so this is not a constraint to development. This site is considered suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-061

Site Address Details

Site Reference	CFS-2025-061 (HEL239)
Site Address	The Paddock, Opposite Reveley Lodge, Elstree Road, Bushey Heath, Bushey, Herts
Post Code	WD23 4ED
Ward	Bushey Park Ward
Parish	NCP

Site Details

Site Area (ha) gross	0.5
Current Site Use	Unused apart from occasional dog agility, and parking for Reveley Lodge
Planning Status	**14/1331/FUL** (REFUSE PERMISSION) Erection of 38 apartments within 4 residential blocks comprising 6 x 1 bedroom and 32 x 2 bedroom units with associated parking, access and refuse storage. (Amended plans received 24/3/2015) **TP/11/2159** (REFUSE PERMISSION IN 2011) Erection of 75 bedroom residential care home for the elderly with associated car parking and landscaping (Revised scheme to TP/11/0781). **TP/11/0781** (APPLICATION WITHDRAWN) Erection of a part 2 storey, part 4 storey residential care home for the elderly with associated parking and landscaping.
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential
Character of surrounding area – landscape, townscape	Largely Residential built up area. Immanuel College is close to the site to the east on Elstree Road. The site gains access off Elstree Road.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	No
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	88.79%
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Yes. The site is a designated open space
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	TPO
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small site would be viable and the site achievable. Infrastructure costs are likely to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	TPO
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	3-8 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low (30-50)	30 u/ha	18

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area, currently in informal use and located within a predominantly residential setting. The surrounding area is characterised by established housing, with access from Elstree Road and nearby community uses including Immanuel College. The site is well contained within the built-up area and benefits from a sustainable location. The site is designated as protected open space under Policy SADM34, which represents a key policy consideration. Previous planning applications for residential and care uses have been refused, indicating that development would need to be carefully designed to address policy requirements and maintain the function and value of the open space. The site is also subject to minor constraints, including TPO and proximity to heritage assets, although these are not considered to preclude development. The site is considered potentially suitable for development subject to an appropriate scheme that responds to the open space designation and other constraints. The site is available and achievable and is considered developable in the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-070

Site Address Details

Site Reference	CFS-2025-070
Site Address	Land at Little Bushey Lane, Bushey, Hertsmere
Post Code	
Ward	Bushey Park Ward
Parish	NCP

Site Details

Site Area (ha) gross	14.72
Current Site Use	Pasture – for grazing horses
Planning Status	24/1522/OUT Application for residential development (up to 280 dwellings) with access from Little Bushey Lane, a mobility / community hub (Class E), along with car parking, drainage and earthworks, open space and all ancillary and enabling works (Outline Application with Appearance, Internal Access, Landscaping, Layout and Scale Reserved for subsequent approval). (AWAITING DECISION) TP/88/0 24/1522/OUT915: Jewish School Complex (Outline) Application B. (REFUSED) TP/88/0916: Jewish School Complex (Outline) Application A. (REFUSED), 23/0001/APP Application for residential development (up to 310 units) with access from Little Bushey Lane, and land reserved for primary school, community facilities and mobility hub (Class E) along with car parking, drainage and earthworks to facilitate drainage, open space and all

	ancillary and enabling works. (Appeal Dismissed)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential towards the north, south and west of the site. Next to a farm with equestrian facilities.
Character of surrounding area – landscape, townscape	Residential to west. Open land to south-east and north. M1 motorway to north-east. Access is gained off Little Bushey Lane.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL-0336-2

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes (3%)
Floodzone 3	Yes (6%)
Surface Water Flooding Low Risk	10.02%
Surface Water Flooding Medium Risk	3.21%
Surface Water Flooding High Risk	3.10%

Reservoir Flooding Dry Day	Yes (7.5%)
Reservoir Flooding Wet Day	Yes (0.9%)

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-006	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	High	High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt and flood risk
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Proximity of M1 motorway could impact future occupiers depending on layout and design. Pylons/power lines run across the site.
Are there any other environmental constraints?	Two Public Rights of Way cross the site. A sequential test will be required.
Is the Site suitable for the proposed use?	Potentially- however flood risk levels mean that the site may not be suitable for residential development.

Deliverability and developability:

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

Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
What would be needed to overcome constraints?	Two Public Rights of Way cross the site. A sequential test will be required.
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low	19 (based on planning application)	280

Conclusion: Is the site suitable, achievable and available?
Flood zone and pylons/overhead power lines affect the north east part of site. The northern part of the site is approximately 40m from M1 motorway albeit elevated from the carriageway. Access would be directly onto Little Bushey Lane. A detailed highway assessment would be required to assess the impact on the local road network and the strategic road network, taking account of other sites being promoted in the vicinity and given the proximity of the site to both the A41 and Junction 5 of the M1. 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. Presently, the extent of flood risk and in particular, surface water flood risk, has the potential to limit the extent to which the site can be considered suitable for development. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and flood risk considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-072

Site Address Details

Site Reference	CFS-2025-072
Site Address	Caldecote Farm, Hilfield Lane South
Post Code	WD234EL
Ward	Bushey Heath Ward
Parish	NCP

Site Details

Site Area (ha) gross	1
Current Site Use	Agriculture / horticulture / equine related
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Hillfield lane to the North- East, open lands to the North and West
Character of surrounding area – landscape, townscape	The site lies adjacent to the Bushey settlement, in green field land and surrounded by open lands and farm
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-2025-167 across Hillfield Lane South

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	0.41%
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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-007	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	High	High	n/a

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes, site is developer owned
Ownership constraints?	Two owners
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Green belt
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23 u/ha	23

Conclusion: Is the site suitable, achievable and available?
The site is located adjacent to the Bushey settlement and is reasonably well related to the existing built form. Whilst it is not subject to significant physical constraints, the site is located within the Green Belt and would require release through the plan-making process. The site is promoted for

development; however, it is in multiple ownership, which may introduce some complexity in delivery. Site has no major flood risk and so this is not a constraint to development.

This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-086

Site Address Details

Site Reference	CFS-2025-086
Site Address	St Margarets School, Merry Hill Road, Bushey
Post Code	WD23 1DT
Ward	Bushey Park Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	13.5
Current Site Use	Education (occupied and owned by St Margaret's School)
Planning Status	Nothing significant
Proposed uses (residential/ employment)	None specified
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential, junior school to the South and East. Bushey Golf and country club to the North. Merry Hill Road to the West.
Character of surrounding area – landscape, townscape	The site lies on the edge of Bushey settlement with educational and residential areas to the

	East and South and open land to the North-West.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL176

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	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	No
Floodzone 3	No
Surface Water Flooding Low Risk	4.03%
Surface Water Flooding Medium Risk	1.15%
Surface Water Flooding High Risk	1.96%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-020	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey belt

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt, Grade 2 listed building
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	TPO
Is the Site suitable for the proposed use?	No specific proposed use mentioned by the promoter

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	TPO

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	5 u/ha	68

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the Green Belt and includes a Grade II listed building, with additional heritage assets in close proximity. The site is also subject to landscape sensitivity and TPO, which would require careful consideration in any future development proposals. Site has negligible flood risk and is not expected to be a constraint to delivery. Sites with a low level of flood risk will be subject to the Sequential Test, but are highly likely to pass at this level of risk. Notwithstanding these constraints, the previously developed nature of the site and its location adjacent to existing built development provide some potential for redevelopment, subject to compliance with national and local Green Belt policy. Any development would need to be sensitively designed to preserve the setting of heritage assets, retain important landscape features, and minimise impact on openness, which is likely to limit the developable area and overall capacity. The site is therefore considered to be potentially suitable, available and achievable. On this basis, the site is considered potentially developable, subject to appropriate mitigation of Green Belt and heritage impacts.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-088

Site Address Details

Site Reference	CFS-2025-088
Site Address	St Margaret's School Sports Centre site Merry Hill Road Bushey
Post Code	WD23 1DT
Ward	Bushey Park Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	8.84
Current Site Use	Education, sports and recreation
Planning Status	**14/0430/FUL** towards the north part of the site (Permission subject to/linked to Sect 106) Development works to create 26 residential units (3 x 1 bedroom flats, 8 x 2 bedroom flats, 7 x 3 bedroom houses, 7 x 5 bedroom houses, 1 x 6 bedroom house) through the conversion of existing locally listed buildings, grade II listed barn & erection of new build houses & flats. Demolition of locally listed former stables building, outbuildings & the preparatory classroom building, removal of the staff car parking area & the tennis court. Alterations to the existing vehicular & pedestrian access onto Merry Hill Road. Associated landscaping, trees & communal open space alterations.

	Development works will facilitate the modernisation & upgrading of existing facilities to the existing school. (Amended plans received 22/07/2014)
Proposed uses (residential/ employment)	Community - Indoor sport, recreation, or fitness – Excluding motorised vehicles, firearms, swimming, and skating (E(d)) Local community uses (essential shops, meeting spaces, sports, and recreation) (F2)
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open lands to the South, East and West. Merry Hill Road and school to the North.
Character of surrounding area – landscape, townscape	The site lies at the edge of Bushey settlement with between the built educational and residential areas towards Bushey and open lands towards the west.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL-1001-2/CFS-2025-112

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	4.77%
Surface Water Flooding Medium Risk	0.48%
Surface Water Flooding High Risk	1.39%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-019	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	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?	No
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	
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 (Promoted for non-residential uses)	N/A (Promoted for non-residential uses)	N/A (Promoted for non-residential uses)

Conclusion: Is the site suitable, achievable and available?
The site is located within the Green Belt and comprises previously developed land in an edge-of-settlement location adjacent to Bushey. While the site is available and there are no significant physical constraints in terms of access, topography or flood risk, development would result in conflict with Green Belt policy. Landscape sensitivity is identified as medium-high to high across potential development typologies, and the site's position transitioning to open countryside further limits its suitability for more intensive forms of development. Although the site may be capable of accommodating limited or policy-compliant forms of development, no developer interest has been identified and no specific scheme is currently being promoted. This site is considered potentially suitable, available and achievable and as such could be considered developable for the proposed community uses subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-101

Site Address Details

Site Reference	CFS-2025-101
Site Address	Tylers Plot 1, Tylers Farm, Little Bushey Lane, Bushey
Post Code	WD23 3TP
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.6
Current Site Use	Unused land
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Little Bushey Lane and school to the west, Open lands to the other sides
Character of surrounding area – landscape, townscape	Site it located in green belt, adjacent to the north east of Bushey settlement. It is surrounded by school and open fields

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

Constraints Check List

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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-038d	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	High	High	N/A

Officer Assessment

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

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?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small rural site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation. Site promoter has also stated that there will be no abnormal costs involved.
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
very low	23 u/ha	14

Conclusion: Is the site suitable, achievable and available?
The site comprises a parcel of undeveloped land within the Green Belt located adjacent to the north-eastern edge of the Bushey settlement. The site is available and not subject to significant physical or environmental constraints, with no identified issues relating to access, flood risk that would prevent development. The Green Belt assessment indicates that the site makes a weaker contribution to Green Belt purposes. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-103

Site Address Details

Site Reference	CFS-2025-103
Site Address	Tylers Plot 2, Tylers Farm, Little Bushey Lane, Bushey
Post Code	WD23 3TP
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.89
Current Site Use	Unused land
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open land to the south, residential to the East, Tylers farm and open lands to the North, North-East, and West.
Character of surrounding area – landscape, townscape	Site is located in green belt, adjacent to the north east of Bushey settlement. It is surrounded by residential and open lands.

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	HEL215

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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	0.52%
Surface Water Flooding Medium Risk	0.21%
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-005	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	High	High	N/A

Officer Assessment

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

Deliverability and developablity:

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?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small rural site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation. Site promoter has also stated that there will be no abnormal costs involved.
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
very low	23 u/ha	20

Conclusion: Is the site suitable, achievable and available?
The site comprises a small parcel of undeveloped land within the Green Belt, located adjacent to the north-eastern edge of the Bushey settlement. The site is available and doesn't have other significant physical or environmental constraints. Green Belt assessment indicates that the site makes a weaker contribution to Green Belt purposes and has been recommended for further consideration. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-105

Site Address Details

Site Reference	CFS-2025-105
Site Address	Tylers Plot 3, Tylers Farm, Little Bushey Lane, Bushey
Post Code	WD23 3TP
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.11
Current Site Use	Unused land
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Tylers farm to the north. Open lands to the other sides.
Character of surrounding area – landscape, townscape	Site it located in green belt, adjacent to the north east of Bushey settlement. It is surrounded by farms and open lands.
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-2025-103 to the south

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	6.59%
Surface Water Flooding Medium Risk	12.96%
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-038d	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	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 developablity:

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?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small rural site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation. Site promoter has also stated that there will be no abnormal costs involved.
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
very low	23 u/ha	3

Conclusion: Is the site suitable, achievable and available?

The site comprises a small parcel of previously developed land within the Green Belt, located adjacent to the north-eastern edge of the Bushey settlement. The site is available and generally free from significant physical or environmental constraints. Green Belt assessment indicates the site performs weakly against strategic purposes, contributing less to the wider Green Belt.

This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-112

Site Address Details

Site Reference	CFS-2025-112
Site Address	Land to South-East of Merry Hill Road
Post Code	WE23 1FJ
Ward	Bushey Park Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	11.5
Current Site Use	Agriculture / horticulture / equine related
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential / Agricultural
Character of surrounding area – landscape, townscape	Rural with Local Wildlife Sites and open space surrounding the site. There are some low density residential development to the east 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	CFS-2025-088

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	3.53%
Surface Water Flooding Medium Risk	1.38%
Surface Water Flooding High Risk	1.77%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-046	No Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
very low	23 u/ha	265

Conclusion: Is the site suitable, achievable and available?
A Local Wildlife Site covers much of the southern part of the site. Development either needs to avoid all parts of the LWS and ensure no detrimental impact is incurred on the LWS or conduct the necessary investigations and reports detailing what measures can be taken to mitigate any impact on the LWS. 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. It is not 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-116

Site Address Details

Site Reference	CFS-2025-116 (HEL337b)
Site Address	Land East Of Farm Way
Post Code	WD23 3PL
Ward	Bushey St James Ward
Parish	Bushey

Site Details

Site Area (ha) gross	0.25
Current Site Use	Former tennis court
Planning Status	None
Proposed uses (residential/ employment)	Residential (C3)
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Sites HEL337A and HEL337C are within the residential area of Bushey, although HEL337C adjoins open countryside on the north west and north east sides. HEL337B adjoins residential on the south west but is otherwise surrounded by open fields.
Character of surrounding area – landscape, townscape	The sites are in and adjoining the residential area at the edge of Bushey where open countryside meets the edge of the built up area.

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL181 and HEL337c

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	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	Yes (9.29%)
Surface Water Flooding Medium Risk	Yes (5.88%)
Surface Water Flooding High Risk	Yes (7.75%)
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-003	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Possibly – access would be via narrow road through the estate - Sutcliffe Close
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	HEL337B is surrounded by local wildlife site Meadow north west of Tyler Farm, Some surface water flood risk.
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small site would be viable and the site achievable. Infrastructure costs are likely to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	Adjacent to local wildlife site Meadow north west of Tyler Farm and has limited access.
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

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**

Very Low (20-30)	23 u/ha	6

Conclusion: Is the site suitable, achievable and available?
The site forms a small part of a wider residential allocation area on the edge of Bushey and lies within the Green Belt. The site comprises former tennis courts and is largely enclosed by residential development and a Local Wildlife Site. 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-142

Site Address Details

Site Reference	CFS-2025-142
Site Address	Bournhall Avenue, Bushey, Herts
Post Code	WD23 3BD
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.252
Current Site Use	Retail, shops, residential and garage
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential and commercial
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Open field to the North, Residential to the East and West, and Bournehall avenue to the South.
Character of surrounding area – landscape, townscape	Site lies on the edge of Bushey settlement with open fields to the North of the site and residential development to the other sides.
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	HEL181

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	31.3%
Surface Water Flooding Medium Risk	13.33%
Surface Water Flooding High Risk	12.97%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
n/a	n/a	n/a	n/a
Footnote 7 constraints	n/a		
Grey belt Comments	n/a		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	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?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low (30-50)	30 u/ha	8

Conclusion: Is the site suitable, achievable and available?
The site is located on the edge of the Bushey settlement and comprises previously developed land, which supports its potential for redevelopment. The site is considered available, with no known ownership constraints, and is capable of accommodating a small-scale residential-led scheme.

However, the site is located within areas of surface water flood risk affect part of the site, which may require mitigation and could influence layout and capacity.

This site is considered potentially suitable, available and achievable and as such could be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-143

Site Address Details

Site Reference	CFS-2025-143
Site Address	Bushey Hall Golf Club, Bushey Hall Drive
Post Code	WD23 2DF
Ward	Bushey North Ward
Parish	Unparished Area - Bushey

Site Details

Site Area (ha) gross	41.71
Current Site Use	Private Open Space (Former Golf Course)
Planning Status	**24/1022/OUT** (AWAITING DECISION) Outline planning application for the provision of new homes (Class C3) and community, healthcare and well-being facilities (Use Classes F2, E(e)), along with the creation of accesses, landscaping and associated works to facilitate the development (Outline with all matters reserved, except for Residential Access and Layout). (Additional documents received 10/02/25).; **16/1579/FUL** Demolition of existing Clubhouse, former print works, ProShop and maintenance buildings. Erection of a new single storey Golf Clubhouse with associated basement facilities and retention of the existing golf club car park, accessed off Bushey Hall Drive. Erection of a part two, part 3 storey with roof level

	accommodation residential building comprising 31 self-contained residential units (6 x 1 bed, 19 x 2 bed and 6 x 3 bed) with underground car parking, relocated access off Bushey Hall Drive, with associated refuse and cycle stores, landscaping and communal and private amenity space. (Amended plans received 02/11/16)
Proposed uses (residential/ employment)	Residential (C3 &C2)
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential, Education
Character of surrounding area – landscape, townscape	Low density residential development with open space to the north west 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

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	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	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	1.45%
Floodzone 3	11.44%

Surface Water Flooding Low Risk	2.15%
Surface Water Flooding Medium Risk	0.73%
Surface Water Flooding High Risk	2.22%
Reservoir Flooding Dry Day	20.84%
Reservoir Flooding Wet Day	21.17%

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-037	Moderate Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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-High	Medium-High	Medium-High	High	N/A

Officer Assessment

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

Deliverability and developability:

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

Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
What would be needed to overcome constraints?	Local wildlife site
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low		350

Conclusion: Is the site suitable, achievable and available?
The site is located within the Green Belt and serves an important purpose in maintaining a gap between Bushey Village and North Bushey, which is very small and, in places, narrow in physical scale. The site also contains a Local Wildlife Site to the north. No development will be allowed to be carried out in this area and full mitigation plan will be required detailing development plans. 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-149

Site Address Details

Site Reference	CFS-2025-149
Site Address	Bushey Golf and Country Club, High Street, Bushey
Post Code	WD23 1TT
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	12.42
Current Site Use	Employment, including retail, commercial and industrial uses Leisure, including sport and recreation uses
Planning Status	TP/06/1539, Construction of 5 no. new 10 metre lattice towers to support netting for the golf driving range (GRANTED). 20/0851/FUL: Retrospective change of use to restaurant (A3) with ancillary shisha lounge. (Application Withdrawn) 20/0955/FUL: Retrospective application for the retention of a new glass balustrade at first floor level in order to create an open seating area with the retention of a new retractable roof and ancillary Shisha area. (Permission Granted)
Proposed uses (residential/ employment)	Residential, Community, and Commercial
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential surrounding site to the north, east and west. St Margarets School, Ashfield Junior School and open land to the south. Some commercial (office uses) to the north.
Character of surrounding area – landscape, townscape	The site lies on the southern side of Bushey High Street close to the historic core of the village as well as the residential area of Bushey.
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-2025-086

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	0.55%
Floodzone 3	0.75%
Surface Water Flooding Low Risk	4.98%
Surface Water Flooding Medium Risk	1.59%
Surface Water Flooding High Risk	4.32%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-020	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	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?	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, site is owned by HBC Asset Management.
Is the delivery of the site achievable?	Yes. In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on

	greenfield sites over the past 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.
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?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)		286

Conclusion: Is the site suitable, achievable and available?
The site comprises a large, previously developed area located on the edge of Bushey settlement, within a location with access to services and infrastructure. The site is controlled by the Council, with no known ownership constraints, and is therefore considered available. There is also clear developer interest, and the site is considered achievable in principle, subject to further detailed assessment. The site is located within the Green Belt and in addition, the site is subject to a number of constraints, including heritage considerations, archaeological potential, tree preservation orders, and areas of surface water flood risk, all of which would need to be addressed through design, mitigation and further technical assessment. Site has negligible flood risk and is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but are highly likely to pass at this level of risk. Taking these factors into account, the site is considered to be potentially suitable, available and achievable, with a realistic prospect of delivery in the medium term (6–10 years).

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-152

Site Address Details

Site Reference	CFS-2025-152
Site Address	Land South of Merry Hill Road and Land West of Whomsoever Lane, Bushey, Hertsmere
Post Code	WD23 1LD
Ward	Bushey Park Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	2.15
Current Site Use	vacant open land
Planning Status	25/1815/FUL Erection of residential units (Class C3), access alterations, new landscaping, car parking, cycle storage and other associated works. [For consultation purposes only: 28 homes proposed]. (AWAITING DECISION)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	n/a

Surrounding Area

Neighbouring land uses	Residential (North and East), Open Space (golf course – remaining)

Character of surrounding area – landscape, townscape	Low density residential areas to the north and east with open land and agricultural land to the remaining extent. There is an electrical sub-station to the north of the site with power lines running through the northern part 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

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	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	4.64%
Surface Water Flooding Medium Risk	2.18%
Surface Water Flooding High Risk	0.1%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BU-015	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Yes, narrow lane which provides the current access into the main part of the site.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Electrical sub-station (north)
Are there any other environmental constraints?	Yes there is a TPO area to the western side of the site. Some areas with surface water flood risk.
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant

	site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	50

Conclusion: Is the site suitable, achievable and available?
The site has an electrical sub-station to the north and pylons/overhead power lines in the northern part of the site. Access may also prove difficult through the current bridleway to Merry Hill Road. The site is also bordered by a TPO area. A detailed highway assessment would be required to assess the impact on the local road network and set out how access will be effectively gained. A Tree Protection Plan and method statement would also be required as part of the submission. 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. This site is not considered suitable due to access constraints.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-158

Site Address Details

Site Reference	CFS-2025-158 (HEL211)
Site Address	Land on the north side of Little Bushey Lane
Post Code	WD25 8HB
Ward	Bushey St James Ward
Parish	Unparished Area - Bushey

Site Details

Site Area (ha) gross	3.89
Current Site Use	Not developed, used for occasional car boot sales
Planning Status	TP/88/1433: Change of use to class B1 business use (Application Refused)
Proposed uses (residential/ employment)	Residential (C3), employment development
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Sports club and playing field to the south, playing field and cemetery to the east of the site. Commercial use (Costco) to the north
Character of surrounding area – landscape, townscape	Largely open but a number of institutional uses - sports clubs (south), schools (south-west), cemetery (west) and supermarket (north). The

	site gains access off little Bushey Lane and is bordered by mature trees and hedging.
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-2025-185, HEL520b

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	2.43%
Floodzone 3	5.04%
Surface Water Flooding Low Risk	1.73%
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	39.27%
Reservoir Flooding Wet Day	40.83%

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-031	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		

Grey belt Comments	Grey 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**
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 – historic fill operations
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Pylons and power lines
Are there any other environmental constraints?	Some flood risk, LWS within 5km to the northern boundary
Is the Site suitable for the proposed use?	Not currently

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken. The site has also 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 such 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?	Possible site contamination
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
Very low	15 u/ha	58

Conclusion: Is the site suitable, achievable and available?
There are various constraints affecting the northern part of the site, with Hillfield Brook and associated flood zone close to northern boundary, as well as pylons/overhead power lines. The site promoter has indicated that the site was subject to historic fill operations by the previous owners although no details have been provided. 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. An office, industrial or commercial development would have a significant and potentially greater impact on the surrounding landscape than residential development, 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-167

Site Address Details

Site Reference	CFS-2025-167
Site Address	Land On The North-West Side Of Caldecote Farm Caldecote Lane, Bushey
Post Code	WD23 4EF
Ward	Unparished area of Bushey
Parish	Bushey Heath Ward

Site Details

Site Area (ha) gross	6.7
Current Site Use	Agriculture / horticulture / equine related
Planning Status	24/0934/FUL Residential development comprising 80 apartments (Use Class C3), 13 family homes (Use Class C3) and an 80 bed care home (dementia and general needs care) (Use Class C2), with access from Elstree Road, associated landscaping, parking, works and other development.(APPLICATION WITHDRAWN) 25/0768/PD28O Erection of agricultural store and workshop (Application for Prior Notification). (Prior Approval Required and Approve Det)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	A411 Elstree Road to the South, Hillfield Lane and Caldecote to the West, M1 to the North, open land and buildings to the East.
Character of surrounding area – landscape, townscape	The site lies adjacent to the Bushey settlement, and is bound by M1, Elstree road, and Hillfield Lane. Towards the North and East of the site beyond M1 are open lands, woodlands and reservoir.
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-2025-072

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	0.4%
Surface Water Flooding Medium Risk	0.03%
Surface Water Flooding High Risk	0.35%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BU-007	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	High	High	n/a

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23 u/ha	154

Conclusion: Is the site suitable, achievable and available?
The site is located within the Green Belt. There are no significant physical or environmental constraints affecting the site: flood risk is low, access can be achieved from Elstree Road, and there are no overriding heritage or infrastructure constraints. Landscape sensitivity is moderate, indicating that development could potentially be accommodated subject to design and mitigation. The site is available and there are no known ownership or viability constraints that would prevent delivery. It is therefore considered potentially suitable and achievable in the medium to long term (6–15 years), subject to Green Belt policy considerations and alignment with the spatial strategy.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-177

Site Address Details

Site Reference	CFS-2025-177
Site Address	Land at Bushey Mill Lane
Post Code	WD25 8HL and WD258HN
Ward	Bushey North Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	45
Current Site Use	Agriculture / horticulture / equine related
Planning Status	Nothing significant; Part of TP/01/0882 in 2001 (APPLICATION WITHDRAWN)
Proposed uses (residential/ employment)	Mixed Uses; Residential, Commercial, Employment and Community; with solar panels, community allotments, BNG areas.
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	A4008 Stephenson Way to the North, residences to the South, Bushey Mill Lane and Bushey Hall Farm to the West, and Porcelanosa retail showroom to the East.
Character of surrounding area – landscape, townscape	The site lies adjacent to the Bushey settlement area. There are commercial and residential

	spaces surrounding the site, with A4008 and open lands to the North.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	Yes (ACIB)
Archaeological Status	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	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	2.36%
Surface Water Flooding Medium Risk	0.87%
Surface Water Flooding High Risk	1.43%
Reservoir Flooding Dry Day	8.32%
Reservoir Flooding Wet Day	9.06%

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-027	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey Belt
Grey belt conclusion	Not Grey Belt
Reason for conclusion	Strong contribution to purpose B
Fundamentally undermining the remaining Green Belt	No
Notes	This site has been assessed as the whole golf course, and as “site West of Borehamwood” for just the southern parcel that was promoted at Reg 18.

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-High	Medium-High	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?	Some areas with flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

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

	viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. 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. 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.
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23 u/ha	~~200~~ (please see REG18-BU02 in 'Appendix R – New Reg 18 Sites' for the updated assessment)

Conclusion: Is the site suitable, achievable and available?
This is a large greenfield site within the Green Belt, resulting in a clear and significant conflict with national and local Green Belt policy. While no formal Stage 2 assessment is provided, the scale of the site and its open, agricultural character indicate that it is likely to make an important contribution to the openness and function of the Green Belt. There are no overriding physical constraints: flood risk is limited to small areas, access is achievable, and there are no significant heritage, contamination, or topographical issues. However, the presence of pylons and power lines may constrain layout and require mitigation. Landscape sensitivity is generally medium to medium-high, suggesting that development could be accommodated in principle subject to appropriate design and mitigation. The site is available and there is developer interest, with no known ownership constraints. It is considered potentially suitable and achievable in the medium to long term (6–15 years), with

viability not expected to be a fundamental constraint, although further work may be required in relation to infrastructure provision and any necessary mitigation. Notwithstanding this, the site's location within the Green Belt represents the primary constraint, and development would be dependent on strategic policy considerations, including justification for Green Belt release and alignment with the spatial strategy.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-180

Site Address Details

Site Reference	CFS-2025-180
Site Address	Merry Hill Reservoir, Merry Hill Road, Bushey
Post Code	
Ward	Bushey Park Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	1.92
Current Site Use	Agriculture / horticulture / equine related
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Merry Hill Road to the North, Residences to the East and West, Allotment gardens to the West, and open lands and golf course to the South.
Character of surrounding area – landscape, townscape	The site lies adjacent to the edge of Bushey settlement area. It lies in between the open lands and golf course to the South and built spaces - mostly residential- to the North.

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	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	1.7%
Surface Water Flooding Medium Risk	0.07%
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-018	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey belt

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	
Are there any other environmental constraints?	TPO
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?	N/A

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**
Low	30 u/ha	58

Conclusion: Is the site suitable, achievable and available?

The site comprises greenfield land within the Green Belt on the edge of the Bushey settlement and is therefore subject to a clear Green belt policy constraint. The site forms part of the transition between the built-up area and open land to the south, including a golf course, and is likely to contribute to the openness of the Green Belt.

There are no significant physical constraints to development: flood risk is low, access is achievable, and there are no contamination or topographical issues, as per the information provided by the promoter. However, there are some sensitivities including the presence of TPOs and nearby heritage assets, and landscape sensitivity is assessed as medium-high to high, indicating that development would need to be carefully designed and may be limited in extent.

This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-183

Site Address Details

Site Reference	CFS-2025-183/HEL386
Site Address	Gravel allotments, Heathbourne Road
Post Code	WD23 1PD
Ward	Bushey Heath Ward
Parish	Bushey

Site Details

Site Area (ha) gross	0.94
Current Site Use	Formerly allotments, now small holding
Planning Status	None
Proposed uses (residential/ employment)	Residential (C3), access to adjacent site
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Triangular site with residential on all three sides
Character of surrounding area – landscape, townscape	Edge of settlement location. The site is opposite the built up area of Bushey Heath (residential and Spire Hospital). Residential development adjoining the site is very low density, giving way to open countryside to the south.
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-1062-2, CFS-2025-017

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	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	No
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	1.54%
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-011	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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 - High	Medium - High	Medium - High	High	High	N/A

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs are likely to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	An Arboricultural Impact Assessment.
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
Low	30 u/ha	28

Conclusion: Is the site suitable, achievable and available?
The site was formerly used as allotments which fell into disrepair and has more recently been used by neighbouring landowners as a small holding/allotment use. All trees on the site are protected by the same TPO as that affecting HEL355. A Tree Protection Plan would be expected as part of the application submission. The site promotion itself has been amended several times resulting in a significant increase in the number of residential units proposed, over and above the capacity identified through the HELAA methodology. However, subject to any further technical assessments required and there being no objections from the highway authority, given that the site is located on the outer edge of Bushey Heath approximately 1 mile from local shops and services, the site is considered to be suitable for development. Notwithstanding this, the site is subject to significant constraints, most notably the presence of a Tree Preservation Order covering the site, which would substantially limit developable area and require careful mitigation. The site is otherwise unconstrained in physical terms, with no flood risk, access issues, or contamination concerns, although its edge-of-settlement location and moderate landscape sensitivity reduce its suitability in strategic planning terms. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-0336-22

Site location / address:

Address	Harts Farm, Little Bushey Lane	**Post Code**	WD23 4SA
Ward	Bushey Park Ward	**Unparished area**	Bushey

Site size / use:

Size (ha) **Gross**	4.64	**Current Use**	Livery, grazing and single dwelling

Surrounding area:

Neighbouring land uses	Residential development at Rossway Drive to north and west, agricultural to south. Commercial to the south west, including MOT garage. This area is also put forward to Call for Sites for residential HEL203. M1 to the east.
Character of surrounding area –	The site is at the edge of the built up area; land to the west side of Little Bushey Lane is built up. A new residential developoment has been completed to the north west of the site. The site is bordered by the M1 on the north eatsern edge and open field

landscape, townscape	
Could this site be joined to another to form a larger site?	Yes. The site adjoins HEL203 Land at Rossway Drive to the south west (now approved so not assessed under the HELAA), and also HEL201 Land at Little Bushey Lane to the south east
If yes, give details of adjoining site including site reference if applicable	HEL201

Planning status:

Relevant Planning history	TP/89/1015 residential development (REFUSED): TP/92/0463, TP/940542, TP/96/0509 and TP/02/1291. Continued use of site for storage of caravans and motor caravans (GRANTED). TP/90/0670. Outline application for residential development (REFUSED)

Use(s) proposed by owner/developer :

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
Yes	Yes

Constraints Check

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

Heathrow Airport Safeguarding Area	Yes	**Green Belt**	Yes

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	24.11
Surface Water Flooding Medium Risk	4.91
Surface Water Flooding High Risk	1.81
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BU-006	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	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?	Close to M1 at northern edge of site. 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?	No
Is the Site available?	Yes

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Close to M1 at northern edge of site

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	12 u/ha	57

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

Conclusion:

Is the site suitable, achievable and available?	The northern part of the site is approximately 30m from M1 motorway albeit elevated from carriageway. Access would be directly onto Little Bushey Lane. A detailed highway assessment would be required to assess the impact on the local road network and the strategic road network. 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1003-22

Site location / address:

Address	Land at Magnolia Drive	**Post Code**	WD23 4JZ
Ward	Bushey Park Ward	**Unparished area**	Bushey

Site size / use:

Size (ha) **Gross**	0.29	**Current Use**	Open Space

Surrounding area:

Neighbouring land uses	Residential
Character of surrounding area – landscape, townscape	Suburban Residential with a new residential development 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	18/1026/FUL - Erection of 14 dwellings, together with car parking, waste storage, open space, landscaping and new vehicular and pedestrian access (Amended details received 13/5/19). (Approved) – Site retained as open space.

Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No

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

Flooding Risk (Surface & Ground Water)

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

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	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	
0	0	0	0	0	0	0	0

Officer Assessment

Is there a conflict with existing policy?	Open Space under Policy SADM34
Is there evidence of land contamination?	The site is currently partially used for an attenuation pond (SuDs)
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	SuDs in close proximity
Is the Site suitable for the proposed use?	No

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 as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs are likely to be limited to CIL, with low BNG requirements due to the previously developed status of the site.

Overcoming Constraints

What would be needed to overcome constraints?	SuDs in close proximity

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low	50 u/ha	15

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

Conclusion:

Is the site suitable, achievable and available?	The site has no flood risk and so this is not a constraint to development. An area of land nearby, to the rear of Richfield Road, was previously developed on the provison that access to the remaining area of open space be improved and maintained. Under the current policy framework, the site would be inappropriate and not suitable for development as it is designated as open space; no supporting information has been submitted to demonstrate why this designation would no longer be warranted.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1062-22

Site location / address:

Address	Land Between Heathbourne Cottage and Oak Lodge, Bushey	**Post Code**	WD23 1PA
Ward	Bushey Heath Ward	**Unparished area**	Bushey

Site size / use:

Size (ha) **Gross**	1.14	**Current Use**	Open Land

Surrounding area:

Neighbouring land uses	Residential (South and north), Healthcare (west) and Agricultural and woodland (remaining)
Character of surrounding area – landscape, townscape	Mainly agricultural land surrounding the site with low density residential developments skirting Heathbourne Road.

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL-0355-22

Planning status:

Relevant Planning history	20/0142/FUL - Land Adjacent To Heathbourne Cottage Heathbourne Road Bushey Heath Hertfordshire (Refused, Appeal dismissed)

Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

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	Yes	**TPO**	Yes
SSSI	No	**Sand & Gravel Safeguard Area**	Yes
Archaeological Sites	No	**Drinking Water Safeguard Area**	No

Heathrow Airport Safeguarding Area	Yes	**Green Belt**	Yes

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	1.41
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	95.44
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BU-011	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt and Local Wildlife Site
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

Site Availability:

Has the owner said the site is available?	Yes	**Is there developer interest?**	No

Ownership constraints?	No
Is the Site available?	Yes

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infratructure requirements may require additional viability work to be undertaken. However, the site promoter has not indicated there to be any abnormal or other costs which would have the potential to impact on the viability of the site for development.

Overcoming Constraints

What would be needed to overcome constraints?	No

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23 u/ha	26

Deliverability / Developability:

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 main constraints are the site falling within the Green Belt and there being a Local Wildlife Site within the site boundary. 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. The scale of the wildlife site within the site makes this unsuiatble for development.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1107-22

Site location / address:

Address	Kemp Place Car Park, Bushey	**Post Code**	WD23 1DW
Ward	Bushey St James Ward	**Parish**	unparished area of Bushey

Site size / use:

Size (ha) **Gross**	0.5	**Current Use**	Car Park

Surrounding area:

Neighbouring land uses	Residential to south and east, commercial to north and west.
Character of surrounding area – landscape, townscape	The site is at the edge of Bushey High Street centre to the rear of commercial properties and adjoining a residential 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	17/1269/FUL New vehicle access via Kemp Place car park to serve 37 High Street. (APPLICATION WITHDRAWN)

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential with some public car parking.

Location type (tick relevant box):

Green Belt	**PDL**
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-020	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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?	The site is location within a Conservation Area and site of Archaeological Interest. The site is also in close proximity to a number of listed buildings.
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?**	No
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. The retention/reprovision of some public car parking on the site will need to be factored into any detailed viability assessment but wider iInfrastructure costs are likely to be limited to CIL, with low BNG requirements due to the previously developed status of the site.

Overcoming Constraints

What would be needed to overcome constraints?	A heritage impact assessment would be required to assess the impact on heritage assets.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	20 u/ha	10

Deliverability / Developability:

What is the likely timescale within which the site is capable of being developed?	6-10 years

Conclusion:

Is the site suitable, achievable and available?	The site is located immediately adjoining Bushey High Street District Centre where the neighbouring uses are commercial and residential. The site is accessed from Kemp Place. This is a relatively accessible location, being approximately 0.07 miles from Bushey High Street. The site is within Bushey High Street Conservation Area and an area of archaeological interest; several statutory and locally listed building also adjoin the northern and eastern boundaries, all of which will constrain the use, quantum and design of development possible on the site. The amenity of residents of adjoining properties will also need to be taken into account, as well as the impact of any reduction in off-street parking arising from development on the site. It is understood that some public car parking would continue to be provided. 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. The site is within the urban area, in an accessible location and could potentially be suitable, available and achievable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL175

Site location / address:

Address	Hartsbourne country club	**Post Code**	WD23 1JW
Ward	Bushey Heath Ward	**Unparished area**	Bushey

Site size / use:

Size (ha) **Gross**	4.53	**Current Use**	Country club and golf course

Surrounding area:

Neighbouring land uses	Residential to the north, golf course south of site.
Character of surrounding area – landscape, townscape	The site lies on the western edge of Bushey Heath. There is a residential area to north. Golf course then open fields to the south.
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	Part of the site under 24/1434/FUL - Phased development comprising demolition of existing buildings and structures and erection of residential dwellings with associated access, landscaping and parking, works to the golf course, provision of replacement parking, swimming pool and greenkeepers shed to serve the existing Hartsbourne Country Club and associated works. (GRANTED) TP/00/0221, Construction of building containing changing rooms for swimming pools following demolition of existing garage/storage building (GRANTED). 20/0198/FUL - Conversion of existing clubhouse to provide 10 residential units, redevelopment of walled garden to retain existing cottage and provide 7 dwellings, development of stable block to provide 6 residential units and redevelopment of Manor Cottage to provide 2 residential units (26 residential units in total) along with the provision of a replacement clubhouse, swimming pool and machinery store to serve existing Hartsbourne Country Club. – (Approved pending S106 Agreement.)

Use(s) proposed by owner/developer:

Proposed Development Type
Residential (C3)

Location type:

Green Belt	**PDL**
Yes	Yes

Constraints Check

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

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	2.75
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	20.13
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Non-Agricultural

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BU-015	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	Medium - High	High	High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	Possibly - can only be accessed from existing residential streets
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

Site Availability:

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

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	No

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23 u/ha	104

Deliverability / Developability:

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?	No significant environmental or topographical constraints affecting the previously developed part of the site, which is the only area being promoted for development. The clubhouse and some other buildings are locally listed. This could be overcome at application stage. There are various areas of hardstanding including small car parks. 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. The site is therefore considered be potentially suitable, available and achievable subject to further assessment as part of the site selection process.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL202

Site location / address:

Address	Land at Merry Hill Road	**Post Code**	WD23 1DF
Ward	Bushey Park Ward	**Unparished area**	Bushey

Site size / use:

Size (ha) **Gross**	0.82	**Current Use**	Rough Grassland

Surrounding area:

Neighbouring land uses	Residential and St Margarets School to the west, allotments to east.
Character of surrounding area – landscape, townscape	Open fields to the south, residential to the north and east and a sports centre to the west. The site gains access off Merry Hll Road to the north.

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

Planning status:

Relevant Planning history	None.

Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	**PDL**
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BU-019	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	Medium - High	High	High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	No although there are mature trees in the vicinity of the access
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Applicant indicates that site is within NVZ 2013 Designation – Surface Water
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?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small site would be viable and the site achieveable. Infrastructure costs are likely to be limited to CIL subject to any site-specific mitigation.

Overcoming Constraints

What would be needed to overcome constraints?	Applicant indicates that site is within NVZ 2013 Designation – Surface Water

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	20 u/ha	16

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 6-10

Conclusion:

Is the site suitable, achievable and available?	There are no significant environmental or topographical constraints with no designations affecting the site other than its Green Belt status. The site would be accessed from Merry Hill Road although there are a number of mature street trees across the entry point to the site. The site comprises two distinct parts, namely the relatively narrow gap between Nos.127 and 131 which is between approximately 12m and 19m in width and the wider open area to the rear comprising approximately 7ha of open countryside. 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL215

Site location / address:

Address	Land west of Rossway Drive	**Post Code**	WD23 4SA
Ward	Bushey Park Ward	**Unparished area**	Bushey

Site size / use:

Size (ha) **Gross**	1.26	**Current Use**	Previously hardstanding for parking and storage area associated with development site adjoining. Currently Green fields.

Surrounding area:

Neighbouring land uses	Residential and green field land. Farm to the North.
Character of surrounding area – landscape, townscape	Largely undeveloped Green Belt to the west of the site; to the east of the site is Rossway Drive residential development. The site is presently accessed off Rossway Drive.

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	17/0566/OUT: Change of use from agricultural field to multi faith cemetery with prayer building, access road, parking area and associated landscaping (Outline Application with all matters reserved).(Application Withdrawn) 16/0876/OUT. Erection of kennels and cattery (sui generis use) with ancillary office accommodation (REFUSED); 14/1913/FUL Construction of temporary haul access road from Little Bushey Lane to Rossway Drive associated with the delivery of 82 homes on adjoining land. (GRANTED); 16/1906/FUL: Retrospective application for the temporary change of use of the site (until 31st July 2017) to provide hard standing for parking and material storage area to facilitatethe completion of planning approval 14/0727/FUL and subsequent conditions. (GRANTED)

Use(s) proposed by owner/developer:

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	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	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	0.7
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BU-005	No Contribution	Weak Contribution	No Contribution

Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Grey belt Comments	Provisionally Grey 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 settlement**
'Low-density' two/two and a half-storey houses	**'Medium density' mixed residential**	**'Medium density' flats**	**'Higher density' flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	
Medium	Medium	Medium - High	Medium - High	Medium - High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	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

Site Availability:

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

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	None

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23 u/ha	29

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

Conclusion:

Is the site suitable, achievable and available?	There are no significant environmental or topographical constraints affecting the site itself, although it is close to the Grade II listed Tyler's Farm. Access is likely to be directly onto Little Bushey Lane with Rossway Drive a private road serving the development to the east. A detailed highway assessment would be required to assess the impact on the local and strategic road network. 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL337c

Site location / address:

Address	Land east of Farm Way (Site 1)	**Post Code**	WD23 3PL
Ward	Bushey St James Ward	**Unparished area**	Bushey

Site size / use:

Size (ha) **Gross**	0.84	**Current Use**	Vacant Open Land

Surrounding area:

Neighbouring land uses	HEL337C is within the residential area of Bushey, although HEL337C adjoins open countryside on the north west and north east sides surrounded by open fields.
Character of surrounding area – landscape, townscape	The site is adjoining the residential area at the edge of Bushey where open countryside meets the edge of the built up area. The site gains access off Sutcliffe Close.
Could this site be joined to another to form a larger site?	The site is adjoined to the north and east by a larger site submitted to the Call for Sites

If yes, give details of adjoining site including site reference if applicable	HEL181

Planning status:

Relevant Planning history	23/1135/OUT - Erection of 27 dwellings, with associated car/cycle parking, landscaping and access from Sutcliffe Close. (Outline Application to include Access, with all other matters reserved) (Amended site plans received on 19 September 2023).: (GRANTED)

Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

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**	No
Heathrow Airport Safeguarding Area	Yes	**Green Belt**	No

Designated & Undesignated Heritage Assets

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

Conservation Area	No
Conservation Area within 750m of Site	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	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	8.33
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BU-003	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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?	No
Is there evidence of land contamination?	No
Are there any access difficulties?	Yes- access is gained through a narrow road (Sutcliffe Road)
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	The site is bordered by a LWS.
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?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small site would be viable and the site achievable. Infrastructure costs are likely to be limited to CIL subject to any site-specific mitigation.

Overcoming Constraints

What would be needed to overcome constraints?	None

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Planning permission	Planning permission	27

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

Conclusion:

Is the site suitable, achievable and available?	HEL337c is safeguarded for housing in the current Local Plan and no longer within the Green Belt. There are no environmental or topographical constraints affecting the site. The site noted to be in close proximity of a LWS and a full survey will be required prior development. 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. This site is considered potentially suitable, available and achievable and as such could be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL502

Site location / address:

Address	Birchville Cottage	**Post Code**	WD23 1PB
Ward	Bushey Heath Ward	**Unparished area**	Bushey

Site size / use:

Size (ha) **Gross**	0.29	**Current Use**	Residential

Surrounding area:

Neighbouring land uses	Former Care Home to south, residential to north and east, covered reservoirs to west.
Character of surrounding area – landscape, townscape	Site on the edge of the built up area of Bushey. Stanmore Common (Green Belt) to the east. It has a new residential development to the south and an existing development to the north.
Could this site be joined to another to form a larger site?	Site adjoins Birchville Court which already has planning permission for residential development.
If yes, give details of adjoining site including site reference if applicable	Policy SADM1, site H9

Planning status:

Relevant Planning history	23/1260/OUT - Demolition of existing dwelling house and outbuildings. Construction of 2x3 bed single family dwelling houses and 2x4 bed single family dwelling houses. Provision of off-street carparking; cycle storage; and bin stores. (Outline application to include access, layout and scale with appearance and landscaping matters reserved.) (Awaiting Decision)

Use(s) proposed by owner/developer:

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	6.11
Surface Water Flooding Medium Risk	0.4
Surface Water Flooding High Risk	0.30
Reservoir Flooding Dry Day	100
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Non-Agricultural

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	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?	No
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?	A narrow strip of land to the north of the house is understood to provide a means of access into the water treatment works site and must be retained although it currently forms part of the gardens to the house. Reservoir 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?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs are likely to be limited to CIL, with low BNG requirements due to the previously developed status of the site.

Overcoming Constraints

What would be needed to overcome constraints?	A narrow strip of land to the north of the house is understood to provide a means of access into the water treatment works site and must be retained although it currently forms part of the gardens to the house.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low (30-40)	30 u/ha	9

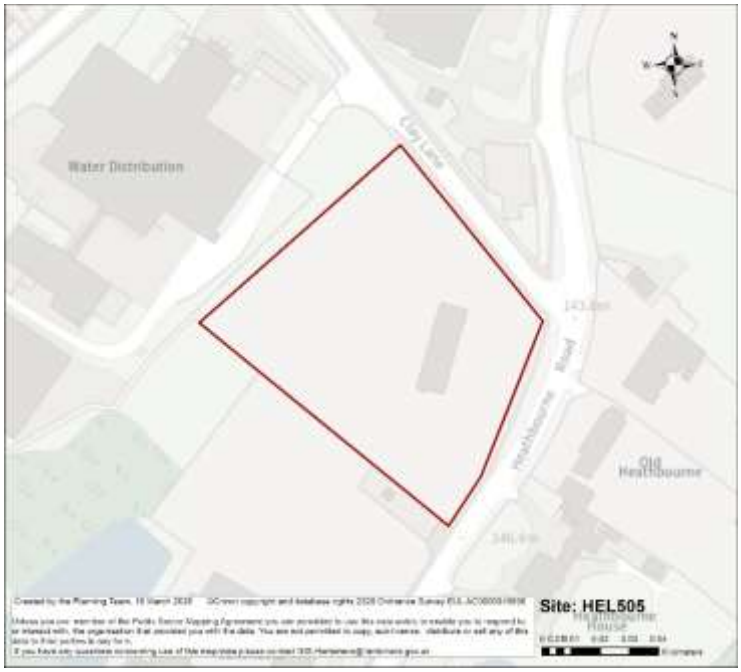
Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Conclusion:

Is the site suitable, achievable and available?	It is within the larger area on Heathbourne Road currently safeguarded for residential purposes under Policy SADM2 of the adopted Local Plan and no longer within the Green Belt. It has therefore previously been identified as suitable and consequentially safeguarded for housing (subject to a review of the plan); subject to an assessment of flood risk (the NPPF has been updated to clarify that other forms of non-fluvial flood risk should be assessed), it is considered developable subject to further assessment as part of the site selection process. The risk is understood to arise from a local covered reservoir and as such it is not likely to be an impediment to redevelopment. Due to its measurable level of flood risk in relation, the site will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to flood risk and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL505



Site location / address:

Address	Greenacres	**Post Code**	WD23 1PB
Ward	Bushey Heath Ward	**Unparished area**	Bushey

Site size / use:

Size (ha) **Gross**	0.78	**Current Use**	Residential

Surrounding area:

Neighbouring land uses	Spire Hospital to the north, Affinity Water pumping station to the west, residential to south and east.
Character of surrounding area – landscape, townscape	Site on the edge of the built up area of Bushey. Mix of residential and institutional development, close to Stanmore Common

Could this site be joined to another to form a larger site?	No; although the larger area is safeguarded for residential purposes it has not all been promoted for development
If yes, give details of adjoining site including site reference if applicable	N/A

Planning status:

Relevant Planning history	23/1637/FUL Demolition of existing dwelling, and construction of new C2 facility, incorporating 75 bedrooms and 12 Extra Care apartments, with associated basement for services, undercroft car parking, private amenity space and TPO works (Amended documents received). (AWAITING DECISION) TP/06/1623 Part two storey part first floor extension to existing double garage/games room (GRANTED):

Use(s) proposed by owner/developer :

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	0
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	99.99
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Very good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	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?	No
Is there evidence of land contamination?	None
Are there any access difficulties?	Existing access at Heathbourne Road/Clay Lane junction. New access proposed from Heathbourne Road and second access on Clay Lane, away from the junction.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Water treatment works to north of site
Are there any other environmental constraints?	There is a TPO on the site.
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?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs are likely to be limited to CIL, with low BNG requirements due to the previously developed status of the site.

Overcoming Constraints

What would be needed to overcome constraints?	None

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	100 u/ha	78

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

Conclusion:

Is the site suitable, achievable and available?	It is within the larger area on Heathbourne Road currently safeguarded for residential purposes under Policy SADM2 of the adopted Local Plan and no longer within the Green Belt. The site has no surface water flood risk or Floodzone however it does have resevoir 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. Due to the risk likely arising from a covered reservoir, this is unlikely to prevent a barrier to development from coming forward. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to flood risk and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HBUSA SA2

Site Address Details

Site Reference	HBUSA SA2
Site Address	Car Dealership, 21 High Road, Bushey
Post Code	
Ward	Bushey Heath Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.37
Current Site Use	Car dealership
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Site is located on High Road, adjacent to a mix of commercial and residential uses.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Bushey. The surrounding development is majorly residential and commercial.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	3.53%
Surface Water Flooding Medium Risk	1.42%
Surface Water Flooding High Risk	3.23%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
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?	Some surface water flood risk. Located close to conservation area.
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Conservation area and listed building nearby. Availability to be confirmed.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50 u/ha	19

Conclusion: Is the site suitable, achievable and available?
The site is located within the urban area of Bushey and comprises previously developed land currently in use as a car dealership. The surrounding area is mixed in character, comprising residential and commercial uses along High Road.

The main constraints affecting the site relate to surface water flood risk and heritage considerations arising from the proximity of heritage assets, including a nearby conservation area and listed building. These factors will require careful consideration of layout, scale and design to ensure appropriate integration with the surrounding townscape.

The site is considered suitable in principle for residential development, subject to appropriate mitigation of flood risk and heritage-related design constraints.

Site availability is currently unknown. However, the site is considered potentially suitable and achievable and as such could be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HBUSA SA3

Site Address Details

Site Reference	HBUSA SA3
Site Address	Car Park, 67 High Road, Bushey
Post Code	
Ward	Bushey Heath Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.23
Current Site Use	Car Park
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	The site is bound by the high road and the ruts road to its South, East and West. Residential development to the North.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Bushey. The development around the site is majorly residential and commercial.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Public ownership
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Availability to be confirmed
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50	11

Conclusion: Is the site suitable, achievable and available?
The site is located within the urban area of Bushey and comprises previously developed land currently in use as a car park. The surrounding area is strongly urban in character, with residential development to the north and transport corridors bounding parts of the site, indicating a highly sustainable location.

No major constraints have been identified, with no known flood risk or significant environmental constraints.

Site availability is currently unknown. However, the site is considered potentially suitable and achievable and as such could be considered developable.

Appendix J

Site Pro-Formas –

Potters Bar Area

HERTSMERE

Hertsmere Local Plan

Delivering a better future

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HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-016

Site Address Details

Site Reference	CFS-2025-016
Site Address	Windmore hall, Mutton Lane, Potters Bar, Herts
Post Code	EN6 3BH
Ward	Potters Bar Furzefield Ward
Parish	NCP

Site Details

Site Area (ha) gross	1.62
Current Site Use	Residential with 6 dwellings
Planning Status	Nothing significant
Proposed uses (residential/ employment)	None specified
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields to the West and South of the site, B556 to the North, and built area of Potters Bar settlement to the East
Character of surrounding area – landscape, townscape	The site is located to the West of the settlement in Potters Bar
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	Yes
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	Yes
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	Yes
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	0.95%
Surface Water Flooding Medium Risk	0.62%
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
PB-015	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	High	High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	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
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	37

Conclusion: Is the site suitable, achievable and available?
The site is currently developed for residential use but is of a scale that presents potential for redevelopment or intensification. The site is located on the edge of Potters Bar and is considered to be available, with no known ownership constraints and evidence of developer interest. It is also adjacent to a Local Wildlife Site and subject to minor environmental constraints. These factors would need to be considered through any future development proposals.

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

Notwithstanding these constraints, the site is considered potentially suitable, available and achievable, with potential for redevelopment or intensification. The site is therefore considered developable within the HELAA

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-023

Site Address Details

Site Reference	CFS-2025-023 (HEL161)
Site Address	Land East of Southgate Road, Potters Bar (Site has been previously submitted ref: HEL161/PB4)
Post Code	EN6 5EW
Ward	Potters Bar Oakmere Ward
Parish	NCP

Site Details

Site Area (ha) gross	17.7
Current Site Use	Agriculture / horticulture / equine related
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

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

	southeastern 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

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	No
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	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	2.77%
Surface Water Flooding Medium Risk	0.57%
Surface Water Flooding High Risk	1.06%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
PB-005	No Contribution	Moderate Contribution	No Contribution

Footnote 7 constraints	No strong reason for refusing or restricting development
Grey belt Comments	Grey 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**
Low-Medium	Low-Medium	Medium	Medium-High	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?	Access of public highway would require a new junction. The promoter has acquired a plot as secondary means of access to the site.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No, although the noise and pollution effects of the M25 would need to be assessed and possibly mitigated.
Are there any other environmental constraints?	Some surface water flood risk, particularly around the entrance to the site off park Avenue.
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be

	taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
What would be needed to overcome constraints?	Some fluvial flood risk, particularly around the entrance to the site off park Avenue.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	15 u/ha	260

Conclusion: Is the site suitable, achievable and available?
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. The landscape around the site would have low-medium sensitive to residential development. 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. 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 suitable, available and achievable based on the fact that a site access has been secured since the 2017 Call for Sites. The positive resolution of discussions on at least one other access point is likely to be required to allow the site to achieve its full potential at site selection stage. The site is considered developable.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-026

Site Address Details

Site Reference	CFS-2025-026 (HEL162)
Site Address	Land South of Barnet Road, Potters Bar
Post Code	EN6 2SH
Ward	Bentley Heath & The Royd Ward
Parish	Unparished Area - Potters Bar

Site Details

Site Area (ha) gross	0.68
Current Site Use	Grassland
Planning Status	None
Proposed uses (residential/ employment)	Residential and Employment
Green Belt	Yes
Previously Developed Land	Partial
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Between residential dwellings to the north east and a caravan park 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 – landscape, townscape	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
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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	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	Yes

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	1.76%
Surface Water Flooding Medium Risk	5.93%
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
PB-007	No Contribution	Moderate Contribution	No Contribution

Footnote 7 constraints	No strong reason for refusing or restricting development
Grey belt Comments	Grey 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 - High	Medium - High	Medium – High	Medium - High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Within Green Belt, but identified as grey belt
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	Difference in ground levels 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. 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?	Some areas with surface flood risk
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.

What would be needed to overcome constraints?	No
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
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. 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. The site was identified as poorly performing in terms of meeting Green Belt purposes in the Stage 1 assessment and was recommended as grey belt. 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 considered potentially suitable, available and achievable, subject to further assessment at site selection stage. The site is considered developable.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-029

Site Address Details

Site Reference	CFS-2025-029
Site Address	Rydal Mount Lodge, Baker Street, Potters Bar
Post Code	EN6 2BP
Ward	Bentley Heath & The Royds Ward
Parish	NCP

Site Details

Site Area (ha) gross	0.46
Current Site Use	Residential
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential to the northeast, north and southwest. Agricultural land to the south and southeast.
Character of surrounding area – landscape, townscape	Edge of settlement residential character with semi-detached properties to the north, large low-density properties to the north and south west and agricultural/open land to the south east.

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-163

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	Yes
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	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)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
PB-010	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		

Grey belt Comments	Grey 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-High	Medium-High	Medium-High	Medium-High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Within Green Belt, but identified as grey belt
Is there evidence of land contamination?	Possible limited contamination due to previous tipping on the 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?	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?	Yes
What would be needed to overcome constraints?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23 u/ha	11

Conclusion: Is the site suitable, achievable and available?
The site has a large TPO and trees around the perimeter. There is also evidence of some tipping that may require a Preliminary Ground Investigation. The Green Belt assessment found that the site meets the purposes weakly and makes a less important contribution to the wider strategic Green Belt and is categorised as grey belt. The site itself is surrounded by development on three sides and is well screened from Baker Street and Santers Lane. The site has no flood risk and so this is not a constraint to development. The site is considered suitable, largely achievable and available subject to consideration of the TPO constraints. Based on the above, the site is considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-030

Site Address Details

Site Reference	CFS-2025-030 (HEL909)
Site Address	Potters Bar Fire Station, Mutton Lane
Post Code	EN6 2HF
Ward	Potters Bar Parkfield Ward
Parish	Unparished Area - Potters Bar

Site Details

Site Area (ha) gross	0.37
Current Site Use	Fire Station
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential, cemetery and open space
Character of surrounding area – landscape, townscape	Mainly mid density semi-detached housing in urban surroundings with cemetery adjacent in open space to the front of the property
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	0.16%
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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Potentially
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?	Dependent on relocation being justified and alternative provision being provided
Is there developer interest?	Unknown
Ownership constraints?	Site availability is dependent on the relocation of the fire station to serve Potters Bar
Is the delivery of the site achievable?	Not currently
What would be needed to overcome constraints?	Relocation of emergency services.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50 u/ha	21

Conclusion: Is the site suitable, achievable and available?
The site is currently occupied by a fire station. It has no major environmental constraints. The site is developed and within the settlement boundary of Potters Bar and is therefore not subject to Green Belt designation.

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

The site is potentially suitable, but availability and achievability are dependent on the provision of a replacement fire station elsewhere in a suitable location to serve Potters Bar. Based on the above, the site is considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-033

Site Address Details

Site Reference	CFS-2025-033 (HEL-0318-22)
Site Address	Former Sunnybank School, Potters Bar
Post Code	EN6 2NH
Ward	Bentley Heath & The Royd Ward
Parish	Potters Bar

Site Details

Site Area (ha) gross	2.84
Current Site Use	Former School
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential development on three sides, agricultural land to the south
Character of surrounding area – landscape, townscape	Edge of settlement suburban character. Mainly surrounded by low to medium density bungalow development, including Oakroyd Avenue to the west, part of the Royds Conservation Area which consists of detached and semi-detached bungalows

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	HEL362 to the South

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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)

Flood zone 2	No
Flood zone 3	No
Surface Water Flooding Low Risk	1.05%
Surface Water Flooding Medium Risk	0.25%
Surface Water Flooding High Risk	0.71%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
PB-009	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	Medium-High	High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	Not a significant constraint, but the site does slope upwards from the entrance to a plateau
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No known environmental constraints- possible asbestos in school building/s
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?	Past Interest
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. In an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of part of the site, although any significant site-specific infrastructure requirements may require additional viability work to be undertaken. However, the site promoter has not indicated there to be any abnormal or other costs which would have the potential to impact on the viability of the site for development.
What would be needed to overcome constraints?	No known environmental constraints - possible asbestos in school building/s

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23 u/ha	65

Conclusion: Is the site suitable, achievable and available?
The site adjoins the Royds Conservation Area and as proposed would be accessed via Field View Road although additional pedestrian and cycle access could be achieved via Meadow Way and Sunnybank Road. The site promoter had previously indicated that the existing community facility (Pupil Referrals Unit) would be retained, but the facility has since been relocated to Hatfield. A SEND school is included in the promotion, located on the southern half of the site. This has decreased the density used for housing calculations. The site is within the Green Belt and identified as provisionally grey belt within the Green Belt Assessment. The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk. The site is considered suitable, available and achievable. Based on the above, the site is considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-035

Site Address Details

Site Reference	CFS-2025-035 (HEL911)
Site Address	Elm Court Community Centre, Mutton Lane
Post Code	EN6 3BP
Ward	Potters Bar Furzefield Ward
Parish	Unparished Area - Potters Bar

Site Details

Site Area (ha) gross	0.47
Current Site Use	Community Centre
Planning Status	None
Proposed uses (residential/ employment)	Mixed-use including residential and re-provision of existing community uses
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Church opposite, Maisonettes, playing fields and primary school. B556 to South-West.
Character of surrounding area – landscape, townscape	Predominantly residential area of 1930's semi-detached dwellings, with the wide avenue of Mutton Lane and surrounding playing fields giving the feeling of a level of openness

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood zone 2	No
Flood zone 3	No
Surface Water Flooding Low Risk	0.13%
Surface Water Flooding Medium Risk	0.06%
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		

Grey belt Comments	N/A

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
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 yes, provided any loss of community floor space could be justified

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Unknown
Is there developer interest?	No
Ownership constraints?	Site is being actively used and there is no current indication of current level of usage. It is noted that the site is being promoted for partial re-provision of community space.
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site. Owner has states there are no known abnormal costs involved.
What would be needed to overcome constraints?	Resolution of availablity
If the site was considered suitable for development, what is the likely timescale	6-10 years

within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50 u/ha	24

Conclusion: Is the site suitable, achievable and available?
The site is adjacent to Cranborne Primary School and forms part of the wider playing fields site. There are no major environmental constraints identified on the site. The site is not in the green belt. 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. Under the current policy framework, the site is suitable, available and achievable. Based on the above, the site is considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-038

Site Address Details

Site Reference	CFS-2025-038 (HEL908)
Site Address	Oakmere Community Centre
Post Code	EN6 5NS
Ward	Potters Bar Oakmere Ward
Parish	Unparished Area - Potters Bar

Site Details

Site Area (ha) gross	0.4
Current Site Use	Community Centre
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Oakmere School, residential dwellings, mainly maisonettes and open fields to the east.
Character of surrounding area – landscape, townscape	Borders relatively high density housing for an urban fringe location with larger school buildings to the north, giving away to open but heavily tree lined fields 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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	2.59%
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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
PB-004	No Contribution	No Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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
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
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, provided any loss of community floor space could be justified

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Not known as still used for community uses
Is there developer interest?	Unknown
Ownership constraints?	Community centre is in use
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Demonstrate that existing community floor space is not necessary in this location.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50 u/ha	20

Conclusion: Is the site suitable, achievable and available?
The site is occupied by an existing community centre. There are no environmental constraints associated with the site.

The site is a developed urban site with no flood risk, but is located in the Green Belt, and assessed as part of a larger Assessment Area.

The site would only be deliverable if a suitable replacement facility is found unless it could be clearly demonstrated that there is no requirement for such re-provision, with sufficient accommodation available nearby which meets the requirements of the groups currently using the site.

The site is considered suitable, and potentially achievable and available. Based on the above, the site is considered potentially developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-052

Site Address Details

Site Reference	CFS-2025-052 (HEL251)
Site Address	Former Potters Bar Golf Club
Post Code	EN6 1DQ
Ward	Potters Bar Parkfield Ward
Parish	Unparished Area - Potters Bar

Site Details

Site Area (ha) gross	40.22
Current Site Use	None
Planning Status	25/0272/EI2 Request for a scoping opinion (Environmental Impact Assessment). 26/0427/OUTEI Outline planning application (with all matters reserved except access) for the phased erection of up to 550 residential dwellings including affordable housing and plots of self-build/custom build homes (Class C3); a community hub building and other community facilities (Class E); green and blue infrastructure; a primary vehicular access from Darkes Lane; a pedestrian and cycle access (and also serving as an emergency access) from Darkes Lane; pedestrian accesses via the Hertfordshire Way; service and utility structures including substations and demolition of the existing club house building and two dwellings. Decision pending.
Proposed uses (residential/ employment)	Residential (C3)

Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential to the east. Industrial (beyond the railway) to the west. Commercial/town centre uses to the south.
Character of surrounding area – landscape, townscape	This site extends from the town centre to open countryside to the northwest of Potters Bar. Where it adjoins residential dwellings in the southeastern corner, it is close to Potters Bar station, shops on the main Darkes Lane High Street, schools and buses that link to other services and amenities in the surrounding area.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL375 (CFS-2025-081)

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	No
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	Yes (4.2%)
Flood Zone 3	Yes (12.1%)
Surface Water Flooding Low Risk	5.22%

Surface Water Flooding Medium Risk	2.04%
Surface Water Flooding High Risk	6.6%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
PB-002	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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	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'?	The train line is situated to the west of the site – noise attenuation measures may be required
Are there any other environmental constraints?	Fluvial and surface water flood risk across parts of the site including the entrance off Darkes Lane.
Is the Site suitable for the proposed use?	Yes, subject to flood risk issues being addressed

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 - there is a break clause in the tenancy agreement which means the owner could achieve vacant possession.
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
What would be needed to overcome constraints?	Fluvial and surface water flood risk across parts of the site including the entrance off Darkes Lane to the satisfaction of the Environment Agency, LLFA and (due to flood risk at entrance) emergency planning authority. Consideration of TPOs on the site.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	14 u/ha	550

Conclusion: Is the site suitable, achievable and available?
The entrance to the site, which is accessed off Darkes Lane, is located close to the town centre and train station. The Darkes Lane (West) Conservation Area abuts the site to the north and east with the western boundary formed by the East Coast Main Line railway. The site falls within Flood Zones 1, 2 and 3 and surface water flood zones. The site has been identified as provisionally grey belt within the Green Belt Assessment. The site has a measurable level of both fluvial and surface water 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. Measures would also be specifically required to address the flood risk at the entrance to the site to ensure that safe access to/from the site can be achieved (including for emergency vehicles) without increasing flood risk elsewhere. This may also require betterment to be achieved on (or off) site. The site is covered by a blanket TPO and would require careful consideration. The site is considered potentially suitable, available and achievable, subject to further consideration of constraints. Based on the above, the site is considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-060

Site Address Details

Site Reference	CFS-2025-060
Site Address	Field at Ganwick Corner, Well Cottage, Wagon Road, Barnet, Herts
Post Code	EN4 0PH
Ward	Bentley Heath & The Royds Ward
Parish	NCP

Site Details

Site Area (ha) gross	1.5
Current Site Use	Agriculture / horticulture / equine related
Planning Status	**TP/03/1250** Demolition of house and construction of two storey detached 6-bedroom house with indoor pool and double garage (GRANTED). **TP/02/0040** Demolition of existing house and outbuildings and construction of detached 5-bedroom house with indoor swimming pool and detached double garage (GRANTED). **TP/07/0058** Demolition and reconstruction of stable block, garage and conservatory (GRANTED); **TP/99/0642** Existing use of land as domestic residential curtilage serving Well Cottage (CLE GRANTED); **TP/99/0230** Construction of tennis court and 2.77m high chain link fence enclosure (GRANTED).
Proposed uses (residential/ employment)	Residential

Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Cricket ground to the west, pub and car park to north, residential to the east. The site lies within the triangle formed by Wagon Road, Dancers Hill Road and the A1000. The Wyevale garden centre lies to the north of Dancers Hill Road.
Character of surrounding area – landscape, townscape	Largely rural in character with a few individual houses in large gardens, farms, a small residential development at Bentley Heath and a garden centre.
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	HEL234a

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	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	Yes

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	0.27%
Surface Water Flooding Medium Risk	0.05%

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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-012	Strong Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not grey belt		

NB: the site is considered as part of a wider assessment area and the conclusion might differ.

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?	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 (see below)

Deliverability and developability:

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

Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small rural site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	Further assessment of Green Belt (sub-area)
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	35

Conclusion: Is the site suitable, achievable and available?
There are no specific environmental constraints affecting the site which forms part of n triangular parcel of land bound by Wagon Road, Dancers Hill Road and Barnet Road. The Grade 2 listed Duke of York pub is located within this parcel. The site forms part of a larger Green Belt assessment area, which itself forms the majority of the wider gaps between Greater London and Potters Bar, and is considered to perform strongly. Further assessment of the Green Belt purposes might be required at later stages. The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk. The site is considered suitable, achievable and available subject to further assessment of the site's contribution to the Green Belt. Based on the above, the site is considered deliverable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-063

Site Address Details

Site Reference	CFS-2025-063 (HEL-1106-22)
Site Address	Canada Life Place, Potters Bar
Post Code	EN6 5BA
Ward	Potters Bar Parkfield Ward
Parish	Unparished Area - Potters Bar

Site Details

Site Area (ha) gross	1.85
Current Site Use	Office and Retail uses
Planning Status	**25/1764/PD56M** (Deemed consent): Change of use from Class E (commercial) to 74no. Class C3 dwelling houses; **25/1763/PD56M** (Deemed consent Change of use from Class E (commercial) to 69no. Class C3 dwelling houses.
Proposed uses (residential/ employment)	Residential, employment and retail
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Supermarket and associated car park to the west, bowls and cricket club to the northwest, former sheltered accommodation to the north and other town centre uses the opposite side of the High St, A1000.

Character of surrounding area – landscape, townscape	Site is situated on one of the two commercial town centres in Potters Bar, with associated mixed retail and service uses, and generally medium density surrounding development.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	5.31%
Surface Water Flooding Medium Risk	5.31%
Surface Water Flooding High Risk	1.88%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A

Footnote 7 constraints	N/A
Grey belt Comments	N/A

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
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?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infrastructure requirements may require additional viability work to be undertaken. However, the site promoter has not indicated there to be any abnormal or other costs which would have the potential to impact on the viability of the site for development.
What would be needed to overcome constraints?	No known environmental constraints

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very High (200-250)	200 u/ha	370

Conclusion: Is the site suitable, achievable and available?
The potential development site currently occupies a prominent position on the corner of Potters Bar High Street and Mutton Lane. There are no known site constraints and the site is not in the green belt. Current leases run until 2026 on the office building and 2031 on the retail units. Given the size of the site, and particularly if Maple House (the tall building) was to be retained, development could begin within 5 years. The office buildings are not fully occupied but the plans include the retention/conversion of Maple House and provision of office space and redeveloped retail units. The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. However it is at the lower end of the scale and is therefore likely to pass the sequential and exception test. The site is considered suitable, achievable and available. Based on the above, the site is considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-071

Site Address Details

Site Reference	CFS-2025-071
Site Address	Bus garage, Potters bar High Street
Post Code	EN6 5BL
Ward	Potters Bar Parkfield Ward
Parish	NCP

Site Details

Site Area (ha) gross	1.2
Current Site Use	Bus Garage
Planning Status	**22/0880/FUL**(GRANT PERMISSION) Erection of security fencing along front boundary with automated vehicle barriers and a pedestrian entrance gate (Amended plans submitted on 29/03/2023). **14/2097/FUL** (GRANT PERMISSION) Alterations to forecourt to accommodate additional bus parking together with associated landscaping and the erection of a 3.2 metre acoustic screen along part of the southern boundary. **17/2040/PD56** (APPLICATION WITHDRAWN) Conversion of ground floor office (B1) to create a 4-bed residential unit (C3).
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Commercial development immediately to the east with some residential on upper floors. Local shopping parade on the opposite side of the High Street. Open space and football club ground to the west and southwest. Industrial park to the North.
Character of surrounding area – landscape, townscape	Urban mixed-use area of Potters Bar along the northern part of the High Street. Area characterised by a range of densities with a mix of retail and other town centre uses, commercial and residential use with two large parks nearby offsetting the more urban character of the High Street.
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	HEL700

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	Yes
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	3.56%
Surface Water Flooding Medium Risk	3.29%
Surface Water Flooding High Risk	5.97%

Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Yes, Hollies Way is designated as a Locally Significant Employment Area.
Is there evidence of land contamination?	Possible contamination given industrial use and long-standing bus garage on the 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?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	Submission is not from or on behalf of the owner, however the site has been promoted in 2024 suggesting availability
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Sites would need to become available elsewhere to accommodate existing businesses.

	Suitable provision would need to be made, on or off-site, for the bus depot.
What would be needed to overcome constraints?	Any possible contamination
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)	100 u/ha	120

Conclusion: Is the site suitable, achievable and available?
The two adjacent sites of the bus garage and industrial estate occupy a significant plot in a built-up area of Potters Bar and present a potentially significant, long-term brownfield opportunity should alternative accommodation become available for the existing occupiers of the site. There is likely to be contamination given the current site uses that will need to be investigated, both from asbestos roofs and in the ground. The site itself has low flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk. The site will be suitable for the end use providing potential contamination issues are resolved. However, the bus site owner currently having no alternative site and the industrial estate being well used by a number of vehicle repair businesses. Based on the above, the site is suitable and is potentially available and achievable but further work will be needed to confirm this.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-081

Site Address Details

Site Reference	CFS-2025-081(HEL375)
Site Address	Manor Road
Post Code	EN6 1DG
Ward	Potters Bar Parkfield Ward
Parish	Unparished Area - Potters Bar

Site Details

Site Area (ha) gross	0.92
Current Site Use	Equestrian use - fields and building. The buildings on the site are used for stabling, tack rooms etc.
Planning Status	16/1268/VOC variation of condition 6 by the omission of the words ' by the applicant and their family' following grant of planning permission TP/02/0214 (GRANTED); 17/0859/FUL relocation of 3 no. car parking spaces used in association with equestrian use of land (GRANTED); 88/0065/TP Demolition of 28, 29, 30 Manor Road and erection of 24 x 2 bedroomed flats for the elderly (REFUSED); TP/02/0214 3 loose boxes, improved vehicular access and provision of 3 car parking spaces (GRANTED); TP/88/1565 Demolition of three existing

	dwellings and the erection of 16 retirement dwellings, wardens accommodation, communal facilities (GRANTED ON APPEAL);
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Railway to the south, golf course to the north and west, residential (Potters Bar) to the east
Character of surrounding area – landscape, townscape	The area is at the edge of Potters Bar urban area (mainly semi-detached and detached properties), partly surrounded by the golf course. Although the area is largely open the surrounding residential and railway uses 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	HEL251

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No

Flood Zone 3	No
Surface Water Flooding Low Risk	Yes (5.48%)
Surface Water Flooding Medium Risk	Yes (1.9%)
Surface Water Flooding High Risk	Yes (7.6%)
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
PB-001	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

NB: This site comprises a small part of Assessment Area PB-001.

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	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?	Access would be at the end of Manor Road cul de sac through existing property. Applicant provides a highways feasibility layout which illustrates that a 4.1m shared surface route can be provided.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	The site adjoins the railway line – there will be a need to protect any development from noise/vibration. However, viability studies provided by the promoter states the site is classified as 'low risk' according to ProPG.

Are there any other environmental constraints?	TPO
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes. Feasibility work - highways, drainage and planning. Promoter states that the early market evidence is that this would be an attractive proposition in the market and would be delivered quickly.
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	TPO covering a number of trees close to access, and access design considerations.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23 u/ha	21

Conclusion: Is the site suitable, achievable and available?
There are no topographical constraints, but the site has an irregular shape comprising a main paddock with some associated buildings with and some smaller parcels either side of the rear garden of 29 Manor Road. There is a tributary of the Potters Bar Brook that runs across the site towards the rear that has some flood risk associated with it. It is also adjacent to the railway line on its western boundary. Noise assessments provided by the promoter has however, states the site is classified as 'Low Risk'. Any issues arising due to an Ordinary Watercourse crossing the site would ned to be addressed. 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 part of a larger Assessment Area within the Green Belt Assessment, and therefore more site-specific consideration might be required. Based on the above, the site is considered suitable, likely achievable, and available. Therefore, the site is considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-111

Site Address Details

Site Reference	CFS-2025-111
Site Address	1-6 Kimptons Close, Potters Bar
Post Code	EN6 3HU
Ward	Potters Bar Furzefield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.062191
Current Site Use	Council Owned Garage Site
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Woodlands and open fields to the north and west, and residences to the south and east.
Character of surrounding area – landscape, townscape	This is on an edge of settlement location adjoining the western edge of Potters Bar. Open lands and woodlands to the west and residential development to the east and south.
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-2025-153

Constraints Check List

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

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	9%
Surface Water Flooding Medium Risk	2.57%
Surface Water Flooding High Risk	16.72%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	Access from Kimptons close, cul-de-sac
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
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?	1-5 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	75 u/ha	5

Conclusion: Is the site suitable, achievable and available?
The site comprises a small previously developed garage site located on the edge of Potters Bar. The site is considered suitable for residential development, with no significant environmental or physical constraints identified. While there is some surface water flood risk, this is not expected to preclude development and can be addressed through appropriate design and mitigation. The site is available and achievable, with no known ownership or viability constraints. Its small size and location adjacent to existing residential development make it suitable for early delivery. The

site is therefore considered suitable, available and achievable. Based on the above, the site would be considered deliverable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-132

Site Address Details

Site Reference	CFS-2025-132
Site Address	Dove Lane, Potters Bar, Hertfordshire
Post Code	EN6 2SG
Ward	Potters Bar Oakmere Ward
Parish	Potters Bar

Site Details

Site Area (ha) gross	5.56
Current Site Use	Grazing land and woodland
Planning Status	**26/0619/FUL** Redevelopment of the site for the erection of 112 dwellings, site access, roads, parking, open space, SuDs and associated infrastructure. (Pending decision)
Proposed uses (residential/ employment)	Residential
Green Belt	Green belt
Previously Developed Land	No
Agricultural Land Classification	Good

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 adjoining residential area of Potters Bar is largely 2 storey terraced houses and flats. The M25 runs along the south side of the site.

	Despite the site being undeveloped, it has a semi-urban feel, being surrounded by development on 3 sides and the M25 beyond the wooded area in the rear 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

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	1.2%
Surface Water Flooding Medium Risk	0.17%
Surface Water Flooding High Risk	1.13%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
PB-006	No Contribution	Moderate Contribution	No Contribution

Footnote 7 constraints	No strong reason for refusing or restricting development
Grey belt Comments	Grey 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-High	Medium-High	Medium-High	Medium-High	High

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Proximity of M25 - possible need for noise/pollution mitigation from the motorway into the site, although difference in levels may mitigate this to an extent.
Are there any other environmental constraints?	A part of the site (southeastern) is woodland and would not be expected to be developable.
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?	Yes
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to

	viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
What would be needed to overcome constraints?	A part of the site (southeastern) is woodland and would not be expected to be developable.
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	20 u/ha	112

Conclusion: Is the site suitable, achievable and available?
A significant part of the site is covered by woodland which although not currently protected would potentially be assessed to determine its quality and whether it warranted designation. This might potentially limit the developable area of the site to approximately 3ha. There are no significant environmental or topographical constraints affecting most of the open part of the site with the woodland itself affording some additional screening and attenuation from the M25. The motorway is elevated from the site with bunding running parallel to the southeast boundary of the site. The site is within the Green Belt and has been considered to be grey belt. 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. Based on the above, the site is considered suitable, achievable and available and is deemed deliverable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-135

Site Address Details

Site Reference	CFS-2025-135
Site Address	5-19 Oakmere Avenue, Potters Bar
Post Code	EN6 5EF
Ward	Potters Bar Oakmere Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.062253
Current Site Use	Council owned garage site
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential
Character of surrounding area – landscape, townscape	Site lies within the settlement area of Potters Bar, surrounded by residential development.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	15.3%
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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
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?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	75 u/ha	5

Conclusion: Is the site suitable, achievable and available?
The site comprises a small council-owned garage site located within the settlement boundary of Potters Bar. It is previously developed land and is surrounded by existing residential development. The site is not subject to Green Belt designation or any significant environmental or physical constraints that would preclude development. The site is considered suitable for residential development, with no policy constraints preventing its release. It is available and there is no evidence of ownership or viability constraints, and development is considered achievable given the scale and location of the site.

The site is considered suitable, achievable and developable and therefore could be deliverable.

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)

Flood Zone 2	2.09%
Flood Zone 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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-013 PB-013	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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-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
Planning application	Planning application	0

Conclusion: Is the site suitable, achievable and available?
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. 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. 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 site is suitable and achievable, however, due to the planning consent relating to the data centre it is not considered to be available for residential development.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-163

Site Address Details

Site Reference	CFS-2025-163
Site Address	Land to the south of Potters Bar, east of Baker Street and west of Barnet Road
Post Code	
Ward	Potters Bar Furzefield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	63.5
Current Site Use	Agriculture / horticulture / equine related
Planning Status	24/1101/OUTEI Outline application (with all matters reserved except for means of access) for a new neighbourhood comprising up to 900 dwellings (Use Class C3) (including affordable housing), a neighbourhood centre and community facilities (Use Class E (a), Class E (e) and F2 (b), a primary school (Use Class F1 (a)), land for an up to 80-bed care home (Use Class C2), strategic and informal open space, landscaping, parking, associated infrastructure and works, with vehicle and pedestrian accesses from Baker Street and Barnet Road (Amended plans and additional documents received). (REFUSE PERMISSION)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Baker Street and school to the west, residential to the north, Barnet Road and residential development to the east, M25 to the south.
Character of surrounding area – landscape, townscape	Whilst the site itself is open and rural in character it is surrounded by Potters Bar to the north and east, and the M25 to the south.
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-0318-2

Constraints Check List

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	2.02%
Flood Zone 3	3.28%
Surface Water Flooding Low Risk	4.69%
Surface Water Flooding Medium Risk	2.12%
Surface Water Flooding High Risk	3.92%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
PB-008	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Rail tunnel runs under the site
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	M25 runs along the southern boundary of the site. Noise and air quality mitigation measures would be required. Pylons and power lines run across the site. East Coast Main Line runs through a tunnel to the east of the site.
Are there any other environmental constraints?	Some flood risk across the site
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	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.
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?	Years 3-10

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	Planning application	900

Conclusion: Is the site suitable, achievable and available?
There are no significant topographical constraints across the site but an area of flood risk affects some of the eastern fringe of the site close to Barnet Road. That part of the site also has a railway tunnel with the East Coast Main Line running through it and there are pylons/overhead power lines running along the southern part of the site. The M25 runs along the southern boundary of the site. Various assessments will be required including noise, flood risk, traffic and landscape visual impact assessments. Given the long boundary along the M25 that abuts the site, it is likely a buffer from the developable area will be required. 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 considered available and achievable, and likely suitable for development subject to further consideration of the identified constraints. Based on the above, the site would be developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-187

Site Address Details

Site Reference	CFS-2025-187
Site Address	Grazing land at Bridgefoot Lane
Post Code	EN6 2DD
Ward	Potters Bar Furzefield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	3.5
Current Site Use	Agriculture / horticulture / equine related
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	The site has Bridgefoot land and open lands to the South, Dugdale Hill Lane and school to the east and southeast and residences to the north.
Character of surrounding area – landscape, townscape	The site lies adjacent to the western edge of the Potters Bar settlement. It connects the open lands and the urban areas of Potters Bar, with residences, open lands, and school spaces surrounding the area.
Could this site be joined to another to form a larger site?	Yes

If yes, give details of adjoining site including site reference if applicable	CFS-2025-153

Constraints Check List

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

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	4.9%
Surface Water Flooding Medium Risk	1.8%
Surface Water Flooding High Risk	0.9%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
PB-011	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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-High	Medium-High	Medium-High	Medium-High	High	n/a

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	LWS
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	1-5

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	10 u/ha	35

Conclusion: Is the site suitable, achievable and available?
The site is located on the edge of the Potters Bar settlement and is currently in agricultural use. While the site is available and there are no ownership or access constraints identified, it is entirely covered by a Local Wildlife Site (LWS). While the Green Belt assessment indicates a weaker contribution in strategic terms, the ecological designation is considered to be a more immediate constraint. Notwithstanding this, it is recognised

that the extent and significance of ecological constraints would require further detailed assessment, and that mitigation or partial development solutions may potentially be identified through more detailed ecological appraisal at a later stage. Subject to the outcomes of possible ecological investigation, the site's LWS status makes it inappropriate for consideration as a development site through the current plan-making process.

The site therefore is not considered suitable due to the extent of the wildlife site.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-188

Site Address Details

Site Reference	CFS-2025-188
Site Address	32 Barnet Road, Potters bar
Post Code	EN6 2QU
Ward	Potters Bar Oakmere Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.15
Current Site Use	Leisure, including sport and recreation uses
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Barnet road A1000 to the West of the site, shops to the North and South, residences to the East.
Character of surrounding area – landscape, townscape	The site is a car park space located in the urban settlement area of Potters Bar. There are shops, café, restaurant, repair shops, fuel station and some residences surrounding 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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		

Grey belt Comments	N/A

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	None
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
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?	6-17 years

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**
Medium (50-100)	100 u/ha	15

Conclusion: Is the site suitable, achievable and available?
The site comprises an existing surface car park located within the defined settlement boundary of Potters Bar in a highly accessible urban location. The site is previously developed land and is surrounded by a mix of commercial, leisure, and residential uses.

There are no identified environmental constraints affecting the site, and no flood risk, ecological, heritage, or access constraints have been identified that would preclude development.

The site is available for development, with no known ownership or physical constraints, and is considered achievable in the context of surrounding development pressures and market conditions.

On balance, the site is considered suitable, available, and achievable for residential development and is therefore identified as developable in the HELAA.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1023-22

Site location / address:

Address	197 Darkes Lane, Potters Bar	**Postcode**	EN6 1DQ
Ward	Potters Bar Parkfield Ward	**Parish**	Unparished area of Potters Bar

Site size / use:

Size (ha) Gross	0.12	**Current Use Class(es)**	Vacant LA owned Care Home (C2)

Surrounding area:

Neighbouring land uses	Darkes Lane primary shopping area to the west and residential to the east, with court style residential medium rise development the opposite side of Darkes Lane to the north.
Character of surrounding area – landscape, townscape	Urban character in a transitional area between large low density residential development and the primary shopping area of Darkes Lane constituting mid-rise development and a court style retirement complex opposite, of a similar height (5/6 storeys)
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)	TP/06/1544 Redevelopment of site to provide part 3 and part 4 storey residential care home. (Application for Outline Planning Permission) (Refused) TP/78/0062 Erection of Single Storey Rear Extension and Alterations (Approved) TP/69/1460 Erection of 8 flats (Refused) 24/1384/FUL Demolition of existing buildings and erection of 100% affordable apartment block to provide 13 units with associated parking and landscaping (APPLICATION WITHDRAWN)

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
N	Y

Constraints Check

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

Flooding Risk (Surface & Ground Water)

Constraint	Within Site Boundary	Percentage of Site
Flood Zone 2	Yes	54.48
Flood Zone 3	Yes	35.22
Surface Water Flooding Low Risk	Yes	36.00
Surface Water Flooding Medium Risk	Yes	17.45
Surface Water Flooding High Risk	Yes	10.45
Reservoir Flooding	No	0

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	The site is a locally listed building
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?	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**	No
Ownership constraints / indications that the site may not actually be available	None		
Is the Site available	Yes		

Site Achievability:

Is the Site achievable	Yes

Overcoming Constraints

What would be needed to overcome constraints?	None

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50 u/ha	6

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Conclusion:

Is the site suitable, achievable and available?	The site consists of a large detached dwellling from the 1920s that is locally listed. There is an extensive garden to the rear and paved driveway to the front. The built development is locally listed and any planning application will need to demonstrate justification for its loss. The site is not in the green belt. The site is indicatively showing a significant level of flood risk and would be unlikely to pass the Sequential and Exception Tests without mitigating circumstances in their favour. The site is suitable, available and achievable, provided the issues surrounding flood risk are resolved and sufficient justification is given for the demolition of the locally listed building.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1024-22

Address	Land North of Mount Way and Manor Way	**Post Code**	
Ward	Potters Bar Parkfield Ward	**Unparished area:**	Potters Bar

Site size / use:

Size (ha) **Gross**	3.12	**Current Use**	Paddock/open fields

Surrounding area:

Neighbouring land uses	Residential land to the south, agricultural land to the north and west and a sports pitch to the east
Character of surrounding area – landscape, townscape	Urban fringe of settlement with detached low density housing to the south, agricultural land to the north and west and a cricket pitch to the east. The former Potters Bar Golf club is separated from the site to the west by a single field.

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	None

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Flood Zone 2	0
Flood Zone 3	0
Surface Water Flooding Low Risk	18.7
Surface Water Flooding Medium Risk	6.84
Surface Water Flooding High Risk	2.56
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
PB-002	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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	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?	It is unclear how access into the site would be achieved. The site abuts Manor Way and Westwood Close.
Is topography a constraint?	The site slopes moderately down to the stream running through the site and up the other side to a higher point than the site access. There might be some topographical considerations in terms of design, but unlikely to be a major constraint.
Are there any existing 'bad neighbours'?	None
Are there any other environmental constraints?	Some fluvial flood risk quite marshy near downstream 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?**	

Ownership constraints?	Unclear how access into the site would be achieved and whether this requires access across third party land
Is the Site available?	Yes

Site Achievability:

Is the Site achievable?	Yes

Overcoming Constraints

What would be needed to overcome constraints?	Some fluvial flood risk quite marshy near downstream boundary

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	72

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

Conclusion:

Is the site suitable, achievable and available?	The site is generally sloping, with fairly steep slopes in parts into a central valley with a watercourse. The land also falls away following the line of the watercourse. Therefore, there might be some additional costs and constraints associated with developing the site a whole. The site has some surface water flood risk broadly following the line of the watercourse. It is unclear how vehicular access into the site would be achieved. The site abuts Manor Way and Westwood Close and there is presently an unpaved track leading up to a locked gate on Manor Way between two houses. This may provide a means of access into the site but ownership and access rights would need to be clarified by the promoter. 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. It is likely the watercourse will need to be modelled in detail. As such, the site it not considered suitable and potentially developable in the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL164

Site location / address:

Address	Fenny Slade	**Post Code**	EN6 5QS
Ward	Potters Bar Oakmere Ward	**Unparished area:**	Potters Bar

Site size / use:

Size (ha) **Gross**	4.55	**Current Use**	2 dwelling houses and gardens and paddocks

Surrounding area:

Neighbouring land uses	Open countryside with occasional farm buildings and isolated commercial premises.
Character of surrounding area – landscape, townscape	Part of a row of several large detached properties in open countryside just to the south of the M25 surrounded by a small wooded 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	19/1200/FUL | Extensions at ground, first floor and loft level to convert existing dwelling to 1 x 3 bed & 3 x 2 bed apartments (GRANTED) TP/09/2229 Erection of storage building (r/o Stagg Ridge) (GRANTED ON APPEAL) TP/01/0530 Part two storey, part single storey front and side extensions (GRANTED)

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3) / Retirement Village

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

Heathrow Airport Safeguarding Area	No	**Green Belt**	Yes

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	**Percentage of Site** (estimated)
Flood Zone 2	0
Flood Zone 3	0
Surface Water Flooding Low Risk	15
Surface Water Flooding Medium Risk	11
Surface Water Flooding High Risk	10
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-010	No Contribution	Moderate Contribution	No Contribution

Footnote 7 constraints	No strong reason for refusing or restricting development
Grey belt Comments	Grey 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 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	High	0	0	High

Officer Assessment

Is there a conflict with existing policy?	Green Belt, Local Wildlife Site
Is there evidence of land contamination?	No
Are there any access difficulties?	Not for vehicles but pedestrian access to Potters Bar across the M25 would be difficult
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	M25
Are there any other environmental constraints?	Local wildlife site Fenny Slade Hill. Some 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 . Pre-application request for advice about replacing one of the existing dwellings and adding a further dwelling submitted 23/2/2017.
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 a small rural site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.

Overcoming Constraints

What would be needed to overcome constraints?	Local wildlife site Fenny Slade Hill. Some flood risk across the site.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	105

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 6-17

Conclusion:

Is the site suitable, achievable and available?	The southern part of the site is a designated Local Wildlife Site which has been identified an area of “neutral grassland with damp areas” and sits within a wooded area, although they are not subject to a TPO. As the LWS covers part of the site, this could reduce the potential capacity. 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 suitable subject to further consideration of constraints, and would be considered achievable and available. Therefore, the site would be developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL216

Site location / address:

Address	Land west of Potters Bar station	**Post Code**	EN6 2HN
Ward	Potters Bar Furzefield Ward	**Unparished area:**	Potters Bar

Site size / use:

Size (ha) **Gross**	0.28	**Current Use**	Car Parking. Leaseholder of Albany House rents the spaces for domestic use (92 spaces) rather than used by rail passengers

Surrounding area:

Neighbouring land uses	Residential development, offices and PH to the south and west, commercial including Potters Bar Station to the north and east. Residential in Alban House above the station. Site adjoins the station car park and platform area on the eastern side.
Character of surrounding area – landscape, townscape	Area is mixed with residential, pub, Wyllotts Place complex to the south/west and Potters Bar station and commercial premises to the north/east. The site is in the Potters Bar Darkes Lane town centre.

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	23/1003/FUL Redevelopment of existing site to provide residential development (Use Class C3) with commercial space at ground floor (55 UNITS) (Class E) (REFUSE) (APPEAL ALLOWED) 16/1371/PD56 Change of use of 1st, 2nd, 3rd and 4th floors of Albany Gate from Office (Class B1) to Residential (Class C3) to provide 39 flats (PN NOT REQUIRED); TP/11/0175 Change of use to include hand car wash & valet service (GRANTED); TP/88/1355 Extension of existing station car park to produce a net increase of 31 car spaces and diversion of existing public footpath (GRANTED); TP/85/0883 Demolition of existing station booking hall and station master's house, construction of 5 storey office block including new booking hall, rearrangement of station forecourt and car park layout (GRANTED); TP/77/0135 Replacement British Rail car park (263 spaces) (GRANTED).

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
No	Yes

Constraints Check

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

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Flood Zone 2	1.51
Flood Zone 3	8.13
Surface Water Flooding Low Risk	9.5
Surface Water Flooding Medium Risk	3.52
Surface Water Flooding High Risk	0.04
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Close to station platform and rail line
Are there any other environmental constraints?	Significant tree cover at the south end of the site adjacent to the entrance onto Darkes Lane. Potential issues of overlooking to adjacent properties. Some surface water and fluvial 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?	Yes - parking needed for existing Albany House flats. This would need to be resolved if any development of the site was to be allowed. Applicant states there is no reason to suggest why this would not be forthcoming.		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site. However, on other achievability matters, it is subject to being able to provide adequate parking for Albany House and proposed development.

Overcoming Constraints

What would be needed to overcome constraints?	Significant tree cover at the south end of the site adjacent to the entrance onto Darkes Lane. Potential issues of overlooking to adjacent properties. Some surface water and fluvial flood risk.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High (100-200)	200 u/ha	55 (site boundary reconsidered as part of HPBA SA4 below)

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Conclusion:

Is the site suitable, achievable and available?	The site is located within Potters Bar Darkes Lane district centre, where residential development would be an acceptable use in policy terms. The site is used to provide car parking for residents of Albany House, and is in close proximity to a listed building and other residential development. The site is also narrow and Darkes Lane, where the site is accessed from, suffers from flooding. The site is not in the Green Belt and is previously developed land. 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 considered available, suitable and achievable subject to consideration of environmental constraints and impact on heritage assets. The site is considered developbale.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL234b

Site location / address:

Address	The White House, Dancers Hill Road, Bentley Heath	**Post Code**	EN4 0PH
Ward	Bentley Heath & The Royd Ward	**Unparished area:**	Potters Bar

Site size / use:

Size (ha) **Gross**	1.02	**Current Use**	1 dwelling and Garden . Vacant or very short tenancies

Surrounding area:

Neighbouring land uses	Residential to the west, open fields with tree and shrub boundaries to north and south, garden centre to east.
Character of surrounding area – landscape, townscape	Largely rural in character with a few individual houses in large gardens, farms, a small residential development at Bentley Heath and the garden centre.
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	16/1982/FUL Demolition of existing house and erection of 3 no. dwellings (GRANTED); Demolition of existing house and erection of 1 pair of 4 bed semi-detached dwellings and 1 detached 4 bed dwelling (REFUSED)

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Flood Zone 2	0
Flood Zone 3	0
Surface Water Flooding Low Risk	8.07
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-012	Strong Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey 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 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	
High	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'?	No
Are there any other environmental constraints?	Small area of surface water flood risk, albeit at the lowest level of 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?**	No
Ownership constraints?	No. The site is currently vacant or has very short term tenancies		
Is the Site available?	Yes		

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Small area of surface water flood risk, albeit at the lowest level of risk.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	24

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 6-17

Conclusion:

Is the site suitable, achievable and available?	There are no specific environmental constraints affecting the site which adjoins a new development to the west which was previously a small industrial estate. To the east is the site of the former Wyevale garden centre which has since been converted for residentail use, seperated by an number of TPOs. The site forms part of a larger Green Belt parcel which itself forms the majority of the wider gaps between Greater London and Potters Bar. The parcel maintains the general openness and scale of these gaps. 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 suitable, achievable and available based on the information above. In this instance it would be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL501

Site location / address:

Address	Site adjoining (Fenny Slade)	**Post Code**	EN6 5QS
Ward	Potters Bar Oakmere Ward	**Unparished area:**	Potters Bar

Site size / use:

Size (ha) **Gross**	2.35	**Current Use**	Agricultural barn, land formerly used as storage and parking

Surrounding area:

Neighbouring land uses	Residential to the north and east, farmland to the west and south
Character of surrounding area – landscape, townscape	Small cluster of development in a wooded area just to the south of the M25 that separates Potters Bar from the open countryside.
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	HEL164 Fenny Slade

Planning status:

Relevant Planning history	22/1720/CLP Erection of new warehouse to facilitate operation of commercial premises 18/2017/CLE Erection of agricultural storage building GRANTED; 17/1247/FUL Demolition of existing dwelling and outbuildings and erection of eight 2-storey dwellings REFUSED; 15/2002/FUL Conversion and extensions to existing greenhouse and shed to form a self contained 1 bed dwelling REFUSED; 14/2108/PRAP Erection of storage building GRANTED; 14/1270/PRAP Erection of storage building GRANTED; TP/09/2229 (Agricultural Prior Determination APPEAL ALLOWED.

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	
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	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	**Percentage of Site** (approximate)
Flood Zone 2	0
Flood Zone 3	0
Surface Water Flooding Low Risk	5
Surface Water Flooding Medium Risk	4
Surface Water Flooding High Risk	2
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-010	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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 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	High	N/A	N/A	High

Officer Assessment

Is there a conflict with existing policy?	Green Belt, Local Wildlife Site
Is there evidence of land contamination?	No
Are there any access difficulties?	Not for vehicles but pedestrian access to Potters Bar across the M25 would be difficult
Is topography a constraint?	
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Local Wildlife Site Fenny Slade Hill
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?	None
Is the Site available?	Yes

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Local Wildlife Site Fenny Slade Hill (partial)

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	54

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17

Conclusion:

Is the site suitable, achievable and available?	The site is a partially designated Local Wildlife Site which has been identified an area of “neutral grassland with damp areas”. A substantial part of the site is covered by a blanket TPO. The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk. The site would likely be considered unsuitable due to the environmental constraints of the TPO and LWS reducing its achievability despite the fact that it’s available.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL700

Site location / address:

Address	Potters Bar High Street Renegeration	**Post Code**	EN6 5BE
Ward	Potters Bar Parkfield Ward	**Unparished area:**	Potters Bar

Site size / use:

Size (ha) **Gross**	2.18	**Current Use**	Bus Garage

Surrounding area:

Neighbouring land uses	Commercial development immediately to the east with some residential on upper floors. Local shopping parade on the opposite side of the High Street. Open space and football club ground to the west and south west.
Character of surrounding area – landscape, townscape	Urban mixed use area of Potters Bar along the northern part of the High Street. Area characterised by a range of densities with a mix of retail and other town centre uses, commercial and residential use with two large parks nearby offsetting the more urban character of the High Street..

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

Planning status:

Relevant Planning history	None.

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
None proposed by the landowner.

Location type (tick relevant box):

Green Belt	**PDL**
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Conservation Area within 750m of Site	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	Yes

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Flood Zone 2	0
Flood Zone 3	0
Surface Water Flooding Low Risk	7.53
Surface Water Flooding Medium Risk	3.33
Surface Water Flooding High Risk	1.21
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

development/ smaller flats							
'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?	Yes, Hollies Way is designated as a Locally Significant Employment Area.
Is there evidence of land contamination?	Possible contamination given industrial use and long-standing bus garage on the site
Are there any access difficulties?	Should not be; current access to industrial estate is single track but could be reconfigured if redeveloped as a whole
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No but within the site an industrial Estate contains a number of vehicle repair workshops.
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?	No	**Is there developer interest?**	No
Ownership constraints?	No		
Is the Site available?	No		

Site Achievability:

Is the Site achievable?	Unknown

Overcoming Constraints

What would be needed to overcome constraints?	Sites would need to become available elsewhere to accommodate existing businesses. Suitable provision would need to be made, on or off-site, for the bus depot.

Density Category	Assigned density	Possible Capacity
High (100-200)	100 u/ha	140

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

Conclusion:

Is the site suitable, achievable and available?	The two adjacent sites of the bus garage and industrial estate occupy a significant plot in a built up area of Potters Bar and present a potentially significant, long-term brownfield opportunity should alternative accommodation become available for the existing occupiers of the site. There is likely to be contamination given the current site uses that will need to be investigated, both from asbestos roofs and in the ground. The site itself has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk. The sites availability remains uncertain, as the existing occupiers currently have no confirmed alternative accommodation and the site is actively in use. The site also hosts a designated employment area to the north which makes it unsuitable for residential, however the site to the south could be suitable for residential. This is covered by site CFS-2025-071. This site is not considered suitable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL910

Site location / address:

Address	The Park, ESC, High Street	**Post Code**	EN6 5AB
Ward	Potters Bar Parkfield Ward	**Unparished area:**	Potters Bar

Site size / use:

Size (ha) **Gross**	0.16	**Current Use**	Community use

Surrounding area:

Neighbouring land uses	Surrounded by retail and other business uses
Character of surrounding area – landscape, townscape	Central retail area consisting mainly of 2-4 storey buildings and a mix of retail and service uses.
Could this site be joined to another to form a larger site?	

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

Planning status:

Relevant Planning history	23/1240/FUL - Demolition of part of the former park education centre and the erection of a three-storey building comprising 6 x 2 bed and 3 x 3 bed residential dwellings (class C3) (**Granted** 30 August 2024).

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential / Mixed Use

Location type (tick relevant box):

Green Belt	**PDL**
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	Yes
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	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	Percentage of Site
Flood Zone 2	0
Flood Zone 3	0
Surface Water Flooding Low Risk	8.15
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
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, subject to any Listed Building requirements/constraints being adhered to

Site Availability:

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

Is the Site available?	Yes

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	No

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Planning permission	Planning permission	9

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

Conclusion:

Is the site suitable, achievable and available?	A relatively small site fronting onto the High Street by way of a listed building, with a more modern building to the rear. There are no major constraints associated with the site, although the listed building might guide or prevent elements of any redevelopment. The site is not in the green belt. 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 considered suitable, achievable and available subject to consideration of the above constraints. The site is considered deliverable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HPBA SA1

Site Address Details

Site Reference	HPBA SA1
Site Address	Tesco Superstore, Mutton Ln, Potters Bar
Post Code	EN6 2PB
Ward	Potters Bar Parkfield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	2.94ha
Current Site Use	Supermarket and petrol station
Planning Status	No recent relevant planning history
Proposed uses (residential/ employment)	Comprehensive mixed-use redevelopment comprised of main-town centre uses (at ground and lower levels) and residential above (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Canada Life to the east, Potters Bar Cricket Club Ground to the north, residential uses to the west and south.

Character of surrounding area – landscape, townscape	The area surrounding the Tesco on Darkes Lane in Potters Bar is characterised by a mix of early 20th-century residential development and a bustling commercial frontage. It features substantial semi-detached houses with mature gardens, transitioning into a green belt area, creating a suburban townscape character.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	It could potentially be joined with HBPA SA2, Canada Life UK site to the east.

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	2.68%
Surface Water Flooding Medium Risk	20.29%
Surface Water Flooding High Risk	0.35%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
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?	Surface water flood risk and TPOs
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infrastructure requirements may require additional viability work to be undertaken.
What would be needed to overcome constraints?	Availability to be confirmed. Comprehensive redevelopment could include the relocation and re-provision of the foodstore within the site.

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very high	200 u/ha	588

Conclusion: Is the site suitable, achievable and available?
The site is located within the urban area of Potters Bar and comprises previously developed land in a central urban setting, with surrounding uses including retail, residential and commercial development. This indicates that, in principle, the site is well related to the existing built form and services. Site is prone to surface level flooding and include TPO designations. No other significant physical, environmental or policy constraints have been identified. Whilst the site is considered potentially suitable and achievable for residential development, site availability is currently unknown. Subject to confirmation of availability and appropriate mitigation of flood risk, the site is considered potentially suitable, available and achievable and the site could be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HPBA SA3

Site Address Details

Site Reference	HPBA SA3
Site Address	Sainsbury's, Sainsbury's Centre, Darkes Lane, Potters Bar
Post Code	EN6 1AU
Ward	Potters Bar Parkfield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	1.28
Current Site Use	Food store and car park
Planning Status	No recent relevant planning history
Proposed uses (residential/ employment)	Comprehensive mixed-use redevelopment comprised of main-town centre uses (at ground and lower levels) and residential above (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	None

Surrounding Area

Neighbouring land uses	Site is bounded by the Great Northern Railway to the west, Potters Bar Rail Station to the south, Darkes Lane to the east and commercial uses to the north.
Character of surrounding area – landscape, townscape	The area surrounding Sainsbury's on Darkes Lane in Potters Bar is characterised by a high-density, commercialised townscape acting as a bustling suburban centre. It features mixed-use development, including retail, restaurants, and nearby residential areas, defined by a strong urban influence. The area is heavily influenced by the adjacent railway station and transport links.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	n/a

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	35%
Surface Water Flooding Medium Risk	5%
Surface Water Flooding High Risk	6.8%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
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?	Some surface water flood risk across the site.
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs will primarily be covered by CIL, with low BNG

	requirements due to the previously developed status of the site, although any significant site-specific infrastructure requirements may require additional viability work to be undertaken.
What would be needed to overcome constraints?	Availability to be confirmed, surface level flood risk
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100 u/ha	128

Conclusion: Is the site suitable, achievable and available?
The site is located within the urban area of Potters Bar and comprises previously developed land in a central urban setting, with surrounding uses including retail, residential and commercial development. This indicates that, in principle, the site is well related to the existing built form and services. Site is prone to surface level flooding. No other significant physical, environmental or policy constraints have been identified. Whilst the site is considered potentially suitable and achievable for residential development, site availability is currently unknown. Subject to confirmation of availability and appropriate mitigation of flood risk, the site is considered potentially suitable, available and achievable and therefore the site could be developable. A

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HPBA SA4

Site Address Details

Site Reference	HPBA SA4
Site Address	Potters Bar Railway Station Car Park, Darkes Lane, Potters Bar
Post Code	EN6 2HN
Ward	Potters Bar Furzefield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.98
Current Site Use	Car park
Planning Status	Part of site benefits from planning permission 23/1003/FUL
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	None

Surrounding Area

Neighbouring land uses	Railway line, residential, community and commercial uses.

Character of surrounding area – landscape, townscape	The area surrounding the car park site fronting Darkes Lane in Potters Bar is characterised by a high-density, commercialised townscape acting as a bustling suburban centre. It features mixed-use development, including retail, restaurants, and nearby residential areas, defined by a strong urban influence. The area is heavily influenced by the adjacent railway station and transport links.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	n/a

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	4.5% ACIB, No APIB
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	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)

Flood Zone 2	1.4%
Flood Zone 3	No
Surface Water Flooding Low Risk	3.4%
Surface Water Flooding Medium Risk	1.40%
Surface Water Flooding High Risk	0.18%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
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?	Some surface water flood risk across the site.
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Site is partly available as covered by extant planning permission
Is the Site available?	Partly available
Is there developer interest?	Yes
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning permission on this site, considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific

	infrastructure requirements may require additional viability work to be undertaken.
What would be needed to overcome constraints?	Full site availability to be confirmed, surface level flood risk
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	50 u/ha	55

Conclusion: Is the site suitable, achievable and available?
The site is located within the urban area of Potters Bar and comprises previously developed land in a central urban setting, with surrounding uses including retail, residential and commercial development. This indicates that, in principle, the site is well related to the existing built form and services. Site is prone to surface level flooding. No other significant physical, environmental or policy constraints have been identified. Whilst the site is considered potentially suitable and achievable for residential development, site availability in part is currently unknown. Subject to confirmation of availability the site is considered suitable, available and achievable, and would therefore be developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HPBA SA5

Site Address Details

Site Reference	HPBA SA5
Site Address	Metropolitan House, 3 Darkes Lane, Potters Bar
Post Code	
Ward	Potters Bar Parkfield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.58
Current Site Use	Commercial mix. Site known as Metropolitan House, containing ground floor commercial uses, with seven storeys above relating to offices.
Planning Status	24/1353/PD56M: Change of use of existing office building (Class E) to residential (Class C3) comprising 95 x studio apartment units with associated amenities to include refuse storage and cycle parking. Prior approval was granted on 21 February 2025, and legislation requires the completion of such conversions within three years of permission.
Proposed uses (residential/ employment)	Comprehensive mixed-use redevelopment comprised of main-town employment centre uses (at ground and lower levels) and residential above (with vertical intensification).

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

Surrounding Area

Neighbouring land uses	Residential properties to the East, railway line along the west boundary, Darkes lane and Potters bar station yard the North.
Character of surrounding area – landscape, townscape	The site lies in the urban settlement area of Potters Bar. The development around is mostly residential and commercial to the area towards Darkes 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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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)

Flood Zone 2	18.46%
Flood Zone 3	No
Surface Water Flooding Low Risk	15.07%
Surface Water Flooding Medium Risk	8.77%
Surface Water Flooding High Risk	7.67%

Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in

	principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
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?	1-5 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	Planning permission	96

Conclusion: Is the site suitable, achievable and available?
The site is previously developed land located within the urban area of Potters Bar and benefits from an extant prior approval for residential conversion, which provides a strong indication of deliverability in principle. The site is not subject to Green Belt constraints; however, it is affected by flood risk and is in proximity to a railway line, which may require mitigation in any redevelopment scheme. 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. Availability and developer interest are currently unknown; however, given the existing planning history and urban location, the site is considered likely to be achievable in principle subject to detailed design and technical constraints being addressed. The site is assessed as potentially suitable, available and achievable, subject to the resolution of flood risk considerations and confirmation of availability. Based on the above the site is considered deliverable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HPBA SA9

Site Address Details

Site Reference	HPBA SA9
Site Address	Car/ Taxi sales outlet, 226 Mutton Lane, Potters Bar
Post Code	
Ward	Potters Bar Parkfield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.33
Current Site Use	Single storey commercial unit, operating as a car / taxi sales outlet
Planning Status	No recent relevant planning history.
Proposed uses (residential/ employment)	Comprehensive mixed-use redevelopment comprised of main-town centre uses (at ground level) and residential above (with vertical intensification).
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential properties to the South. Mutton lane and commercial uses to the North. The site is also bound by Baker Street and The Dr to its

	south-east and North west, with residential development beyond.
Character of surrounding area – landscape, townscape	The site lies in a central urban setting in the settlement area of Potters Bar. The built characteristics are majorly residential and commercial (mostly along Mutton 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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
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	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)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Availability to be confirmed
If the site was considered suitable for development, what is the likely timescale	1-10 years

within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	50 u/ha	16

Conclusion: Is the site suitable, achievable and available?
The site is previously developed land located within the urban area of Potters Bar and is not subject to Green Belt designation or significant environmental constraints. There are no identified flooding or physical access constraints that would preclude redevelopment in principle. The surrounding area is characterised by a mix of residential and commercial uses, and the site is considered appropriate in principle for a mixed-use redevelopment in line with its town centre location. However, availability and developer interest are currently unknown. As such, the site is assessed as potentially suitable, available and achievable, subject to confirmation of availability and considerations including heritage setting and detailed design. Based on the above the site is considered likely developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HPBA SA11

Site Address Details

Site Reference	HPBA SA11
Site Address	Land at Mutton Lane (north), Potters Bar
Post Code	EN6 3BL
Ward	Potters Bar Furzefield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	95.92
Current Site Use	Agricultural and equestrian
Planning Status	No recent relevant planning history
Proposed uses (residential/ employment)	Comprehensive strategic development, comprised of higher density residential, social/ community infrastructure, open spaces, main town centre uses.
Green Belt	Yes
Previously Developed Land	Partly
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential to the south, employment uses and open space to the east, residential, sports facilities and open space to the north.

Character of surrounding area – landscape, townscape	The area surrounding the site in Potters Bar is characterised by a "transitional" landscape, where established, large-scale open arable farmland meets the edge of the suburban settlement. Situated north west of Potters Bar, the area is part of the Catherine Bourne Valley, featuring open views, and prominent urban fringe influences, notably the M25 and A1(M) motorway corridors to the south and 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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	Yes (0.002%)
LNRS (APIB/ACIB)	ACIB (49.4%)
Archaeological Sites	Yes (3%)
Heathrow Airport Safeguarding Area	No
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	Yes
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	Yes
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	Yes (17.7%)
Flood Zone 3	Yes (12.7%)
Surface Water Flooding Low Risk	3.96%
Surface Water Flooding Medium Risk	1.3%
Surface Water Flooding High Risk	4%
Reservoir Flooding Dry Day	1%
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-006	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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
M	M	M-H	M-H	M-H	H	H	M-H

Officer Assessment

Is there a conflict with existing policy?	Yes
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Unknown
Are there any other environmental constraints?	Fluvial and surface water flood risk across parts of the site.
Is the Site suitable for the proposed use?	Yes, subject to flood risk issues being addressed.

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes. In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be

	some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
What would be needed to overcome constraints?	Fluvial and surface water flood risk across parts of the site to the satisfaction of the Environment Agency.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 Years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very-low	23 u/ha	1875

Conclusion: Is the site suitable, achievable and available?
The site is accessible via Mutton Lane to the south, Swanland Road to the east, Hawkshead Lane to the north. The site falls within Flood Zones 1, 2 and 3 and surface water flood zones. The site forms part of a parcel identified provisionally as grey belt. The site has a measurable level of both fluvial and surface water 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. Archaeological site and development potential to affect the setting of Grade II listed buildings: Barn at Mimms Hall; Mimms Hall Farmhouse; Barns and Stabling About 70m Mimms Hall Farm. Following the Regulation 18 consultation in April 2026 – the landowner has confirmed that this site is not available for development and therefore not developable in the plan period.

Appendix K

Site Pro-Formas – Radlett

HERTSMERE

Hertsmere Local Plan

Delivering a better future

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HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-018

Site Address Details

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

Site Details

Site Area (ha) gross	0.197
Current Site Use	Vacant land (former petrol filling station and Regency House)
Planning Status	**18/0479/FUL** - Demolition of existing building (Regency House) and removal of existing petrol filling station (Radlett Service Station). Erection of a part 3/ part 4 storey building to provide offices (Class B1) and ancillary flexible co-working, retail, communal and/ or leisure uses on the ground floor (classes A1, A2, B1, D1 or D2) with two levels of basement car parking, cycle parking, refuse storage and public realm improvements, Grant Permission **15/1419/FUL** (Permission subject to/linked to Sect 106) Erection of roof extensions at first and second floor levels to create 7 x 2 bed flats with associated parking within existing basement.
Proposed uses (residential/ employment)	Residential and employment
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	No
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No

Reservoir Flooding Dry Day	9.79%
Reservoir Flooding Wet Day	42.88%

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Yes (Potential contamination due to former petrol station use)
Are there any access difficulties?	No
Is topography a constraint?	Site slopes steeply to rear, away from Watling Street. There is approximately a one-storey drop from Watling Street down to the level of the railway line behind.
Are there any existing 'bad neighbours'?	Railway track to the East
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?	Yes. The site has been promoted for commercial development on the basis that this

	would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.
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?	1-5 years

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
The site is a former petrol filling station, so the site may be contaminated. The site is immediately adjacent to a conservation area. It adjoins the railways line to the rear, which will need to be mitigated in the design of any development. The site has a measurable level of flood risk from reservoir flooding and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. The site is suitable, available and achievable for employment use, and a planning application has already been granted for an office building on the site, which indicates its suitability for the proposed use. The site is suitable for residential use. It is in a town centre location, with proximity to public transport links, and it directly adjoins a recent development of residential flats on Watling Street to the north. Works on the site have commenced and the petrol station has been removed, however, development appears to have stalled. The site is considered suitable, available and achievable and would, therefore, be deliverable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-024

Site Address Details

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

Site Details

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

	public right of way/footpath. REFUSED (Appeal Dismissed)
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	No
Agricultural Land Classification	

Surrounding Area

Neighbouring land uses	Residential to north, west and south. Open land and playing fields to the east, running up to the railway line
Character of surrounding area – landscape, townscape	Edge of Radlett location. The site is largely contained within the existing ribbon development along Cobden Hill to the south of Radlett. It immediately adjoins a backland development at The Mews to the south, and more open land to the east, which includes Radlett Tennis Club and King Georg V Playing Fields. It is bounded by the railway line to the east and Cobden Hill to the west.
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	Yes
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	Yes
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	0.4%
Flood Zone 3	0.11%
Surface Water Flooding Low Risk	No
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	3.21%
Reservoir Flooding Wet Day	13.9%

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	None
Is there evidence of land contamination?	None
Are there any access difficulties?	Potentially - access would probably be through the existing driveway adjacent to no.5 or require alterations between no.15 and no.17; both are locally listed buildings.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Railway close by – could be a reason for refusal on applications

Are there any other environmental constraints?	Small but measurable level of surface water and reservoir flood risk.
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes. Promoter states the site is immediately available for residential development.
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL. Promoter doesn't state the presence of any abnormal costs.
What would be needed to overcome constraints?	Provision of an acceptable access, adequate mitigation against the impact of the railway and a design and layout sympathetic towards the conservation area setting and the undesignated heritage assets on-site
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
Heritage considerations and vehicular access are the key considerations when determining the suitability of the site. The site is within the Radlett South Conservation Area and there are locally listed buildings within and adjoining the site (Nos 5-15 and 17-23 Cobden Hill). A proposal for 8x 3-bed dwellings (houses and flats) was dismissed at appeal in August 2023 (ref: 20/0616/FUL), largely on heritage and design grounds. However, the site is likely to be capable of accommodating a quantum of development, having been removed from the green belt through a minor alteration to the boundary in a previous Local Plan review. The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. The Environment Agency Flood Risk Map, as submitted by the promoter, indicates the site not being considered to be at risk from flooding. The site is in flood zone 1 which has the lowest risk. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. Acceptable access can potentially be provided through design, and it is likely that an acceptable design can be achieved, taking into consideration the conservation area. Mitigation of impact arising from the railway line would likely be required.

Based on the above the site is considered suitable, achievable and available subject to adequate consideration of the above, and therefore the site would be developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-040

Site Address Details

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

Site Details

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

Surrounding Area

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

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	0.09%
Surface Water Flooding Medium Risk	0.03%
Surface Water Flooding High Risk	0.24%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-035	No Contribution	Moderate Contribution	No Contribution

Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Grey belt Comments	Provisionally Grey belt

Landscape Sensitivity Assessment

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

Officer Assessment

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?	Archaeological site within site boundary. Power lines cross the north-west portion of the site.
Is the Site suitable for the proposed use?	Potentially Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed

	being realistic, the site is capable of being achievable.
What would be needed to overcome constraints?	There are no specific environmental constraints that are likely to limit development.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
The site is within the Green Belt and the northwest portion of the site is bisected by overhead wires, including an electricity pylon. A group of listed buildings is located near the southern part of the site and any development would need to consider impact on their setting. The site is within the Green Belt and was assessed as provisionally grey belt. The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk. The site is suitable for development subject to consideration of constraints and is achievable and available. Based on the above the site would be potentially developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-050

Site Address Details

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

Site Details

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

Surrounding Area

Neighbouring land uses	The site is located adjacent to the Radlett settlement and currently comprises open fields. Residential development is located to the south, while further open fields extend to the east and north of the site. To the north-west, the site is bordered by an area of established vegetation.

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	14.72%
Flood Zone 3	No
Surface Water Flooding Low Risk	0.02%
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	0.04%
Reservoir Flooding Dry Day	No

Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-025	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	Medium-High	Medium-High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	Gentle southern facing slope down to the brook
Are there any existing 'bad neighbours'?	Adjacent to a LWS
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?	Multiple owners
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has

	been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site- specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	Flood zone
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	295

Conclusion: Is the site suitable, achievable and available?
The site comprises a large greenfield parcel located on the edge of the Radlett settlement. The site is subject to a number of constraints, including areas of Flood Zone 2, proximity to a Local Wildlife Site, and the presence of TPOs, all of which would require mitigation and might result in a reduced developable area. While access is achievable and there are no overriding topographical or contamination constraints, the overall scale and sensitivity of the site reduce its suitability. The site has a measurable level of flood risk from reservoir flooding and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. The site is available; however, multiple ownerships may present challenges to comprehensive delivery. Development may be achievable in viability terms over the longer term. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to consideration of the above.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-059

Site Address Details

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

Site Details

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

Surrounding Area

Neighbouring land uses	Residential to the North, North-West and East, open fields and woodland to the South
Character of surrounding area – landscape, townscape	The site lies adjacent to the settlement area of Radlett and has open fields to the South. The areas to the North are mostly residential.

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	1.21%
Surface Water Flooding Medium Risk	0.52%
Surface Water Flooding High Risk	4.2%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
RA-014	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey belt

Landscape Sensitivity Assessment

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

Officer Assessment

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?	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?	Multiple owners
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
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?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	10

Conclusion: Is the site suitable, achievable and available?
The site is located adjacent to the Radlett settlement but lies within the Green Belt and comprises undeveloped greenfield land. 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. There are no substantial environmental constraints, and the site has been assessed as provisionally grey belt. However, the site is in multiple ownership which might complicate its availability. The site is considered suitable and achievable, and potentially available subject to further discussions. Therefore the site is considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-064

Site Address Details

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

Site Details

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

Surrounding Area

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

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	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)

Flood Zone 2	Yes (1.87%)
Flood Zone 3	Yes (0.2%)
Surface Water Flooding Low Risk	No
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	6.08%
Reservoir Flooding Wet Day	11.61%

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
RA-014	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes, once access issue is resolved
Is there developer interest?	Yes
Ownership constraints?	Yes. Ownership of verge over which access to Theobald St is required
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	Resolution of access ownership, consideration of TPOs
If the site was considered suitable for development, what is the likely timescale	1-5 years

within which the site is capable of being delivered?	

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
Access is from Theobald Street across highway land. It is understood that the design of the junction has been agreed with Hertfordshire County Council, although the issue of ownership of the access is to be resolved. The achievable area might also be impacted by any maintenance strip of the adjacent trainline. 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 in the Green Belt and the assessment has identified it as provisionally grey belt. The site is available and considered potentially achievable if access constraints are resolved and suitable subject to the consideration of the identified constraints. Based on the above, the site is likely developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-075

Site Address Details

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

Site Details

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

Surrounding Area

Neighbouring land uses	The site is surrounded by fields and areas of woodland, albeit that it is close to the southern (residential) boundary of Radlett

Character of surrounding area – landscape, townscape	The site is surrounded by fields and areas of woodland, albeit that it is close to the southern (residential) boundary of Radlett
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-1055-2, HEL198, CFS-2025-179

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	1.62%
Surface Water Flooding Medium Risk	0.34%
Surface Water Flooding High Risk	1.76%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-041	No Contribution	Moderate Contribution	No Contribution

Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Grey belt Comments	Provisionally Grey belt

Landscape Sensitivity Assessment

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

Officer Assessment

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
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	LWS, TPOs
If the site was considered suitable for development, what is the likely timescale	6-10 Years

within which the site is capable of being delivered?	

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
The site comprises a large area of open arable farmland within the Green Belt on the edge of Radlett. The site is subject to TPOs and in proximity to a Local Wildlife Site. The site has measurable 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 in the Green Belt, and the Green Belt Assessment considered it to be provisionally grey belt. Based on the details above, the site is available, and achievable, while the site is likely suitable subject to adequate consideration of the identified constraints. Based on the above, the site is considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-082a

Site Address Details

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

Site Details

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

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-033	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small site would be viable and the site achieveable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	Resolution of access issues, and full assessment and appropriate mitigation of biodiversity value of existing tree cover
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
No current vehicular access and heavy tree cover. Consideration is also needed of archaeology on the site, as it is within an archaeological site and the presence of 'Roman Pottery Kilns' is indicated on the OS map. Access to the site is currently via a private road/bridleway, so access to the public highway remains to be clarified. The site is entirely covered in trees, so a detailed ecological assessment would be required. This is likely to reduce the potential amount of development on the site. The site has no flood risk. Ownership and access issues are the primary concern, and a full assessment of biodiversity value would be needed even if that is resolved given heavy tree cover across the site. The site is available, however, it might not be suitable or achievable based on the constraints identified. On that basis, it is unlikely to be developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-082b

Site Address Details

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

Site Details

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

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	3.41%
Surface Water Flooding Medium Risk	0.10%
Surface Water Flooding High Risk	2.69%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
RA-013	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	Achievability of vehicular access to an adoptable standard.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
The site is in the Green Belt and assessed as provisionally grey belt. It contains a number of trees that would require assessment regarding their amenity and ecological value. The site is accessed via a private track, and further work would be required to demonstrate that suitable access to an adoptable standard could be achieved.

While these constraints are significant, none are considered to represent absolute barriers to development at this stage. The ability to address access and environmental constraints would require further detailed technical work and may be dependent on land assembly or mitigation measures.

As the site is entirely covered in trees and their removal is an ecological concern, upon further assessment, the site is not considered suitable and achievable for development during the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-083

Site Address Details

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

Site Details

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

Surrounding Area

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

	either via a private track and bridleway from Loom Lane or a bridleway from Cobden Hill. There are a few large, detached dwellings in the vicinity of the site but the area is largely in agricultural use.
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-0033-2 directly adjoins to east and HEL-1055-2 to south (smallgap between these)

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	No
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	Yes (0.01%)
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-034	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

	be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	Trees/Woodlands
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
The site comprises a small greenfield parcel within the Green Belt to the south of Radlett, located within a wooded and semi-rural setting and physically separated from the main built-up area by open fields. The site is within the Green Belt and identified as provisionally grey belt. Access to the site is currently constrained, being via a bridleway and private track, although the promoter has confirmed vehicular access rights. There are no significant constraints in terms of flood risk, contamination or topography that would preclude development. The site is available and there is developer interest, with no known ownership constraints, and development is considered achievable in viability terms within the medium to long term. The site is considered suitable, subject to consideration of environmental constraints, achievable and available. Based on the above, the site would be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-104

Site Address Details

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

Site Details

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

Proposed uses (residential/ employment)	Residential (Garden village/sustainable community)
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	3.25%

Surface Water Flooding Medium Risk	0.92%
Surface Water Flooding High Risk	1.23%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-025	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	High	High	Medium

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
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

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

Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months, where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to build out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	LWS
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Planning application	Planning application	200

Conclusion: Is the site suitable, achievable and available?
The site comprises a large area of agricultural land located between Radlett and Shenley and forms part of a wider rural Green Belt landscape. The site is currently subject to a hybrid planning application for residential-led development and associated community and recreational infrastructure. The site is within the Green Belt and has been assessed as provisionally grey belt. In addition, parts of the site are affected by ecological constraints, including Local Wildlife Site (LWS) designations, which would require further detailed assessment and mitigation. The site has a measurable level of flood risk from surface water flooding and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk The site is available and there is evidence of developer interest. No overriding access constraints have been identified, and in principle the site could be physically developed subject to appropriate mitigation and infrastructure provision. This site is considered potentially suitable, available and achievable and as such is considered potentially developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-113

Site Address Details

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

Site Details

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

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

Surrounding Area

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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB and APIB)
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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	Yes (1.5%)
Surface Water Flooding Medium Risk	Yes (0.68%)

Surface Water Flooding High Risk	Yes (1.26%)
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
RA-006	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development.		
Grey belt Comments	Grey belt		

NB: The AA is slightly different to the red line boundary shown above.

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 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.
What would be needed to overcome constraints?	LWS
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Planning permission	Planning permission	195

Conclusion: Is the site suitable, achievable and available?
The site is located within the Green Belt and assessed as grey belt, while no reasons for refusing or restricting development under footnote 7 have been identified. 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. This site is considered suitable, available and achievable and as such is considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-122

Site Address Details

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

Site Details

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

Surrounding Area

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

	associated with the golf club and open agricultural fields.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	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)

Flood Zone 2	Yes
Flood Zone 3	Yes
Surface Water Flooding Low Risk	Yes (13.2%)
Surface Water Flooding Medium Risk	Yes (3.15%)
Surface Water Flooding High Risk	Yes (1.88%)
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
RA-005	No Contribution	No Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey belt

NB: The site forms part of a larger AA within the Green Belt Assessment.

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	Access would need to be resolved, as well as full consideration of the Local Wildlife Site (Porters Park Golf Course), and the presence of Flood Zone 2 and 3 on part of the site.

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	13

Conclusion: Is the site suitable, achievable and available?
There is currently no direct means of vehicular access to the site. This will need to be resolved before the site can be considered to be achievable, and the site promoter is currently exploring options. The whole of the golf course forms Porters Park Golf Course Local Wildlife Site, and so a detailed ecological assessment work will be required in order to fully assess the impact of any proposals on biodiversity. 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. The green belt assessment found the site to be provisionally grey belt. The site although available, is unlikely to be suitable or achievable. Based on the above, the site would not be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-128

Site Address Details

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

Site Details

Site Area (ha) gross	45.24
Current Site Use	Agriculture
Planning Status	25/1456/EI2 (response given in 2025) Request for a scoping opinion (Environmental Impact Assessment). 26/0962/EI2 Request for a scoping opinion (Environmental Impact Assessment). (Pending consideration)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Urban

Surrounding Area

Neighbouring land uses	Agriculture / fields and some isolated dwellings

Character of surrounding area – landscape, townscape	The north of the site adjoins the settlement edge of Radlett, which consists of detached dwellings with large rear gardens. The site is surrounded on all other sides by a rural landscape, primarily in agricultural use.
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-2025-075, HEL 198. Smaller site HEL-1026-22 is within the site boundary

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	1.29%
Surface Water Flooding Medium Risk	0.54%
Surface Water Flooding High Risk	2.18%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-034 OGB-035	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

NB: The red line boundary is across two AAs

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

Deliverability and developability:

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

Ownership constraints?	Multiple owners (four)
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
What would be needed to overcome constraints?	Flood risk, TPOs, ownership
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	14 u/ha	650

Conclusion: Is the site suitable, achievable and available?
The site comprises a large and generally flat area of open countryside to the south west of Radlett. Access via Common Lane is currently (1) via footpath 17 which runs between the main house at Home Farm and the complex of listed buildings at Battlers Green House and (2) via footpath 71 which currently has limited vehicular use via either landowner permission or private access rights. The site boundary abuts Cobden Hill to the east, and current access is via a bridleway running parallel to Cobden Hill Dell, an area of woodland adjacent to Watling Street which is a Local Wildlife Site and covered by a Woodland TPO. This piece of land is within the 'red line' submitted for the site but was previously understood to be in a separate ownership, potentially restricting the ability to create a new access on the east side of the site. The site is within the Green Belt and has been assessed as provisionally grey belt. The site has a measurable level of flood risk, so will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. Two EI scoping requests have been submitted to the LPA (2025-2026) indicating some interest in the site. The site is likely suitable subject to some mitigation, achievable and potentially available. Based on the above, the site is considered to be possibly developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-133

Site Address Details

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

Site Details

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

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	1.2%
Surface Water Flooding Medium Risk	0.17%
Surface Water Flooding High Risk	1.13%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-029	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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'?	Northern part of site may be affected by Blackbirds Farm sewage treatment works.
Are there any other environmental constraints?	There is a Local Wildlife Site within the site boundary
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	LWS, TPO
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	1-17 years

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
There are two TPOs and a Local Wildlife Site within the site boundary, and the northern edge of the site is across the road from a sewage treatment works. The size of the site is large enough that the TPOs and LWS could be avoided in the layout of any built development. The site has a measurable level of flood risk, so will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.

The site can be accessed directly from Watford Road which would be the principal points of ingress/egress. Access onto Oakridge Lane, a narrow lane which becomes a track as its runs north east towards Colney Street and Frogmore, is not currently capable of accommodating additional vehicular movements

The southern portion of the site, in particular, is in a relatively accessible location but a new T-junction or new access roundabout is proposed for the principal access into the site.

HCC have previously advised the applicant that modelling of the M1 Jct 5 would be required although the transport report submitted concludes the proposed site access itself can accommodate the proposed levels of traffic. However, other local junctions nearby are projected to operate above their theoretical capacity unless physical improvements are made to the junction or local network.

The site is within the Green Belt and has been assessed as grey belt.

Subject to consideration of the limited site constraints, the site is considered suitable, achievable and available. Based on the above, the site would be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-175

Site Address Details

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

Site Details

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

Surrounding Area

Neighbouring land uses	Residences to the South and South-East. Open lands and woodlands to other sides.
Character of surrounding area – landscape, townscape	The site lies adjacent to the settlement area of Radlett and has open fields and woodlands to the North and West. The land to the south is mostly residential built-up area.
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	HEL379 to the West , HEL-0231-2 to the East

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	0.21%
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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-029	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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?	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?	Yes
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?	6-17 years

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
The site comprises a medium-sized greenfield parcel located within the Green Belt on the edge of the Radlett settlement, adjoining residential development to the south and south-east, with open countryside to the north and west. There are no significant physical or environmental constraints that would preclude development, with no identified flood risk, access issues, or topographical limitations. The site is in the Green Belt and has been assessed as grey belt.

The site is available and there are no known ownership constraints, and development is considered achievable in viability terms within the medium to long term, although there is currently no confirmed developer interest.

The site is considered suitable, achievable and available and therefore could be developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-194

Site Address Details

Site Reference	CFS-2025-194
Site Address	Land off Oakridge Avenue
Post Code	
Ward	Aldenham West
Parish	Aldenham Parish Council

Site Details

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

Surrounding Area

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

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	6.54%
Surface Water Flooding Medium Risk	1.27%
Surface Water Flooding High Risk	2.08%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-020	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
Medium-High	Medium-High	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?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Some surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken
What would be needed to overcome constraints?	Consideration of TPOs
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low	23 u/ha	101

Conclusion: Is the site suitable, achievable and available?
The site is within the Green Belt and has been assessed as provisionally grey belt. It is subject to TPOs, some surface water flood risk but no other environmental constraints. Access appears achievable from the end of Oakridge Avenue. The site has a measurable level of surface water flood risk, and will be subject to the Sequential and possibly the Exception Test. The Environment Agency Flood Risk Map, as submitted by the promoter, indicates the site not being considered to be at risk from flooding. The site is in flood zone 1 which has the lowest risk. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. The site is likely suitable, achievable and available and based on the above it would be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-0231-22

Site location / address:

Address	Starveacres, 16 Watford Road	**Post Code**	WD7 8EJ
Ward	Aldenham West Ward	**Parish**	Radlett

Site size / use:

Size (ha) **Gross**	2.96	**Current Use**	Single Residence

Surrounding area:

Neighbouring land uses	Residential and green field agricultural land
Character of surrounding area – landscape, townscape	This is an edge of built up area location. To the north/west is open countryside. The land to east is mostly residential.

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	HEL379; HEL-1021-2; HEL-0180-2

Planning status:

Relevant Planning history	TP/92/0511 Installation of outdoor riding manege and erection of block of two stables. Relocation of existing outbuildings Grant Permission TP/01/1067 Single storey side extension. Grant Permission TP/04/0511 Single storey side extension (to replace existing) and conservatory. Grant Permission

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
Yes but safeguarded under 2013 core strategy	Yes – one residential unit on site

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Flood Zone 2	0
Flood Zone 3	0
Surface Water Flooding Low Risk	10.54
Surface Water Flooding Medium Risk	4.05
Surface Water Flooding High Risk	2.15
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
RA-017	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	Medium - High	Medium - High	Medium - High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	None
Are there any other environmental constraints?	Areas of the site are subject to 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?	Unknown
Ownership constraints?	No		
Is the Site available?	Yes		

Site Achievability:

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

	requirements (over and above CIL) may require additional viability work to be undertaken.

Overcoming Constraints

What would be needed to overcome constraints?	Areas of the site are subject to surface water flood risk

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	68

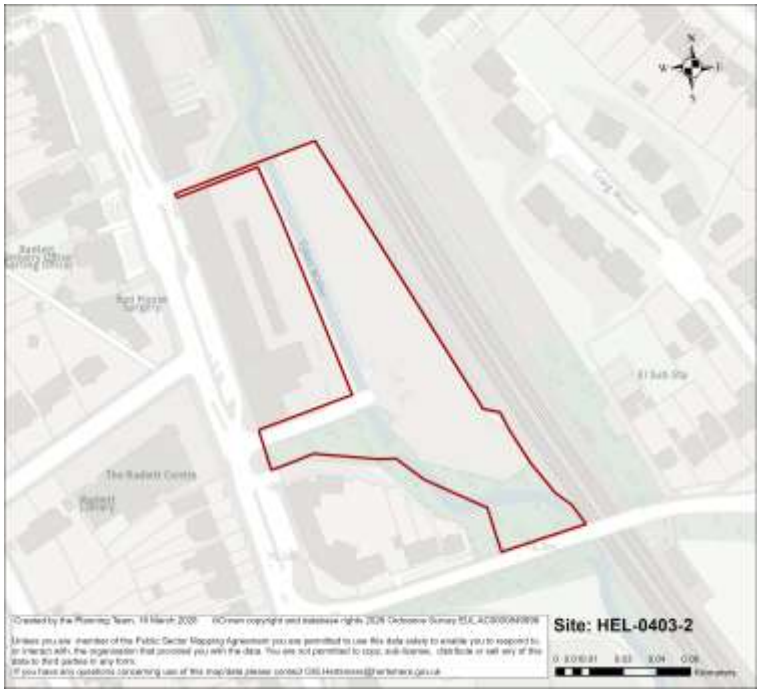
Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Conclusion:

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

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-0403-22



Site location / address:

Address	Newberries Carpark, Radlett	**Post Code**	
Ward	Aldenham East Ward	**Parish**	Radlett

Site size / use:

Size (ha) **Gross**	0.91	**Current Use**	Public Car Park

Surrounding area:

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

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/97/0244. Construction of pedestrian footpath and footbridge from Newberries Car Park to Newberries Parade. Permittted.

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential / Other

Location type (tick relevant box):

Green Belt	**PDL**
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Flood Zone 2	8.75
Flood Zone 3	81.12
Surface Water Flooding Low Risk	92.17
Surface Water Flooding Medium Risk	86.85
Surface Water Flooding High Risk	85.04
Reservoir Flooding Dry Day	90.66
Reservoir Flooding Wet Day	94.24

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		

Grey belt Comments	N/A

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Parts of site in Flood Zone 3b.
Is there evidence of land contamination?	Unknwon, but there is an underground water storage facility
Are there any access difficulties?	Access is from Watling Street via a steep ramp
Is topography a constraint?	Potentially, as the site falls away steeply from Watling Street towards the railway line, and is at a significantly lower level than the adjoining parade of shops that fronts Watling Street.
Are there any existing 'bad neighbours'?	Railway line to east.
Are there any other environmental constraints?	The majority of the site is within the flood plain, as well as being subject to surface water and reservoir flood risk
Is the Site suitable for the proposed use?	No

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 achievability of the site is dependent, in particular, on addressing flood risk issues which would likely impact on viability.

Overcoming Constraints

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	75 u/ha	68

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17

Conclusion:

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

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1021-22

Site location / address:

Address	Land north of Radlett Road, Radlett	**Post Code**	WD25 8NR
Ward	Aldenham West Ward	**Parish**	Radlett

Site size / use:

Size (ha) **Gross**	6.25	**Current Use**	Agricultural

Surrounding area:

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

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

Planning status:

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

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-030	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	Medium - High	Medium - High	Medium - High	High	High	N/A

Officer Assessment

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'?	Northern part of the site might be affected by proximity to sewage treatment works

Are there any other environmental constraints?	Pylons cross the site from north to west. Local wildlife site.
Is the Site suitable for the proposed use?	Yes

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

Overcoming Constraints

What would be needed to overcome constraints?	None. There are no major constraints affecting the site.

Possible Capacity and Yield

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

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Conclusion:

Is the site suitable, achievable and available?	The site is currently in use as arable farmland, and there are no significant environmental constraints present. There is a 1.6ha area of ancient woodland (Dellfield Wood) which is designated as a wildlife site, along with a smaller 0.4ha copse nearer to Watford Road. The site can be accessed directly from Watford Road which would be the principal points of ingress/egress. Any access to the north west would be onto Oakridge Lane, a narrow lane which becomes a track as its runs northeast towards Colney Street and Frogmore and so not currently capable of accommodating additional vehicular movements towards those settlements. Power lines cross part of the site, but it is considered to be large enough for these to be factored into the design. The site is within the Green Belt, and has been assessed as provisionally grey belt. The site is considered suitable, achievable and available and based of the above, it would be developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1027-22

Site location / address:

Address	38-40 Watling Street	**Post Code**	WD7 7NN
Ward	Aldenham West Ward	**Parish**	Aldenham

Site size / use:

Size (ha) **Gross**	1.8	**Current Use**	Commercial premises, parking area and lockup garages

Surrounding area:

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

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

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	PDL
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Flood Zone 2	0
Flood Zone 3	0
Surface Water Flooding Low Risk	0.35
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0

Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Not obvious, but given the previous use, there is potential
Are there any access difficulties?	No

Is topography a constraint?	None
Are there any existing 'bad neighbours'?	None
Are there any other environmental constraints?	None
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?	None		
Is the Site available?	Yes		

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Potential contamination from previous use.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Planning permission	Planning permission	7

Deliverability / Developability:

What is the likely timescale within which the site is capable of being developed?	1-5 years

Conclusion:

Is the site suitable, achievable and available?	The site is brownfield land and is located close to the centre of Radlett. The site is considered acceptable under current policy framework, notwithstanding mitigation against potential contamination. Planning permission has been granted for 7 units on the site. The site is within the Radlett North Conservation Area. The site is constrained by its location to the rear of the main frontage with Watling Street, and the surrounding buildings are predominantly 2-storey with some newer 3-storey (Including roof level) buildings on the opposite side of Watling Street. The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk. The site is considered be suitable, available and achievable subject to further assessment as part of the site selection process. Based on the above, the site is considered deliverable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1029-22

Site location / address:

Address	Porters Park Golf Club, Site 2	**Post Code**	WD7 7AZ
Ward	Aldenham East Ward	**Parish**	Radlett

Site size / use:

Size (ha) **Gross**	1.05	**Current Use**	Golf Course club house

Surrounding area:

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

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	A number of applications related to the existing use as a golf club.

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
Yes	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Flood Zone 2	0
Flood Zone 3	0
Surface Water Flooding Low Risk	1.66
Surface Water Flooding Medium Risk	1.32
Surface Water Flooding High Risk	1.19
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
RA-005	No Contribution	No Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium	Medium	Medium - High	Medium - High	Medium - High	Medium - High	Medium - High	0

Officer Assessment

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?	LWS
Is the Site suitable for the proposed use?	Potentially

Site Availability:

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

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable. Infrastructure costs will primarily be covered by CIL, with low BNG requirements due to the previously developed status of the site, although any significant site-specific infratructure requirements may require additional viability work to be undertaken. The site promoter has indicated that there would be a need to relocate the existing clubhouse on the site before redevelopment could take place, which has the potential to impact on the viability of the site for development.

Overcoming Constraints

What would be needed to overcome constraints?	LWS

Possible Capacity and Yield

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

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Conclusion:

Is the site suitable, achievable and available?	Site is availalble subject to permission from owners and relocation of current clubhouse to vacate this part of the golf course. Any replacement clubhouse would likely need to be significantly smaller in order to secure planning permission . A site has been put forward for a replacement club house. This is the Sand Plantation site at the far eastern edge of the golf course which is outside of the Local Wildlife Site but within the Green Belt. The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk. The site has been assessed as provisionally grey belt within the Green Belt Assessment. Based on the above, the site is suitable, achievable and available and therefore developable

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1030-22

Site location / address:

Address	Porters Park Golf Club, Site 3	**Post Code**	
Ward	Aldenham East Ward	**Parish**	Radlett

Site size / use:

Size (ha) **Gross**	1.07	**Current Use**	Golf Course and associated facilities

Surrounding area:

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

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	None

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Flood Zone 2	0
Flood Zone 3	0
Surface Water Flooding Low Risk	7.8
Surface Water Flooding Medium Risk	2.4
Surface Water Flooding High Risk	2
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
RA-005	No Contribution	No Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No specific access has been proposed, but the site adjoins Shenley Road
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Local Wildlife Site (Porters Park Golf Course)
Is the Site suitable for the proposed use?	Not currently

Site Availability:

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

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Acceptable site access.Appropriate assessment of onsite habitats, and mitigation of ecological impacts.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	25

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Conclusion:

Is the site suitable, achievable and available?	The majority of the golf course forms Porters Park Golf Course Local Wildlife Site, and so a detailed ecological assessment work will be required in order to fully assess the impact of any proposals on biodiversity. The site does not have an independent access but it adjoins Shenley Road. The site is within the Green Belt and has been assessed as provisionally grey belt. The site has a measurable level of flood risk from reservoir flooding and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. However, as the site is entirely covered by the Local Wildlife Site designation, it is not considered suitable or achievable. Therefore, the site is considered not developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1031-22

Site location / address:

Address	Porters Park Golf Club, Site 4	**Post Code**	
Ward	Shenley Ward	**Parish**	Radlett

Site size / use:

Size (ha) Gross	1.37	**Current Use**	Golf Course and associated facilities

Surrounding area:

Neighbouring land uses	Site is a small part of the Porters Park Golf Club, located to the south east of the golf course adjacent to the golf course across Radlett Lane are open fields/countryside
Character of surrounding area – landscape, townscape	To the north (the golf course) is mostly open land with mature vegetation. To the south are open fields/agriculture, although the high hedgerows on either side of Radlett Lane mainly screen this view.
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	None

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential or Golf Clubhouse

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Flood Zone 2	0
Flood Zone 3	0
Surface Water Flooding Low Risk	11.5
Surface Water Flooding Medium Risk	0.13
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
RA-005	No Contribution	No Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a	**'Medium density' mixed**	**'Mediu m**	**'Higher density' flats**	**Smaller-scale commercial/ industrial**	**Large-scale commercia**	**Large-scale warehouse**	

half-storey houses	residential	density' flats		use and employment	l and office blocks	distributio n facilities	
Medium - High	Medium - High	High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No direct access but adjoining Radlett Lane
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Local Wildlife Site (Porters Park Golf Course)
Is the Site suitable for the proposed use?	Not currently

Site Availability:

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

Site Achievability:

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

	requirements (over and above CIL) may require additional viability work to be undertaken.

Overcoming Constraints

What would be needed to overcome constraints?	Acceptable site access. Appropriate assessment of onsite habitats, and mitigation of ecological impacts.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	32

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17

Conclusion:

Is the site suitable, achievable and available?	The majority of the golf course forms Porters Park Golf Course Local Wildlife Site, and so a detailed ecological assessment would be required in order to fully assess the impact of any proposals on biodiversity.The site does not have an independent access but it adjoins Radlett Lane. The site is within the Green Belt and has been assessed as provisionally grey belt. The site has a measurable level of flood risk from reservoir flooding and would 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. However, as a result of further consideration and as the site is entirely covered by Local Wildlife Site designation the site is considered not suitable and achievable and therefore not developable in the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1052-22

Site location / address:

Address	Land at Hill Farm, West of Watling Street,	**Post Code**	WD7 7HP
Ward	Aldenham West Ward	**Parish**	Radlett

Site size / use:

Size (ha) **Gross**	13.49	**Current Use**	Agriculture

Surrounding area:

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

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/06/0511 Building for dual use; for agriculture and domestic outbuilding. Grant permission.

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Flood Zone 2	1.53
Flood Zone 3	9.3
Surface Water Flooding Low Risk	11.93
Surface Water Flooding Medium Risk	8.03
Surface Water Flooding High Risk	3.67
Reservoir Flooding Dry Day	13.54
Reservoir Flooding Wet Day	17.98

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-036	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	Medium - High	Medium - High	Medium - High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Access to the fields is currently from the Hill Farm access road, which is a private, gated track, itself accessed from Watling Street (close to the junction with Harper Lane) and from Oakridge Lane, which is a narrow, rural lane.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Parts of the site are subject to fluvial, surface water and reservoir flood risk. A watercourse (The Brook) bisects the site.
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. 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.

Overcoming Constraints

What would be needed to overcome constraints?	Flood risk issues; TPO on site.

Possible Capacity and Yield

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

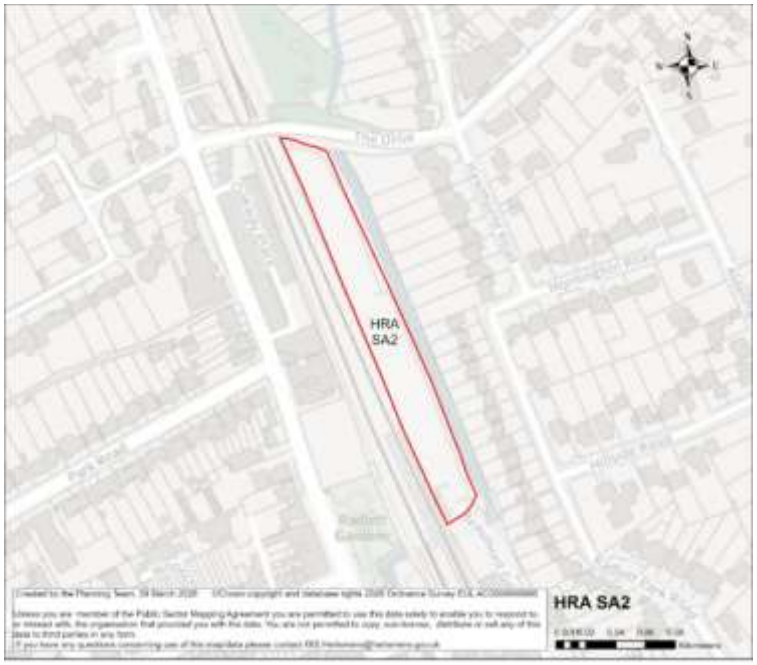
Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Conclusion:

Is the site suitable, achievable and available?	The site is in the Green Belt and has a measurable level of flood risk. Radlett Brook/Tykeswater bisects the site, and a portion of the centre of the site is within Flood Zones 2 and 3. The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. The Brook and its floodplain bisect the site, and there is no obvious point of vehicular access to the western portion of the site (Oakridge Lane to the west is a narrow private track). This may reduce the developable area of the site in order to permit dry access to all areas of the site, however a design solution may be achievable. Vehicular access may be an additional constraint. The site is currently accessed via a private track from Watling Street which runs to the north of the site boundary, or via another track from Oakridge Lane to the west. Access from Watling Street may be possible but further work would be required to demonstrate how this might be achieved. The site is available, and potentially achievable, however its suitability would depend on further assessment of flood risk constraints, access, and trees on the site. Based on the above, the site is potentially developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HRA SA2



Site Address Details

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

Site Details

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

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	50.4%
Flood Zone 3	3.7%
Surface Water Flooding Low Risk	7%
Surface Water Flooding Medium Risk	2.58%
Surface Water Flooding High Risk	5.27%
Reservoir Flooding Dry Day	99%
Reservoir Flooding Wet Day	99%

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is considered likely to be achievable in principle, subject to normal market delivery factors. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
What would be needed to overcome constraints?	Flood risk. Availability to be confirmed.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium (50-100)	50 u/ha	37

Conclusion: Is the site suitable, achievable and available?
The site is located within the urban area of Radlett and comprises previously developed land currently in use as a car park. The surrounding area is predominantly residential in character, with a railway line to the west. The main constraint affecting the site is flood risk, with a significant proportion of the site falling within Flood Zones 2 and 3, as well as areas of surface water flood risk. Development will therefore be subject to the Sequential Test and potentially the Exception Test, and may require layout adjustments and reduced developable capacity to avoid higher risk areas. The presence of the adjacent railway line may also require mitigation in terms of noise and amenity impacts. The site would be potentially suitable for residential development, subject to resolution of flood risk issues, and mitigation of noise impacts from the railway line. The site is likely achievable, however, the availability of the site is also unknown. The site might be developable however a number of issues are outstanding in terms of ownership.

Appendix L

Site Pro Formas – Elstree

HERTSMERE

Hertsmere Local Plan

Delivering a better future

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HELAA 2025 SITE ASSESSMENT FORM

Site reference	CFS-2025-015

Site Address Details

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

Site Details

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

	perpetuity (Resubmission of Planning Application Ref: 15/1144/OUT).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-044	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	160

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

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-031

Site Address Details

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

Site Details

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

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-043	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developablity:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the recent months where viability has not been presented as barrier to delivering policy-compliant (other than green belt) development on larger sites. Promoter has not stated the presence of any abnormal costs and a detailed viability assessment would be required. Subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
What would be needed to overcome constraints?	An overhead power line and pylons cross the site. Telecommunications equipment is mounted on one or more. Flood risk across part of the site albeit at lowest level of surface water flood risk. Sequential test for flood risk. Suitable access arrangements onto Elstree Hill South required given traffic conditions here and at Elstree crossroads.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	654

Conclusion: Is the site suitable, achievable and available?
The site is in the Green Belt and the north part lies within Elstree Village Conservation Area. Parts adjoin listed building the Leys (II*) and locally listed buildings including at Edgwarebury House Farm. Land immediately to the north and east contains significant tree cover and is protected by TPOs. Arch Wood lies on the eastern side of the site but is not protected. The site is within an area of medium to high landscape sensitivity to development. Pylons/overhead power lines cut across the south west corner of the site. The site is close to the busy Elstree crossroads, which is also an AQMA. The site has a measurable level of flood risk (surface water) and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. Approximately 1ha of the site to rear of Edgwarebury House Farm contains previously developed land, structures and buildings. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-054

Site Address Details

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

Site Details

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

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
EL-006	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developablity:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications

	determined locally, the small size of the site mean it is likely to be viable and achievable. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site. Viability will also, however, need to take account of the cost of any remediation required given previous uses on the site.
What would be needed to overcome constraints?	Potential contamination from previous use. Close to grade II listed Hill House, within Conservation Area. Locally listed building within the site. Suitable access arrangements onto Elstree Hill South required given traffic conditions here and at Elstree crossroads.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
The site is in the Green Belt and Elstree Village Conservation Area and close to Grade II listed Hill House. There are locally listed buildings on the site. It is close to the busy Elstree crossroads. There may be ground contamination arising from previous/current uses. 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-062

Site Address Details

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

Site Details

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

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
EL-006	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

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

Deliverability and developablity:

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?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.

What would be needed to overcome constraints?	No
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low	30 u/ha	63

Conclusion: Is the site suitable, achievable and available?
The site comprises an area of open land located on the edge of Elstree within the Green Belt, surrounded by a mix of residential and commercial uses. There are limited physical constraints to development, with no significant issues relating to access or topography. Flood risk is low across the site, and while there are nearby heritage assets and Tree Preservation Orders, these are not considered insurmountable constraints but would require careful design and mitigation. However, previous refusals for residential development indicate ongoing policy and suitability concerns that have not been overcome. The site is promoted for development, with the land identified as available and with developer interest. Development is likely to be achievable in viability terms given the scale and location of the site, although multiple ownerships may introduce some uncertainty in delivery. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-126

Site Address Details

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

Site Details

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

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BO-018	Strong Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developablity:

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

	greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	Conservation Area adjoins south west boundary. Archaeological site adjoins north east corner. TPO adjoins eastern boundary.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	74

Conclusion: Is the site suitable, achievable and available?
The main constraints affecting the site are the proximity of the Conservation Area and adjoining TPO. Access would need to be taken off Barnet Lane but this would be subject to the Highway Authority accepting the principle of a new access onto the A411. 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. There are several buildings on the site. Subject to further investigation establishing that these are not in agricultural use, these would constitute PDL. Development of the PDL part of the site may be suitable for development subject to passing the NPPF openness test. Under the current policy framework, the non-PDL part of the site would not be suitable for The site is being promoted with the landowner confirming availability and developer interest. Development is likely to be achievable in viability terms, although infrastructure requirements and site-specific mitigation may need to be addressed. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1015-22

Site location / address:

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

Site size / use:

Size (ha) **Gross**	3.13	**Current Use**	Open Field and residential

Surrounding area:

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

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

Planning status:

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

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
Yes	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-043	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	High	High	High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Promoter states access would be taken from Barnet Lane. This would require agreement from the Highway Authority.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	None
Are there any other environmental constraints?	The Leys is listed grade II*, and other buildings including the Lodge are grade II. TPO adjoins the site to the west and runs along the eastern boundary.
Is the Site suitable for the proposed use?	Not currently

Site Availability:

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

Site Achievability:

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

Overcoming Constraints

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	72

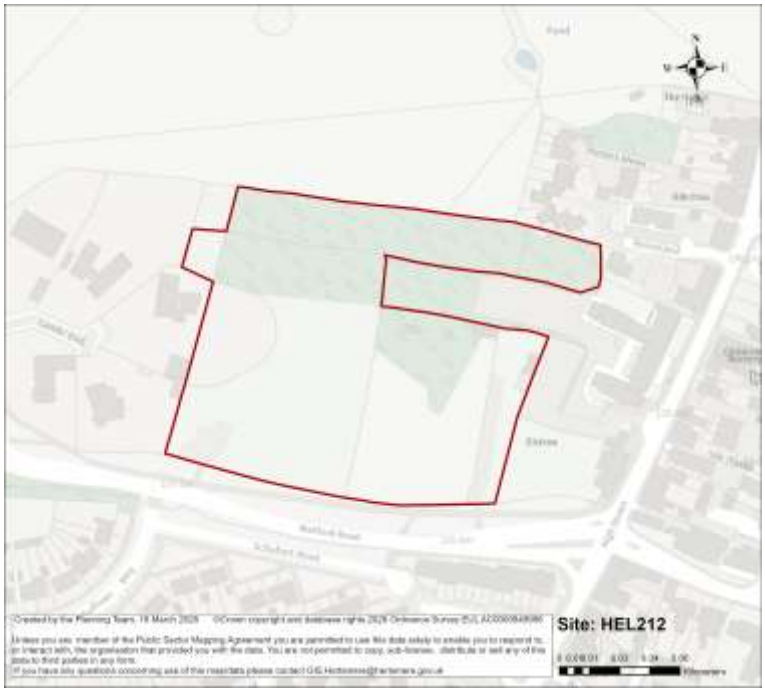
Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Conclusion:

Is the site suitable, achievable and available?	The site lies in the Green Belt and includes high quality listed buildings, although the area proposed for development does not include this part of the site. Landscape sensitivity to development here is medium to high. It has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. Given landscape sensitivity and proximity to residential properties the potential for employment development is likely to be more limited. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL212



Site location / address:

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

Site size / use:

Size (ha) **Gross**	2.28	**Current Use**	Paddocks currently used as a horse and pony sanctuary

Surrounding area:

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

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

Planning status:

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

Use(s) proposed by owner/developer):

Proposed Development Type
Residential (Extra Care)

Location type:

Green Belt	**PDL**
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	8.11
Surface Water Flooding Medium Risk	2.05
Surface Water Flooding High Risk	1.28
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
EL-001	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	High	High	High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	An archaeological site covers most of the site. Some flood risk, primarily at lower level of surface water flood risk. TPO on western side of the site. Adjacent to locally listed The East and Adjoining Outbuildings. NE corner is in Conservation Area. Close to Elstree Crossroads AQMA
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?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken. It is acknowledged that the proposed use is for specialist extra care housing for elderly persons for which viability may differ from that for general needs housing, so again additional viability work may need to be undertaken.

Overcoming Constraints

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Planning permission	Planning permission	141

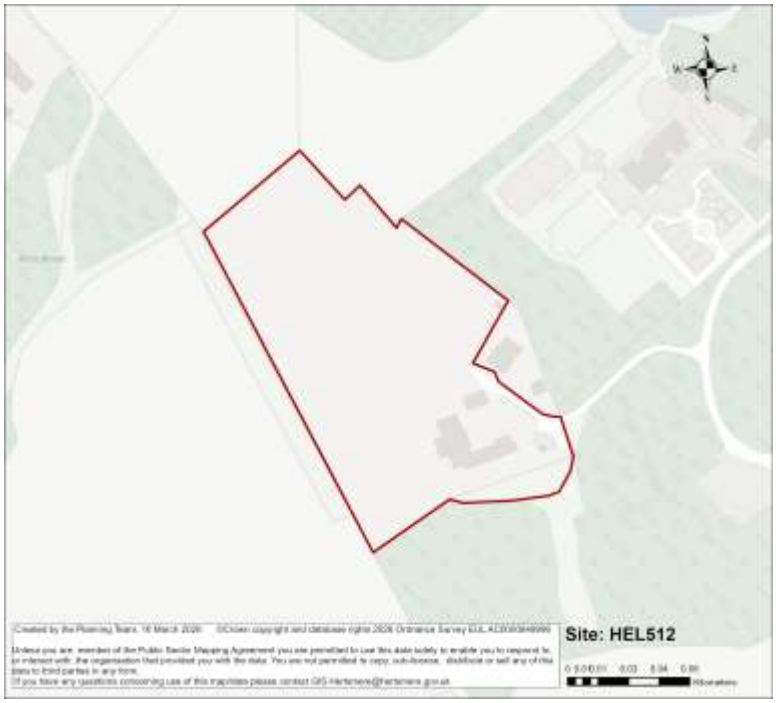
Deliverability / Developability:

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

Conclusion:

Is the site suitable, achievable and available?	Apart from proximity to listed buildings, potential archaeological remains, the Conservation Area, and the busy Elstree crossroads there are no other known major constraints. The site is within an area of medium to high landscape sensitivity to development. Re-provision of the current horse sanctuary is likely to be a requirement before any development could be considered acceptable. 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. It is also noted the site now holds a full planning permission indicating its suitability for proposed use. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL512



Site location / address:

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

Site size / use:

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

Surrounding area:

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

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

Planning status:

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

Use(s) proposed by owner/developer:

Proposed Development Type
Residential

Location type:

Green Belt	**PDL**
Yes	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-043	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	High	High	High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Yes. Would require access through adjoining land owned by HCC (HEL274) or via private road off another private road to Edgwarebury Lane.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	TPO/364/1984 – single trees across the site, as well as the edge of the woodland covered by a group TPO to the south of the site. Listed building close to the site: The Leys, Barnet Lane Grade II* . The Edgwarebury Hotel Edgwarebury Lane - locally listed.
Is the Site suitable for the proposed use?	Not currently

Site Availability:

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

Is the Site available?	Yes

Site Achievability:

Is the Site achievable?	No

Overcoming Constraints

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	41

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

Conclusion:

Is the site suitable, achievable and available?	The site lies in an area of Green Belt to the east of Elstree village. Landscape sensitivity to development here is medium to high. The main potential constraint to development is access as the site is currently accessed only via a private drive off the private entrance to the nearby hotel, past listed and locally listed buildings onto Edgwarebury Lane and from there to Barnet Lane. It has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. Given the proximity to residential properties, poor vehicular access and landscape sensitivity the site is also not considered suitable for development therefore not developable in the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL602

Site location / address:

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

Site size / use:

Size (ha) **Gross**	13.13	**Current Use**	

Surrounding area:

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

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

Planning status:

Relevant Planning history	None

Use(s) proposed by owner/developer:

Proposed Development Type
Housing or Employment

Location type:

Green Belt	**PDL**
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	5.95
Surface Water Flooding Medium Risk	0.66
Surface Water Flooding High Risk	0.31
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-040	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	High	High	High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Access should be possible onto A5183 and/or Aldenham Road subject to Highway Authority approval.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Eastern edge is in the Conservation Area. Much of the site is an area of archaeological interest. SE corner is close to listed Hollybush PH and others in High Street. Eastern half of site is Registered Park and Garden.
Is the Site suitable for the proposed use?	Not currently

Site Availability:

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

Site Achievability:

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

Overcoming Constraints

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	302

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Conclusion:

Is the site suitable, achievable and available?	The site lies in the Green Belt and partly within the Conservation Area and area of archaeological interest. Landscape sensitivity to development here is medium to high. Part of the site lies within the Haberdashers' school registered Park and Garden. It comprises a large landholding within the wider Aldenham Estate but no specific proposals were submitted. The site also lies in an area of medium to high landscape sensitivity. It has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

Appendix M

Site Pro-Formas – Shenley

HERTSMERE

Hertsmere Local Plan

Delivering a better future

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HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-039

Site Address Details

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

Site Details

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

Surrounding Area

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

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL350X, CFS-2025-104

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-025	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey belt

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	408

Conclusion: Is the site suitable, achievable and available?
The site comprises a large Green Belt parcel which would result in a northward expansion of Shenley/Porters Park towards the Harperbury Hospital area, representing a significant encroachment into the open countryside. The site forms part of a wider parcel that performs strongly against Green Belt purposes, particularly in preventing coalescence, and the Stage 2 assessment does not recommend the sub-area for release. In addition, parts of the site are subject to flood risk, which would require the application of the Sequential Test and may further constrain the developable area. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-048

Site Address Details

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

Site Details

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

Surrounding Area

Neighbouring land uses	Church, churchyard and Clore Shalom school to north, residential to west (across Shenleybury

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D

OGB-022	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.

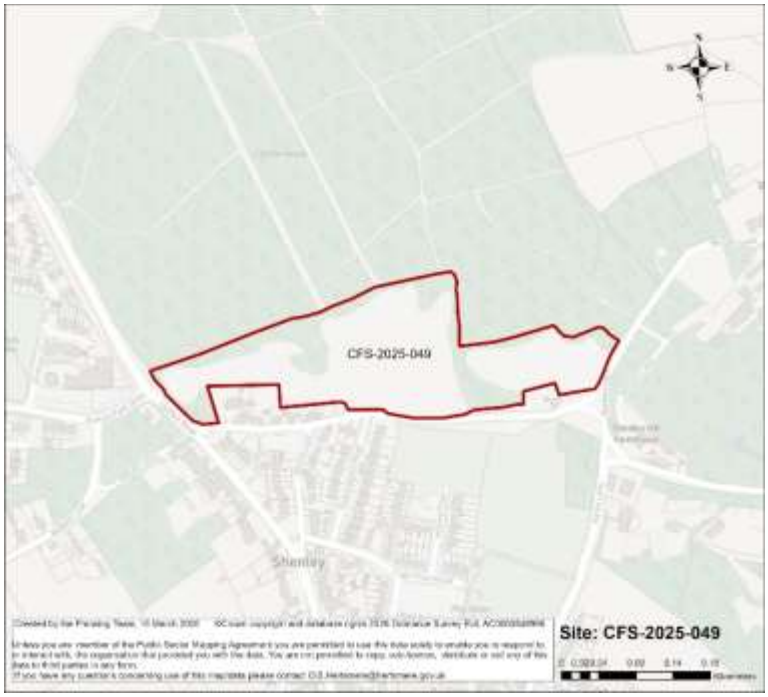
What would be needed to overcome constraints?	TPO, Surface water flood risk across parts of the site.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	15 u/ha	323

Conclusion: Is the site suitable, achievable and available?
The site is also subject to a number of environmental constraints, including proximity to an archaeological site, the presence of TPO-designated trees, and its relationship with Combe Wood Ancient Woodland and an adjoining Local Wildlife Site, which together form a sensitive and well-defined landscape edge. In addition, parts of the site are affected by flood risk and would be subject to the Sequential and Exception Tests, which may further limit the developable area. Access would require the creation of a new vehicular point from Black Lion Hill. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-049



Site Address Details

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

Site Details

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

Surrounding Area

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

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
SH-002	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with little or no possibility of mitigation		
Grey belt Comments	Not Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	Local wildlife site
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years (Please note the promoter states the build rate based on their previous schemes to be 50-100 homes on individual sites and

	states that the site could be deliverable in 1-5 years).

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	123

Conclusion: Is the site suitable, achievable and available?
The site falls wholly within a Local Wildlife Site as well as adjoining a Conservation area. There is also a TPO area to the north of the site. The site also lies within Green Belt land. Prior to any development a full TPO assessment, ecological assessment and HIA would need to be conducted to address the above mentioned constraints. The area is not suitable under the current planning policy framework due to its Green Belt status. The site makes a moderate contribution to purpose B which assesses prevents neighbouring towns from merging 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-069

Site Address Details

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

Site Details

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

	and construction of detached 4 bed house. (Revision to application 17/2358/FUL) (Granted)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential to west, Woodhall Spinney to south, farmland and cricket ground to south east, allotments to east, residential to north.
Character of surrounding area – landscape, townscape	Edge of Green Belt village leading out into rural area
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL508

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	0.05%
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No

Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-031	No Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

	be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
The main constraint is that the site lies within the Green Belt. 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-099

Site Address Details

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

Site Details

Site Area (ha) gross	4.2
Current Site Use	Residential; Managed grassland, woodland
Planning Status	**23/1795/OUT** (REFUSE PERMISSION) Demolition of Longview and associated outbuildings, alterations to no.49 London Road along with the erection of replacement garage following demolition of the existing garage to allow for the construction of up to 103 no. retirement homes (Use Class C3), an integrated community facility, vehicular and pedestrian access, internal roads, landscaping, drainage, and other associated works and infrastructure (hybrid application with full details of works at no.49 London Road with the remainder being

	outline with all matters of detail reserved except for access). **23/0677/OUT** (APPLICATION WITHDRAWN) Hybrid planning application comprising 1) Outline consent for up to 103 age restricted dwellings (over 55yrs) (Use Class C3) along with a community centre, vehicular and pedestrian access, internal road, landscaping, drainage and other associated works and infrastructure (All matter reserved except access and layout and, 2) Full consent for the demolition of the existing dwelling Longview and alterations to 49 London Road to include the demolition of the existing garage and erection of a replacement garage. AMENDED DESCRIBTION - NUMBER OF UNITS REDUCED.
Proposed uses (residential/ employment)	Residential (Class C3) along with community uses building
Green Belt	Yes
Previously Developed Land	Partially
Agricultural Land Classification	Good

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	Yes
Registered Parks and Gardens	No
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	2.03%
Surface Water Flooding Medium Risk	0.80%
Surface Water Flooding High Risk	1.72%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-031	No Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Are there any other environmental constraints?	TPO, Conservation area, archaeological sites
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infratructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	No
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	97

Conclusion: Is the site suitable, achievable and available?
The site is located within the Green Belt. The site is also subject to a number of environmental constraints, including the presence of TPO-designated trees, proximity to a Local Wildlife Site, and partial overlap with a Conservation Area and an archaeological site, all of which would require detailed assessment and mitigation. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-100

Site Address Details

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

Site Details

Site Area (ha) gross	6.76
Current Site Use	Employment (tree surgery and growing nursery)
Planning Status	**22/0926/FUL** (AWAITING DECISION) Extension of existing nursery including the development of new cabin/training facility, hard standing for parking and manoeuvring to the north east of the site, 7 floodlight columns, posts for support of trees growing on the hard standing to the south of the site and unrestricted access to the site through the Mimms Road entrance (retrospective application). **15/2239/CLE** (Grant Lawful Certificante) Retrospective application for the erection of an

	industrial storage building. (Certificate of Lawful Development - Existing).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	5.89%

Surface Water Flooding Medium Risk	1.46%
Surface Water Flooding High Risk	1.14%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-020	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	No
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	155

Conclusion: Is the site suitable, achievable and available?
The site comprises a previously developed employment site located within the Green Belt to the north of Shenley, surrounded predominantly by agricultural land with limited residential development in the vicinity. Landscape sensitivity is assessed as medium-high to high, indicating that the site is sensitive to residential development. There are no significant physical constraints to development, although there is potential for land contamination associated with the existing use which would require further investigation. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-107

Site Address Details

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

Site Details

Site Area (ha) gross	1.68
Current Site Use	Mix Use comprises a dwelling and equestrian complex
Planning Status	17/1665/FUL Conversion of existing agricultural barn to a detached 3 bed dwelling with associated amenity space, parking and landscaping involving demolition of existing lean to and replacement with single storey rear extension. (GRANTED) 17/1291/HSE Two storey side extension with Juliet balcony at 1st floor side elevation and

	insertion of 2 No. front & 2 No. rear roof lights. (GRANTED)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential and Radlett Lane to the north, residential and woodland to the east, agricultural to south and west.
Character of surrounding area – landscape, townscape	Rural edge of village location. Primarily open countryside to south and west, located within the quadrant formed by Porters Park to the north and Shenley to the east.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL-1061-2

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	14.56%

Surface Water Flooding Medium Risk	3.40%
Surface Water Flooding High Risk	2.39%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-031	No Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	TPO, Some surface water flood risk
Is the Site suitable for the proposed use?	Not suitable

Deliverability and developability:

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

What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	39

Conclusion: Is the site suitable, achievable and available?
The site is located within the Green Belt. The site is also subject to a number of constraints, including the presence of TPO-designated trees, location within and adjacent to a Conservation Area, and areas of surface water flood risk, which would require further assessment and mitigation. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-121

Site Address Details

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

Site Details

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

Surrounding Area

Neighbouring land uses	Open fields, agricultural, scattered dwellings
Character of surrounding area – landscape, townscape	Open countryside. Shenley Village to east, Radlett to west
Could this site be joined to another to form a larger site?	Yes

If yes, give details of adjoining site including site reference if applicable	HEL-0348-22, HE:0348b-22, HEL-1061-22

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-031	No Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	607

Conclusion: Is the site suitable, achievable and available?
While there are relatively limited on-site constraints, aside from areas of surface water flood risk and some variation in topography. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-157

Site Address Details

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

Site Details

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

Surrounding Area

Neighbouring land uses	Open fields to the north, Wild Farm dwelling to the north west, Porters Park Golf Course to the west, Cricket club to the south, residential development at Porters Park to the east
Character of surrounding area – landscape, townscape	This is an edge of village location and part of the gap between Shenley and Radlett. The character is rural with open fields to the north and south and the golf course to the west

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	0.067%
Floodzone 3	0.12%
Surface Water Flooding Low Risk	3.5%
Surface Water Flooding Medium Risk	0.77%
Surface Water Flooding High Risk	0.8%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
SH-024	No Contribution	No Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey belt

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Unknown
Is the Site available?	Unknown
Is there developer interest?	Yes
Ownership constraints?	Unknown
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale	Years 11-17

within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	357

Conclusion: Is the site suitable, achievable and available?
The site comprises a large greenfield parcel in agricultural use located within the Green Belt, forming part of the open land between Shenley and Radlett. There are limited physical constraints to development, although access would need to be established from Radlett Lane and areas of flood risk would require further assessment. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-164

Site Address Details

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

Site Details

Site Area (ha) gross	1.7
Current Site Use	Residential
Planning Status	25/1347/FUL Erection of 38 dwellings (including 50% affordable homes) with associated parking, infrastructure, landscaping and open space, and access from Harris Lane. (AWAITING DECISION) 22/0971/OUT Construction of up to 37 dwellings with associated landscaping and open space to include access from Harris Lane. (Outline Application with Appearance, Landscaping, Layout and Scale Reserved). (REFUSE PERMISSION)

	23/1727/FUL Erection of a gate, with reduction of height and installation of trellis element. (Revised application from 23/1236/FUL, part retrospective) (APPLICATION WITHDRAWN) 23/1236/FUL Erection of gate on land adjacent to 52 Harris Lane. (Retrospective application) (APPLICATION WITHDRAWN)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	2.84%
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
SH-010	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small rural site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23	39

Conclusion: Is the site suitable, achievable and available?
The site comprises a field located immediately beyond the Shenley village envelope, forming part of the open countryside to the north-east of the village. Green Belt Stage 1 assessment identifies this parcel as making moderate contribution to the prevention of neighbouring towns from merging (coalescing). Landscape sensitivity is medium-high, and development would result in harm to openness and conflict with Green Belt policy. Flood risk across the site is negligible, and there are no significant topographical or environmental constraints. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-170

Site Address Details

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

Site Details

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

	class E/F2), associated parking and landscaping, sustainable drainage (SUDs) features and play areas. (Outline application to include ACCESS, with other matters of APPEARANCE, LANDSCAPING, LAYOUT and SCALE reserved).(REFUSE PERMISSION) 22/1242/EI2 Request for scoping opinion (Environmental Impact Assessment). 24/0902/EI1 Request for screening opinion (Environmental Impact Assessment - Screening).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	1.22%
Surface Water Flooding Medium Risk	0.31%
Surface Water Flooding High Risk	0.84%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-031	No Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	TPO
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	1-5 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Planning permission	Planning permission	95

Conclusion: Is the site suitable, achievable and available?
The site comprises a combination of residential curtilage, former parkland, and open fields located along London Road, Shenley. The site has negligible flood risk and no topographical constraints. Parts of the site are subject to additional constraints including Shenley Village Conservation Area designation, proximity to a Grade II listed church, locally listed buildings, TPOs, and an archaeological site. Access would need to be achieved via London Road. This site benefits from planning permission, therefore it is considered suitable, available, achievable and deliverable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-181

Site Address Details

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

Site Details

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

Surrounding Area

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

Character of surrounding area – landscape, townscape	The site lies in Shenley, and is surrounded by residences, play grounds and open lands.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	4.17%
Surface Water Flooding Medium Risk	2.79%
Surface Water Flooding High Risk	4.13%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
SH-004	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey 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**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	LWS adjacent to site
Are there any other environmental constraints?	Small area of surface water flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Mitigation measures to address surface water flooding.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**
Very low	23 u/ha	41

Conclusion: Is the site suitable, achievable and available?
The site comprises a small agricultural/amenity parcel located within Shenley, surrounded by residential development, playgrounds, recreational grounds, and open fields. The site lies entirely

within the Green Belt. Flood risk is low and there are no topographical constraints. An adjacent Local Wildlife Site and the presence of minor surface water flooding represent limited environmental considerations.

This site is considered suitable, available and achievable and as such considered deliverable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1034-22

Site location / address:

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

Site size / use:

Size (ha) **Gross**	1.66	**Current Use**	Carehome / Woodland

Surrounding area

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

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL-350

Planning status:

Relevant Planning history	None

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential / Rentention of existing Carehome

Location type (tick relevant box):

Green Belt	**PDL**
Yes	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	30.63
Surface Water Flooding Medium Risk	17.94
Surface Water Flooding High Risk	11.35
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
SH-027	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium	Medium	Medium - High	Medium - High	Medium - High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	A new access is likely required off Shenleybury Road
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	None.
Are there any other environmental constraints?	Surface water flood risk across part of the site and a TPO area.
Is the Site suitable for the proposed use?	Not currently

Site Availability:

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

Is the Site available?	Yes

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Surface water flood risk across part of the site

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	38

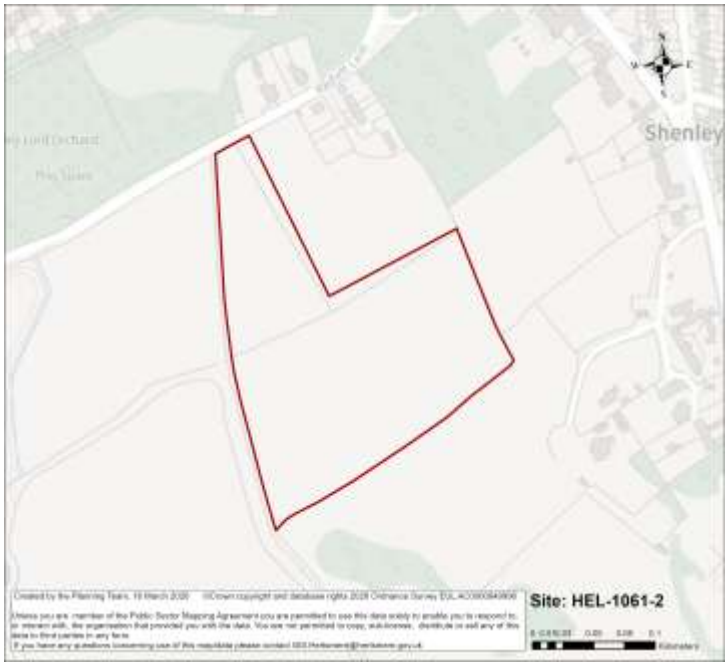
Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Conclusion:

Is the site suitable, achievable and available?	The site has a TPO area covering it that would need to be assessed prior to any development taking place. 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. Development of the PDL part of the site may be suitable subject to passing the openness test required by NPPF. However, currently the non-PDL part of the site can only be recorded in the category of sites as not currently acceptable. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1061-22



Site location / address:

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

Site size / use:

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

Surrounding area:

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

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

Planning status:

Relevant Planning history	N/A

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	7.9
Surface Water Flooding Medium Risk	1.14
Surface Water Flooding High Risk	0.63
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-031	No Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	High	High	High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	None
Are there any other environmental constraints?	None
Is the Site suitable for the proposed use?	Not currently

Site Availability:

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

Ownership constraints?	None
Is the Site available?	Yes

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	None

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	89

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Conclusion:

Is the site suitable, achievable and available?	There is a Local Wildlife site to the north acrodss Radlett Lane from the site. The site also lies within the Green Belt. Prior to development a Local wildlife assessment would need to be submitted and approved. 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

Appendix N

Site Pro-Formas – South Mimms

HERTSMERE

Hertsmere Local Plan

Delivering a better future

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CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-004

Site Address Details

Site Reference	CFS-2025-004 (HEL254/255)
Site Address	Land r/o Altus, 4 Blanche Lane, South Mimms
Post Code	EN6 3PG
Ward	Shenley Ward
Parish	South Mimms and Ridge

Site Details

Site Area (ha) gross	1.63
Current Site Use	Equestrian
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential and gardens to the south, Residential, gardens and paddock to the east. Agricultural/arable to the north. M25 to the west, screened by dense vegetation.
Character of surrounding area – landscape, townscape	The site lies on the western edge of South Mimms village, between the edge of the village and the M25 to the west, close to the historic core of the village.

	The area's overall character is that of a historic village within a rural agricultural setting; it is however crossed by both the M25 and A1(M) which introduce an urban influence.
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-385

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	15.5 (% of western part of site – previously HEL255)
Surface Water Flooding Medium Risk	3.2 (% of western part of site – previously HEL255)
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

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
40	Fail	0	1	3	0	Moderate
Stage 1 Comment	The parcel meets purpose 3 moderately, and has a contrasting character between the more developed areas of South Mimms and the open countryside to the north and east. However, development is generally low density and no readily recognisable boundary features have been identified which might be used to identify a weakly performing sub-area. The Parcel is not recommended for further consideration.					

Stage 2

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-23	Fail	0	0	3	0	Moderate
Stage 1 Comment	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None noted. An existing foul drain runs across the site and will need to be diverted.
Are there any access difficulties?	The existing access has a relatively narrow junction and requires improvements to widen the junction and improve the visibility splays. The access through from the site to the Blanche Lane highway is not included within the site boundary, although it is understood to be in the same ownership as the adjoining part of the site.

Is topography a constraint?	Not a major constraint but relationship to adjoining motorway and change in levels will need to be considered
Are there any existing 'bad neighbours'?	Motorway adjoins the site to the west which is a constraint but should not make the site wholly undevelopable.
Are there any other environmental constraints?	Potential noise and air quality related to adjoining motorway
Is the Site suitable for the proposed use?	Yes, notwithstanding green belt designation and subject to appropriate mitigation related to impacts of adjoining motorway.

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	Potential noise and air quality related to adjoining motorway
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	37

Conclusion: Is the site suitable, achievable and available?
The site is within the Green Belt and immediately adjoins the Conservation Area, with listed buildings close by. Access onto Blanche Lane should be possible although the access is not included in the site plan. The site has no flood risk and so this is not a constraint to development. The site was previously promoted for development by the two landowners and further feasibility work has subsequently been undertaken by agents working for the developer who now has an option on the land. It can therefore be assumed that the site is available for development and would be achievable. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-032

Site Address Details

Site Reference	CFS-2025-032 / HEL385c
Site Address	Popes Farm, South Mimms
Post Code	EN6 3PD
Ward	Shenley Ward
Parish	South Mimms and Ridge

Site Details

Site Area (ha) gross	21.73
Current Site Use	Agriculture
Planning Status	In 2011-2012 the site was used in connection with the M25 widening works. During the time, much of the ground within the site was remodelled. It is understood that this was using excavated material from the widening works. The works also included the burying of overhead power lines which run parallel with the M25.
Proposed uses (residential/ employment)	Residential and Relocated Fire and Rescue Station (from Potters Bar)
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Catharine Bourne stream and field to the north B556 to the north east. Blanche Lane and residential properties, community uses and other premises in South Mimms village centre to the east. Paddocks, residential properties and gardens to the south. M25 and balancing ponds associated with the M25 drainage system.to the west.
Character of surrounding area – landscape, townscape	Generally attractive, open rolling landscape featuring varying sized fields with isolated buildings, extending to the north and west, with views into the village when approached from the west along the B556; to the south and east lies the built up part of South Mimms village. The adjoining M25, and the B556 which runs along the east side of the site bring a more urban influence. There are long views of the site and South Mimms across the area.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL-0254/255. HEL228a, HEL228b, HEL385b on opposite side of St Albans Road.

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (ACIB/APIB)	Yes (ACIB)
Archaeological Sites	Yes
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	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	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	Yes (1.15%)
Floodzone 3	Yes (2.07%)

Surface Water Flooding Low Risk	3.76%
Surface Water Flooding Medium Risk	1.3%
Surface Water Flooding High Risk	6%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-019	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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**
Low-medium	Low-medium	Medium	Medium-High	Medium-High	Medium-High	Medium-High	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	None noted. It is understood that engineering works were undertaken 2012 to extend M25 cuttings and embankments. Existing topsoil and subsoil stripped. New landform constructed using inert materials. Subsoil and topsoil then redistributed across the site.
Are there any access difficulties?	No. The site is bounded on part of its eastern side by St Albans Road, from which access to any development would be possible.
Is topography a constraint?	There is bunding on the land towards the M25 which creates a raised area of land to the southern and western sides of the site, dropping down towards the road to the north and east.

	This low, domed hill provides some screening to M25 traffic.
Are there any existing 'bad neighbours'?	M25 motorway along the western boundary. The motorway is partially screened by a local high point within the site, but traffic is audible across the site, and dominant in the western part of the site. Noise and air quality impacts would need to be addressed although the promoter indicates this has been taken into account in the initial masterplan.
Are there any other environmental constraints?	The woodland triangle along the eastern boundary is noted as 'Habitats not currently qualifying under S41 of the NERC Act but with high potential to do so (not suitable for development when reasonable to do so)' on The Herts ecological networks mapping. High pressure gas main runs under M25 and across NW corner of the site. Promoter indicates power lines parallel to M25 were buried underground during ground remodelling works.
Is the Site suitable for the proposed use?	Yes, notwithstanding Green Belt status and need to avoid the small part of the site lying within Flood Zone 3 and take account of impacts from M25.

Deliverability and developablity:

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?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. The site owner has not stated the presence of any abnormal costs. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	Constraints could potentially be overcome at application stage.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	500

Conclusion: Is the site suitable, achievable and available?
The site is within the Green Belt and partly within the Conservation Area, with listed buildings close by and attractive views into the village. It adjoins the M25. The northern edge of the site is in FZ3 (Catharine Bourne) and surface water flooding also affects a line running diagonally through the site from St Albans Road. The site therefore 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 located within the Green Belt and is subject to a range of constraints, including partial location within a Conservation Area, proximity to Listed Buildings, areas of flood risk associated with Catharine Bourne and surface water flow paths, and environmental considerations such as ecological features and nearby infrastructure, including the M25 and a high-pressure gas main. The site is also affected by noise and air quality impacts from the motorway, which would need to be appropriately mitigated. Notwithstanding these constraints, the site is considered to have potential for development subject to appropriate mitigation, particularly in relation to flood risk, environmental constraints, and impacts from the M25. This site is considered potentially suitable, available and achievable and as such could be considered potentially developable subject to green belt and spatial strategy considerations.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-037

Site Address Details

Site Reference	CFS-2025-037
Site Address	Land at Town Farm, South Mimms
Post Code	EN6 3PS
Ward	Shenley Ward
Parish	South Mimms and Ridge

Site Details

Site Area (ha) gross	2.18
Current Site Use	Redundant agricultural land, farm house, agricultural storage and scrubland. The land is vacant.
Planning Status	**TP/96/0831** Change of use and minor external alterations to agricultural barn to use for swimming facilities for rehabilitation of dogs (REFUSED); **TP/72/1672** Residential development (REFUSED)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Arable farmland to the north and east. Residential properties, Black Horse PH and Blackhorse Lane to the west. To the south runs

	Catherine Bourne brook, the other side of which are residential properties in Brookside.
Character of surrounding area – landscape, townscape	This is a rural, edge of village location where the village merges into open fields and farm houses.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	Yes (2.99%)
Floodzone 3	Yes (40.52 %)
Surface Water Flooding Low Risk	8.13%
Surface Water Flooding Medium Risk	2.75%
Surface Water Flooding High Risk	11.7%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-004	No Contribution	Moderate Contribution	No Contribution

Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Grey belt Comments	Provisionally Grey 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**
Low-medium	Low-medium	Medium	Medium-high	Medium-high	Medium-high	Medium-high	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Promoter indicated no known contamination issues – very minor risk of low level associated with previous agricultural use although existing farm buildings have asbestos roofing.
Are there any access difficulties?	Blackhorse Lane is narrow and subject to surface water flooding. An assessment of its suitability to accommodate additional vehicle movements would also be required.
Is topography a constraint?	Rising topography to the north of the site
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Promoter indicates the site is within SSSI Impact Zone and Northern Thames Basin National Character Area. Significant proportion of the site is within flood plain and is also subject to surface water flood risk.
Is the Site suitable for the proposed use?	Yes, notwithstanding green belt. However flood risk, heritage and access issues may affect suitability.

Deliverability and developability:

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

	site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken. The promotor also states
What would be needed to overcome constraints?	Promoter indicates the site is within SSSI Impact Zone and Northern Thames Basin National Character Area. Access and flood risk will require further investigation and may reduce or preclude development. Sequential Test and Exception Tests would need to be passed in relation to 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
Very low	23 u/ha	50

Conclusion: Is the site suitable, achievable and available?
The site is located at the edge of a village, forming part of the transition between South Mimms village and the surrounding open countryside. It comprises agricultural land and associated buildings, with open farmland to the north and east, and residential development to the west and south. The character of the area is predominantly rural, with the site contributing to the openness of the wider landscape. The site is also heavily constrained by flood risk, with a substantial proportion falling within Flood Zone 3, in addition to areas of surface water flooding. Heritage considerations are also relevant, including proximity to Listed Buildings and the presence of a locally listed building on the site. Access constraints are noted, with Blackhorse Lane being narrow and affected by surface water flooding. These factors collectively represent substantial limitations to development. While the site is available and may be achievable in viability terms, but combined with significant flood risk, access constraints, and heritage considerations, weigh heavily against development. As such, the site is not considered suitable for development and is not currently developable.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-078

Site Address Details

Site Reference	CFS-2025-078 (HEL228A & HEL228B)
Site Address	St Albans Road, South Mimms
Post Code	EN6 3PS
Ward	Shenley Ward
Parish	South Mimms CP

Site Details

Site Area (ha) gross	5.26
Current Site Use	Vacant field/Agriculture
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	The site abuts residential development in the south east corner, and Catharine Bourrne to the south. The remaining boundaries adjoin open countryside in agricultural (arable) use.
Character of surrounding area – landscape, townscape	This is an edge of settlement location where the northern edge of South Mimms meets open countryside. There are long views across the area. The nearby motorway and traffic on B556 introduce an urbanising influence

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL385B

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	6.35%
Floodzone 3	14.14%
Surface Water Flooding Low Risk	9.8%
Surface Water Flooding Medium Risk	1.8%
Surface Water Flooding High Risk	1.12%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-004	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey 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**
Low-Medium	Low-Medium	Medium	Medium-High	Medium-High	Medium-High	Medium-High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No. Note that chalk caverns were found underground during the construction of the nearby motorway.
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Locally listed The Old Police Station close to SE corner of the site. Listed Black Horse PH and locally listed Town Farm House are close to SE boundary. Small copse fronts St Albans Road – loss could potentially need to be compensated for. Within Impact Risk Zone of Redwell Wood SSSI.
Is the Site suitable for the proposed use?	Not currently. A part of the site also lies within FZ3.

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant

	site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	Small copse fronts St Albans Road – loss could potentially need to be compensated for with replacement planting. Within Impact Risk Zone of Redwell Wood SSSI. Sequential and exception tests for flood risk would need to be passed and large parts of the site would likely be required to be excluded from the developable area. Safe vehicular access required.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	121

Conclusion: Is the site suitable, achievable and available?
The site is within the Green Belt. It has a significant level of flood risk and would require 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. In addition, the site is affected by flood risk, with areas within Flood Zone 3 and surface water flooding, and is subject to environmental and heritage constraints, including proximity to Listed and locally listed buildings and location within an SSSI impact risk zone. These factors represent notable constraints to development. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-097

Site Address Details

Site Reference	CFS-2025-097
Site Address	Land at Greyhound Lane, South Mimms
Post Code	EN6 3PZ
Ward	Shenley Ward
Parish	South Mimms and Ridge

Site Details

Site Area (ha) gross	2.46
Current Site Use	Part vacant, part horse grazing
Planning Status	None
Proposed uses (residential/ employment)	Residential, Employment, Open space, Retail and Business Units, School Parking
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open space, play area and primary school to north, B556 St Albans Road and residential to east, Field/woodland to south, Greyhound Lane, residential and woodland to west
Character of surrounding area – landscape, townscape	The site lies on the eastern edge of South Mimms village, within the green belt and South Mimms Conservation Area. The area is

	essentially rural in character comprising arable farmland and wooded areas. The A1M, M25 and South Mimms services however introduce a more urban influence.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	Yes (3.01%)
Surface Water Flooding Medium Risk	Yes (0.9%)
Surface Water Flooding High Risk	Yes (6.62%)
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-019	No Contribution	Moderate Contribution	No Contribution

Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Although there is no current road access to the site there are frontages to St Albans Road and Greyhound Lane. Greyhound Lane carriageway is relatively narrow (around 5m wide in places). Access points onto St Albans Road are proposed. New school access and drop-off area is proposed by the promoter.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	LWS Grassland west of Greyhound Lane and LWS Meadow by St Albans Road lie on either side of site. (across the roads)
Is the Site suitable for the proposed use?	Yes

Deliverability and developablity:

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

	the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken. Thepromoter indicates the parking for the school may be subject to viability
What would be needed to overcome constraints?	LWS Grassland west of Greyhound Lane and LWS Meadow by St Albans Road lie on either side of site.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	15	37

Conclusion: Is the site suitable, achievable and available?
The site is within the Green Belt and Conservation Area, with listed buildings close by. Access onto the B556 should be possible. 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. It can be assumed that the site is available for development although the precise quantum and viability of any retail offer is unclear. This site is considered potentially suitable, available and achievable and as such could be considered potentially developable subject to green belt and spatial strategy considerations.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-118

Site Address Details

Site Reference	CFS-2025-118 (HEL320)
Site Address	Land Formerly Part of Earl and Cross Keys Farm (north site)
Post Code	EN6 3NT
Ward	Shenley Ward
Parish	South Mimms and Ridge

Site Details

Site Area (ha) gross	1.82
Current Site Use	Agricultural, short term tenancy
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential to north, roads to west and south, farmland to east
Character of surrounding area – landscape, townscape	Outer edge of South Mimms village leading out into farmland. Whilst the area is essentially rural the proximity of M25, A1 and traffic on local roads introduce an urbanising influence.

Could this site be joined to another to form a larger site?	Possibly in conjunction with part of site to the south (HEL321).
If yes, give details of adjoining site including site reference if applicable	HEL321 in same ownership. Northern part of HEL321 could possibly be developed alongside HEL320.

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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	Yes (1.17%)
Surface Water Flooding Medium Risk	Yes (0.4%)
Surface Water Flooding High Risk	Yes (2.9%)
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-004	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey 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**
Low-Medium	Low-Medium	Medium	Medium-High	Medium-High	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 existing access, but access could be taken off Cecil Road.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	SW corner of site close to Church Of St Giles, Blanche Lane grade I listed, Brewers Almshouses grade II and The White Hart PH grade II and Area of Archaeological Interest.
Is the Site suitable for the proposed use?	Potentially Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	SW corner of site close to Church Of St Giles, Blanche Lane grade I listed, Brewers

	Almshouses grade II and The White Hart PH grade II and Area of archaeological interest.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	42

Conclusion: Is the site suitable, achievable and available?
The site is in the Green Belt, close to listed buildings and partially in the Conservation Area. The site has a measurable, but relatively low, 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. There are no other known constraints provided safe access can be provided onto Cecil Road. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-120

Site Address Details

Site Reference	CFS-2025-120 (HEL321)
Site Address	Land Formerly Part of Earl and Cross Keys Farm (south site)
Post Code	EN6 3PW
Ward	Shenley Ward
Parish	South Mimms and Ridge

Site Details

Site Area (ha) gross	6.18
Current Site Use	Agricultural, short term tenancy
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Road to the north and west, farmland to the east. There is a pocket of residential development to the south west. A1M to the south east.
Character of surrounding area – landscape, townscape	Outer edge of South Mimms village leading out into farmland. Whilst the area is essentially rural

	the proximity of M25, A1 and traffic on local roads introduce an urbanising influence.
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	Northern part could possibly be developed perhaps alongside HEL320. The southern part of the site adjoins HEL504 to the west

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	4.89%
Surface Water Flooding Medium Risk	0.89%
Surface Water Flooding High Risk	4.91%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-019	No Contribution	Moderate Contribution	No Contribution

Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Grey belt Comments	Provisionally Grey 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-High	Medium-High	Medium-High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Not to northern part of site. Southern part has no road frontage.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Locally listed properties in St Giles Ave. Close to Grade I Church of St Giles. Local wildlife site 'Meadow by St Albans Road' adjoins the southern part of site. Part of the site is identified at low risk of surface water flooding.
Is the Site suitable for the proposed use?	Yes, the northern part of the site would be suitable notwithstanding Green Belt designation.

Deliverability and developablity:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green

	belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	Locally listed properties in St Giles Ave. Close to Grade I Church of St Giles. Local wildlife site 'Meadow by St Albans Road' adjoins the southern part of site. Any constraints could be overcome at application stage although the southern part of the site may not be suitable from the point of view of access and proximity to the A1(M)
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	82

Conclusion: Is the site suitable, achievable and available?
The site is in the Green Belt and partially in the Conservation Area. There are listed buildings close by. The site has a measurable level of flood risk primarily at the NE corner, and some to the east of the southern part of the site. 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. There are no other known constraints in the northern part provided safe access can be provided onto Cecil Road or St Albans Road. The southern part of the site has more limited access options (although it does adjoin HEL504 which has frontage to St Albans Road but is in separate ownership) and immediately adjoins the A1(M). This site is considered potentially suitable, available and achievable and as such could be considered potentially developable subject to green belt and spatial strategy considerations.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-147

Site Address Details

Site Reference	CFS-2025-147
Site Address	Former White Hart Pub, St Albans Road, South Mimms
Post Code	EN6 3PJ
Ward	Shenley Ward
Parish	South Mimms and Ridge CP

Site Details

Site Area (ha) gross	0.41
Current Site Use	Former Public House
Planning Status	24/1325/FUL Change of use of former public house (Sui Generis) to a Technology and Innovation Hub (F1) and the erection of a two-storey building with glazed link, together with car parking, cycle and bin store, landscaping works and 2x AC units (Associated Listed Building Consent: 24/1326/LBC) (GRANTED) 25/1846/DOC Application for approval of details reserved by conditions 3 (schedule of repair and restoration works), 4 (external materials), 5 (surfacing, landscaping and boundary treatments), 7 (contamination assessment scheme), 8 (remediation scheme), 14 (biodiversity gain plan), 15 (habitat monitoring and management plan), 18 (existing and

	proposed building materials), 19 (proposed finished floor levels, ridge and eave heights of buildings), and 20 (proposed fences and boundary treatments) of planning permission reference 24/1325/FUL. (AWAITING DECISION) 24/0519/FUL Partial demolition of existing former Public House, construction of two storey side and rear extension and conversion to create 2 storey residential apartment building with accommodation at loft level, comprising 4 x 2 bed and 2 x 1 bed apartments. Conversion of existing single storey outbuilding to 2 bed apartment. Construction of detached 2 bed dwelling. Associated alterations to hard and soft landscaping to include bin store, cycle store, EV charging and car parking. (Associated Listed Building Consent 24/0520/LBC.) (GRANTED) 24/0520/LBC Partial demolition of existing former Public House, construction of two storey side and rear extension and conversion to create 2 storey residential apartment building with accommodation at loft level, comprising 4 x 2 bed and 2 x 1 bed apartments. Conversion of existing single storey outbuilding to 2 bed apartment. Construction of detached 2 bed dwelling. Associated alterations to hard and soft landscaping to include bin store, cycle store, EV charging and car parking. (Application for Listed Building Consent. Accompanying full planning application under reference 24/0519/FUL.) (GRANTS CONSENT)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Blanche Lane/B556 junction and northern part of South Mimms village to the north. Blanche Lane and open arable fields to the west. St Giles church and grounds to the south B556, northern part of South Mimms village and open arable fields to the east.
Character of surrounding area – landscape, townscape	The site is located in the centre of South Mimms village which lies within attractive rolling countryside characterised by fields of varying sizes and isolated 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	N/A

Constraints Check List

AQMA	No

Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	Yes
Listed Building within 750m of Site	Yes
Conservation Area	Yes
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	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	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	2.88%
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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-019	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Adjoins TPO in church grounds
Is the Site suitable for the proposed use?	Yes subject to acceptable impact on Conservation Area, listed buildings within and adjoining the site and on openness of the Green Belt.

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable although the listed status of the building may impact this. Infrastructure costs likely are to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
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?	Years 1-5

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?

The site is within the Green Belt and Conservation Area. The former Pub within the site is listed, as are other buildings close by.

There is an existing access onto the B556. The site has no flood risk and so this is not a constraint to development.

Development of the PDL part of the site may be suitable for development subject to passing the NPPF openness test. However, the capacity is also limited by the listed status of the former pub. Were exceptional circumstances to exist which could justify amending the Green Belt boundary here the site could be suitable, available and achievable although this would again be limited by heritage considerations.

The site benefits from both residential and non-residential use for the entirety of the site and as such the site may not be considered developable for housing.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-156

Site Address Details

Site Reference	CFS-2025-156
Site Address	UCL Clare Hall, Blanche Lane, Potters Bar
Post Code	EN6 3LD
Ward	Shenley Ward
Parish	South Mimms and Ridge CP

Site Details

Site Area (ha) gross	4.08
Current Site Use	Employment, including retail, commercial and industrial uses (storage and research)
Planning Status	16/1800/FUL Change of use from B1(b) laboratory use to unrestricted B1/D1 uses. (Amended plans received 27/10/2016) (GRANTED)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Crossoaks lane to the North of the site boundary, Open spaces and play areas to the East, Clare Hall Manor to the South, and

	research institute and its car park spaces to the West of the site.
Character of surrounding area – landscape, townscape	The site is located in South Mimms, it is bound by crossoaks lane, open lands, research spaces and residences. It lies in green belt land.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-010

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D

OGB-020	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.

What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	15	61

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land, located within the Green Belt at South Mimms and bounded by Crossoaks Lane, open space, and established research uses. The surrounding area contains a mix of open land, institutional uses and built development, giving the site a semi-developed character rather than a wholly open countryside setting. The site benefits from an extant planning permission for a non-residential use, which indicates that redevelopment has previously been accepted in principle. While no significant physical constraints have been identified in relation to access, topography or flood risk, the site lies in a location with surrounding heritage and ecological considerations, including proximity to a conservation area, listed building and tree constraints. These factors would need to be considered through detailed design and any future planning application. This site is considered potentially suitable, available and achievable and as such could be considered potentially developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL385a

Site location / address:

Address	Land north of South Mimms	Post Code	
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	12.70	Current Use	Agricultural

Surrounding area:

Neighbouring land uses	Open space, Catharine Bourne Brook and residential to the south, agriculture/open fields to the north, east and west.
Character of surrounding area – landscape, townscape	Edge of village location bordering open countryside in arable use. Whilst the area is essentially rural the proximity of M25, A1 and traffic on local roads introduce an urbanising influence.

Could this site be joined to another to form a larger site?	Site forms part of the wider HEL385 and includes HEL205 which was a separate promotion to a previous Call for Sites. It has been promoted with HEL385b
If yes, give details of adjoining site including site reference if applicable	HEL228a, HEL228b, HEL385b

Planning status:

Relevant Planning history	TP/96/0831 Change of use and minor external alterations to agricultural barn to use for swimming facilities for rehabilitation of dogs (REFUSED)

Use(s) proposed by owner/developer:

Proposed Development Type
Residential

Location type:

Greenbelt	**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**	Yes
Heathrow Airport Safeguarding Area	Yes	**Greenbelt**	Yes

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0.79
Floodzone 3	0
Surface Water Flooding Low Risk	0
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	**Good**

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-004	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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 - High	Medium-High	Medium - High	Medium - High	N/A

Officer Assessment

Is there a conflict with existing policy?	Greenbelt
Is there evidence of land contamination?	Promoter indicates no known contamination issues.
Are there any access difficulties?	Yes, the only road frontage is to Blackhorse Lane and this is a very narrow, attractive country lane which is subject to surface water flooding.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Close to Redwell Wood SSSI and Hawkshead Woods ancient woodland to the north
Is the Site suitable for the proposed use?	Subject to Green Belt boundary change the site could be suitable provided level of growth proposed is acceptable in terms of settlement hierarchy and availability of services, and suitable access can be provided.

Site Availability:

Has the owner said the site is available?	Yes	**Is there developer interest?**	Not Known
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. There may be some site-specific infrastructure requirements, over and above CIL, but subject to built out rates and any phasing proposed being realistic, the site is considered to be achievable.

Overcoming Constraints

What would be needed to overcome constraints?	**Close to Redwell Wood SSSI and Hawkshead Woods ancient woodland to the north.** Alternative access to site other than via Blackhorse Lane may be required. Promoter suggests potential for access through HEL385b from St Albans Road B556. Assessment and provision of infrastructure required to meet needs arising from increased housing provision.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	292

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Conclusion:

Is the site suitable, achievable and available?	The site is within the Green Belt. The adjoining Pub is listed; within the site Town Farm is locally listed. Town Farm is within FZ3 and is also included in the HELAA as a separate site (HEL205). The site has a measurable level of flood risk particularly at the southern end 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. Access would be onto Blackhorse Lane which is narrow and subject to surface water flooding: an alternative means of access would be required. The submission anticipates the potential for access via HEL385b from St Albans Road. Development of the PDL part of the site may be suitable for development subject to passing the NPPF openness test and could amount to 3 dwellings. However this would be subject to an acceptable impact on the locally listed building, and flood risk considerations. Additionally, the site does not align with the spatial strategy and therefore is not considered currently suitable or developable for residential development. This site is considered potentially suitable, available and achievable and as such could be considered potentially developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-385b-22

Site location / address:

Address	Land North and North West of South Mimms South Mimms area western plot	**Post Code**	
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) **Gross**	15.7	**Current Use**	Agricultural

Surrounding area:

Neighbouring land uses	Agriculture/open fields to the north, south and west, B556 and M25 to the west.
Character of surrounding area –	Edge of village location bordering within open countryside in arable use. Whilst the area is essentially rural the proximity of M25, A1 and traffic on local roads introduce an urbanising influence.

landscape, townscape	
Could this site be joined to another to form a larger site?	The site has been submitted with HEL385a and is part of the larger original HEL385.
If yes, give details of adjoining site including site reference if applicable	HEL228a, HEL228b, HEL385

Planning status:

Relevant Planning history	**None**

Use(s) proposed by owner/developer:):

Proposed Development Type
Residential

Location type:

Greenbelt	**PDL**
Yes	No

Constraints Check

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

Archaeological Sites	No	**Drinking Water Safeguard Area**	Yes
Heathrow Airport Safeguarding Area	Yes	**Greenbelt**	Yes

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	15
Surface Water Flooding Medium Risk	7.96
Surface Water Flooding High Risk	5.18
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	**Good**

Green Belt purposes

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-004	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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 - High	Medium - High	Medium - High	Medium - High	Medium - High

Officer Assessment

Is there a conflict with existing policy?	Greenbelt
Is there evidence of land contamination?	No
Are there any access difficulties?	No. The site fronts St Albans Road B556 to the south. Blackhorse Lane to the east and north however is a narrow country lane which is subject to surface water flooding and would not be suitable for taking significant traffic.
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	The M25 runs close to the western edge of the site.
Are there any other environmental constraints?	Close to Redwell Wood SSSI and Hawkshead Woods ancient woodland to the north.
Is the Site suitable for the proposed use?	Subject to Green Belt boundary change the site could be suitable provided level of growth proposed is acceptable in terms of settlement hierarchy and availability of services and any effects from the M25 can be mitigated.

Site Availability:

Has the owner said the site is available?	**Yes**	**Is there developer interest?**	**Not Known**
Ownership constraints?	**No. Promoter indicates likely timescale to be 6-10 years**		
Is the Site available?	**Yes**		

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Close to Redwell Wood SSSI and Hawkshead Woods ancient woodland to the north. Assessment and provision of infrastructure required to meet needs arising from increased housing provision. Safe access avoiding / mitigating any flood risk.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	360

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Conclusion:

Is the site suitable, achievable and available?	**T**he site is within the Green Belt and is close but currently unconnected to South Mimms village. Sites between the site and the village have however also been promoted. 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. Access would be onto St Albans Road but the submission also envisages the potential for access to HEL385a to be secured via this site in order to reduce any impact on Blackhorse Lane. Some of the B556 frontage is however liable to surface water flooding which would need to be resolved. This site is considered potentially suitable, available and achievable and as such could be considered potentially developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL504

Site location / address:

Address	East of St Albans Road	Post Code	EN6 3PW
Ward	Shenley Ward	Parish	South Mimms and Ridge

Site size / use:

Size (ha) Gross	1.31	Current Use	Open land - grass and trees

Surrounding area:

Neighbouring land uses	Residential to the north, farmland to south and east, St Albans Road to west.

Character of surrounding area – landscape, townscape	Relatively detached from main part of South Mimms village leading out into open farmland. Although essentially rural in character the proximity of the A1(M), M25, and traffic on the B556 through the area introduce an urbanising influence.
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	Site adjoins southern part of HEL321 (but separate ownership)

Planning status:

Relevant Planning history	TP/77/6268 Infilling of depression APPROVED TP/77/0170 Retention of replacement field gates APPROVED

Use(s) proposed by owner/developer:

Proposed Development Type
Residential

Location type:

Green Belt	**PDL**
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	7.94

Surface Water Flooding Medium Risk	0.22
Surface Water Flooding High Risk	0.21
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-019	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement**
'Low-density' two/two and a half-storey houses	**'Medium density' mixed residential**	**'Medium density' flats**	**'Higher density' flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt, Local Wildlife Site
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Commercial yard immediately to the south for which enforcement notice was recently quashed at appeal. Site is also quite close to A1(M)
Are there any other environmental constraints?	Site is 'Meadow by St Albans Road' Local Wildlife Site. Locally listed buildings in St Giles Ave and St Albans Road immediately north of the site.
Is the Site suitable for the proposed use?	Not currently. A re-assessment of the value of it as a Local Wildlife Site would be required and the proximity of the commercial use to the south, may preclude residential development to the north.

Site Availability:

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

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Reassessment of value of LWS. Locally listed buildings in St Giles Ave and St Albans Road immediately north of the site. Would need to demonstrate that the agent of change principle can be met through introduction of residential use given commercial activity to the south.

Estimated development potential - residential

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	30

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

Conclusion:

Is the site suitable, achievable and available?	The site is within the Green Belt and lies immediately adjacent to the Conservation Area and locally listed buildings. The main constraints are that (a) it is a Local Wildlife Site and (b) the commercial yard immediately south of the site. 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. Access would most likely be onto St Albans Road and would need to avoid any flood risk areas, although this should not be a problem. No evidence has been submitted which would indicate that the Local Wildlife designation is no longer merited and on that basis, the site is considered unsuitable for development. Furthermore, the proximity of the commercial yard immediate to the south of the site, for which an enforcement notice was recently quashed at appeal, presents challenges in terms of introducing a residential use to the north under the agent of change principle.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL516

Site location / address:

Address	South of Greyhound Lane	**Post Code**	EN6 3PA
Ward	Shenley Ward	**Parish**	South Mimms and Ridge

Site size / use:

Size (ha) **Gross**	12.30	**Current Use**	Residential, paddock, scrubland

Surrounding area:

Neighbouring land uses	Residential to the north, residential and M25 to the west, M25 junction to the south east, A1M to south east, field and sports ground to the north east.
Character of surrounding area – landscape, townscape	The site lies between the edge of South Mimms village and the A1(M) / M25 to the south. The motorways and South Mimms services to the east are urbanising influences and South Mimms village is quite dispersed, but the character is still predominantly rural.

Could this site be joined to another to form a larger site?	No. It is separated from an adjoining site by Blanche Lane
If yes, give details of adjoining site including site reference if applicable	HEL902

Planning status:

Relevant Planning history	TP/93/0659 Demolition of existing house and outbuildings and erection of 4 bedroom detached house and detached double garage (GRANTED); TP/96/0009 change of use of the land to use for the open storage of materials (APPEAL DISMISSED);

Use(s) proposed by owner/developer:

Proposed Development Type
Residential, Open Space and Community Uses

Location type:

Green Belt	**PDL**
Yes	No

Constraints Check

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

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	5.87
Surface Water Flooding Medium Risk	1.07
Surface Water Flooding High Risk	0.35
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-019	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement**
'Low-density' two/two and a half-storey houses	**'Medium density' mixed residential**	**'Medium density' flats**	**'Higher density' flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	
Medium	Medium	Medium - High	Medium - High	Medium - High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt, Local Wildlife Site
Is there evidence of land contamination?	No
Are there any access difficulties?	The only points at which the site adjoins a highway onto which access could potentially be taken are on Greyhound Lane. At the north east corner of the site this would require access to be taken through the Local Wildlife Site; further south access would need to be taken through the current Oak Farm.

Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Two of the four sides are bounded by M25 and A1(M)
Are there any other environmental constraints?	Northern part of site is designated Local Wildlife Site 'Grassland W of Greyhound Lane'. Cedar House Grade II listed adjoins north west boundary of site. Conservation Area overlaps the east corner of the site and adjoins its east and north sides.
Is the Site suitable for the proposed use?	Subject to Green Belt boundary change the site could be suitable provided level of growth proposed is acceptable in terms of settlement hierarchy and availability of services, and suitable access can be provided.

Site Availability:

Has the owner said the site is available?	Partly. Area around Ludlow's Lake not owned by promoter	**Is there developer interest?**	Yes
Ownership constraints?	Part of site not under control of promoter		
Is the Site available?	Partly		

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Northern part of site is designated Local Wildlife Site 'Grassland W of Greyhound Lane'. Cedar House Grade II listed adjoins north west boundary of site. Conservation Area overlaps the east corner of the site and adjoins its east and north sides. Provision of suitable access and resolution of any ownership issues required. Assessment and provision of infrastructure required to meet needs arising from increased housing provision in South Mimms also needed.

Estimated development potential – residential

Density Category	Assigned density	Possible Capacity
Very low	15	185

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Is the site suitable, achievable and available?	The site is partially covered by a LWS and South Mimms Conservation Area designations, and close to two motorways which would require consideration of measures to minimise noise and air pollution impacts. 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. Suitable access has not been demonstrated and may be difficult given the limited road frontage together with the location of the LWS. The capacity of Greyhound Lane to take additional traffic also needs to be demonstrated. In addition, part of the site is not under the control of the promoter so it is not known whether the whole site would be available. This site is considered potentially suitable, available and achievable and as such could be considered potentially developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL902

Site location / address:

Address	Land South of Blanche Lane	**Post Code**	EN6 3NZ
Ward	Shenley Ward	**Parish**	South Mimms and Ridge

Site size / use:

Size (ha) **Gross**	1.74	**Current Use**	Grass and woodland, house and garden

Surrounding area:

Neighbouring land uses	Residential to north, Blanche Lane and residential to east, cattery and other commercial to south, M25 to west.
Character of surrounding area – landscape, townscape	The site lies between the edge of South Mimms village and the A1(M) / M25 to the south. The residential properties and other dispersed buidings, and the motorways and South Mimms services to the east are urbanising influences.

Could this site be joined to another to form a larger site?	It is separated from an adjoining site by Blanche Lane.
If yes, give details of adjoining site including site reference if applicable	HEL516

Planning status:

Relevant Planning history	None

Use(s) proposed by owner/developer:

Proposed Development Type
Residential

Location type

Green Belt	**PDL**
Yes	Yes

Constraints Check

Constraint	**Within Site Boundary**	**Constraint**	**Within Site Boundary**
AQMA	Yes	**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
Heathrow Airport Safeguarding Area	Yes	**Green Belt**	Yes

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	**Percentage of Site**
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	0.26
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-019	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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	–N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	Would require demolition of house, use of existing access to residential and commercial properties (very narrow section of Blanche Lane) or access through gap between existing houses.
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	M25 adjacent to site although at lower level.
Are there any other environmental constraints?	Adjacent to 31 and 33 Blanche Lane which are locally listed and Mymsmead at 49 Blanche Lane which is Grade II Listed. Adjoins archaeological area.
Is the Site suitable for the proposed use?	Subject to Green Belt boundary change the site could be suitable provided level of growth proposed is acceptable in terms of settlement hierarchy and availability of services, and suitable access can be provided.

Site Availability:

Has the owner said the site is available?	Not Known	**Is there developer interest?**	Not Known
Ownership constraints?	Not known		
Is the Site available?	Not Known		

Site Achievability:

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

Overcoming Constraints

What would be needed to overcome constraints?	Adjacent to 31 and 33 Blanche Lane which are locally listed and Mymsmead at 49 Blanche Lane which is Grade II Listed. Adjoins archaeological area. Provision of suitable access and mitigation of M25 impacts required.

Estimated development potential - residential

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	40

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Conclusion:

Is the site suitable, achievable and available?	The site is in the Green Belt and bounded on the west by the M25, albeit the motorway is at a lower level. The northern part is in the Conservation Area and other heritage assets are close by. 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. Access remains to be resolved; several options have been identified but the acceptability of any are not yet established. It is assumed, although not clear from information submitted, that the site would be available. This site is considered potentially suitable, available and achievable and as such could be considered potentially developable subject to green belt and spatial strategy considerations.

Appendix O

Site Pro-Formas – Other Sites

HERTSMERE

Hertsmere Local Plan

Delivering a better future

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CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-009

Site Address Details

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

Site Details

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

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BO-028	Moderate Contribution	Weak Contribution	No Contribution

Footnote 7 constraints	No strong reason for refusing or restricting development
Grey belt Comments	Grey 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 - High	Medium - High	Medium - High	Medium - High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	None
Are there any other environmental constraints?	Some areas of flood risk albeit mainly areas of lowest risk
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small rural site would be viable and the site achieveable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	Some areas of flood risk albeit mainly areas of lowest risk

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 6-10 (The owner states deliverability within first 5 years).

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
The site consists of a large detached dwelling and curtilage and is free from environmental constraints, aside from having a relatively high level of surface water flood risk associated with it. The 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-010

Site Address Details

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

Site Details

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

Surrounding Area

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

If yes, give details of adjoining site including site reference if applicable	CFS-2025-156

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-020	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	No
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	16

Conclusion: Is the site suitable, achievable and available?
The site comprises a small parcel of previously developed land in residential use located within the Green Belt at South Mimms. The site is reasonably related to existing development to the north and

is physically contained to the east by the M25; however, it remains part of the wider Green Belt designation.

There are no significant physical or environmental constraints to development. Flood risk is negligible and access is not considered a constraint, although proximity to the M25 may require mitigation in terms of noise and air quality. The site is also located within proximity to heritage assets, which would require sensitive design.

This site is considered potentially suitable, available and achievable and as such could be considered potentially developable subject to green belt and spatial strategy considerations.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-014

Site Address Details

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

Site Details

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

Surrounding Area

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

	comprises previously developed land and is adjoined by residential development.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	n/a

Constraints Check List

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	8.97%
Surface Water Flooding Medium Risk	0.16%
Surface Water Flooding High Risk	2.58%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-039	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey belt

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	Multiple owners
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Some surface water flood risk, ownership constraints if any
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 6-10

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**
Low	30	8

Conclusion: Is the site suitable, achievable and available?

The site is located in Aldenham within the Green Belt and lies outside the Bushey settlement, although it is well related to existing residential development to the north, east and west. The surrounding area is characterised by a mix of residential properties and open land.

The site is located within the Green Belt.. A number of additional constraints have been identified, including areas of surface water flood risk and the presence of multiple ownerships, which may influence site layout and delivery. These constraints are not considered to preclude development but may require mitigation.

This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-042

Site Address Details

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

Site Details

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

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

Surrounding Area

Neighbouring land uses	Primary School, Residential, Light industrial, Telecommunications, Agricultural
Character of surrounding area – landscape, townscape	Largely open area to the north of Borehamwood. Western boundary consists of some ribbon development along Watling Street. Midland Mainline located to the east of the site with residential, then open fields, beyond.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL507, HEL-0507-22, CFS-2025-077

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	2.32%
Surface Water Flooding Medium Risk	1.31%
Surface Water Flooding High Risk	4.05%

Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-041	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

	viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	None
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	44

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the Green Belt, located to the north of Borehamwood in a largely open and semi-rural setting. Whilst the site has some relationship with existing development along Watling Street and nearby uses, it remains physically separated from the main built-up area and does not form a logical extension to the settlement. The site is subject to limited physical constraints. Flood risk is low, access is achievable, and there are no significant environmental or infrastructure constraints that would preclude development. There is also evidence of availability and developer interest, suggesting that development could be achievable in viability terms. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-055

Site Address Details

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

Site Details

Site Area (ha) gross	0.40
Current Site Use	Previous orchard, now unused
Planning Status	**14/0138/PD56O** Change of use of Agricultural barn to a flexible use (A1, A2, A3, B1, B8, C1 or D2)14/1929/FUL Alterations to external fenestration of existing building; Replacement of corrugated sheeting on roof with natural slate; Erection of single storey side extension with pitched roof and new entrance porch. (GRANTED) (The Apple Store); **15/2006/FUL** Change of use from agricultural barn to residential dwelling house (GRANTED) (The Apple Store) Applications relate to the rear of HEL509
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	N/A

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**

OGB-035	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	No
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 6-10

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	9

Conclusion: Is the site suitable, achievable and available?
The site is located within the Green Belt and lies within the Letchmore Heath Conservation Area, forming part of a small, rural settlement with a strong historic and landscape character. The surrounding area is characterised by open countryside and dispersed development, and the site is accessed via narrow rural lanes which are unsuitable for accommodating significant additional traffic. The location is relatively isolated and does not represent a sustainable location for new residential development. The site is available and there is some developer interest. The site's location within a Conservation Area further increases the sensitivity to development. This site is considered potentially suitable, available and achievable and as such could be considered developable.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-056

Site Address Details

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

Site Details

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

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

Surrounding Area

Neighbouring land uses	Residential dwellings at Kemprow, agricultural field to the north-east, and Radlett Road to the south-east.
Character of surrounding area – landscape, townscape	The site is adjacent to the hamlet of Kemprow, which is a short distance from the western extent of the built area of Radlett. Fair Field Junior School is a short distance along Radlett Road to the east, and the man residential area of Radlett extends to the east of the school.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL-1021-2 to north-east of the site

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-030	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small rural site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	No
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Possible Capacity and Yield

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

Conclusion: Is the site suitable, achievable and available?
Kemprow is a small hamlet within 400m of the edge of Radlett. It is primarily centred on High Cross with Adelaide Lodge physically and visually detached from Kemprow. Planning permission was granted for 1 house on the site adjacent to White House, maintaining gap from Adelaide Lodge. There are no environmental constraints and so the site can be considered deliverable and achievable. This site is considered potentially suitable, available and achievable and as such could be considered potentially developable subject to green belt and spatial strategy considerations.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-066

Site Address Details

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

Site Details

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

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-035	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

	costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	9

Conclusion: Is the site suitable, achievable and available?
The site is located within the Green Belt in a predominantly rural area and comprises previously developed land. There are no significant environmental constraints and the site is considered to have limited flood risk. However, access constraints requiring third-party land, alongside multiple ownerships, may affect deliverability. Site has no flood risk and so this is not a constraint to development As well as potential complexities with land ownership and access arrangements the site is bordered by agricultural/industrial uses which are not conducive to a residential development. As such this site is considered unsuitable.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-074

Site Address Details

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

Site Details

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

Surrounding Area

Neighbouring land uses	Housing adjoins the site to the north. Nursery School to the north-west.

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**

OGB-036	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small rural site would be viable and the site achievable. Infrastructure costs likely are to be limited to CIL subject to any site-specific mitigation.
What would be needed to overcome constraints?	Limited area of primarily lower surface water flood risk.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	11

Conclusion: Is the site suitable, achievable and available?
There are no significant environmental or topographical constraints affecting the entirety of the site. However, the site is located within Aldenham Conservation Area. Due to its small size, its ability to satisfactorily accommodate development is likely to be dependent on visual impact/amenity as much as any wider Green Belt impact considerations. The site has a measurable level of flood risk and will be subject to the Sequential Test, but the location of the flooding risk in the south western corner of the site is unlikely to be a constraint to any development. This site is considered potentially suitable, available and achievable and as such could be considered developable.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-077

Site Address Details

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

Site Details

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

Surrounding Area

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

If yes, give details of adjoining site including site reference if applicable	HEL-0507-22, HEL514

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-041	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	690

Conclusion: Is the site suitable, achievable and available?
The site is located within the Green Belt in a predominantly rural area to the south of Radlett and lies outside the main settlements identified for growth within the spatial strategy. The surrounding area is characterised by open agricultural land with limited built form. The site is subject to a number of constraints, including adjacent Local Wildlife Sites, areas of flood risk (including fluvial, surface water and reservoir flooding), and proximity to a railway line, all of which would require careful mitigation and may limit the developable area. Site has negligible flood risk and is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but are highly likely to pass at this level of risk. This site is considered potentially suitable, available and achievable and as such could be considered developable.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-091

Site Address Details

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

Site Details

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

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	2.57%
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D

OGB-039	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	No
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**
Very low	23 u/ha	27

Conclusion: Is the site suitable, achievable and available?
The site is located within the Green Belt, separated from the main settlements identified for growth within the spatial strategy. As such, the site is relatively isolated and does not represent a sustainable location for new residential development. The site comprises previously developed land and is available, with no significant physical or environmental constraints identified. This site is considered potentially suitable, available and achievable and as such could be considered developable.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-106

Site Address Details

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

Site Details

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

Surrounding Area

Neighbouring land uses	North-East boundary of the site bound by A41, cemeteries to the South and West, car rental spaces and cark parks to the North

Character of surrounding area – landscape, townscape	Site lies on the outskirts of Bushey settlement. It is bound by A41 and cemetery along the longer edges.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-192

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	2.25%
Flood Zone 3	15.12%
Surface Water Flooding Low Risk	0.35%
Surface Water Flooding Medium Risk	0.28%
Surface Water Flooding High Risk	0.07%
Reservoir Flooding Dry Day	85.97%
Reservoir Flooding Wet Day	87.05%

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-038a	No Contribution	Strong Contribution	No Contribution

Footnote 7 constraints	No strong reason for refusing or restricting development
Grey belt Comments	Not Grey 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**
Low-Medium	Low-Medium	Medium	Medium	Medium	Medium-High	Medium-High	N/A

Officer Assessment

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

Deliverability and developability:

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

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**
Very low	23 u/ha	53

Conclusion: Is the site suitable, achievable and available?
The site lies within the Green Belt and is located on the edge of Bushey, bounded by the A41 and adjacent cemetery uses. While the site has some relationship to the existing settlement edge and is available for development, it is not well integrated into the main settlement structure and is therefore considered to have limited alignment with the spatial strategy. A significant proportion of the site is designated as Local Wildlife Site (LWS), which represents a major ecological constraint. In addition, parts of the site are affected by flood risk, including areas of Flood Zone 3, and there is a high level of reservoir flood risk identified across the site. Site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. These environmental constraints would significantly restrict developable area and increase mitigation requirements. Although the landscape sensitivity is assessed as low to medium in places, the combination constraints, and flood risk means that the site performs relatively poorly in terms of suitability for strategic residential development. The site is not considered suitable for development and is therefore not considered developable within the plan period.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-114

Site Address Details

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

Site Details

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

Surrounding Area

Neighbouring land uses	Sandy lane to the south-east. Commercial uses to other sides
Character of surrounding area – landscape, townscape	The site is surrounded by differing commercial uses.

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL811

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)

Flood Zone 2	10.59%
Flood Zone 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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-037	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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**
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**
Very low	15 u/ha	24

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 and flood risk.

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

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

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-136

Site Address Details

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

Site Details

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

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

Surrounding Area

Neighbouring land uses	Open fields, national grid Elstree substation to the south. The Grange Lane and farms to the east. Hilfield Lane, farm to the West. Cottages, houses, fields to the north.
Character of surrounding area – landscape, townscape	The site lies outside the Radlett settlement, between Letchmore Heath and Patchetts Green. It has community uses, fields and farms surrounding it.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL343a lies to the east of the site

Constraints Check List

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

Designated & Undesignated Heritage Assets

Listed Building within Site	Yes

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	6.02%
Surface Water Flooding Medium Risk	3.15%
Surface Water Flooding High Risk	9.8%
Reservoir Flooding Dry Day	15.3%
Reservoir Flooding Wet Day	17.05%

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-039	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt

Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Adjacent to two LWS
Are there any other environmental constraints?	Surface water flood risk
Is the Site suitable for the proposed use?	Not currently

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Yes. In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to build out rates and any phasing proposed being realistic, the site is considered to be achievable.
What would be needed to overcome constraints?	
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	690

Conclusion: Is the site suitable, achievable and available?
The site is located within the Green Belt in a predominantly rural location between Letchmore Heath and Patchetts Green and comprises a mix of institutional buildings, landscaped grounds, and pastoral fields, including previously developed elements associated with an established community use. The site contains a number of environmental and heritage constraints, including a Grade II listed building within the site, additional listed buildings and a conservation area in close proximity, Tree Preservation Orders, APIB, adjacent Local Wildlife Sites, and areas of surface water flood risk. These factors represent significant sensitivities which would need to be carefully managed in any form of future redevelopment. The site is available and there is evidence of promoter interest. There are no fundamental access constraints, and development could potentially be achievable in physical terms, subject to detailed design, mitigation, and infrastructure considerations.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-137

Site Address Details

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

Site Details

Site Area (ha) gross	1.17
Current Site Use	Open fields
Planning Status	Renovation of Grade II Listed farmhouse with minor external and internal alterations (Listed Building Consent) (GRANTED); TP/10/0544 Proposed lawn tennis court with 1 and 2 metre high netting, demolition of existing boiler room and masonry wall, alterations to the entrance fencing to the proposed tennis court area and the removal of existing concrete slabs to the side of the proposal to be replaced by blue limestone paving (GRANTED)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential to the north, open land on either side (Patchetts Green Equestrian Centre being redeveloped for housing to the north-west
Character of surrounding area – landscape, townscape	Site surrounded by a belt of trees and beyond that the M1 on the long boundary and the rural fringe of Patchett's Green contribute to the relatively enclosed feeling of this Green Belt site.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-039	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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	High

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green

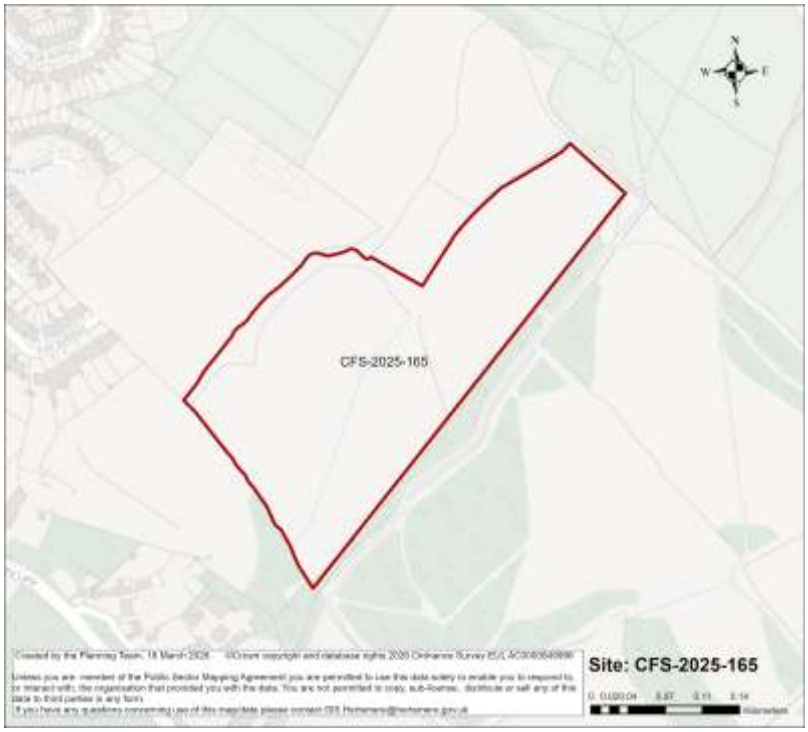
	belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
What would be needed to overcome constraints?	Some areas of flood risk
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	27

Conclusion: Is the site suitable, achievable and available?
The site is located within Patchetts Green Conservation Area, close to the Camphill Village Trust and adjacent to the M1, albeit elevated from the motorway. A significant level of flood risk runs through the middle of the site. If this site was to be taken further, then a noise assessment would be required and the site would need to address the flood risk issue, subject to the outcome of the local authority sequential test. The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, due to the level of risk and location of it on site, it may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. The site is considered suitable subject to the resolution of flood risk, achievable and available. Based on the above the site would be considered potentially developable.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-165



Site Address Details

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

Site Details

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

Agricultural Land Classification	Good

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
WA-007	Strong Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey belt		

NB: The site forms part of a larger assessment area within the Green Belt Assessment.

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

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

Is the delivery of the site achievable?	Yes. In an area of high housing demand and given the existing use value of a greenfield site, it is anticipated development of the site would be potentially viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
What would be needed to overcome constraints?	No
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	155

Conclusion: Is the site suitable, achievable and available?
The site is located within the Green Belt in a predominantly rural area on the edge of Watford/Oxhey and comprises open greenfield land. A watercourse runs through the centre of the site. Otherwise, there are no significant environmental or topographical constraints to the site itself. Access would be via Oxhey Lane (in Three Rivers district). The site could only come forward should TRDC consider it acceptable due to access issues. 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 considered potentially suitable subject to consideration of access and environmental constraints, achievable and available. Therefore, the site is considered potentially developable.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-172

Site Address Details

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

Site Details

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

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-020	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt, Local wildlife site and SSSI
Is there evidence of land contamination?	Yes – there are mineral workings and landfill within the site.
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Mineral workings. Redwell Wood in-vessel composting facility adajacent to site and Anaerobic Digester on Courcers Road have scope to create environmental impacts, including odours arising from IVC. M25 adjoins the site and may require noise/polution mitigation. Some areas of flood risk.
Are there any other environmental constraints?	Various Local Wildlife sites within and adjacent to site, SSSI, Ancient Woodland.
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

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

Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of most of the site, as agricultural and/or sand and gravel extraction, development of a new settlement ought to be viable. However, this will ultimately depend on the extent of on and off-site infrastructure provision required, as well as site-specific mitigation; further viability work will be required should the site be taken forward in the plan. The achievability of the site will be dependent on both viability and build out rates/phasing being realistic, the latter being dependent, in part, on the completion of mineral extraction at the site and any EA permitting changes required.
What would be needed to overcome constraints?	Numerous Local Wildlife sites within and adjacent to site, SSSI, Ancient Woodlands.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	2,500 (in the plan period)

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

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-173

Site Address Details

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

Site Details

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

Surrounding Area

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

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-110 to the South

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	1.6%
Surface Water Flooding Medium Risk	0.56%
Surface Water Flooding High Risk	1.01%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-036	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey belt

Landscape Sensitivity Assessment

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

Officer Assessment

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

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	Landscape sensitivity, heritage considerations
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**
Very low	23 u/ha	1,392

Conclusion: Is the site suitable, achievable and available?

The site comprises a large area of Green Belt land currently in use as a golf course, located within a predominantly rural setting characterised by open countryside, woodland, and limited built development.

The site is subject to a number of environmental and heritage constraints, including its proximity to a conservation area, listed buildings, locally listed assets, registered parks and gardens, and areas identified for ecological importance (APIB/ACIB). These constraints indicate a high degree of sensitivity and would require careful consideration in the event of any development proposal. The site is also considered available.

The site could be suitable where development was sensitively designed, achievable and available. Based on the above, the site would be considered potentially developable.

CFS 2025 SITE ASSESSMENT FORM	Site reference	CFS-2025-182

Site Address Details

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

Site Details

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

Surrounding Area

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

Constraints Check List

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	1.45%
Surface Water Flooding Medium Risk	No
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-038a	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey belt

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Close to Local Wildlife site Paddock by Summerhouse Lane
Is the Site suitable for the proposed use?	Not currently

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	Yes
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.
If the site was considered suitable for development, what is the likely timescale	11-17

within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	28

Conclusion: Is the site suitable, achievable and available?
Adjoining/overlapping sites close to the Camphill Village Trust, immediately adjacent to Conservation Areas. There are no significant physical constraints associated with this site, however, but there are understood to be covenants restricting development to one dwelling per plot and so the capacity of the site, were the policy framework to change, would be no more than 12 based on information provided by Aldenham PC. Additional dwellings in a location with limited accessibility and services would raise sustainability issues including scale of trip generation. The site has no flood risk and so this is not a constraint to development. The site would be suitable to accommodate a sensitively designed development, achievable and available. Based on the above the site would be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1010-22

Site location / address:

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

Site size / use:

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

Surrounding area:

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

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	Possible with a site across Hogg Lane to the west, but that is promoted for employment

Planning status

Relevant Planning history	None

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

Heathrow Airport Safeguarding Area	Yes	**Green Belt**	Yes

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-039	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Yes, Elstree Aerodrome

Are there any other environmental constraints?	Contamination possible - made ground in parts. Some areas of flood risk.
Is the Site suitable for the proposed use?	Not currently

Site Availability:

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

Site Achievability:

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

Overcoming Constraints

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	114

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Conclusion:

Is the site suitable, achievable and available?	The site is mainly low level scrubland with some evidence of imported material in the form of rubble and other aggregates. 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 has some environemental considerations that are likely able to be resolved and therefore the site is considered suitable, achievable and available. Based on the above, the site is considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL-1018-22

Site location / address:

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

Site size / use:

Size (ha) **Gross**	9.36	**Current Use**	Allotments

Surrounding area:

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

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

Planning status:

Relevant Planning history	N/A

Use(s) proposed by owner/developer (tick and complete relevant box):

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

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BU-022	Moderate Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	Medium - High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	No
Are there any access difficulties?	Potentially. Access is required through land within Watford borough; part of the development area, including the means of access, is within Watford.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	None

Are there any other environmental constraints?	None
Is the Site suitable for the proposed use?	Not currently

Site Availability:

Has the owner said the site is available?	No	**Is there developer interest?**	No
Ownership constraints?	The site is owned by Watford Borough Council		
Is the Site available?	No		

Site Achievability:

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

Overcoming Constraints

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	15 u/ha	140

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Conclusion:

Is the site suitable, achievable and available?	The site has few constraints associated with it; it is predominantly used as allotments with adjacent open fields. However, at this point, it is unknown whether the site is available, as the promoters does not own the land in question which is owned by Watford Borough Council. The site promoters own a site suggested as allotment replacement land. Part of the site is within Watford Borough Council. The site was not allocated in the Watford Local Plan. This essentially precludes access from being achieved into the site into Hertsmere. The itself site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk. Subject to resolution of access issues the site could be suitable, achievable and available, and would therefore be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL221

Site location / address:

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

Site size / use:

Size (ha) **Gross**	83.32	**Current Use**	Residential and agriculture

Surrounding area:

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

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

Planning status:

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

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	

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

Flooding Risk (Surface & Ground Water)

Constraint	**Percentage of Site** (estimated)
Flood Zone 2	2.5
Flood Zone 3	2.5
Surface Water Flooding Low Risk	15
Surface Water Flooding Medium Risk	9
Surface Water Flooding High Risk	5
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-020	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	High	High	Medium - High	High	High	Medium - High

Officer Assessment

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

Site Availability:

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

Is the Site available?	No

Site Achievability:

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

Overcoming Constraints

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	1,916

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17

Conclusion:

Is the site suitable, achievable and available?	The site has several wildlife sites on it as inidicated above. Access into the majority of the land is currently achieved via Rectory Lane, Mimms Lane and Packhorse Lane which serve the limited number of properties within the site. It is unlikely that these narrow country lanes could support any significant increase in traffic and road traffic accidents are understood to have occurred, particularly in winter, including at the junction of Rectory Lane and the B556. The northern edge of the site, between Manor Lodge School and Southridge Animal Centre, runs parallel to the B556. However, the land within this part of the site appears not to be within the ownership of the four parties identified by the site promoter as owning the promoted land. Unless this land becomes available, access to the B556 would not be achievable. Furthermore, Land Registry searches have previously indicated that there are more than 15 land parcels in different ownerships with no indication that all of these parties would make their land available. 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. Although the site could be achievable and suitable for development subject to sensitive design, the availability of the site is unknown due to the various ownership constraints. The site is therefore considered not developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL343

Site location / address:

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

Site size / use:

Size (ha) **Gross**	31.69	**Current Use**	Agriculture

Surrounding area:

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

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

Planning status:

Relevant Planning history	No

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Agricultural Land Classification

Classification	N/A

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-039	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Green Belt. Local Wildlife site on western boundary
Is there evidence of land contamination?	No
Are there any access difficulties?	no (except local roads are rural/narrow)
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Electricity sub station adjoins the site.
Are there any other environmental constraints?	Land by Elstree Sub Station - local Wildlife Site is located on the western boundary of the site
Is the Site suitable for the proposed use?	Currently not suitable under Green Belt policy but may be if the Green Belt status changed and quantum of growthdeemed acceptable in terms of settlement hierarchy

Site Availability:

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

Site Achievability:

Is the Site achievable?	Yes

Overcoming Constraints

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	729

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17

Conclusion:

Is the site suitable, achievable and available?	A part of the site is within Local Wildlife Site (Land by Elstree Sub Station), a moderately diverse area of neutral grassland supporting a number of species. The site adjoins Letchmore Heath Conservation Area and the Grade II listed Bhaktivedanta Manor. The site promoter has subsequently indicated that a much smaller part of the site could be made available for development, closer to the existing village boundary. The site has no flood risk and so this is not a constraint to development. In addition, potential impacts on local highway capacity, particularly Aldenham Road, and the limited sustainability of directing major growth to this location further constrain development potential. The site is considered suitable, achievable and available. It would therefore be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL350X

Site location / address:

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

Site size / use:

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

Surrounding area:

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

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

Planning status:

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

Use(s) proposed by owner/developer (tick and complete relevant box):

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

Location type (tick relevant box):

Green Belt	**PDL**
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	Yes

Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Flood Zone 2	0
Flood Zone 3	0
Surface Water Flooding Low Risk	32.08
Surface Water Flooding Medium Risk	11.57
Surface Water Flooding High Risk	5.58
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-025	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium	Medium	High	High	Medium - High	High	High	Medium

Officer Assessment

Is there a conflict with existing policy?	Green Belt, Nine Acres Local Wildlife Site
Is there evidence of land contamination?	Small part of HEL174A/HEL350A has been restored following previous mineral workings
Are there any access difficulties?	No - access would be through larger development incorporating land in SADC
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Local Wildlife Sites Porters Park golf course and Porters Park Wood lie immediately to the south. Some areas of surface water flood risk.
Is the Site suitable for the proposed use?	Not currently

Site Availability:

Has the owner said the site is available?	Yes	**Is there developer interest?**	Yes

Ownership constraints?	Part of HEL174A/HEL350A/HEL389A is leased to St Albans Rangers Football Club but they will be relocated
Is the Site available?	Yes

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months, where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. There may be some site-specific infrastructure requirements, over and above CIL, but subject to build out rates and any phasing proposed being realistic, the site is considered to be achievable.

Overcoming Constraints

What would be needed to overcome constraints?	Local Wildlife Sites Porters Park golf course and Porters Park Wood lie immediately to the south. Some areas of surface water flood risk.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	1,811

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Years 11-17

Conclusion:

Is the site suitable, achievable and available?	There are few immediate constraints associated with this site, aside from a narrow band of trees that are subject to a TPO in the west of the site. There are two Local Wildlife Sites directly to the south. Access relies on development to the west in St Albans District. The site has a measurable level of surface water flood risk and will be subject to the Sequential and possibly the Exception Test. Due to the size of the overall site, any development could likely be located outside of any areas of flood risk. Following the original promotion of the site, a reduced area closer to the main residential development (within St Albans district) has been advanced as the focus for additional residential development into Hertsmere. However, the submission to the call for sites in 2022 confirmed that the entirety of HEL350 is available. The site is considered suitable, achievable and available subject to technical considerations. Based on the above, the site is considered potentially developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	HEL350Y

Site location / address:

Address	Harperbury Hospital revised (S) (S2B) AMENDED POST PSHE	**Post Code**	
Ward	Aldenham East Ward	**Parish**	Other

Site size / use:

Size (ha) **Gross**	12.52	**Current Use**	Sporting facilities, agricultural and amenity land, open fields

Surrounding area:

Neighbouring land uses	Residential to the north and south east, open fields to the east, open fields to the southwest, proposed residential development to the west
Character of surrounding area – landscape, townscape	The former hospital is sited within an open rural area between the M25 and Shenley village, but separate from both. The rural character extends north of the M25 up to the edge of London Colney. Map doesn't correlate with description/neighbouring land uses

Could this site be joined to another to form a larger site?	Yes - there is additional land within and adjoining the former Harperbury hospital site, within both Hertsmere and St Albans boundaries.
If yes, give details of adjoining site including site reference if applicable	Rest of HEL174, HEL350 and HEL390

Planning status:

Relevant Planning history	(HEL174a/HEL350a). TP/89/0891 Restoration of two former mineral workings to original ground levels to enable the land to be cropped and grazed, enabling woodland improvement (GRANTED) (HEL350d)14/1341/FUL. Construction of small scale electricity generation plant. (GRANTED)

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Residential, Mixed use – could include residential, health, sports facilities, possible school, although this would presumably be more likely were a larger area to be developed

Location type (tick relevant box):

Greenbelt	**PDL**
Yes	No

Constraints Check

Constraint	**Within Site Boundary**	**Constraint**	**Within Site Boundary**
AQMA	No	**HSE Consultation Zone**	No
Ancient Woodland	No	**Local Geological Site**	No
Local Nature Reserve	No	**TPO**	Yes
SSSI	No	**Sand & Gravel Safeguard Area**	Yes
Archaeological Sites	No	**Drinking Water Safeguard Area**	No

Heathrow Airport Safeguarding Area	Yes	**Greenbelt**	Yes

Designated & Undesignated Heritage Assets

Constraint	
Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Registered Park & Gardens	No
Registered Park & Gardens within 750m of Site	No
Locally Listed Buildings within Site	No

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	1.23%
Surface Water Flooding Medium Risk	0.61%
Surface Water Flooding High Risk	1.29%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-025	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	High	High	High	High	High	0

Officer Assessment

Is there a conflict with existing policy?	Green Belt, Nine Acres Local Wildlife Site
Is there evidence of land contamination?	Small part of HEL174A/HEL350A has been restored following previous mineral workings
Are there any access difficulties?	No - access would be through larger development incorporating land in SADC
Is topography a constraint?	
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Local Wildlife Sites Porters Park golf course and Porters Park Wood lie immediately to the south

Is the Site suitable for the proposed use?	Not currently

Site Availability:

Has the owner said the site is available?	Yes	**Is there developer interest?**	Yes
Ownership constraints?	Part of HEL174A/HEL350A/HEL389A is leased to St Albans Rangers Football Club but they will be relocated		
Is the Site available?	Not currently		

Site Achievability:

Is the Site achievable?	Yes

Overcoming Constraints

What would be needed to overcome constraints?	Local Wildlife Sites Porters Park golf course and Porters Park Wood lie immediately to the south

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very low	23 u/ha	288

Deliverability / Developability:

What is the likely timescale within which the site is capable of being developed?	N/A

Conclusion:

Is the site suitable, achievable and available?	The site has a measurable level of surface water flood risk and will be subject to the Sequential and possibly the Exception Test. Due to the size of the overall site, any development could likely be located outside of any areas of flood risk. Following the original promotion of the site, a reduced area closer to the main residential development (within St Albans district) has been advanced as the focus for additional residential development into Hertsmere. However, the submission to the call for sites in 2022 confirmed that the entirety of HEL350 is available. This site is wholly overlapped by a wider site promoted (CFS-2025-104) and assessed separately. As such, no independent capacity has been calculated to avoid double counting within the HELAA

Appendix P

Site Pro-Formas – Employment Sites

HERTSMERE

Hertsmere Local Plan

Delivering a better future

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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

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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-018	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
Medium-High	Medium-High	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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-009	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey belt		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
Medium-High	Medium-High	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 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	6-15 years

within which the site is capable of being delivered?	

Conclusion: Is the site suitable, achievable and available?
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. The site spans two boroughs, so a co-ordinated approach would be required to bring this site forward. 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. 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. 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. Employment floorspace: 30,000 sq.m

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

	Bar. It lies in gap between the open fields and settlement 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

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	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	2.77%
Surface Water Flooding Medium Risk	0.77%
Surface Water Flooding High Risk	2.47%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-011	Strong Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Not Grey 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**
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?

The site is located within the Green Belt and comprises undeveloped agricultural land, making it inappropriate for development under the current policy framework.
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.
The landscape sensitivity of the site is assessed as high, indicating that it is not well suited to accommodate large-scale built development.
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.

Notwithstanding these factors, the site does not represent a suitable or sustainable location for employment development and would conflict with Green Belt policy objectives.

On this basis, the site is not considered suitable for development and is therefore not identified as developable within the HELAA.

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 anfd 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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-044	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium-High	Medium-High	Medium-High	Medium-High	Medium-High	High	High	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?
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. 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. 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. 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. 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.

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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-037	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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**
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?

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.

A Flood Risk Assessment will be required to assess the fluvial flood risk in more detail, and an contamination assessment in relatio to the Mercure Hotel demolition.
The Stage 1 Green Belt Assessment identified that the parcel meets purposes moderately overall. It did not form part of the Stage 2 Assessment.

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.

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.

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 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

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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-036	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
Medium-High	Medium-High	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

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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-037	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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**
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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BO-008	Moderate Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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?
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. 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. 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. 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. 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.

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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-013	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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-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

Conclusion: Is the site suitable, achievable and available?
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. 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. 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. 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. 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. Indicative development capacity: 187,000 sq.m.

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**).] • 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).

	• 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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-018	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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'	**Medium density' mixed**	**Medium**	**High density flats**	**Smaller-scale commercial**	**Large-scale commercia**	**Large-scale warehouse**	**Settlement**

two/two and a half-storey houses	residential	density flats		/ industrial use and employment	l and office blocks	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?	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 matters of appearance, landscaping, layout and scale

	reserved). (GRANTED) **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) **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.
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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-037	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial/ industrial use and**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**

half-storey houses				**employment**			
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?
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. 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). 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.

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.
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.

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.

Indicative development capacity: 30,000 sqm.

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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-020	No Contribution	Moderate Contribution	No Contribution

Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Grey belt Comments	Provisionally Grey 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	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	N/A

within which the site is capable of being delivered?	

Conclusion: Is the site suitable, achievable and available?
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. 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. 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. 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.

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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-039	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
Medium - High	Medium - High	Medium - High	Medium - High	Medium - High	High	High	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	Not stated

within which the site is capable of being delivered?	

Conclusion: Is the site suitable, achievable and available?
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. 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. 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. 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. 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. 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.

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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-031	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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**
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?
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.

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.

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.

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.

On this basis, the site is considered suitable, available and achievable for employment development and is therefore developable within the HELAA.

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

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

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

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-041	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement
'Low-density' two/two and a half-storey houses	'Medium density' mixed residential	'Medium density' flats	'Higher density' flats	Smaller-scale commercial/ industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	
Medium - High	Medium - High	Medium - High	Medium - High	Medium - High	High	High	0

Officer Assessment

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

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.

Overcoming Constraints

What would be needed to overcome constraints / Any other comments / Summary	Adjoins Kendal Wood Local Wildlife Site to the west.

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

Conclusion:

Is the site suitable, achievable and available?	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. 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. 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. 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.

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

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

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 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	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
Reservoir Flooding	No	0

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-035	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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?	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	None

unsuitable in relation to the proposed use?	
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 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.

Overcoming Constraints

What would be needed to overcome constraints / Any other comments / Summary	None

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

Conclusion:

Is the site suitable, achievable and available?	The site currently consists of agricultural and commercial uses with areas of hardstanding in between. There are unlikely to be any signifcant environmental constraints, but a geo-environmental assessment may be required given existing uses. 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. The site has no flood risk and so this is not a constraint to development. 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.

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) **Gross**	10.03	**Current Use Class(es)**	Agricultural and associated buildings and Cattery.

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 buidling
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 gives 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)	TP/07/1570- Use of existing brick stables for use as a small cattery (Approved) TP/05/0566- Removal of Condition 1 to allow retention of mobile home at Pages Farm (Approved) TP/05/0130- Removal of Condition 1 to allow retention of mobile home (Withdrawn) TP/02/1003- Retention of mobile home used in association with livery business (Approved) TP/94/0362- Siting of one mobile home to provide staff accommodation (Approved) TP/83/0268- Erection of 7 Loose Boxes, Tack Room and Office (Approved)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-039	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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
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.

Overcoming Constraints

What would be needed to overcome constraints / Any other comments / Summary	None

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

Conclusion:

Is the site suitable, achievable and available?	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. 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. 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. 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.

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) **Gross**	8.81	**Current Use**	Agricultural

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

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BU-027	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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. 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.

Overcoming Constraints

What would be needed to overcome constraints?	None

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

Conclusion:

Is the site suitable, achievable and available?	The site pylons/overhead power lines running across of the site. The site is also located withn the Green Belt 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. 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. 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. 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. 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.

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) **Gross**	8.6	**Current Use**	Agricultural land and pastures

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

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**
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**	No

		Safeguard Area	
Airport Safeguarding Area	Yes	**Green Belt**	Yes

Designated & Undesignated Heritage Asset

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
WA-002	Moderate Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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		

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.

Overcoming Constraints

What would be needed to overcome constraints?	N/A

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Conclusion

Is the site suitable, achievable and available?	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. 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. 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. 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.

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) **Gross**	1.66	**Current Use Class(es)**	Animal Shelter

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)	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 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)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-037	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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	No

ground conditions or hazards?	
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 reprovision 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
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.

Overcoming Constraints

What would be needed to overcome constraints / Any other comments / Summary	None

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

Conclusion:

Is the site suitable, achievable and available?	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 topograpght of the land. The reprovision 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. 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. 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. 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. 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. 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. Indicative development capacity: 4264 sq.m.

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) **Gross**	**1.91**	**Current Use Class(es)**	Offices

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)

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

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-044	No Contribution	Moderate Contribution	No Contribution

Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Grey belt Comments	Provisionally Grey 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 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, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.

Overcoming Constraints

What would be needed to overcome constraints / Any other comments / Summary	None

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

Conclusion:

Is the site suitable, achievable and available?	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. 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. 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. Indicative development capacity: 5701 sq.m.

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) **Gross**	3.40	**Current Use**	Unused paddock land (historically in arable use)

Surrounding area:

Neighbouring land uses	Centennial Industrial Park to the south, Composers Park/Elstree Hill Open Space to the east, Aldenham reservoir and The Fisheries PH to the north, Water Front/Lismirrane commercial premises to the west.
Character of surrounding area – landscape, townscape	The area to the north of the A411 is mainly open and rural in character, with several institutional developments - school, laboratory etc and small amounts of development within Aldenham Country Park providing visitor and sports related facilities. However the A41, M1, Water Front and Lismirrane commercial premises and Centennial Park are urbanising influences. The site is separated from Elstree village by open space.

Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

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)

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 Chec

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	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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-044	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 settlement**
'Low-density' two/two and a half-storey houses	**'Medium density' mixed residential**	**'Medium density' flats**	**'Higher density' flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	
Medium - High	Medium - High	Medium - High	Medium - High	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.

Overcoming Constraints

What would be needed to overcome constraints?	None

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

Conclusion:

Is the site suitable, achievable and available?	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. 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. 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. 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. 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. 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. Indicative development capacity: 20732 sq.m.

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) **Gross**	1.51	**Current Use**	Vacant

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)

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

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
Footnote 7 constraints			

Grey belt Comments	

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.

Overcoming Constraints

What would be needed to overcome constraints?	Sequential test

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.

Conclusion:

Is the site suitable, achievable and available?	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. 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. It is also noted that the site holds an outline planning permission for flexible (B2/B8) use, indicating its suitability for the proposed use. 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. Indicative development capacity: 11,148 sqm.

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) **Gross**	2.48	**Current Use**	Agricultural Field

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)

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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
PB-020	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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 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 scrapyard 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

Overcoming Constraints

What would be needed to overcome constraints?	None

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

Conclusion:

Is the site suitable, achievable and available?	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. These could be overcome through geo environmental investigation, feasibility studies incorporating the bridge crossing, traffic studies and possible mitigation measures. The site is no longer in the Green Belt having been previously removed from it and safeguarded for development. 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.

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) **Gross**	4.27	**Current Use Class(es)**	Open fields

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.

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**	No

		Safeguard Area	
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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-023	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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 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.

Overcoming Constraints

What would be needed to overcome constraints / Any other comments / Summary	None

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

Conclusion:

Is the site suitable, achievable and available?	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. 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 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.

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) **Gross**	6.52	**Current Use**	Woodland

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.

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

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 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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-031	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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 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

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
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.

Overcoming Constraints

What would be needed to overcome constraints?	None

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

Conclusion:

Is the site suitable, achievable and available?	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. 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 initally assessed as part of the Stage 2 assessment but is being assessed in 2024. 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. 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. 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.

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) **Gross**	4.50	**Current Use**	Employment E/B2/B8

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	17/1510/CP8CF Erection of 2 new hangers. (RAISE NO OBJECTIONS) 17/0192/PRAP Erection of a modular building comprising ancillary offices & training rooms (Prior Notification). 16/0630/PRAP Erection of a modular building comprising ancillary offices & training rooms (Prior Notification)

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**
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**	N/A

		Safeguard Area	
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

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-039	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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		

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.

Overcoming Constraints

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?	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. The site is in the Green Belt. It is 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. 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. This site has not been assessed as part of the landscape sensitivity assessment. 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.

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) Gross	6.04	Current Use	Agricultural

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	

Planning status:

Relevant Planning history	None

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-039	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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.

Overcoming Constraints

What would be needed to overcome constraints?	Access not identified, but should be possible for reasons outlined above

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

Conclusion:

Is the site suitable, achievable and available?	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. 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. 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. 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. In addition, the site does not align with the spatial strategy, and is therefore considered not developable within HELAA.

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

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)	19/0264/PD56O | 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 Change of use of buildings for commercial use (B8) Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD – TBD Retrospective proposal for regularisation of the removal of two single storey buildings with a replacement single storey commercial barn. Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD – TBD Replacement of commercial building (referred to as 'Building 5'). Certificate of Lawful Development (Existing). Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD – TBD Demolition of 2 x dilapidated single storey timber framed storage buildings and construction of replacement single storey building for commercial use. Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD – GP Retention of replacement commercial barn. Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD - GP Ref. No: 21/1664/FUL Demolition of 2 x storage units and erection of single storey warehouse to facilitate 5 x storage units and toilet facilities with associated parking. Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD - Refused Ref. No: 20/2147/FUL Continued use of units 4, 11, 20 and 21 at Hilfield Farm for storage use (Class B8). Certificate of Lawful Development (Existing). Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD - GP Ref. No: 20/1644/CLE Change of use of agricultural building to Class B8 (storage and distribution). Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD Ref. No: 19/0264/PD56O 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 associated works, hedgerow and tree planting and new access from Hilfield Lane. (Outline Application with all matters reserved)

	Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD Ref. No: 18/1587/OUT • Continued use of buildings 2, 3, 9, 13, 19 and Yards 7 & 23 for individual commercial use. Certificate of Lawful Development (Existing) Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD Ref. No: 17/2489/CLE | Received: Thu 21 Dec 2017 | Validated: Tue 02 Jan 2018 | Status: Decided

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

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-039	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey 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 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 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.

Overcoming Constraints

What would be needed to overcome constraints / Any other comments / Summary	None

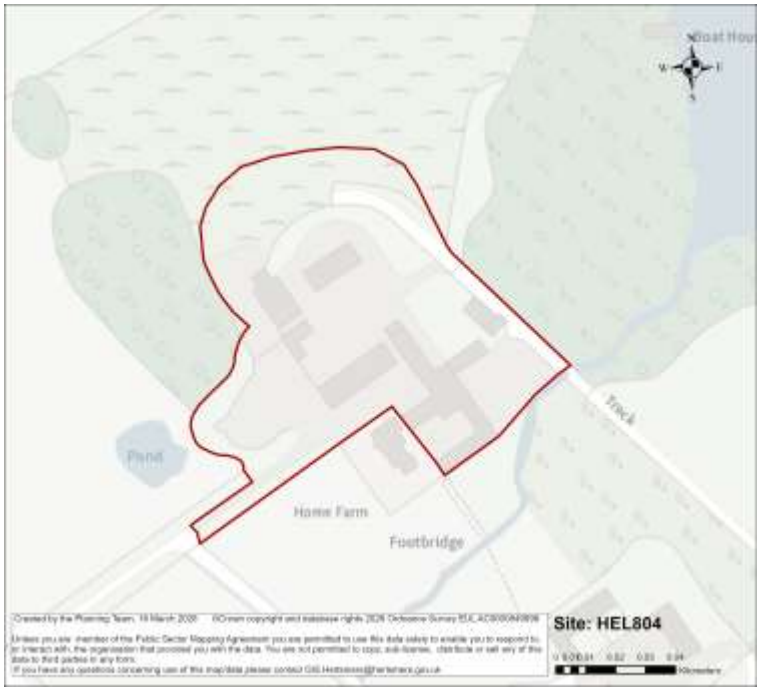
Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	n/a

Conclusion:

Is the site suitable, achievable and available?	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. The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk. The site's main constraint is that it is located in an isolated and relatively inaccessible location. 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. 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.

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) **Gross**	0.92Ha	**Current Use**	Residential property and Vehicle Storage, repairs and sales

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)

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**
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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-040	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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		

Site Achievability:

Is the Site achievable?	Yes

Overcoming Constraints

What would be needed to overcome constraints?	N/A

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Conclusion:

Is the site suitable, achievable and available?	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. 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. 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. 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. 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.

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) **Gross**	2.50	**Current Use**	Undeveloped land, informal vehicle storage

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

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-037	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey 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 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 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-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.

Overcoming Constraints

What would be needed to overcome constraints?	A detailed access strategy.

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

Conclusion:

Is the site suitable, achievable and available?	The site has a challenging topography that will need to be addressed with particular reference to access through a detailed design and access statement. 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. 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. 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. The principal site access/egrees is in the flood zone and would need to be assessed and mitigated considered where required. 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. 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.

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) **Gross**	17.40	**Current Use**	Open countryside/fields

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

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
Reservoir Flooding	No	N/A

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
PB-005	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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 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 - 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.

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.

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

Conclusion:

Is the site suitable, achievable and available?	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. 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. 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. 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. 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. Employment-led development, particularly large-scale uses, would be likely to result in adverse landscape impacts and is not considered appropriate in this location. 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.

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

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 – landscape, townscape	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

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

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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
PB-007	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		

Grey belt Comments	Grey 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 settlement**
'Low-density' two/two and a half-storey houses	**'Medium density' mixed residential**	**'Medium density' flats**	**'Higher density' flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	
Medium	Medium	Medium - High	Medium - High	Medium - High	Medium - High	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 sercuring access to the site although this may not be insumountable.
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.

Overcoming Constraints

What would be needed to overcome constraints?	N/A

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Conclusion:

Is the site suitable, achievable and available?	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. 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. 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 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. 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. 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.

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) **Gross**	3.4Ha	**Current Use**	Agriculture

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 – landscape, townscape	Edge of village location where open fields and woodland meet residential development at Porters Park

Could this site be joined to another to form a larger site?	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)

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**	No

		Safeguard Area	
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

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-020	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 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.

Overcoming Constraints

What would be needed to overcome constraints?	N/A

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	N/A

Conclusion:

Is the site suitable, achievable and available?	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 ths location. 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. The site has negligible flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk. The site 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. In addition, major developments on the site would not align with the spatial strategy and therefore the site is not considered developable.

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) Gross	35.01	Current Use	Agricultural

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

Use(s) proposed by owner/developer (tick and complete relevant box):

Proposed Development Type
Film and Television Studios / general employmnet 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 Safeguard Area**	Yes
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

Agricultural Land Classification

Classification	Good

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BO-008	Moderate Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey 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 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	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.

Overcoming Constraints

What would be needed to overcome constraints?	None

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.

Conclusion:

Is the site suitable, achievable and available?	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. 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. 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. 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. 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 and relationship to existing residential development, the site is considered more appropriate for residential-led development. 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.

Appendix R

Site Pro Formas –

New Reg 18 Sites

HERTSMERE

Hertsmere Local Plan

Delivering a better future

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HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-OT01

Site Address Details

Site Reference	REG18-OT01
Site Address	Land adjacent to Former Wyevale Garden Centre, Dancers Hill Road, Bentley Heath
Post Code	EN5 4FB
Ward	Bentley Heath & The Royd Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.225
Current Site Use	Attenuation pond
Planning Status	Part of 21/2446/FUL which is now implemented.
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential and open space
Character of surrounding area – landscape, townscape	Adjacent to recently built Bentley Gardens development in Bentley Heath and it is situated within the Wrotham Park and Bentley Heath Landscape Character Area. The area is characterised by sweeping, historic parkland, mature woodlands, and gently rolling

	topography on the urban-rural fringe, providing a tranquil village 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	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	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	Yes

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	16.14%
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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-012	Strong Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Not Grey Belt

NB: the site forms a small part of a much larger Assessment Area.

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?	Yes
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 Zone 1 and includes an attenuation pond for controlling water run-off.
Is the Site suitable for the proposed use?	Potentially suitable

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Re-location of the attenuation pond.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**
Low	23	5

Conclusion: Is the site suitable, achievable and available?

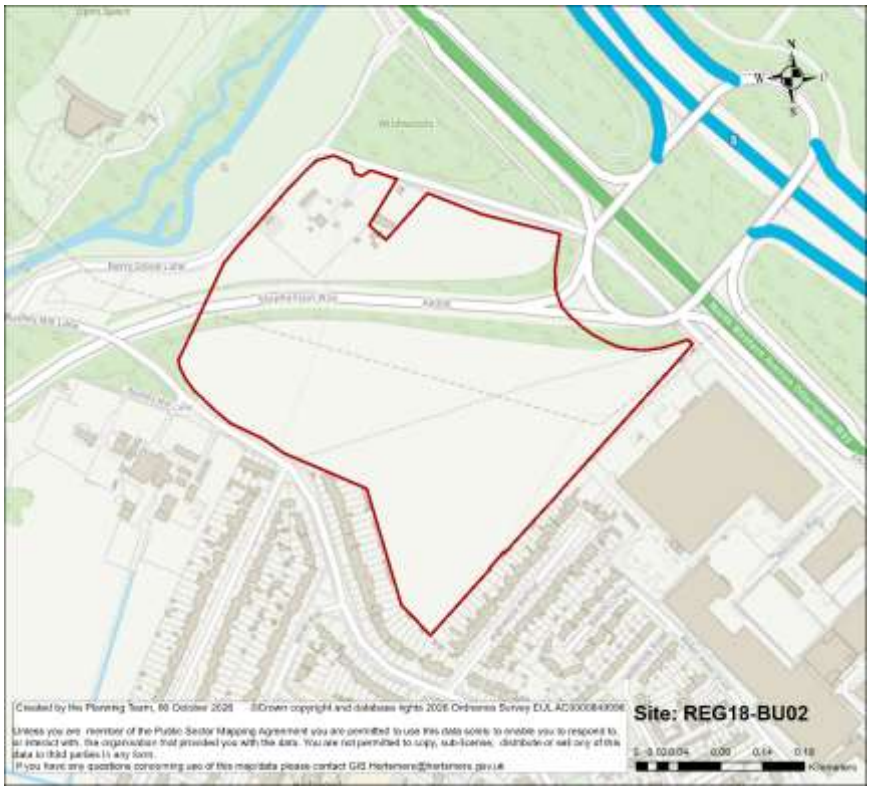
The site is regarded as a previously developed land and adjacent to recent housing development. The site is in Bentley Heath close to Potters Bar and is considered to be available, with no known ownership constraints and evidence of developer interest.

The site is located within the Green Belt and forms part of a large Assessment Area that is considered to perform strongly against purposes A and B; however, the site itself has not been assessed.

The site has negligible flood risk and is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test but are highly likely to pass at this level of risk. The site also includes an attenuation pond which will need to be relocated.

Notwithstanding these constraints, the site is considered potentially suitable, available and achievable, with potential for redevelopment or intensification. The site is therefore considered potentially developable within the HELAA.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-BU02



Site Address Details

Site Reference	REG18-BU02
Site Address	Land adjoining Bushey Hall Farm, Berry Grove Lane, Watford
Post Code	WD23 2AB
Ward	Bushey North Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	13.79
Current Site Use	The site comprises two parcels of land bisected by the A4008, with: A northern parcel including previously developed land associated with former Affinity Water uses. A southern parcel comprising open field land with vegetation and infrastructure elements including pylons.
Planning Status	No recent planning activity
Proposed uses (residential/ employment)	Employment and residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open space to the North, residences to the South, Bushey Mill Lane and Bushey Hall Farm to the West, and Porcelanosa retail showroom to the East.
Character of surrounding area – landscape, townscape	The site lies adjacent to the Bushey settlement area. There are commercial and residential spaces surrounding the site, with A4008 running through the site and open lands to the North.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	n/a

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	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	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	1.8%
Flood Zone 3	No
Surface Water Flooding Low Risk	2.12%
Surface Water Flooding Medium Risk	0.87%
Surface Water Flooding High Risk	1.5%
Reservoir Flooding Dry Day	10.2%
Reservoir Flooding Wet Day	11.39%

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
WA-002 BU-027	Moderate Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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 - High	Medium-High	Medium-High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Yes
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Employment and residential
Are there any other environmental constraints?	Flooding
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past months where viability has not been presented as a barrier to delivering policy-compliant (other than green

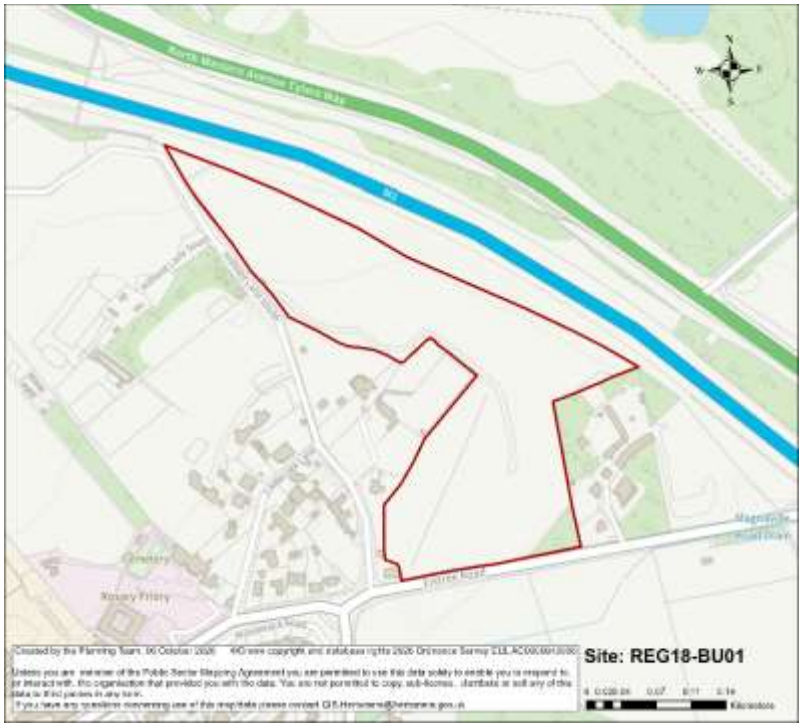
	belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable. 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.
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?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low	23	317

Conclusion: Is the site suitable, achievable and available?
There are no overriding physical constraints: flood risk is limited to small areas, access is achievable, and there are no significant heritage, contamination, or topographical issues. However, the presence of pylons and power lines may constrain layout and require mitigation. Landscape sensitivity is generally medium to medium-high, suggesting that development could be accommodated in principle subject to appropriate design and mitigation. The site is available and there is developer interest, with no known ownership constraints. It is considered potentially suitable and achievable in the medium to long term (6–15 years), with viability not expected to be a fundamental constraint. Therefore, the site is considered potentially developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-BU01



Site Address Details

Site Reference	REG18-BU01
Site Address	Land at Caldecote Farm, North of Elstree Road, Bushey Heath
Post Code	
Ward	Bushey Heath Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	6.57
Current Site Use	Agriculture / horticulture / equine related
Planning Status	24/0934/FUL (APPLICATION WITHDRAWN) Residential development comprising 80 apartments (Use Class C3), 13 family homes (Use Class C3) and an 80-bed care home (dementia and general needs care) (Use Class C2), with access from Elstree Road, associated landscaping, parking, works and other development. 25/0768/PD28O (Prior Approval Required and Approve Det) Erection of agricultural store and workshop (Application for Prior Notification). 24/1049/EI1 (Response given) Request for screening opinion (Environmental Impact Assessment - Screening).

Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	A411 Elstree Road to the South, Hillfield Lane and Caldecote to the West, M1 to the North, open land and buildings to the East.
Character of surrounding area – landscape, townscape	The site lies adjacent to the Bushey settlement, and is bound by M1, Elstree Road, and Hillfield Lane. Towards the North and East of the site beyond M1 are open lands, woodlands and reservoir.
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-2025-072

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	0.59%
Surface Water Flooding Medium Risk	0.03%

Surface Water Flooding High Risk	0.46%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BU-007	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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-High	Medium - High	Medium-High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	Yes

What would be needed to overcome constraints?	
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low	23	151

Conclusion: Is the site suitable, achievable and available?
The Green Belt assessment identifies the parcel as making a moderate or no contribution to Green Belt purposes, and it has been considered as provisionally grey belt. There are no significant physical or environmental constraints affecting the site: flood risk is low, access can be achieved from Elstree Road, and there are no overriding heritage or infrastructure constraints. Landscape sensitivity is moderate, indicating that development could potentially be accommodated subject to design and mitigation. The site is available and there are no known ownership or viability constraints that would prevent delivery. It is therefore considered potentially suitable and achievable in the medium to long term (in the next 10 years). The site is considered developable based on the above.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-BW01

Site Address Details

Site Reference	REG18-BW01
Site Address	Land South of White Park
Post Code	WD6 3BL
Ward	Elstree Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.46
Current Site Use	Open storage, employment use
Planning Status	25/0968/FUL - Regularisation application for the retrospective use of site for open storage together with proposed works to include hard and soft landscaping and alterations to internal layout is still awaiting decision.
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	North of the site adjoins White Park Business Estate, an active industrial estate. while to the

	east is the A5183. Centennial Park, an industrial estate is located approximately 400 meters west of the site. To the east of the site is largely open agricultural space
Character of surrounding area – landscape, townscape	The site, situated in the southern region of Elstree, serves primarily as an employment centre, positioned approximately 300 meters south of the nearest residential development along Sullivan Way. Existing boundaries including the White Park Business Estate to the north, the M1 motorway to the south, the A41 arterial road to the west and existing hedgerows 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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	0.74%
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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-043	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium-High	Medium-High	High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	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 (no planning activity relating to residential use).
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
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?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low	23u/ha	11

Conclusion: Is the site suitable, achievable and available?
The site comprises a partially previously developed site within the Green Belt, situated in the southern region of Elstree, and serves primarily as an employment centre. The site is subject to Green Belt policy constraints, is identified as Provisionally Grey Belt. There are no significant flood risk, access, contamination or ecological constraints that would preclude development. However, any future redevelopment would need to carefully address Green Belt policy. The site is available and there are no identified ownership constraints. Subject to overcoming environmental constraints, the site is considered potentially developable within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-BW02

Site Address Details

Site Reference	REG18-BW02
Site Address	Land South of Allum Lane (West)
Post Code	WD6 3NN
Ward	Elstree Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	2.02
Current Site Use	Limited use for storage and grass cutting
Planning Status	17/1271/CLE Confirmation of existing sheds and surrounding land within the application site for use as non-agricultural purposes (REFUSED); 17/1272/CLE Retention of existing sheds. Certificate of Lawful Development (Existing) (GRANT)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Cemetery to the south, residential to the east, road and open fields to the north, Elle Dani stables to the west
Character of surrounding area – landscape, townscape	This is an edge of urban areavillage location which is largely rural in character despite its relative proximity to the built-up area of Elstree and Borehamwood.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	Yes
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	Yes

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	2.62%
Surface Water Flooding Medium Risk	1.03%
Surface Water Flooding High Risk	0.152%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-042	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey Belt		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
Medium-High	Medium-High	High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	The cemetery adjoins the site but is not necessarily an issue. The site is close to the existing household waste recycling centre civic amenities site
Are there any other environmental constraints?	Archaeological area
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Archaeological area
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23	46

Conclusion: Is the site suitable, achievable and available?
The site has been promoted independently of other land parcels nearby to the south of Allum Lane. The land adjoins the cemetery and an archaeological site and is relatively close to the household waste recycling centre, for which mitigation may be required. 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. This site is considered potentially suitable, available and achievable and as such could be considered developable subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-BW06

Site Address Details

Site Reference	REG18-BW06
Site Address	East of Aldenham Road and west of Elstree Hill North
Post Code	WD6 3BJ
Ward	Elstree Ward
Parish	Elstree and Borehamwood

Site Details

Site Area (ha) gross	5.9
Current Site Use	Agricultural land
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Agricultural fields to the north, Elstree Hill and residential / commercial premises to the east,

	horse sanctuary to south, residential to southwest, Aldenham Road and Aldenham Country Park to west.
Character of surrounding area – landscape, townscape	Edge of Elstree village merging into open countryside. Ribbon development and significant traffic levels along Elstree Hill / A5183 introduce an urbanising influence but the character away from this road is essentially rural / parkland.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HEL602

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	Yes
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	6.78%
Surface Water Flooding Medium Risk	1.41%
Surface Water Flooding High Risk	1.83%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-040	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium-High	Medium-High	High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	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?	Yes
What would be needed to overcome constraints?	Green belt, archaeological sites
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low	23	137

Conclusion: Is the site suitable, achievable and available?
The Green Belt assessment identifies the parcel as making no contribution to Purposes A and D and a moderate contribution to Purpose B, and it has been identified as provisionally Grey Belt. There are no significant physical or environmental constraints affecting the site, although archaeological and heritage considerations, Heathrow Airport safeguarding, and surface water flooding would require consideration. The site is potentially suitable for residential development, subject to the Green Belt position, landscape impact and relevant heritage considerations. The site is available and no access, ownership or other deliverability constraints have been identified. The site is considered potentially developable in the medium to long term, subject to green belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-BW04

Site Address Details

Site Reference	REG18-BW04
Site Address	The Marians Barnet Lane Elstree Hertfordshire Site A
Post Code	
Ward	Elstree Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.238
Current Site Use	open mounded ground with low level wild grasses and conifers planted along the ridge. The site includes a gardener's compound to the South.
Planning Status	TP/13/1143 Construction of two dwellings comprising one six-bedroom house with ancillary rooms and one five bedroom house with associated landscaping and parking. (Permission subject to/linked to Sect 106 – 2013)
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Partially
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Extensive mature woodland to the North and West. Barnet Lane to the South.
Character of surrounding area – landscape, townscape	The site is located near the Borehamwood settlement, along Barnet Lane. It is majorly surrounded by woodland with few residences around it.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	Yes

Flooding Risk (Surface & Ground Water)

Flood zone 2	No
Flood zone 3	No
Surface Water Flooding Low Risk	0.02%
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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BO-018	Strong Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey belt		

NB: the two sites form part of a much larger assessment area and have not been assessed at site level.

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
Medium-High	Medium-High	High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Reports for earlier application stated land to the North of the site consisted in part of made-up ground from land infill but concluded there was no evidence of significant ground contamination and that no alleviation measures were necessary
Are there any access difficulties?	No
Is topography a constraint?	Unknown
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	TPO
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Potentially

What would be needed to overcome constraints?	TPO
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low	23	5

Conclusion: Is the site suitable, achievable and available?
The site comprises a partially previously developed site within the Green Belt, located adjacent to Borehamwood and surrounded predominantly by woodland with limited residential development. The site is subject to Green Belt policy constraints, has a strong contribution to Green Belt purposes, is not identified as Grey Belt, albeit the two identified sites form part of a much larger assessment area within the Green Belt Assessment. The site is affected by Tree Preservation Orders and landscape sensitivity. There are no significant flood risk, access, contamination or ecological constraints that would preclude development. However, any future redevelopment would need to carefully address Green Belt policy, the protection of existing trees, landscape impacts and nearby heritage assets. The site is available and there are no identified ownership constraints. Subject to overcoming environmental constraints, the site is considered potentially developable within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-BW05

Site Address Details

Site Reference	REG18-BW05
Site Address	The Marians Barnet Lane Elstree Hertfordshire Site B
Post Code	
Ward	Elstree Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.612
Current Site Use	Open grounds and woodland
Planning Status	17/0884/CLE (Grant Lawful Certificate) Temporary change of use of land to hardstanding to form a car park; siting of offices, staff welfare and storage units; perimeter hoarding and signage for the duration of works taking place on adjoining land permitted under application reference 15/1708/VOC (Certificate of Lawful Development - Existing).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Barnet Lane to South, residence to West and woodlands to other sides.
Character of surrounding area – landscape, townscape	The site lies near the urban settlement of Borehamwood. It is majorly surrounded by woodlands.
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-1014-2

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No (adjacent to TPO)
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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	3.37%
Surface Water Flooding Medium Risk	2.74%
Surface Water Flooding High Risk	7.67%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
BO-018	Strong Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey 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-High	Medium-High	Medium-High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Small areas of surface water flooding
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Green belt
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low	23	14

Conclusion: Is the site suitable, achievable and available?
The site comprises greenfield land within the Green Belt on the edge of the Borehamwood urban area, surrounded predominantly by woodland with limited residential development. The site makes a strong contribution to Green Belt purpose A and a moderate contribution to purpose B, is not identified as Grey Belt, albeit the site forms part of a much larger assessment area within the Green Belt assessment. It also has medium to high landscape sensitivity and is affected by small areas of surface water flood risk. There are no significant access, contamination or heritage constraints that would preclude development. The site is available with no identified ownership constraints and is considered potentially suitable and achievable in principle. The site is considered potentially deliverable for residential development within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-BW07

Site Address Details

Site Reference	REG18-BW07
Site Address	A1 shooting grounds, East of Barnet Bypass
Post Code	
Ward	Shenley Ward
Parish	South Mimms and Ridge CP

Site Details

Site Area (ha) gross	13.6
Current Site Use	The eastern part of the site comprises the A1 Golf Activity Centre (including driving range) and Dinosaur Safari Adventure Golf facility.
Planning Status	18/0750/FUL (Granted 2019) Demolition of existing buildings with the shooting ground and erection of hall of remembrance, new access ways, improved access from A1, new access across land at golf driving range, lawn graves areas and car parking for 30 cars for a change of use from shooting ground/driving range to burial ground (amended Surface Drainage Strategy received 27th Sept 2019) 14/0769/FUL (appeal allowed 2014) Demolition of existing buildings within existing shooting ground and erection of structures (halls of

	remembrance, new accessways, improved access from A1, new access across land at Golf Driving range, graves areas and car parking for 30 cars) for a change of use from shooting ground/driving range to a burial ground. (Revised application)
Proposed uses (residential/ employment)	Burial space
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Golf driving range and leisure uses to the east, open countryside and agricultural land, with the A1(M) corridor forming a prominent transport route in the surrounding area.
Character of surrounding area – landscape, townscape	Predominantly open rural landscape within the Green Belt, characterised by recreational uses, areas of farmland, and vegetation.
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	REG18-BW03

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	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)

Flood Zone 2	0.97%
Flood Zone 3	No
Surface Water Flooding Low Risk	7.58%
Surface Water Flooding Medium Risk	3.96%
Surface Water Flooding High Risk	13.91%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BO-011	Strong Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey 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	Low-Medium	Low-Medium	Medium	Medium	Medium-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?	TPO

Is the Site suitable for the proposed use?	Proposed use is burial spaces

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	TPO
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Proposed use is burial spaces

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 subject to some environmental constraints; however, planning permission has previously been granted for a burial ground use and no significant constraints have been identified that would prevent delivery of the proposed use. The site is considered suitable, available and achievable for burial space provision, subject to Green Belt and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-BU03

Site Address Details

Site Reference	REG18-BU03
Site Address	Land at Sandy Lane
Post Code	
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.465
Current Site Use	
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Sandy land to the east, open land to the north, vehicle shops to the south and west.
Character of surrounding area – landscape, townscape	The site is located within the Green Belt and is characterised by a mix of open land and commercial vehicle-related uses, with development concentrated to the south and west.

Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	CFS-2025-114, HEL811

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	39.58%
Surface Water Flooding Medium Risk	4.39%
Surface Water Flooding High Risk	9.135%
Reservoir Flooding Dry Day	17.22%
Reservoir Flooding Wet Day	23.46%

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-037	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		

Grey belt Comments	Provisionally Grey 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**
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?	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?	Surface water flooding, reservoir flood risk
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	Surface water flooding
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**
Low	23	10

Conclusion: Is the site suitable, achievable and available?

The site comprises previously developed land within the Green Belt, surrounded by a mix of open land and commercial vehicle-related uses. Although identified as provisionally Grey Belt and making no contribution to Green Belt purposes A and D, the site makes a moderate contribution to preventing neighbouring towns from merging and remains subject to Green Belt policy constraints.

The site is also affected by surface water and reservoir flood risk, with low to medium landscape sensitivity for residential development.

There are no significant access, heritage or ecological constraints that would preclude development.

The site is available and is considered potentially developable within the plan period, subject to overcoming Green Belt constraints, spatial strategy considerations, and flood risk constraints.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-SM01

Site Address Details

Site Reference	REG18-SM01
Site Address	Land at Blanche Lane, South Mimms, Hertfordshire
Post Code	
Ward	Shenley Ward
Parish	South Mimms and Ridge CP

Site Details

Site Area (ha) gross	5.5
Current Site Use	Vacant building, open land, and car park
Planning Status	26/0335/EI1 Request for screening opinion (Environmental Assessment - Screening). 22/0876/FUL (GRANTED in 2023) Erection of two new buildings within the grounds and an extension to the W-Block for research and development use (Class E), car parking, servicing, landscaping and associated works.
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Partly
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Blanche Lane to the East, research institute to the north, open lands and vehicle repair shops to the South.
Character of surrounding area – landscape, townscape	The site lies in greenbelt and is a part of or surrounded by the institute 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	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	9.91%
Surface Water Flooding Medium Risk	2.43%
Surface Water Flooding High Risk	2.98%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
OGB-020	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
Medium-High	Medium-High	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?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	TPO, small areas of surface water flooding
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?	Potentially
What would be needed to overcome constraints?	Green belt
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low	23 u/ha	126

Conclusion: Is the site suitable, achievable and available?
The site comprises a partially previously developed site within the Green Belt, containing vacant building, open land and parking areas associated with a wider research institute. It is subject to Green Belt assessment and is identified as provisionally Grey Belt. TPO, medium-high landscape sensitivity and small areas of surface water flood risk are also relevant considerations. There are no significant access, contamination or heritage constraints that would preclude development. The site is available, with no identified ownership constraints and evidence of developer interest. Subject to overcoming environmental considerations, the site is considered potentially developable within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-SH01

Site Address Details

Site Reference	REG18-SH01
Site Address	Land at Shenley Grange West, 43 London Road, Shenley, Hertfordshire WD7 9ER
Post Code	WD7 9ER
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	5.98
Current Site Use	Residential Agriculture / horticulture / equine related
Planning Status	24/1618/FUL (GRANTED) Detailed planning application for a phased development comprising the demolition of existing structures, erection of 95 dwellings, associated parking, landscaping, publicly accessible open space, connections to the Watling Chase Timberland Trail, with pedestrian and vehicle access from London Road, together with a side extension to 41 London Road and the erection of associated garaging. 24/0902/EI1 Request for screening opinion (Environmental Impact Assessment - Screening).

	22/1826/OUTEI (REFUSE) Demolition of existing buildings and structures and development of the site for up to 177 dwellings, plus community hub (use class E/F2), associated parking and landscaping, sustainable drainage (SUDs) features and play areas. (Outline application to include ACCESS, with other matters of APPEARANCE, LANDSCAPING, LAYOUT and SCALE reserved).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Partly
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields to north, south and west. Dwellings to east.
Character of surrounding area – landscape, townscape	Open countryside. Large, detached dwellings.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	REG18-SH02, CFS-2025-099

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	Yes
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	Yes
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	1.87%
Surface Water Flooding Medium Risk	0.5%
Surface Water Flooding High Risk	1.69%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
SH-021 OGB-031 (Small part)	No Contribution No Contribution	Moderate Contribution Strong Contribution	No Contribution No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally grey belt Not grey belt		

NB: the site is partially within two assessment areas and has not been assessed independently. The conclusion of a site-specific assessment might differ.

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
Medium-High	Medium-High	High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt, conservation area, TPO
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	TPO
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?	Potentially
What would be needed to overcome constraints?	TPO
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	1-5 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Planning permission	Planning permission	95

Conclusion: Is the site suitable, achievable and available?
The site comprises a combination of residential curtilage, former parkland, and open fields located along London Road, Shenley. The site has negligible flood risk and no topographical constraints. Parts of the site are subject to additional constraints including Shenley Village Conservation Area designation, proximity to a Grade II listed church, locally listed buildings, TPOs, and an archaeological site. Access would need to be achieved via London Road. This site is considered potentially suitable, available and achievable and as such could be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-SH02

Site Address Details

Site Reference	REG18-SH02
Site Address	Land at Shenley Grange East, London Road, Shenley, Hertfordshire WD7 9ER
Post Code	WD7 9ER
Ward	Shenley Ward
Parish	Shenley CP

Site Details

Site Area (ha) gross	2.183
Current Site Use	Residential Agriculture / horticulture / equine related
Planning Status	24/0949/FUL (GRANTED) Erection of 1 x two storey, detached dwelling with habitable roofspace, swimming pool and associated landscaping, hardstanding, access gates and other works. 24/0902/EI1 Request for screening opinion (Environmental Impact Assessment - Screening).

	22/1826/OUTEI (REFUSE) Demolition of existing buildings and structures and development of the site for up to 177 dwellings, plus community hub (use class E/F2), associated parking and landscaping, sustainable drainage (SUDs) features and play areas. (Outline application to include ACCESS, with other matters of APPEARANCE, LANDSCAPING, LAYOUT and SCALE reserved).
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open fields to north, south and west. Dwellings to east.
Character of surrounding area – landscape, townscape	Open countryside. Large detached dwellings.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	REG18-SH01

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	Yes
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	Yes
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	0.99%
Surface Water Flooding Medium Risk	0.05%
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
OGB-031	No Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey belt		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
Medium-High	Medium-High	High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt, conservation area, TPO
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	TPO
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Yes
Ownership constraints?	No
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	TPO
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very Low (20-30)	23 u/ha	50

Conclusion: Is the site suitable, achievable and available?
The site comprises a combination of former parkland and open fields located along London Road, Shenley. The site has negligible flood risk and no topographical constraints. Parts of the site are subject to additional constraints including Shenley Village Conservation Area designation, proximity to a Grade II listed church, locally listed buildings, TPOs, and an archaeological site. Site adjoins land that benefits from planning permission for the delivery of 95 homes. This site is considered potentially suitable, available and achievable and as such could be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-SM02

Site Address Details

Site Reference	REG18-SM02
Site Address	Land off Blanche Lane, South Mimms, Hertfordshire EN6 3NZ.
Post Code	EN6 3PG
Ward	Shenley Ward
Parish	South Mimms and Ridge

Site Details

Site Area (ha) gross	1.59
Current Site Use	Equestrian
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential and gardens to the south, Residential, gardens and paddock to the east. Agricultural/arable to the north. M25 to the west, screened by dense vegetation.
Character of surrounding area – landscape, townscape	The site lies on the western edge of South Mimms village, between the edge of the village and the M25 to the west, close to the historic

	core of the village. The area's overall character is that of a historic village within a rural agricultural setting; it is however crossed by both the M25 and A1(M) which introduce an urban influence.
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	

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	3.42%
Surface Water Flooding Medium Risk	0.37%
Surface Water Flooding High Risk	3.21%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D

OGB-019	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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**
Low-Medium	Low-Medium	Medium	Medium-High	Medium-High	Medium-High	Medium-High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	None noted. An existing foul drain runs across the site and will need to be diverted.
Are there any access difficulties?	No
Is topography a constraint?	Not a major constraint but relationship to adjoining motorway and change in levels will need to be considered
Are there any existing 'bad neighbours'?	Motorway adjoins the site to the west which is a constraint but should not make the site wholly undevelopable.
Are there any other environmental constraints?	Potential noise and air quality related to adjoining motorway
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?	Potentially
What would be needed to overcome constraints?	No
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-17 years

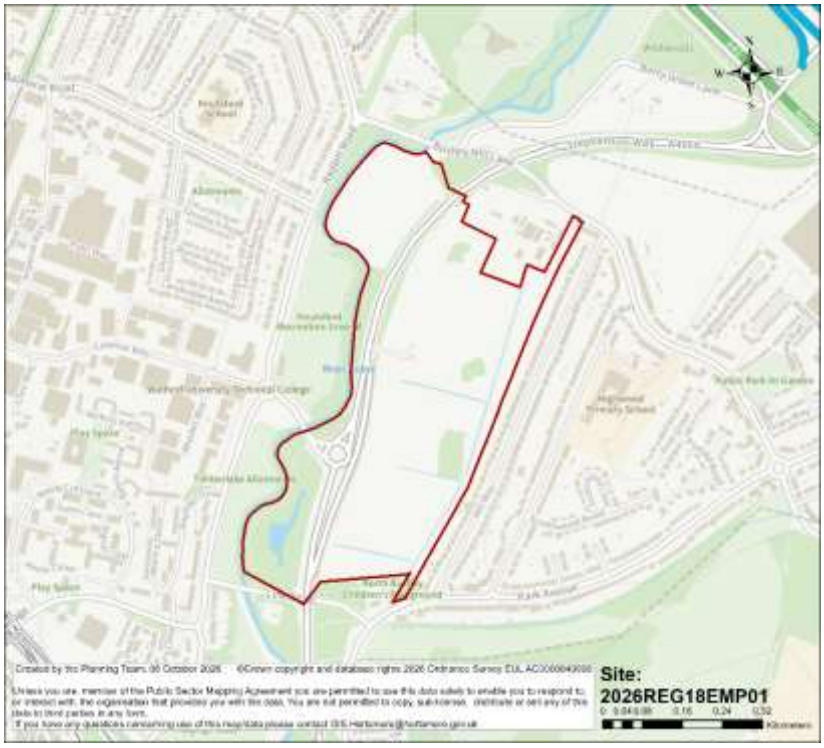
Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low	23	36

Conclusion: Is the site suitable, achievable and available?
The site is within the Green Belt and immediately adjoins the Conservation Area, with listed buildings close by. The site has no flood risk and so this is not a constraint to development. The site was previously promoted for development by the two landowners and further feasibility work has subsequently been undertaken by agents working for the developer who now has an option on the land. It can therefore be assumed that the site is available for development and would be achievable. This site is considered potentially suitable, available and achievable and as such could be considered developable.

EMPLOYMENT SITES

HELAA 2025 SITE ASSESSMENT FORM	Site reference	2026REG18EMP01



Site Address Details

Site Reference	2026REG18EMP01
Site Address	Land on the south west side of Bushey Mill Lane, WD23 2AB
Post Code	WD23 2AB
Ward	Bushey North Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	28.68
Current Site Use	Open fields
Planning Status	No recent relevant planning application
Proposed uses (residential/ employment)	Employment
Green Belt	Yes
Previously Developed Land	No
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential to the east, Knutsford Recreation Ground and allotments to the west
Character of surrounding area – landscape, townscape	The site comprises predominantly open fields alongside infrastructure elements, including part of the A4008 corridor and previously developed land associated with Affinity Water operations. It is located within a highly accessible corridor between Bushey and Watford, with Direct frontage and potential access opportunities to the A4008, supported by secondary connections to Bushey Mill Lane and Park Avenue.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	n/a

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	Yes
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	Yes (0.09%)
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	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	67.32%
Flood Zone 3	10.44%
Surface Water Flooding Low Risk	8.99%
Surface Water Flooding Medium Risk	1.81%
Surface Water Flooding High Risk	0.94%
Reservoir Flooding Dry Day	95.44%
Reservoir Flooding Wet Day	96.9%

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
WA-003	Moderate Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with little or no possibility of mitigation		
Grey belt Comments	Not Grey 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 - High	Medium-High	Medium-High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	None noted.
Are there any access difficulties?	No
Is topography a constraint?	Not a major constraint but relationship to adjoining motorway and change in levels will need to be considered
Are there any existing 'bad neighbours'?	Motorway adjoins the site to the west which is a constraint but should not make the site wholly undevelopable.
Are there any other environmental constraints?	Potential noise and air quality related to adjoining motorway
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	Yes
Is the Site available?	Yes
Is there developer interest?	Unknown
Ownership constraints?	No
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	Green belt, Flood risk, archaeological site

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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
N/A	N/A	N/A

Conclusion: Is the site suitable, achievable and available?
The site comprises predominantly open fields within the Green Belt and is not previously developed land. The site benefits from a highly accessible location adjacent to the A4008 corridor. However, the site contributes to Green Belt purposes, is not identified as Grey Belt, and is affected by flood risk constraints, including areas within Flood Zones 2 and 3 and reservoir flooding. The site is also subject to archaeological constraints. Whilst the site is available and may be capable of being developed within the plan period, the identified constraints could affect the developable area and capacity of the site. The site is therefore considered potentially suitable, available and achievable for employment development, subject to Green Belt, flood risk, heritage and spatial strategy considerations.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	REG18-BW03

Site Address Details

Site Reference	REG18-BW03
Site Address	Land to the east of Barnet By-Pass (A1), Hertfordshire, EN5 3HW
Post Code	EN5 3HW
Ward	Shenley Ward
Parish	South Mimms and Ridge CP

Site Details

Site Area (ha) gross	24.33
Current Site Use	The eastern part of the site comprises the A1 Golf Activity Centre (including driving range) and Dinosaur Safari Adventure Golf facility. The western part of the site comprises the Big Shoot Clay Pigeon Shooting Experience Centre, which is separated from the Golf Activity Centre by a field. The southwestern part of the site comprises an area of woodland and an agricultural field, separated from the existing facilities by an area of undeveloped land comprising established trees (this area falls within the London Borough of Barnet).
Planning Status	18/0750/FUL (Granted 2019) Demolition of existing buildings with the shooting ground and erection of hall of remembrance, new access

	ways, improved access from A1, new access across land at golf driving range, lawn graves areas and car parking for 30 cars for a change of use from shooting ground/driving range to burial ground (amended Surface Drainage Strategy received 27th Sept 2019) 14/0769/FUL (appeal allowed 2014) Demolition of existing buildings within existing shooting ground and erection of structures (halls of remembrance, new accessways, improved access from A1, new access across land at Golf Driving range, graves areas and car parking for 30 cars) for a change of use from shooting ground/driving range to a burial ground. (Revised application)
Proposed uses (residential/ employment)	Employment
Green Belt	Yes
Previously Developed Land	Partially
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Barnet bypass to the West, open lands to the other sides.
Character of surrounding area – landscape, townscape	Predominantly open rural landscape within the Green Belt, characterised by recreational uses, areas of farmland, and vegetation.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
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)

Flood Zone 2	0.97%
Flood Zone 3	No
Surface Water Flooding Low Risk	6.26%
Surface Water Flooding Medium Risk	2.95%
Surface Water Flooding High Risk	12.15%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
BO-011	Strong Contribution	Strong Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Not Grey 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	Low-Medium	Low-Medium	Medium	Medium	Medium-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?	TPO, Green belt, surface water flooding
Is the Site suitable for the proposed use?	Potentially 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
What would be needed to overcome constraints?	TPO, Green belt
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
N/A	N/A	N/A

Conclusion: Is the site suitable, achievable and available?
The site comprises a mix of recreational uses, previously developed land, woodland and open land within the Green Belt. The site benefits from an established access and does not appear to be subject to any significant topographical, access, heritage or neighbouring land use constraints that would preclude development. However, the site is not identified as Grey Belt and is affected by TPO and some areas of surface water flood risk. The site is available, indicating that development could be achievable within the plan period. The site is therefore considered potentially suitable, available and achievable for employment development, subject to Green Belt and spatial strategy considerations.

Appendix S

Site Pro Formas –

Additional Desktop Sites

HERTSMERE

Hertsmere Local Plan

Delivering a better future

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HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW06

Site Address Details

Site Reference	BW06
Site Address	Borehamwood Industrial Park
Post Code	WD6 5PZ
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	17.414
Current Site Use	Industrial
Planning Status	No recent planning applications
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential uses to the north and west with employment/industrial uses to the south and east.
Character of surrounding area – landscape, townscape	The area surrounding Borehamwood (WD6 5PZ), located along Rowley Lane, is

	characterised by a blend of busy light industry, commercial business parks, and vital transport infrastructure. Nestled within the Metropolitan Green Belt, it serves as a key economic and employment hub on the northern edge of Greater London.
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	BW12 and BW35

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	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)

Flood Zone 2	Yes
Flood Zone 3	No
Surface Water Flooding Low Risk	38.81%
Surface Water Flooding Medium Risk	6.01%
Surface Water Flooding High Risk	9.37%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Yes
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	No

Deliverability and developability:

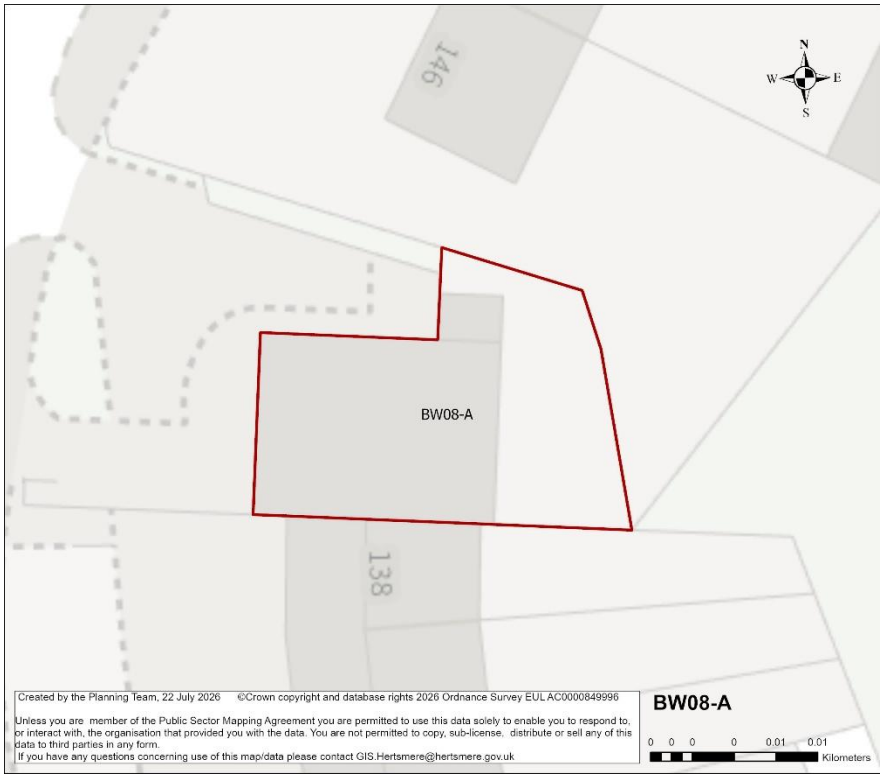
Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	No
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Unknown
What would be needed to overcome constraints?	Policy change
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	It is not considered suitable for housing development.

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	50 u/ha	872

Conclusion: Is the site suitable, achievable and available?
The site has employment uses on the site. It also has a substantial level of flood risk and would not be possible to be developed for residential development. The site is not suitable or achievable, and the availability is unknown. Based on the above the site is not considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW08-A



Site Address Details

Site Reference	BW08-A
Site Address	Cowley Hill Free Church, Stanborough Cl, Borehamwood
Post Code	WD6 5LU
Ward	Borehamwood Cowley Hill Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.307
Current Site Use	Church
Planning Status	None
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential
Character of surrounding area – landscape, townscape	The Cowley Hill Free Church in Borehamwood sits within a predominantly 1950s post-war suburban townscape. The immediate surrounding area features a verdant character comprising two-storey semi-detached and detached brick dwellings. The local landscape is characterised by wide streets, generous front gardens, and interspersed public green spaces.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	n/a

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Loss of community facility
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?	No
Is the Site available?	Unknown
Is there developer interest?	No
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Availability

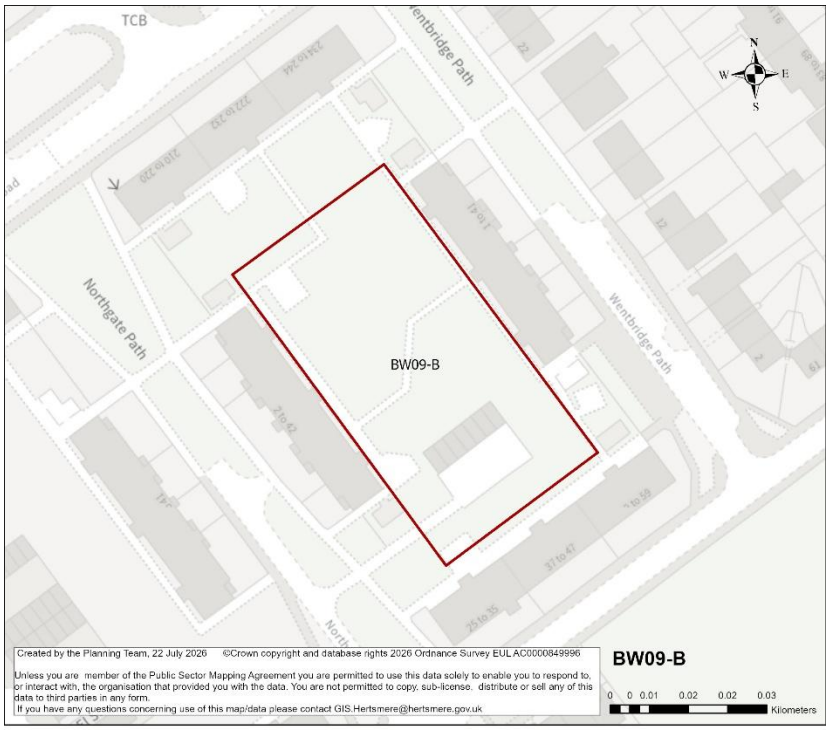
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low	30 u/ha	11

Conclusion: Is the site suitable, achievable and available?
The site is being considered because of desktop assessment. The site is suitable for residential development however its availability is unknown. There is no planning history and no indication that it will come forward for housing in the near future. The site is considered developable, subject to the resolution of uncertainty around availability.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW09-B



Site Address Details

Site Reference	BW09-B
Site Address	20 Wentbridge Path
Post Code	WD6 4ET
Ward	Borehamwood Cowley Hill Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.28
Current Site Use	Private open space
Planning Status	No recent planning application
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	No (it is garden land of a housing estate)
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential
Character of surrounding area – landscape, townscape	The area features a traditional suburban townscape defined by post-war residential estates, quiet cul-de-sacs, and abundant green spaces.

Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	n/a

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	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
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	17.392%
Surface Water Flooding Medium Risk	7.303%
Surface Water Flooding High Risk	11.619%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A

Footnote 7 constraints	N/A
Grey belt Comments	N/A

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Loss of private open space
Is there evidence of land contamination?	No
Are there any access difficulties?	The identified land is a communal garden land for the housing estate with restricted vehicular access.
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Privacy of existing and proposed uses would be a concern.
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

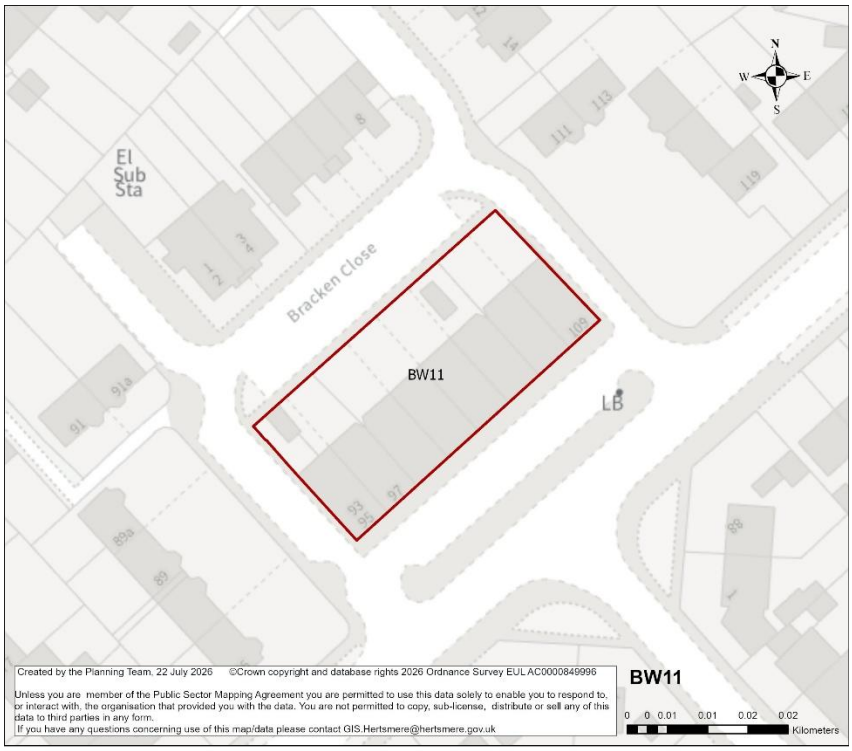
Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	No
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Overcome any potential ownership issues which could arise because of leased flats.
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	75 u/ha	21

Conclusion: Is the site suitable, achievable and available?
The site may pose challenges for development in the identified envelope and there may be opportunities to consider infill development in the wider estate. The site has a measurable amount of flood risk and would be subject to the Sequential and Exceptions test. The development of this area would also result in loss of private amenity space and poor relationship with existing neighbours. Based on the above, the site is likely unsuitable for the proposed development. And therefore, would not be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW11



Site Address Details

Site Reference	BW11
Site Address	97 - 107 Hartforde Rd, Borehamwood WD6 5HY
Post Code	WD6 5HY
Ward	Borehamwood Cowley Hill Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.11
Current Site Use	Residential and retail
Planning Status	No recent planning activity
Proposed uses (residential/ employment)	Mix of uses
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential
Character of surrounding area – landscape, townscape	The area surrounding Hartforde Road (WD6 5HY) is characterised by post-WWII London overspill residential estates built in the 1950s. The townscape features a dense, grid-like

	layout of terraced and semi-detached council-built homes, leafy green verges, and adjacent educational facilities like the Cowley Hill 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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	16.7%
Flood Zone 3	No
Surface Water Flooding Low Risk	64.675%
Surface Water Flooding Medium Risk	0.197%
Surface Water Flooding High Risk	7.919%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
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:

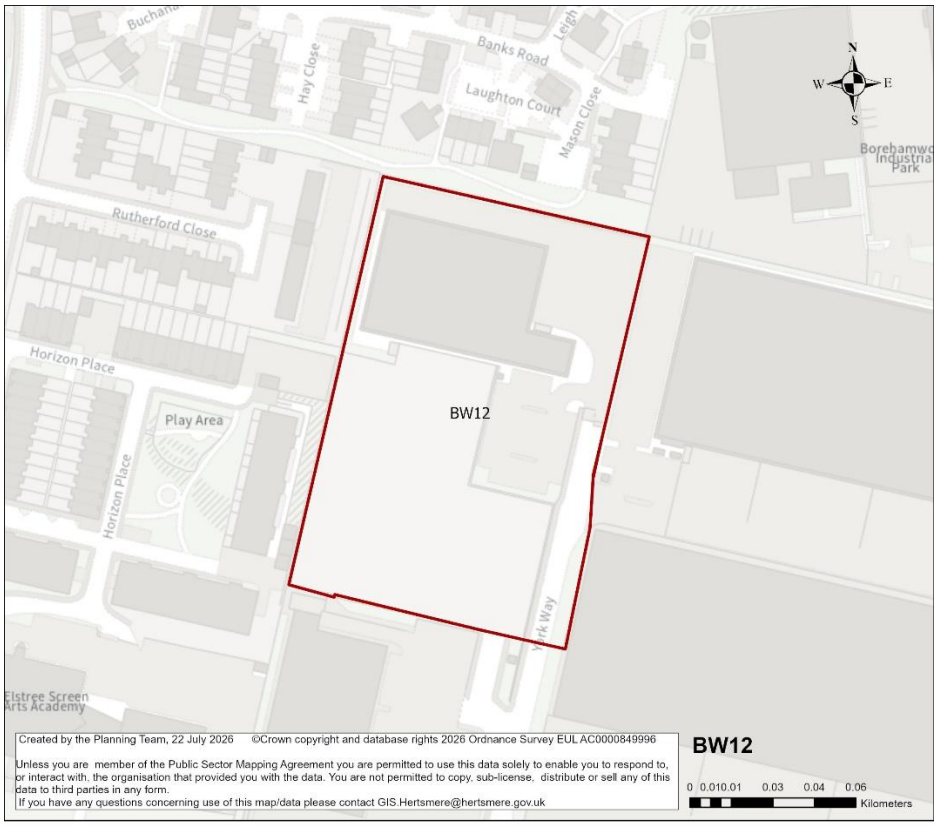
Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	No
Ownership constraints?	Multiple properties
Is the delivery of the site achievable?	Unknown
What would be needed to overcome constraints?	Overcome possible ownership constraint
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	75 u/ha	8

Conclusion: Is the site suitable, achievable and available?
The site is in an existing residential area but includes a small number of retail units at ground floor. The site has a large quantity of surface water flood risk and would be unlikely to pass the sequential test. The site availability is unknown but multiple ownership would present a challenge. Based on the above, the site is not suitable for the development and therefore not developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW12



Site Address Details

Site Reference	BW12
Site Address	York Way, Borehamwood WD6 1DJ
Post Code	WD6 1DJ
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	1.509
Current Site Use	Industrial/employment
Planning Status	24/1097/FUL for the erection of B8 unit was granted in November 2025.
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential, industrial and employment use.

Character of surrounding area – landscape, townscape	The area surrounding Borehamwood (WD6 5PZ), located along Rowley Lane, is characterised by a blend of busy light industry, commercial business parks, and vital transport infrastructure. Nestled within the Metropolitan Green Belt, it serves as a key economic and employment hub on the northern edge of Greater London.
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	BW06 and BW35

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	1.23%
Surface Water Flooding Medium Risk	0.74%
Surface Water Flooding High Risk	5%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Yes
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Yes, employment uses
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	No

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Yes, for warehousing use
Ownership constraints?	No
Is the delivery of the site achievable?	Not for residential
What would be needed to overcome constraints?	Change of Council policy
If the site was considered suitable for development, what is the likely timescale	No

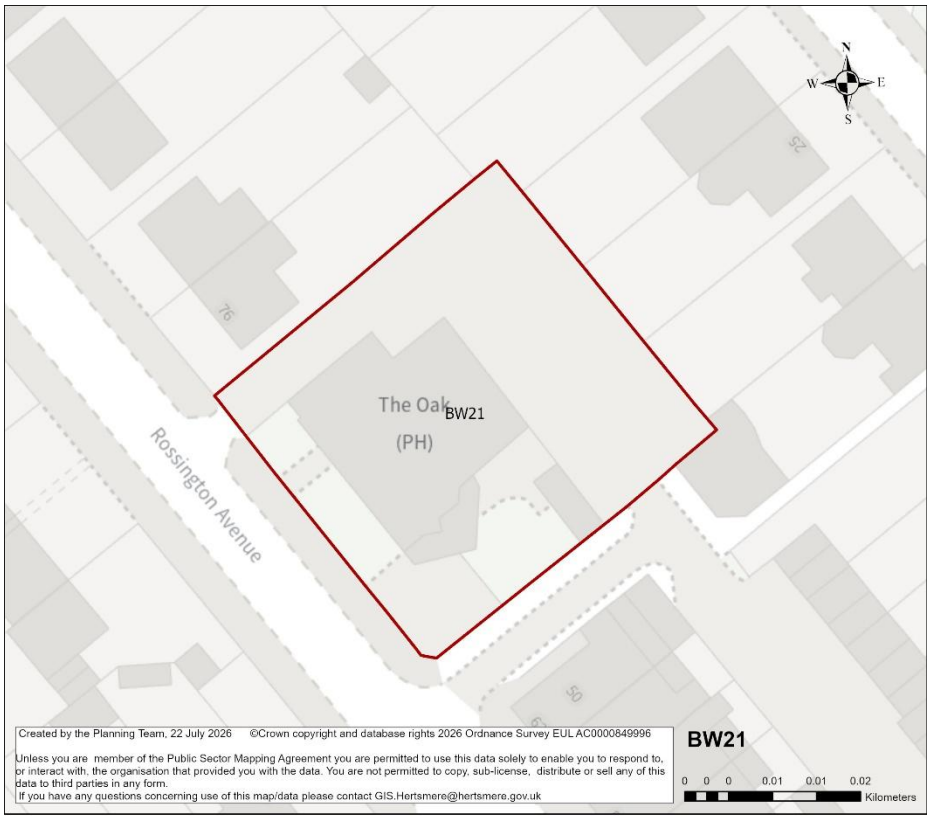
within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100 u/ha	150

Conclusion: Is the site suitable, achievable and available?
Site is within existing designated employment land and has recent planning permission for B8 use therefore, site is not suitable for residential development.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW21



Site Address Details

Site Reference	BW21
Site Address	40-74 Rossington Ave, Borehamwood WD6 4LA
Post Code	WD6 4LA
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.105
Current Site Use	Public House and residential
Planning Status	No recent planning application
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Residential and small parade of shops
Character of surrounding area – landscape, townscape	The immediate residential character consists of 20th-century housing, including semi-detached

	and terraced properties. The area displays relatively dense street layouts that gently curve to follow the local topography. Green verges, private gardens, and nearby recreational spaces punctuate the built environment, integrating suburban living with the surrounding countryside.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	n/a

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
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:

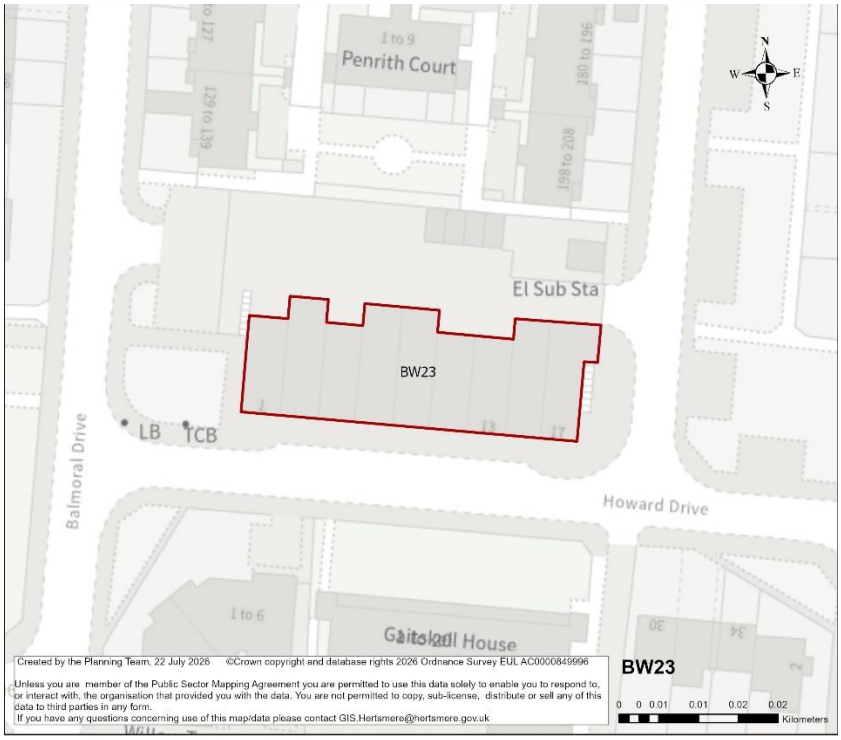
Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	No
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Overcome any ownership constraints
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	75 u/ha	8

Conclusion: Is the site suitable, achievable and available?
Site is suitable for residential development with or without the reprovision of the pub use on the ground floor.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW23



Site Address Details

Site Reference	BW23
Site Address	7-17 Howard Dr, Borehamwood WD6 2NY
Post Code	WD6 2NY
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.0845
Current Site Use	Parade of retail units with residential above.
Planning Status	No recent significant planning permission
Proposed uses (residential/ employment)	Residential/retail
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential, church
Character of surrounding area – landscape, townscape	The immediate area surrounding 7 Howard Drive (WD6 2NY) is predominantly a quiet, residential neighbourhood largely characterised by terraced housing. It features a convenient local shopping parade with amenities like a catering business, takeaway restaurant, and

	other commercial premises. The wider Borehamwood area is Hertsmere's largest centre, offering access to high street shopping, Elstree Studios, and Thameslink train services.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	n/a

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
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:

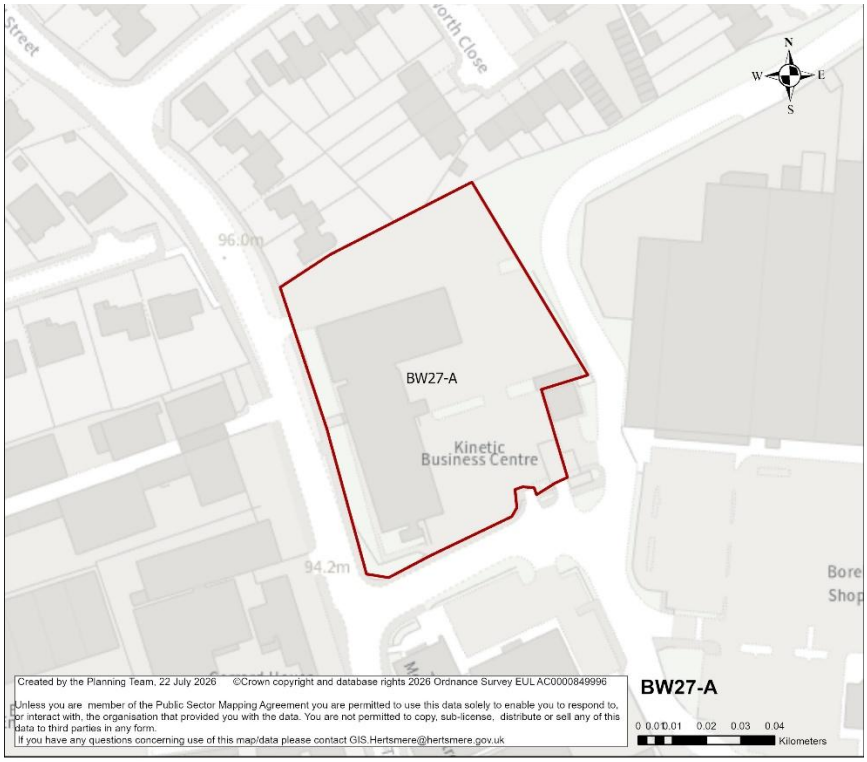
Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	No
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Possible ownership
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	100 u/ha	9

Conclusion: Is the site suitable, achievable and available?
The site is suitable for residential and retail development however availability is unknown, and the existing residential units would limit the number of net residential units that can be achieved on the site. Ownership constraints could be resolved in the plan period, but the likelihood is low.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW27-A



Site Address Details

Site Reference	BW27-A
Site Address	Kinetic Business Centre, Theobald Street, Borehamwood, Hartfordshire, WD6 4PH
Post Code	WD6 4PH
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	3.128
Current Site Use	Office
Planning Status	22/0112/FUL for additional employment use was permitted and implemented in the last five years.
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Retail, employment and residential
Character of surrounding area – landscape, townscape	The area surrounding 232 Theobald Street in Borehamwood, historically known as the Kinetic Business Centre, is a dynamic hub featuring a

	mix of industrial, trade units, office spaces, and growing residential zones. Located within close reach of Borehamwood's main retail facilities and the Elstree & Borehamwood Train station, it serves as a prominent commercial area backed by expanding employment and studio developments.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	HBA SA1

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	Yes
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	0.007%
Flood Zone 3	No
Surface Water Flooding Low Risk	7.028%
Surface Water Flooding Medium Risk	4.941%
Surface Water Flooding High Risk	3.679%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Loss of active employment use; Designated Locally Significant Employment Site
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Mix of uses in vicinity
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?	No
Is the Site available?	Unknown
Is there developer interest?	No
Ownership constraints?	No
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Policy considerations
If the site was considered suitable for development, what is the likely timescale	11-15 years

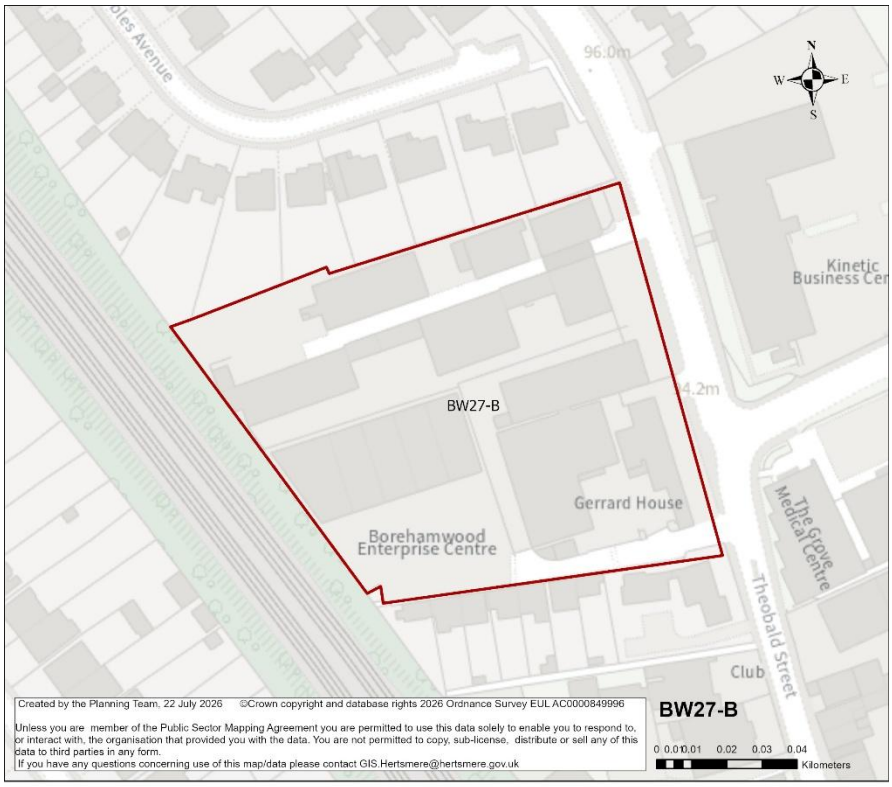
within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100 u/ha	313

Conclusion: Is the site suitable, achievable and available?
The site is suitable for mixed use development and could be considered as part of the retail park site (HBA SA1) however availability of the site is unknown. The site is a designated Locally Significant Employment Site and would not be suitable for residential development therefore not considered developable for housing development during the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW27-B



Site Address Details

Site Reference	BW27-B
Site Address	5, Theobald Court, Theobald St., Elstree, Borehamwood WD6 4RN
Post Code	WD6 4RN
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	1.175
Current Site Use	Includes several buildings
Planning Status	25/1645/FUL (AWAITING DECISION) Change of Use Commercial (Class E) to Community Hall (Class F2). 24/1619/FUL (GRANTED) Temporary change of use from Commercial (Class E) to Community Hall (Class F2). 19/0609/FUL Retention of 3 containers with canopy for storage purposes to the rear of the site.
Proposed uses (residential/ employment)	Residential
Green Belt	No

Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Railway like to the West. Residential to the North and South. Theobald street, business centre and medical centre to the East.
Character of surrounding area – landscape, townscape	The site lies in the urban area of Borehamwood settlement, adjacent to the railway line and surrounded by commercial and residential areas.
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-2025-190

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	2.87%
Surface Water Flooding Medium Risk	2.8%

Surface Water Flooding High Risk	1.94%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Railway line to the East
Are there any other environmental constraints?	Some surface water flooding
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown

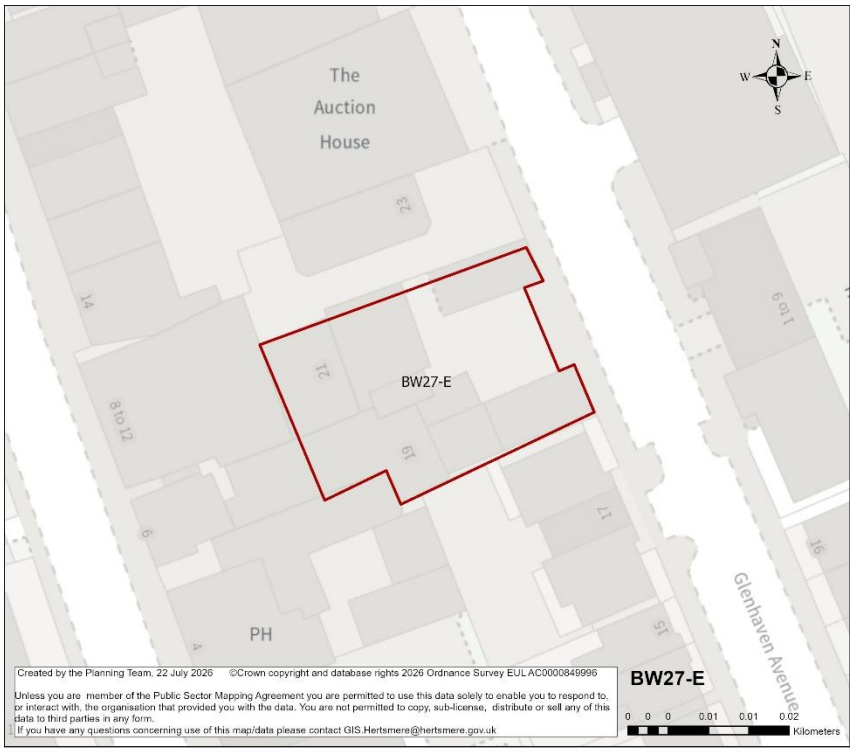
Is the delivery of the site achievable?	Potentially yes
What would be needed to overcome constraints?	Availability and ownership constraints
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	75 u/ha	88

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Borehamwood and contains several existing commercial buildings. It occupies a sustainable location adjacent to the railway line and is surrounded by a mix of residential, commercial and community uses. There are no significant policy, heritage or access constraints that would preclude residential redevelopment. The site contains some areas of surface water flood risk and is adjacent to the railway line. These constraints are not considered to prevent development and can be addressed through appropriate design and mitigation measures. However, site is unsuitable for housing development as it is a designated employment site and therefore considered not developable in the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW27-E



Site Address Details

Site Reference	BW27-E
Site Address	29 Glenhaven Ave, Borehamwood WD6 1BB
Post Code	WD6 1BB
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.049
Current Site Use	Light industrial
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential and commercial
Character of surrounding area – landscape, townscape	The site lies in the urban area of Borehamwood settlement.
Could this site be joined to another to form a larger site?	No

If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	13.46%
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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		

Grey belt Comments	N/A

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
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?	Surface water flood risk (low risk)
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Availability
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

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**
High	100 u/ha	8

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Borehamwood in a sustainable location surrounded by a mix of residential and commercial uses. There are no significant policy, heritage or environmental constraints that would preclude redevelopment for residential use. The site is affected by a small area of low surface water flood risk. These are not considered to prevent development and can be addressed through the design and planning process. The site is suitable and achievable, and subject to confirmation of site availability, the site is considered potentially developable within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW27-F

Site Address Details

Site Reference	BW27-F
Site Address	23 Shenley Rd, Borehamwood
Post Code	WD6 1AD
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.11
Current Site Use	Mail delivery office, nursery
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential to the West. Nursery school to the South-West. Retail centre to the North-East. Commercial spaces to the South and East
Character of surrounding area – landscape, townscape	The site lies in an urban area of the Borehamwood settlement, adjacent to the Shenley Road. It has majorly commercial spaces and retail spaces surrounding it.

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	Borehamwood Shopping Park

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	Yes
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	0.198%
Flood Zone 3	No
Surface Water Flooding Low Risk	18.41%
Surface Water Flooding Medium Risk	65.39%
Surface Water Flooding High Risk	16.19%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A

Footnote 7 constraints	N/A
Grey belt Comments	N/A

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Locally listed building present on site
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?	Surface water flood risk
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Availability, surface water flooding, locally listed building
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

Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**

High	100 u/ha	11

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Borehamwood in a sustainable location close to Shenley Road and surrounded predominantly by commercial, retail and residential uses. The constraints affecting the site are the presence of a locally listed building and extensive areas of surface water flood risk. Although the locally listed building does not preclude development, the extent of surface water flooding is quite substantial. Subject to confirmation of site availability and the resolution of flood risk considerations, the site is to be potentially developable within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW27-G

Site Address Details

Site Reference	BW27-G
Site Address	8, Adecco House Elstree Way, Borehamwood WD6 1SD
Post Code	WD6 1SD
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.068
Current Site Use	Postal service
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Retail centre to the East. Residential and commercial areas.

Character of surrounding area – landscape, townscape	The site is in an urban area of Borehamwood settlement. It is majorly surrounded by built areas of commercial and residential use.
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	Borehamwood Shopping Park

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	8.35%
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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
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?	Surface water flood risk
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

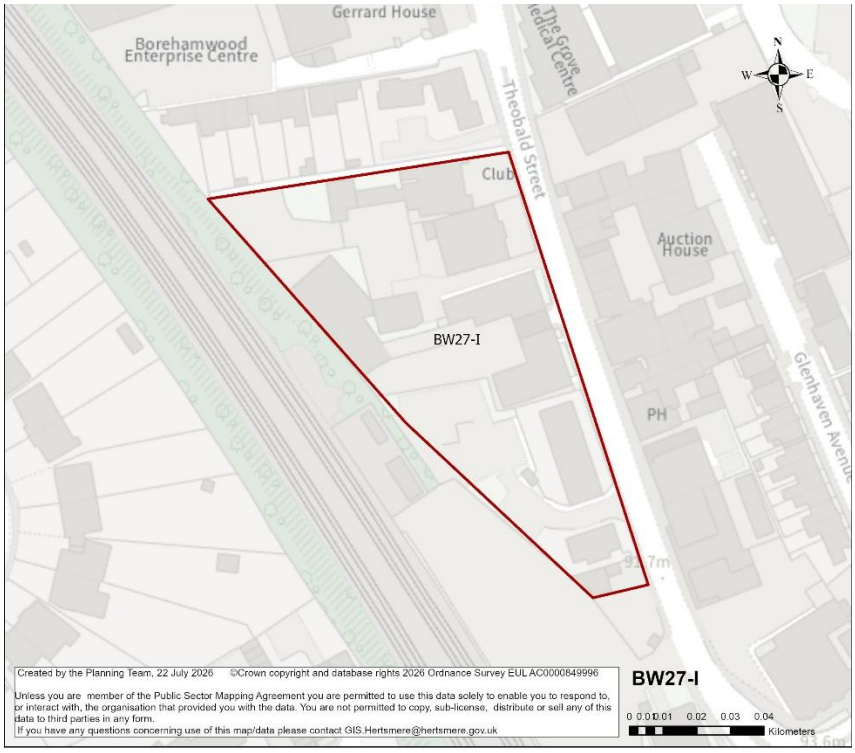
Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Availability
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100 u/ha	7

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Borehamwood and is currently occupied by a postal service use. It occupies a sustainable location surrounded by a mix of residential, commercial and retail uses. There are no significant policy, heritage or access constraints that would preclude residential redevelopment. The site is affected by a small area of low surface water flood risk. These constraints are not considered to prevent development and can be addressed through appropriate design and drainage measures as part of any future planning application. Subject to confirmation of site availability, the site is considered potentially developable the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW27-I



Site Address Details

Site Reference	BW27-I
Site Address	Theobald Street Unit 3-4 Enterprise Business Centre, Borehamwood WD6 4RQ
Post Code	WD6 4RQ
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.753
Current Site Use	Mix of uses including office, residential, community facility
Planning Status	23/1114/FUL (AWAITING DECISION) Demolition of existing synagogue and vacant dwelling. Erection of a four storey mixed use building to the front of the site to provide commercial floor space at ground floor level (Class E) together with 11 self-contained residential units on the upper floors. Creation of a new two storey synagogue to the rear of the site. Restoration of and extension to the existing locally listed building to facilitate the use of the property as a nursery. Provision of associated off-street car parking, cycle storage, external amenity space and refuse & recycling facilities.

	16/0036/FUL (GRANTED - 2016) Retrospective change of use from C3 (Residential) to D1 (Place of Worship)
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Railway line to the West, car park to the South, Theobald street to the East, and Residences to the North.
Character of surrounding area – landscape, townscape	The site lies in an urban area of Borehamwood settlement, adjacent to the railway line and surrounded by built spaces (mostly commercial and residential) and a car park.
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	HBA SA12

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	No
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	Yes
Registered Parks and Gardens	No

Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	18.48%
Surface Water Flooding Medium Risk	5.79%
Surface Water Flooding High Risk	9.69%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Locally listed building; designated Locally Significant Employment Site
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Railway line to the West

Are there any other environmental constraints?	Surface water flooding
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

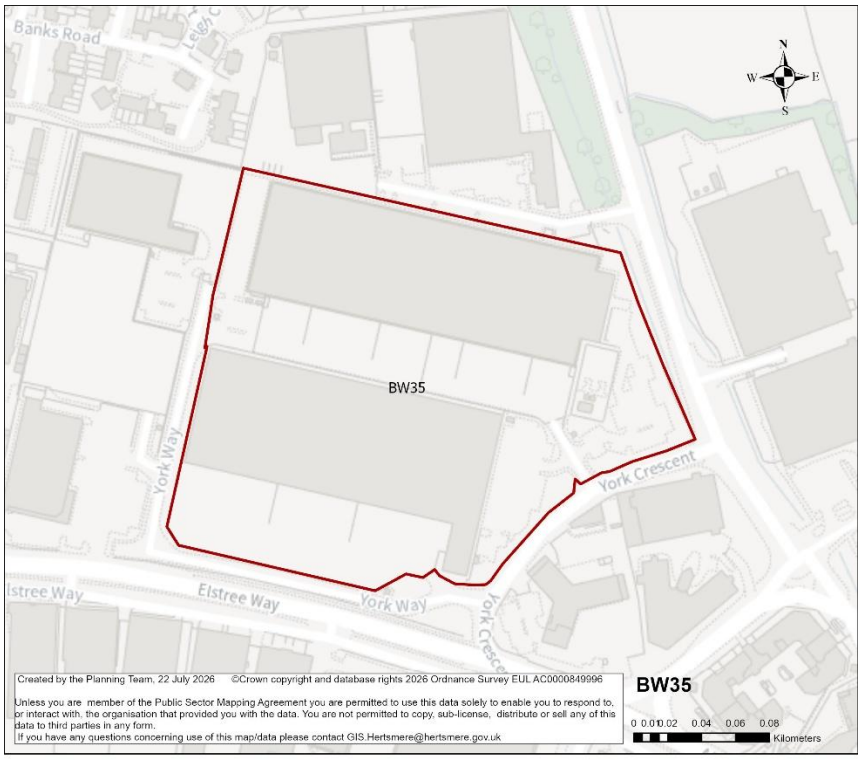
Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Unknown
What would be needed to overcome constraints?	Availability, locally listed building, surface flooding
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100 u/ha	75

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Borehamwood in a sustainable location adjacent to the railway line and surrounded by a mix of residential, commercial and community use. The constraints affecting the site are the presence of a locally listed building, areas of surface water flood risk, and the adjacent railway line, which will require careful consideration of heritage, drainage, noise and residential amenity. These constraints are not considered to preclude redevelopment and can be addressed through appropriate assessment, design and mitigation measures. Part of the site is designated as a Locally Significant Employment Site and therefore would require alterations to the policy. Based on this, the site is not considered suitable for residential development and would not be developable for housing.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW35



Site Address Details

Site Reference	BW35
Site Address	Panattoni Park, WD6 1DJ
Post Code	WD6 1DJ
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	5.44
Current Site Use	Employment
Planning Status	19/0401/OUT (GRANTED 2019 and implemented in 2022) Demolition of existing buildings and erection of new employment units for flexible use within Use Classes B1 (c) (light industry), B2 (general industrial) and B8 (storage and distribution), including ancillary offices and open air storage, plus alterations to and creation of new accesses from the highway; provision of car parking, service yards and external plant; means of enclosure, acoustic screens, landscaping and lighting. Outline application with all matters reserved.

	22/1851/DOC Application for approval of details to partially discharge condition 14 (remediation strategy) of planning permission reference 19/0401/OUT, as regards Unit 2 only. 20/1573/FUL Demolition of existing structures and construction of a data centre building (Use Class B8) (including ancillary offices), generators, substation and security structures. Alterations to access and creation of internal roads and car parking/service yards, and provision of landscaping scheme. 20/1465/EI1 Request for a screening opinion (Environmental Impact Assessment).
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Borehamwood industrial park, apartments, utility company. Elstree way to the South.
Character of surrounding area – landscape, townscape	The site is located in an urban area of Borehamwood settlement, surrounded by built areas with majorly industrial use.
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	BW12

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	3.479%
Surface Water Flooding Medium Risk	1.093%
Surface Water Flooding High Risk	4.768%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Designated employment area
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Small amounts of surface water flooding
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

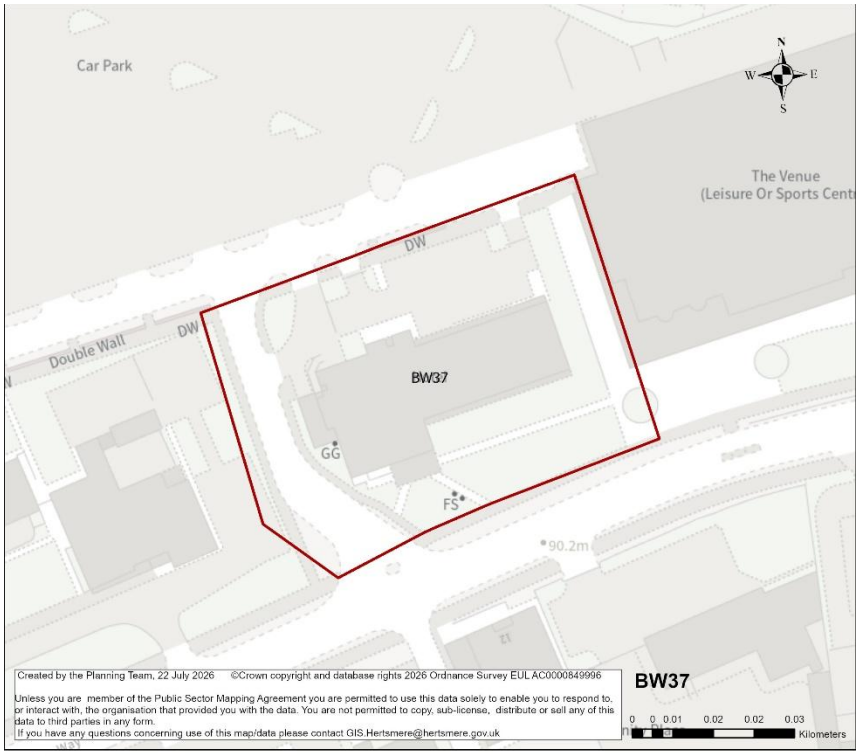
Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Availability
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very high	200 u/ha	1,088

Conclusion: Is the site suitable, achievable and available?
The site comprises a large area of recently developed land within the urban area of Borehamwood, located within an industrial and employment area. It occupies a sustainable location with good access to the highway network and is surrounded predominantly by industrial and commercial uses, with some nearby residential development. Whilst there is no significant heritage, ecological or access constraints that would preclude redevelopment, the site's existing and planned employment role is a key consideration in assessing its suitability for residential use. The site is within a designated employment area and therefore would not be suitable for residential development.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW37



Site Address Details

Site Reference	BW37
Site Address	Ibis London Elstree Borehamwood, Elstree Way, Borehamwood, London
Post Code	WD6 1JY
Ward	Borehamwood Cowley Hill Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.435
Current Site Use	Hotel
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Car park to the North, sports centre to the East, health centre and nursery to the East, and Elstree Way to the South.
Character of surrounding area – landscape, townscape	The site lies in the urban area of Borehamwood settlement, with built spaces surrounding it

	characterised by majorly employment, community and residential 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	HEL-1102-2, CFS-2025-045, BW38

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	11.8%
Flood Zone 3	No
Surface Water Flooding Low Risk	8.08%
Surface Water Flooding Medium Risk	5.54%
Surface Water Flooding High Risk	2.37%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**

N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
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?	Small amounts of surface water flooding
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

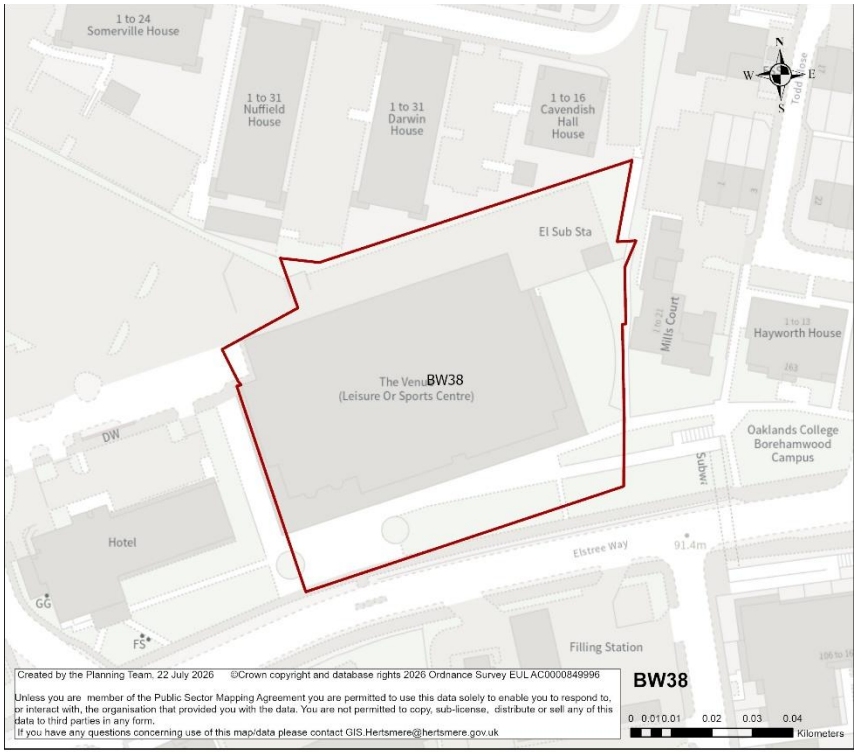
Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Availability, surface water flooding
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very High	200 u/ha	87

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Borehamwood and is currently occupied by a hotel. It occupies a sustainable location surrounded by a mix of employment, community and residential uses. There are no significant policy, heritage or access constraints that would preclude residential redevelopment. The site is affected by small areas of Flood Zone 2 and surface water flood risk. These constraints are not considered to prevent development but will require appropriate flood risk assessment, sustainable drainage measures and site design to ensure the development is safe and resilient. Subject to confirmation of site availability and the resolution of flood risk considerations, the site is potentially developable within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW38



Site Address Details

Site Reference	BW38
Site Address	The Venue, Leisure Centre, 1 Elstree Way, Borehamwood
Post Code	WD6 1JY
Ward	Borehamwood Cowley Hill Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.705
Current Site Use	Leisure/sports centre
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Hotel to the West, Car park to the North-west, Elstree way to the South, and residential to other sides.
Character of surrounding area – landscape, townscape	The site lies in the urban area of Borehamwood settlement, with built spaces surrounding it

	characterised by majorly employment, community and residential 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	BW37, HEL-1102-2

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	1.73%
Flood Zone 3	No
Surface Water Flooding Low Risk	9.13%
Surface Water Flooding Medium Risk	47.83%
Surface Water Flooding High Risk	6.17%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**

N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
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?	Surface water flooding, TPO
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

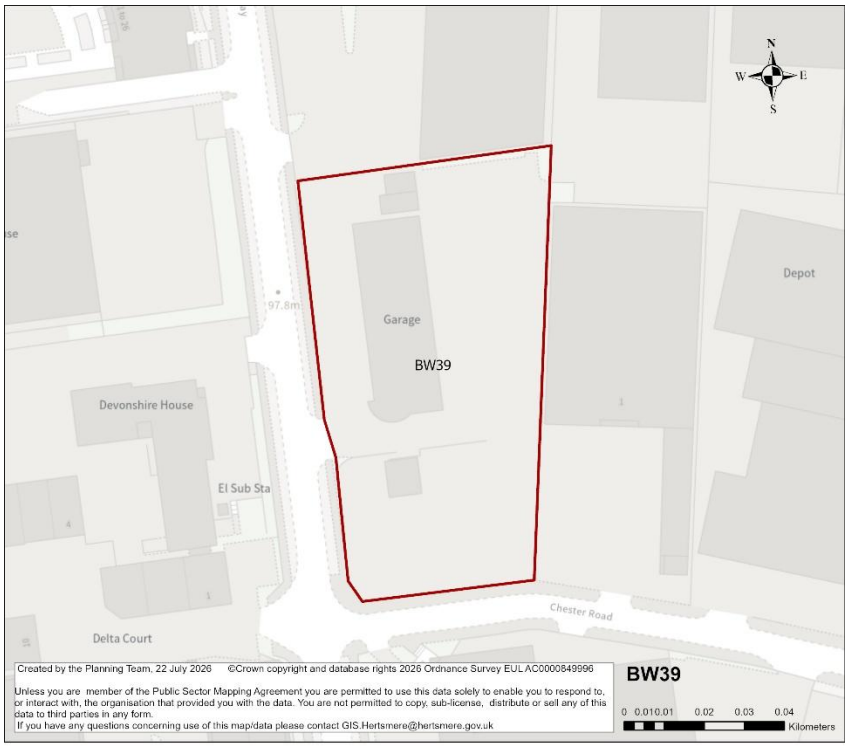
Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Surface water flooding, TPO, availability
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very high	200 u/ha	141

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Borehamwood and is currently occupied by a leisure/sports centre. There are no significant policy, heritage or access constraints that would preclude residential redevelopment. The site is affected by areas of Flood Zone 2, surface water flood risk and TPOs. These constraints are not considered to prevent development but will require appropriate flood risk mitigation, sustainable drainage measures and the retention or sensitive management of protected trees through the design process. Subject to confirmation of site availability and the resolution of flood risk and TPO considerations, the site is considered potentially developable within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW39



Site Address Details

Site Reference	BW39
Site Address	Devonshire House, Manor Way, Borehamwood WD6 1QQ and 4 Manor Way, Borehamwood WD6 1WG
Post Code	WD6 1QQ, WD6 1WG
Ward	Borehamwood Kenilworth Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.586
Current Site Use	Offices
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Employment areas. Manor way to the West, Chester Road to the South.

Character of surrounding area – landscape, townscape	The site is located in the urban area of Borehamwood settlement.
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	HEL166

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	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
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	0.63%
Surface Water Flooding Medium Risk	0.35%
Surface Water Flooding High Risk	0.1%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**

N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

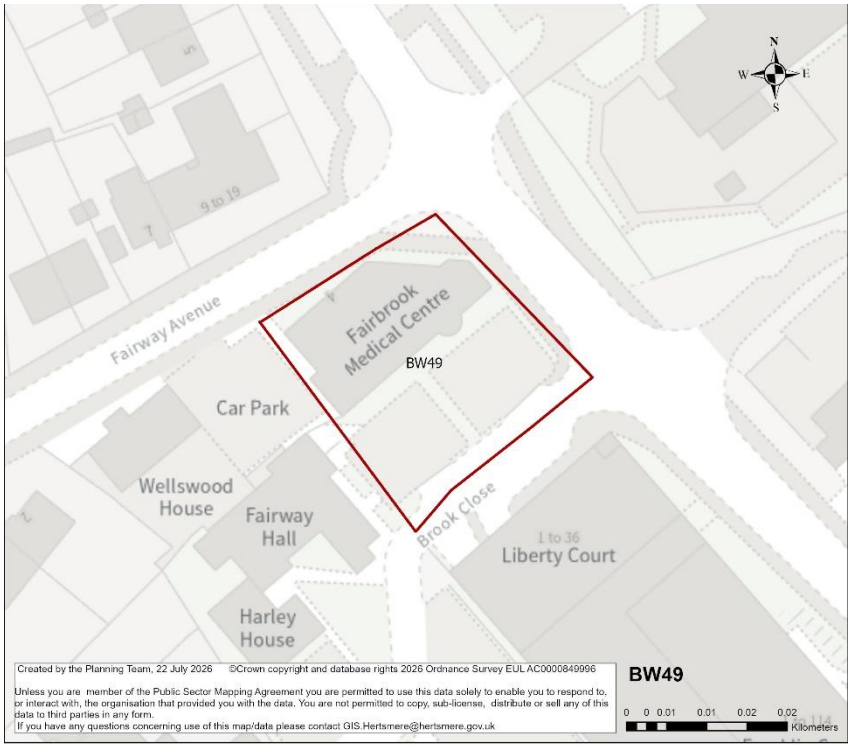
Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Availability
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100 u/ha	89

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Borehamwood in a sustainable location surrounded predominantly by employment uses. Although there is no heritage, environmental or access constraints that would preclude redevelopment, the site is a designated employment site and not suitable for residential development in the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BW49



Site Address Details

Site Reference	BW49
Site Address	4 Fairway Ave, Borehamwood
Post Code	WD6 1PR
Ward	Borehamwood Brookmeadow Ward
Parish	Elstree and Borehamwood CP

Site Details

Site Area (ha) gross	0.117
Current Site Use	Medical centre
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residences to the North, Car park, town council and hall to the East and south, Brook Road and school to the East.
Character of surrounding area – landscape, townscape	The site lies in the urban area of Borehamwood settlement, surrounded by built spaces majorly residential and community uses.

Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	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)

Flood Zone 2	23.18%
Flood Zone 3	1.26%
Surface Water Flooding Low Risk	59.09%
Surface Water Flooding Medium Risk	1.48%
Surface Water Flooding High Risk	1.09%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A

Footnote 7 constraints	N/A
Grey belt Comments	N/A

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
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?	Surface water flooding, Flood zone 2
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Unknown
What would be needed to overcome constraints?	Surface water flooding, Flood zone 2, Availability
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

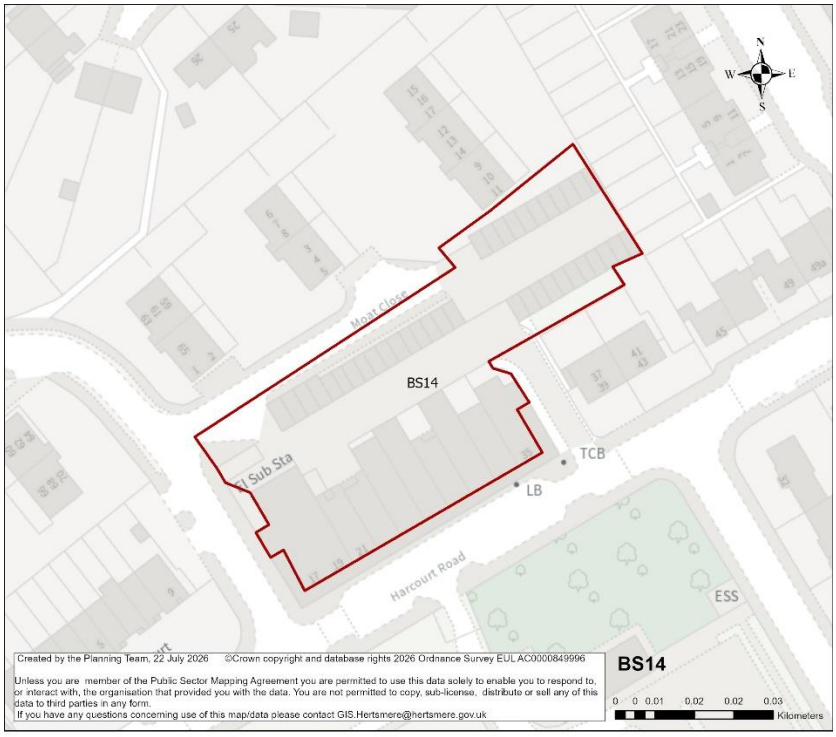
Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**

High	100 u/ha	12

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Borehamwood and is currently occupied by a medical centre. It occupies a sustainable location surrounded predominantly by residential and community uses and is located outside the Green Belt. The constraints affecting the site are the extent of flood risk, with parts of the site located within Flood Zones 2 and 3 and significant areas affected by surface water flood risk. 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 near a culverted watercourse and has substantial flooding constraints. Based on the environmental constraints, the site would be unlikely to be developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BS14



Site Address Details

Site Reference	BS14
Site Address	Harcourt Rd, Bushey WD23 3PP
Post Code	WD23 3PP
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.325
Current Site Use	Commercial units (including Tesco, bakery, healthcare, Chinese takeaway, Londis) and residential above.
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Harcourt Road and primary school to the south, Residences to other sides
Character of surrounding area – landscape, townscape	The site is located in the urban built area of Bushey settlement.

Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	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	Yes

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	38.65%
Surface Water Flooding Medium Risk	12.74%
Surface Water Flooding High Risk	15.88%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A

Footnote 7 constraints	N/A
Grey belt Comments	N/A

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

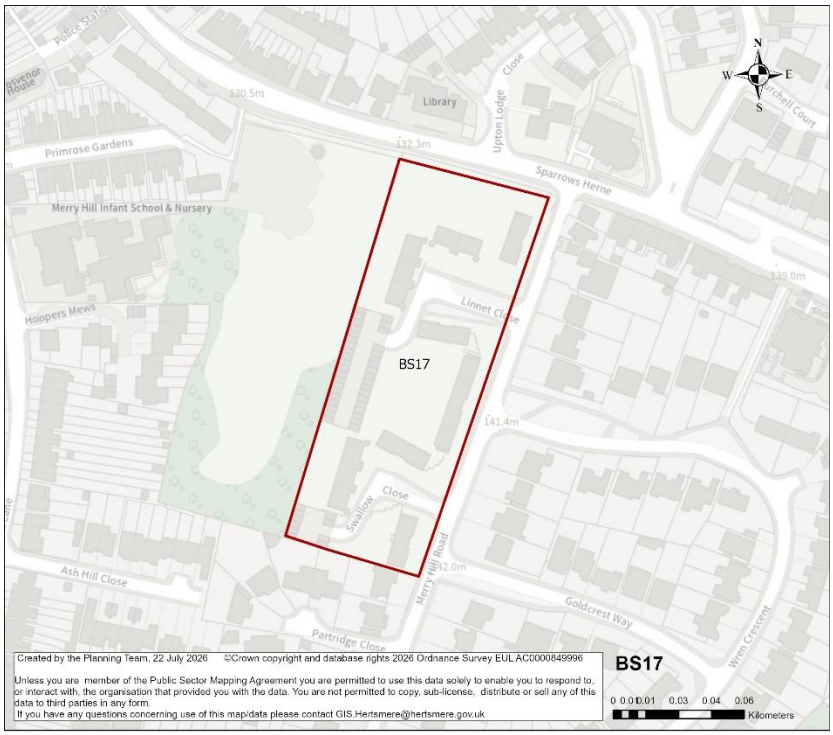
Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Yes
Is the delivery of the site achievable?	Potentially achievable due to high housing demand however detailed viability would be needed to determine achievability due to the number of existing uses on site.
What would be needed to overcome constraints?	Residential units are sold as leasehold units. Any development will need to resolve the ownership issue.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	75 u/ha	24

Conclusion: Is the site suitable, achievable and available?
The site is suitable to accommodate a housing and retail scheme however; existing residential units have been sold as leasehold units and availability of those units are unknown. Development on site will need to resolve any ownership issues. Net gain resulting in a redevelopment scheme would be limited by ten existing residential units on site. Subject to resolution of availability the site could be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BS17



Site Address Details

Site Reference	BS17
Site Address	Merry Hill Rd, WD23 1AS
Post Code	WD23 1AS
Ward	Bushey Park Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	1.2165
Current Site Use	Residential units
Planning Status	25/0181/FUL (Withdrawn) Erection of semi-detached two storey building to include 2x 1 bed flats on land adjacent to 10-13 Swallow Close
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential and infant school/nursery
Character of surrounding area – landscape, townscape	The site is located in the urban built area of Potters Bar settlement. The site surroundings are characterised by majorly residential

	buildings. It also has an infant school and grounds 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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	1.49%
Surface Water Flooding Medium Risk	0.75%
Surface Water Flooding High Risk	1.54%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**

N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

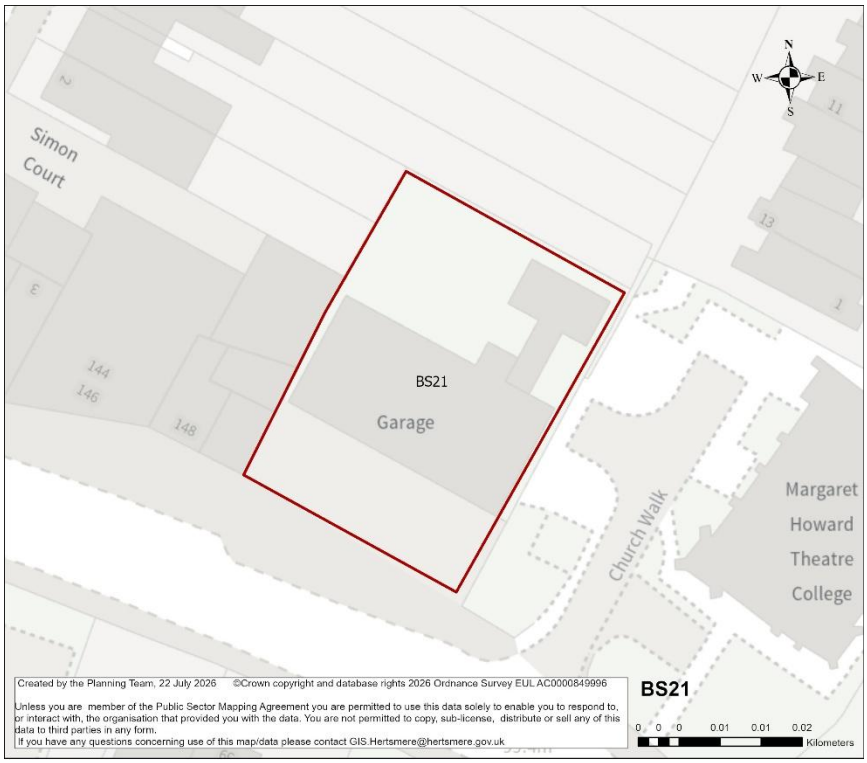
Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Yes
Is the delivery of the site achievable?	No
What would be needed to overcome constraints?	Residential units on this site are individually owned.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	75 u/ha	91

Conclusion: Is the site suitable, achievable and available?
The site comprises private residential dwellings located within the defined settlement boundary of Bushey in an accessible urban location. The site is previously developed land and is surrounded by residential uses. There are no identified environmental constraints affecting the site, and no flood risk, ecological, heritage, or access constraints have been identified that would preclude development. The site is not currently available for development. On balance, the site is considered suitable but unavailable, and comprehensive development not achievable in the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BS21



Site Address Details

Site Reference	BS21
Site Address	152 High Street
Post Code	WD23 3DH
Ward	Bushey St James Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.0815
Current Site Use	Local automotive garage offering MOT testing, car servicing, tyre fitting, and general vehicle maintenance
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	High street to the South, community centre to the East, commercial spaces to the West, and residences to the North.

Character of surrounding area – landscape, townscape	The site is in the urban built area of Bushey settlement.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**

N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

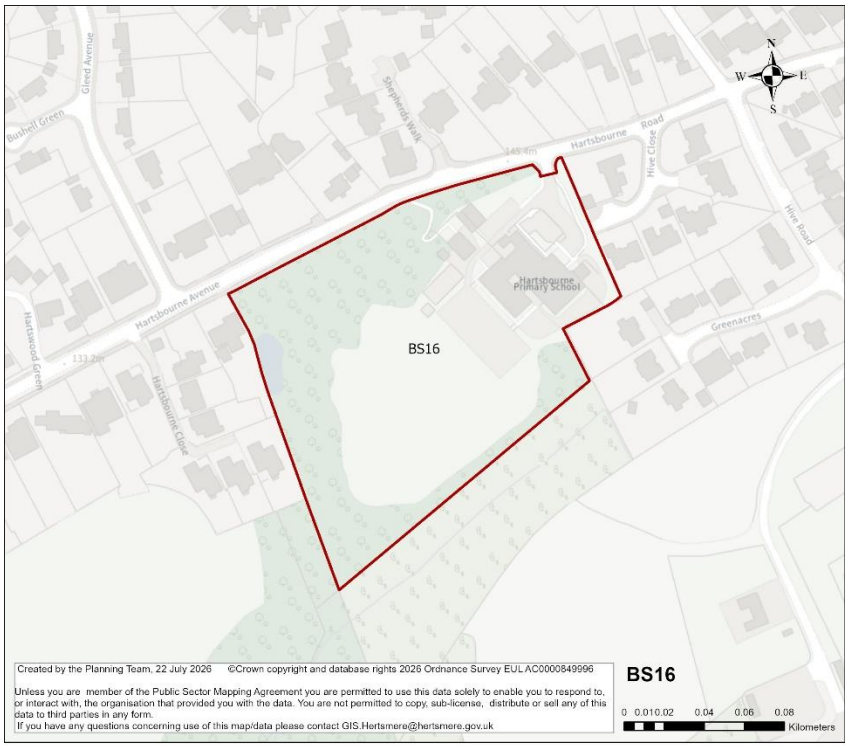
Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes, based on planning applications in the local area.
What would be needed to overcome constraints?	Design as adjacent to conservation area and herniate asset
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	75 u/ha	6

Conclusion: Is the site suitable, achievable and available?
The site comprises an existing local vehicle garage located within the defined settlement boundary of Bushey in a highly accessible urban location. The site is previously developed land and is surrounded by a mix of commercial and residential uses. There are no identified environmental constraints affecting the site, and no flood risk, ecological, or access constraints have been identified that would preclude development. Design considerations will need to consider adjacent conservation area and the heritage asset Development on the site is considered achievable in the context of surrounding development pressures and market conditions. On balance, the site is considered suitable and achievable for residential development subject to availability within the plan period. ed as developable in the HELAA.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	BS16



Site Address Details

Site Reference	BS16
Site Address	Hartsbourne Primary School, Bushey
Post Code	WD23 1SJ
Ward	Bushey Heath Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	2.318
Current Site Use	Primary school
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Open lands to the South, residences to other sides.
Character of surrounding area – landscape, townscape	The site is located adjacent to the urban built area of Bushey settlement. It is towards the

	south of Bushey, with surroundings majorly residential and open lands to the South.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	5.96%
Surface Water Flooding Medium Risk	0.55%
Surface Water Flooding High Risk	1.62%
Reservoir Flooding Dry Day	86.44%
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**

BU-014	No Contribution	Moderate Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey belt		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
Medium-High	Medium-High	Medium-High	High	High	High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Yes
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?	TPOs, Local Wildlife Site
Is the Site suitable for the proposed use?	No

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Unknown
What would be needed to overcome constraints?	Local Wildlife Site designations
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**
Low	30 u/ha	70

Conclusion: Is the site suitable, achievable and available?
The site is not suitable for housing development due to several environmental constraints and its existing use as the primary school for the area. Based on the above the site is not considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB02

Site Address Details

Site Reference	PB02
Site Address	Potters Bar Telephone Exchange,Potters Bar
Post Code	EN6 1HR
Ward	Potters Bar Parkfield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.693
Current Site Use	Telephone exchange
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential and public park
Character of surrounding area – landscape, townscape	The site lies in the urban settlement area of Potters Bar. It is surrounded by residential areas and parks.

Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	9.85%
Surface Water Flooding Medium Risk	3.88%
Surface Water Flooding High Risk	24.21%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A

Footnote 7 constraints	N/A
Grey belt Comments	N/A

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
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?	Some surface water flood risk
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

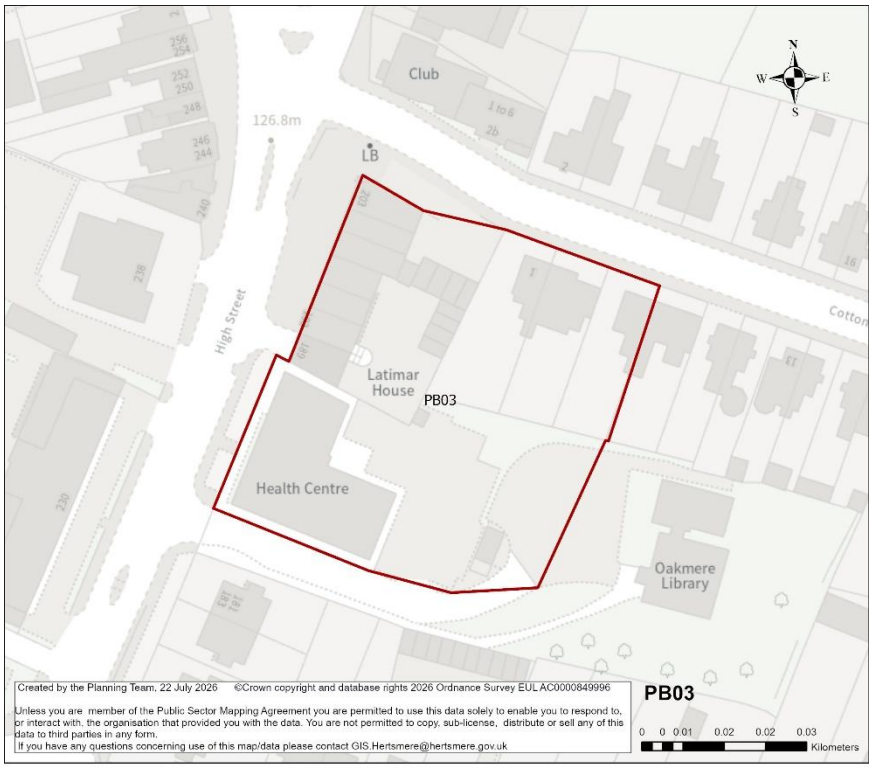
Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	The site is in an area of high housing demand and as evidenced by recent planning applications determined locally, the site is likely to be viable and achievable.
What would be needed to overcome constraints?	Availability to be confirmed. Surface water flood risk.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	50 u/ha	35

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the Potter's Bar urban area and is surrounded predominantly by residential uses, representing a sustainable location for development. There are no significant policy constraints affecting the redevelopment of the site for residential or community uses. The site is considered suitable in principle for residential development, subject to appropriate mitigation of flood risk and heritage-related design constraints. However, site availability is currently unknown. Subject to confirmation of availability and satisfactory resolution of identified constraints, the site is considered potentially suitable and achievable for residential development within the plan period. Based on the above the site could be developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB03



Site Address Details

Site Reference	PB03
Site Address	189, High St, Potters Bar
Post Code	EN6 5DA
Ward	Potters Bar Oakmere Ward
Parish	Unparished area of Bushey

Site Details

Site Area (ha) gross	0.439
Current Site Use	Multiple uses including residential, medical centre, retail, restaurant.
Planning Status	
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential to the South, High street to the west, Oakmere Library to the Soth-East, and Residential to North and East.

Character of surrounding area – landscape, townscape	The site lies in the urban settlement area of Potters Bar. It is surrounded by commercial. It is bound by High Street to the West and Cotton Road to the North.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	Yes
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	6.73%
Surface Water Flooding Medium Risk	3.87%
Surface Water Flooding High Risk	3.73%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
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?	TPO
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	No. The site is in an area of high housing demand however due to the existing build-up nature of the site and its multiple ownership nature renders the development of the site unviable and unachievable.
What would be needed to overcome constraints?	TPO, Availability to be confirmed

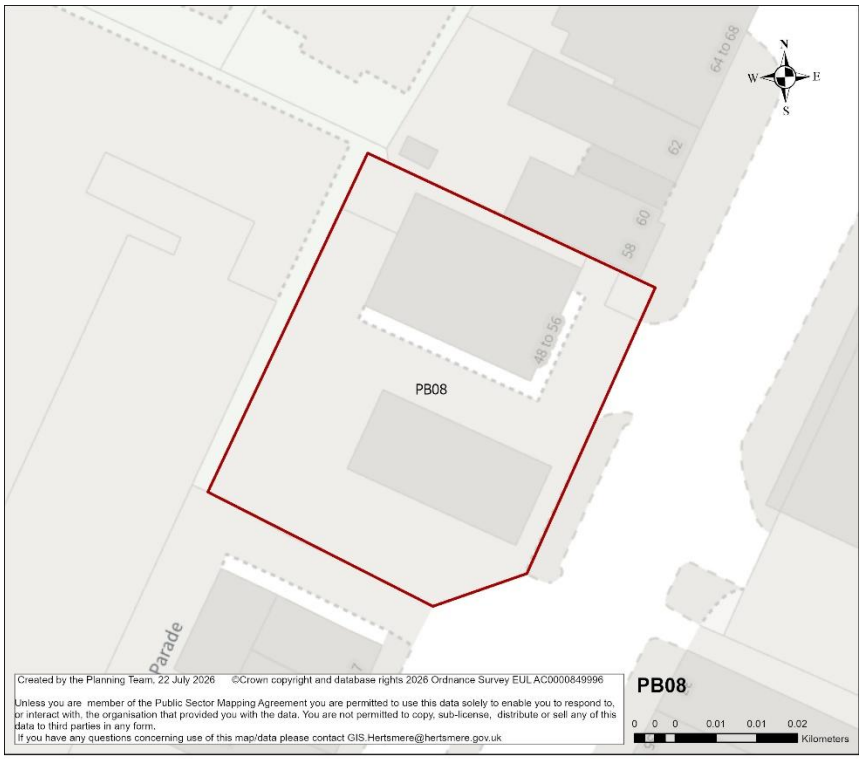
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	n/a

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100 u/ha	44

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the Potter's Bar urban area and is surrounded residential and town centre uses, representing a sustainable location for development. There are no significant policy constraints affecting the redevelopment of the site for residential or town centre uses. However, the site includes fragmented ownership of residential and commercial uses. Southern part of the site includes a recently developed medical centre and pharmacy. Therefore, redevelopment of this site in the plan period would not be achievable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB08



Site Address Details

Site Reference	PB08
Site Address	bp Petrol Station
Post Code	EN6 5AB
Ward	Potters Bar Parkfield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.115
Current Site Use	Petrol station
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	High street to the East. Commercial uses.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Potters Bar along high street. The site surrounding is characterised by 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	CFS-2025-063

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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	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)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A

Footnote 7 constraints	N/A
Grey belt Comments	N/A

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Any potential land contamination issues should be remedied.
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	11-15 years.

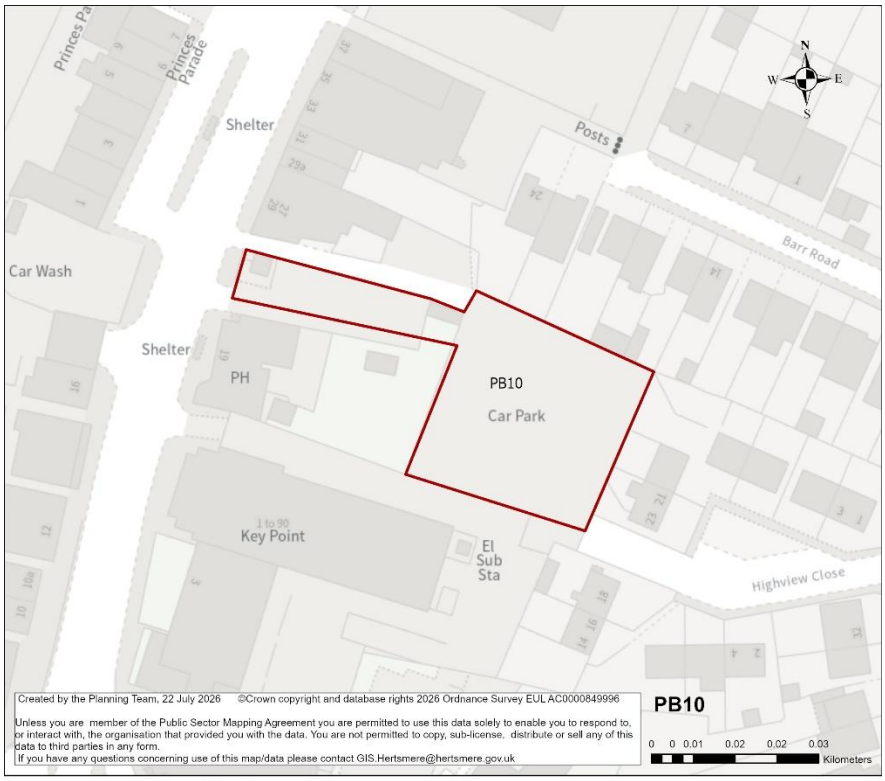
Possible Capacity and Yield

Density Category	**Assigned density**	**Possible Capacity**

High	100 u/ha	12

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the Potters Bar urban area and is surrounded by residential and town centre uses, representing a sustainable location for development. There are no significant policy constraints affecting the redevelopment of the site for residential or community uses. The site is considered suitable in principle for residential led mixed-use development, subject to appropriate mitigation of potential land contamination due to existing petrol filling station. However, site availability is currently unknown. Subject to confirmation of availability the site is considered suitable and achievable for redevelopment within the plan period, and therefore developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB10



Site Address Details

Site Reference	PB10
Site Address	MRVF+63P Potters Bar & MRVC+7VP Potters Bar
Post Code	EN6 5AJ
Ward	Potters Bar Oakmere Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.165
Current Site Use	Car Park
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential and commercial
Character of surrounding area – landscape, townscape	The site is a car park located in the urban built area of Potters Bar. The surrounding areas are characterised by commercial uses, especially in proximity to the High Street, and residential uses.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	0.33%
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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Availability
If the site was considered suitable for development, what is the likely timescale	6-10 years

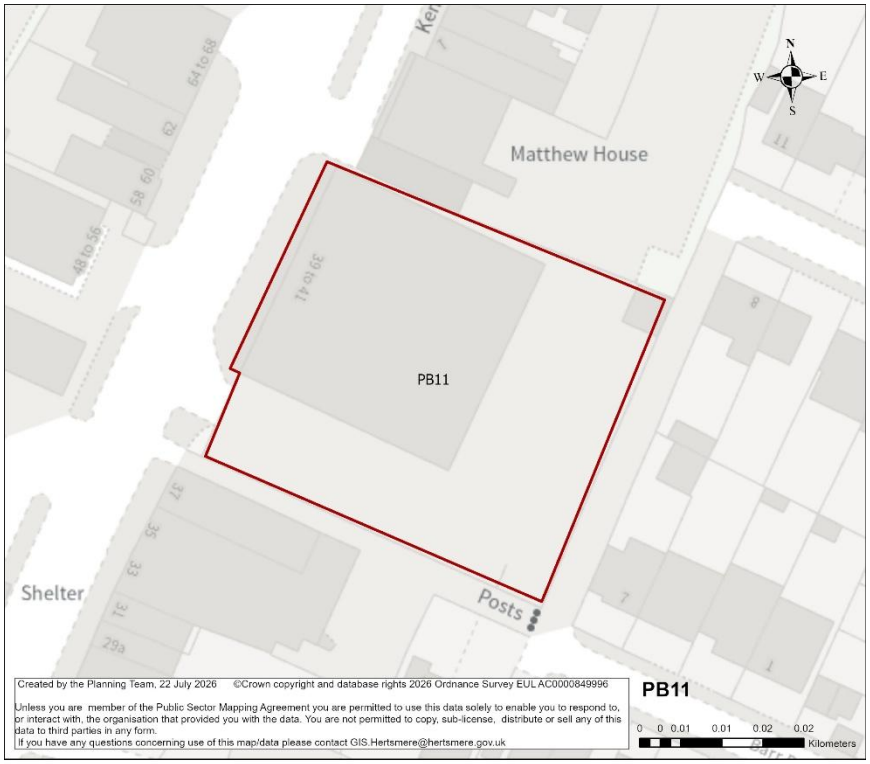
within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	100 u/ha	16

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the Potters Bar urban area and is surrounded by residential and town centre uses, representing a sustainable location for development. There are no significant policy constraints affecting the redevelopment of the site for residential or residential led mix of uses. There are no identified environmental constraints affecting the site, and no flood risk, ecological, heritage, or access constraints have been identified that would preclude development. Subject to confirmation of availability, the site is considered suitable and achievable for redevelopment within the plan period. Based on the above it would be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB11



Site Address Details

Site Reference	PB11
Site Address	Lantern House,39-41 High St, Potters Bar EN6 5AJ
Post Code	EN6 5AJ
Ward	Potters Bar Oakmere Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.254
Current Site Use	Retail and office
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No

Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Commercial and residential. High Street to the West.
Character of surrounding area – landscape, townscape	The site is in the urban built area of Potters Bar. The surrounding areas are characterised by commercial uses, especially in proximity to the High Street, and residential uses.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	0.112%
Surface Water Flooding Medium Risk	0.144%
Surface Water Flooding High Risk	No

Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	
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?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Potentially achievable

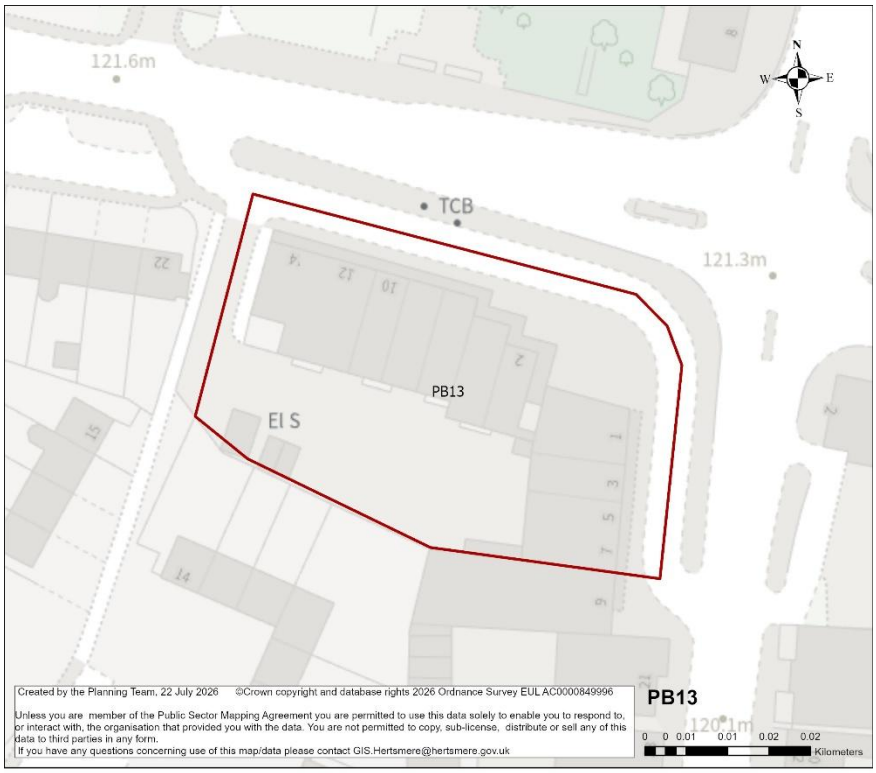
What would be needed to overcome constraints?	Confirm availability
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	100 u/ha	25

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the Potters Bar urban area and is surrounded by residential and town centre uses, representing a sustainable location for development. There are no significant policy constraints affecting the redevelopment of the site for residential or residential led mix of uses. There are no identified environmental constraints affecting the site, and no flood risk, ecological, heritage, or access constraints have been identified that would preclude development. Subject to confirmation of availability, the site is considered suitable and achievable for redevelopment within the plan period. Therefore, the site could be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB13



Site Address Details

Site Reference	PB13
Site Address	3-9 Barnet Rd,Potters Bar EN6 2QX
Post Code	EN6 2QX
Ward	Bentley Heath & The Royd Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.269
Current Site Use	Parade of shops

Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Commercial and residential
Character of surrounding area – landscape, townscape	The site is in the urban built area of Potters Bar. The surrounding areas are characterised by commercial uses and residential uses. It is bound by Mutton Lane to the North and Barnet Road to the East.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	PB54

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	Unknown

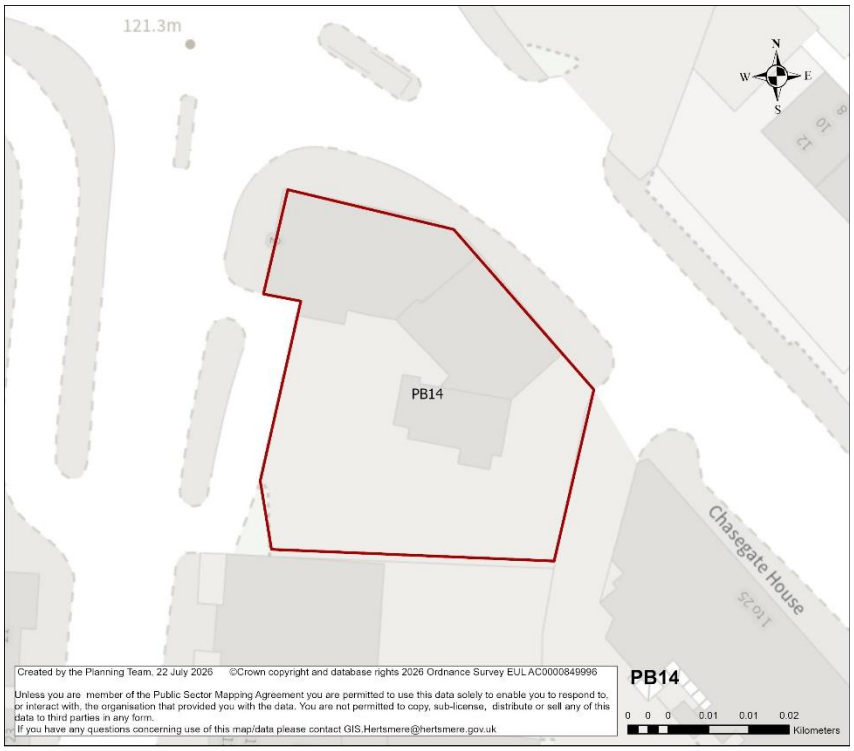
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Availability
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-10 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	100 u/ha	26

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the Potters Bar urban area and is surrounded by residential and town centre uses, representing a sustainable location for development. There are no significant policy constraints affecting the redevelopment of the site for residential or residential led mix of uses. There are no identified environmental constraints affecting the site, and no flood risk, ecological, heritage, or access constraints have been identified that would preclude development. Subject to confirmation of availability, the site is considered suitable and achievable for redevelopment within the plan period. Based on the above, the site could be developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB14



Site Address Details

Site Reference	PB14
Site Address	2 Barnet Rd, Potters Bar
Post Code	EN6 2QS

Ward	Potters Bar Oakmere Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.09
Current Site Use	Restaurant
Planning Status	14/1784/FUL (Granted - 2014) Construction of a three-storey block with roof terrace comprising a restaurant unit (A3 use class) to ground floor and 3 No. self-contained flats (C3 use class) (1x1 Bed & 2x2 Bed) to upper levels. Demolition of detached store building, parking provision, landscaping and re-configuration of the highway access. (Amended Description) 17/2220/LBC (Application Withdrawn) Construction of a three-storey block with roof terrace comprising a restaurant unit (A3 use class) to ground floor and 3 No. self-contained flats (C3 use class) (1x1 Bed & 2x2 Bed) to upper levels. Demolition of detached store building, parking provision, landscaping and re-configuration of the highway access. (Application for Listed Building Consent)
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Commercial uses
Character of surrounding area – landscape, townscape	Site is in the urban built area of Potters Bar. The surroundings are majorly characterised by commercial uses with Southgate Road to the East and Barnet Road 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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	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'	**Medium density' mixed**	**Medium**	**High density flats**	**Smaller-scale commercial**	**Large-scale commercia**	**Large-scale warehouse**	**Settlement**

two/two and a half-storey houses	residential	density flats		/ industrial use and employment	l and office blocks	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?	Listed buildings
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

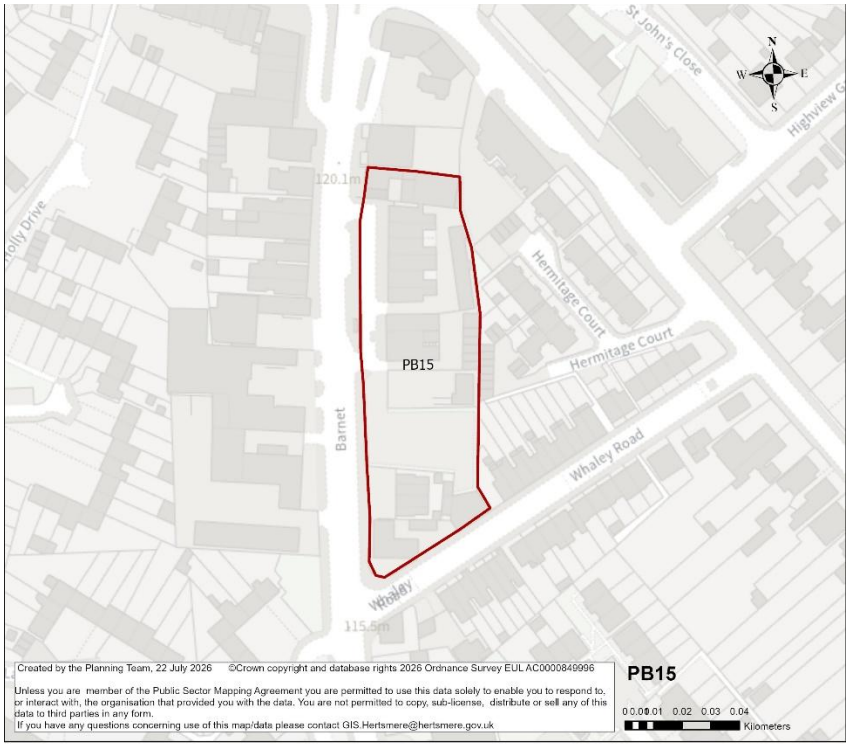
Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Availability, heritage considerations
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100 u/ha	9

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Potters Bar and is currently occupied by a restaurant, with the surrounding area characterised predominantly by commercial uses. The site is in a sustainable urban location outside the Green Belt, and the principle of residential-led redevelopment has previously been established through the grant of planning permission for a mixed-use scheme incorporating residential accommodation. The main constraint affecting the site is the presence of a listed building, and any future development will need to demonstrate that it preserves the significance of the heritage asset. There are no significant flood risk, ecological, landscape, or access constraints that would preclude redevelopment. Subject to confirmation of site availability and an appropriate heritage consideration, the site is considered suitable and achievable for residential redevelopment within the plan period. Based on the above, the site could be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB15



Site Address Details

Site Reference	PB15
Site Address	12- 46 Barnet Rd, Potters Bar
Post Code	EN6 2QU, EN6 2QS
Ward	Potters Bar Oakmere Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.515
Current Site Use	Commercial uses
Planning Status	Number of fragmented planning applications serve the overall site. 25/1105/OUT has been submitted for mixed use scheme including 11 flats.
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residential, commercial, employment
Character of surrounding area – landscape, townscape	The area features a diverse, mixed-use character. It blends ground-floor commercial units (cafes, local service shops) with upper-

	floor flats and neighbouring low-rise residential terraces as well as low rise employment and commercial uses 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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

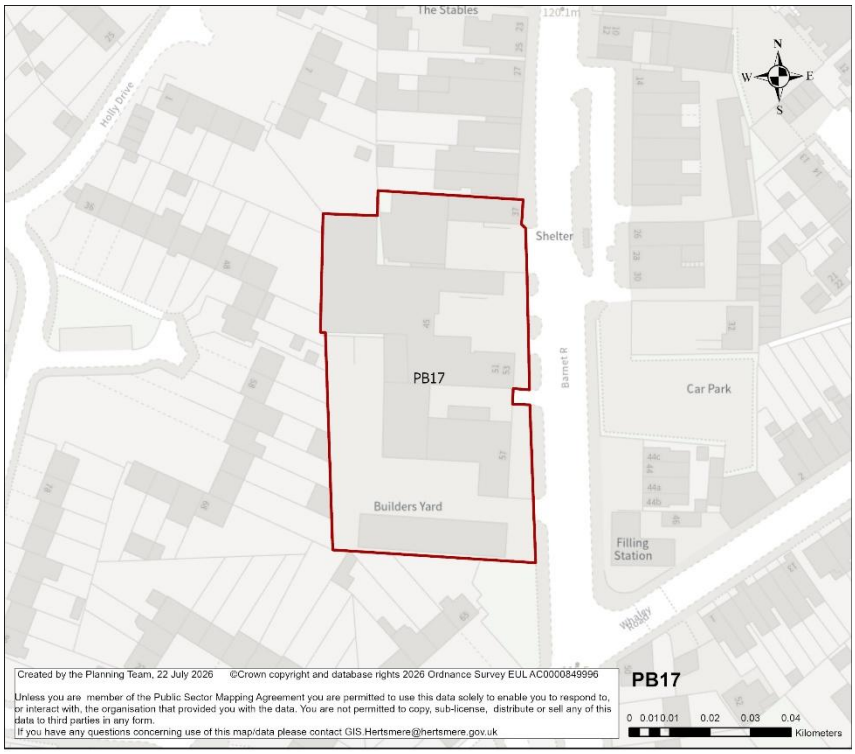
Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Potentially yes
What would be needed to overcome constraints?	Need to overcome fragmented ownership
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	100 u/ha	52

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Potters Bar. It occupies a sustainable location surrounded by a mix of commercial and residential uses and is located outside the Green Belt. There is no significant policy, heritage, ecological or access constraints that would preclude residential redevelopment. The site is considered suitable and potentially achievable for residential redevelopment within the plan period. However, the site has not been confirmed as available for development, and availability remains the key constraint to delivery. On this basis the site is not assessed as developable in its entirety in the Plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB17



Site Address Details

Site Reference	PB17
Site Address	45,51,57 Barnet Rd, Potters Bar
Post Code	EN6 2QY
Ward	Bentley Heath & The Royd Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.44
Current Site Use	Builders yard
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Barnet Road, commercial spaces(shops, convenience store, fuel station) and car park to the East. Residences to the West and South. Commercial spaces to the North.

Character of surrounding area – landscape, townscape	The sit e is located in the urban built area of Potters Bar settlement. The area around the site is characterised by commercial uses (such as repair shops, takeaway shops, café and tyre shops) and houses.
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	PB54

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	1.72%
Surface Water Flooding Medium Risk	3.35%
Surface Water Flooding High Risk	3.81%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
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?	Some surface water flood risk
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Availability
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	100 u/ha	44

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Potters Bar. It occupies a sustainable location surrounded by a mix of commercial and residential uses and is located outside the Green Belt. There are no significant policy, heritage, ecological or access constraints that would preclude residential redevelopment. While small areas of the site are affected by surface water flood risk, it is not considered to prevent development and can be addressed through appropriate site design and mitigation measures. The site is considered suitable and achievable for residential redevelopment within the plan period. However, the site has not been confirmed as available for development, and availability remains the key constraint to delivery. Subject to confirmation of availability, the site is considered potentially developable. Based on the above the site could be considered developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB20

Site Address Details

Site Reference	PB20
Site Address	138b Darkes Ln, Potters Bar
Post Code	EN6 1AF
Ward	Potters Bar Parkfield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.27
Current Site Use	Employment including office, warehouse and light industrial
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Manor road car park to the West, Quakers Lane and Manor Road to the North, Commercial units to the East, and medical centre to the South.
Character of surrounding area – landscape, townscape	The site is located in the urban settlement area of Potters Bar. The site is surrounded by built spaces for commercial, residential and healthcare 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	PB47

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	0.12%
Flood Zone 3	No
Surface Water Flooding Low Risk	4.78%
Surface Water Flooding Medium Risk	0.02%
Surface Water Flooding High Risk	No
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
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?	Presence of TPO to the northern end of the site
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Potentially yes
What would be needed to overcome constraints?	TPO
If the site was considered suitable for development, what is the likely timescale	6-15 years

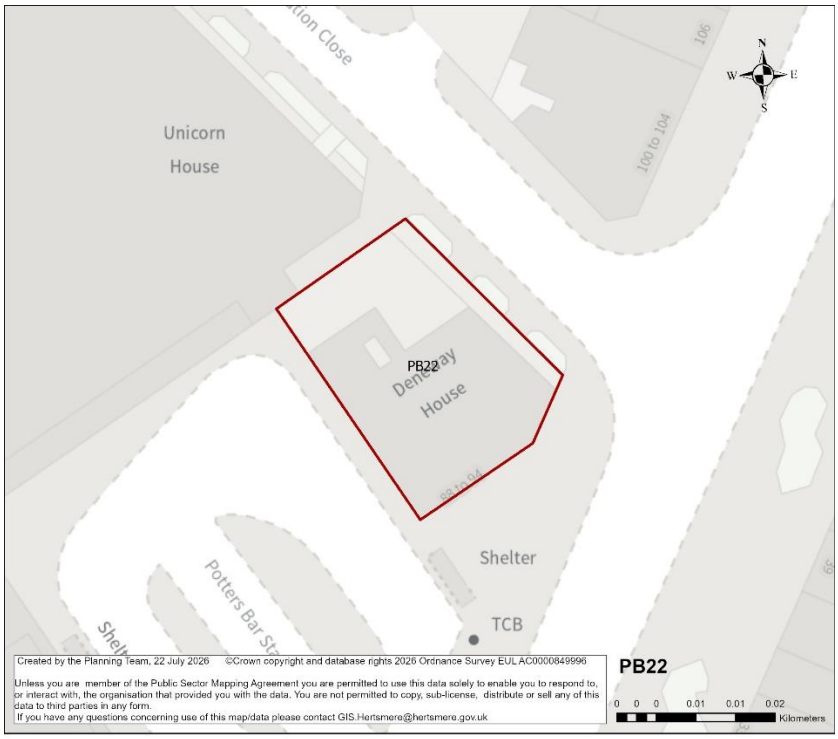
within which the site is capable of being delivered?	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	75 u/ha	20

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Potters Bar in a sustainable location surrounded by a mix of commercial, residential and community uses. It is located outside the Green Belt. There are no significant policy, access or heritage constraints that would preclude residential redevelopment. The site is affected by a Tree Preservation Order (TPO) at its northern end and has small areas affected by surface water flood risk. These are not considered to prevent development but will require appropriate design and suitable mitigation measures. Subject to confirmation of site availability, the site is considered potentially developable for residential redevelopment within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB22



Site Address Details

Site Reference	PB22

Site Address	88 - 94 Darkes Ln,Potters Bar EN6 1AG
Post Code	EN6 1AF
Ward	Potters Bar Parkfield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.046
Current Site Use	Commercial spaces
Planning Status	20/1989/PD56 (WITHDRAWN) Change of use of first and second floors from Use Class E (office) to Use Class C3 (residential) to create 4 x 2 bed flats.
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Potters Bar train station, bust stop, and yard to the south, Sainsbury's shop to the west, Darkes Lane to the East, and Station close and shops to the North.
Character of surrounding area – landscape, townscape	The site is situated in the urban built space of Potters Bar settlement. It lies close to Darkes Lane and Potters Bar railway station, with commercial spaces 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	HPBA SA3

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	Yes

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	No

Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No
Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	No
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	0.58%
Flood Zone 3	No
Surface Water Flooding Low Risk	1.72%
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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

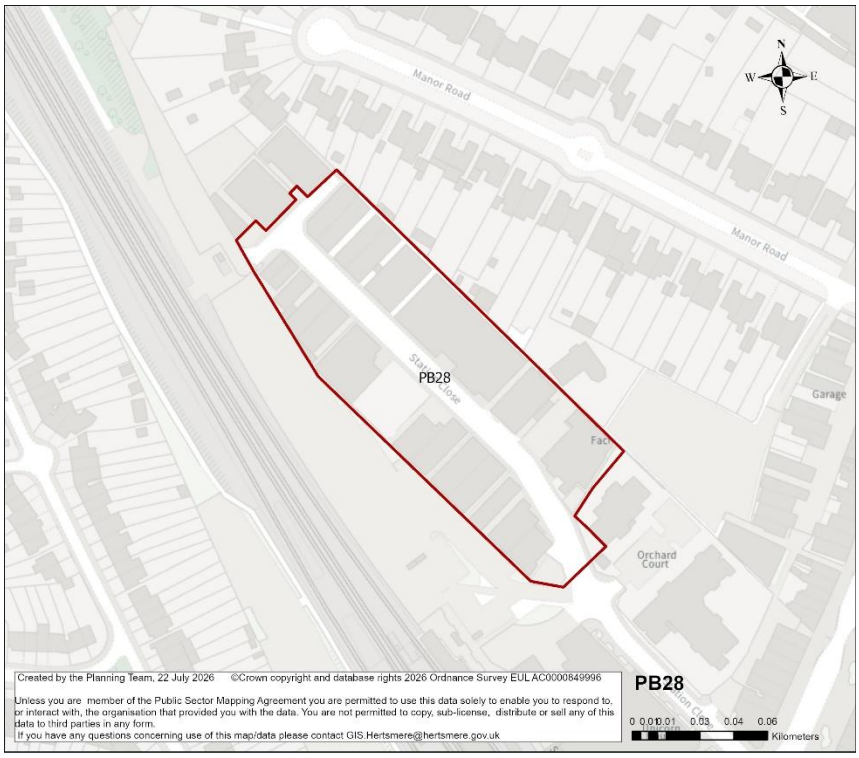
Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Availability
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Very high	200 u/ha	9

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Potters Bar in a sustainable location adjacent to Potters Bar railway station and is surrounded predominantly by commercial development. There are no significant policy, environmental, heritage or access constraints that would preclude residential redevelopment. The site is affected by very small areas of Flood Zone 2 and low surface water flood risk; however, these constraints are not considered to prevent development and can be addressed through appropriate design and mitigation measures. Subject to confirmation of site availability, the site is considered developable for residential redevelopment within the plan period.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB28



Site Address Details

Site Reference	PB28
Site Address	Station Cl, Potters Bar
Post Code	EN6 1TL
Ward	Potters Bar Parkfield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	1.325
Current Site Use	

Planning Status	23/1161/FUL (GRANTED) Change of use from warehousing (B8) to light industrial/Laboratory (class E). 26/0248/FUL (AWAITING DECISION) Change of use from existing warehouse (Use Class B8) to provision of medical or health services (Use Class E) and erection of cycle storage.
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residences and back yards to the North and East, Potters Bar train station car park to the West, car park to the south-east.
Character of surrounding area – landscape, townscape	The site is in the urban built area of Potters Bar settlement, close to the railway station. The site is surrounded majorly by residences and car parks.
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	HPBA SA3

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
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	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)

Flood Zone 2	0.12%
Flood Zone 3	No
Surface Water Flooding Low Risk	0.129%
Surface Water Flooding Medium Risk	0.009%
Surface Water Flooding High Risk	0.032%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No

Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

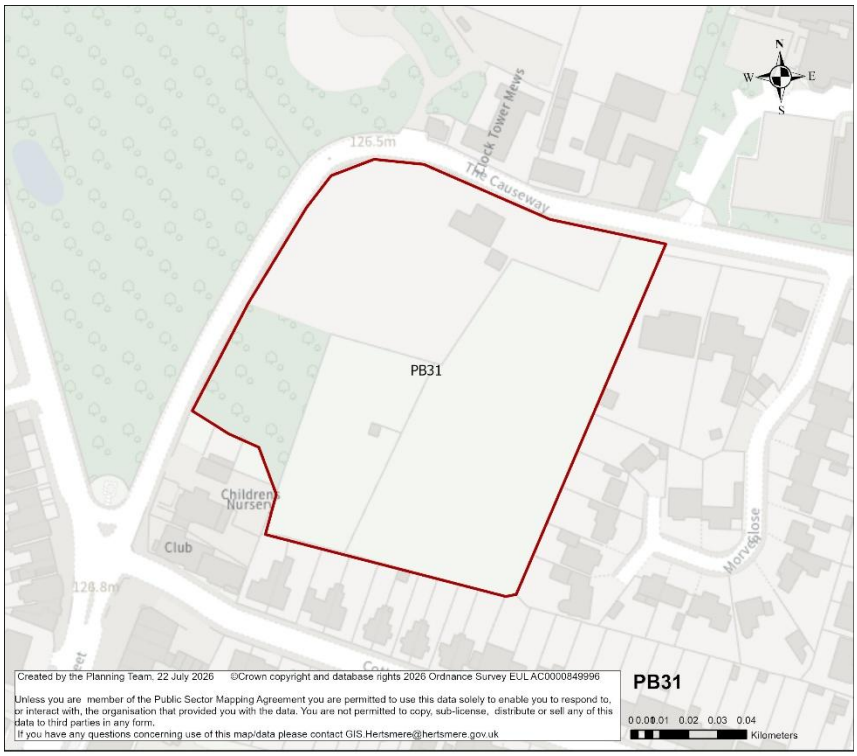
Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Potentially achievable
What would be needed to overcome constraints?	Availability
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
High	100 u/ha	133

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Potters Bar in a sustainable location close to Potters Bar railway station. There is no significant policy, environmental, heritage or access constraints that would preclude residential redevelopment. The site is affected only by very small areas of Flood Zone 2 and surface water flood risk, which are not considered to prevent development and can be addressed through appropriate design and drainage measures. Subject to confirmation of site availability and ownership constraints, the site is considered suitable and achievable. However, the site is a designated employment site, and therefore it would not be considered developable for residential use.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB31



Site Address Details

Site Reference	PB31
Site Address	MRXG+PVW Potters Bar (The Causway)
Post Code	EN6 5HD
Ward	Potters Bar Oakmere Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	1.55
Current Site Use	Residential and open space
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	B156 to the West and North. National trust – morven park to the West. Nursery and residences to the South and East.
Character of surrounding area – landscape, townscape	The site is in the Green Belt, adjacent to the urban built area of Potters Bar settlement. It is

	surrounded by parks, residences and a nursery. Also includes listed buildings in its immediate surroundings.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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	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)

Flood Zone 2	0.12%
Flood Zone 3	No
Surface Water Flooding Low Risk	2.937%
Surface Water Flooding Medium Risk	1.898%
Surface Water Flooding High Risk	6.87%
Reservoir Flooding Dry Day	No
Reservoir Flooding Wet Day	No

Green Belt purposes

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
PB-003	No Contribution	No Contribution	No Contribution
Footnote 7 constraints	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation		
Grey belt Comments	Provisionally Grey 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
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	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?	Surface water flood risk
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	Availability, green belt
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low	30 u/ha	47

Conclusion: Is the site suitable, achievable and available?
The site is located within the Green Belt on the edge of the Potters Bar urban area. It is surrounded by a mix of residential development, open space and community uses. The site has been identified as making no contribution to Green Belt purposes in the Green Belt Assessment, with the site provisionally identified as Grey Belt. The site is affected by small areas of surface water flood risk and is in proximity to listed buildings. These constraints are not considered insurmountable but would require careful consideration through the design and planning process. Subject to confirmation of site availability, the site is potentially developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB33

Site Address Details

Site Reference	PB33
Site Address	Oakmere Youth and Community Centre, Fetherstone Cl, Potters Bar
Post Code	EN6 5NS
Ward	Potters Bar Oakmere Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	1.328
Current Site Use	Community centre
Planning Status	No recent relevant planning activity
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Oakmere Primary School to the north, residential uses to the west and south, and open fields to the west.

Character of surrounding area – landscape, townscape	The immediate area consists primarily of the mid-20th-century Oakmere Estate. It is dominated by moderate-density housing, including semi-detached and 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

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	0.78%
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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
PB-004	No Contribution	No Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Potentially

Deliverability and developability:

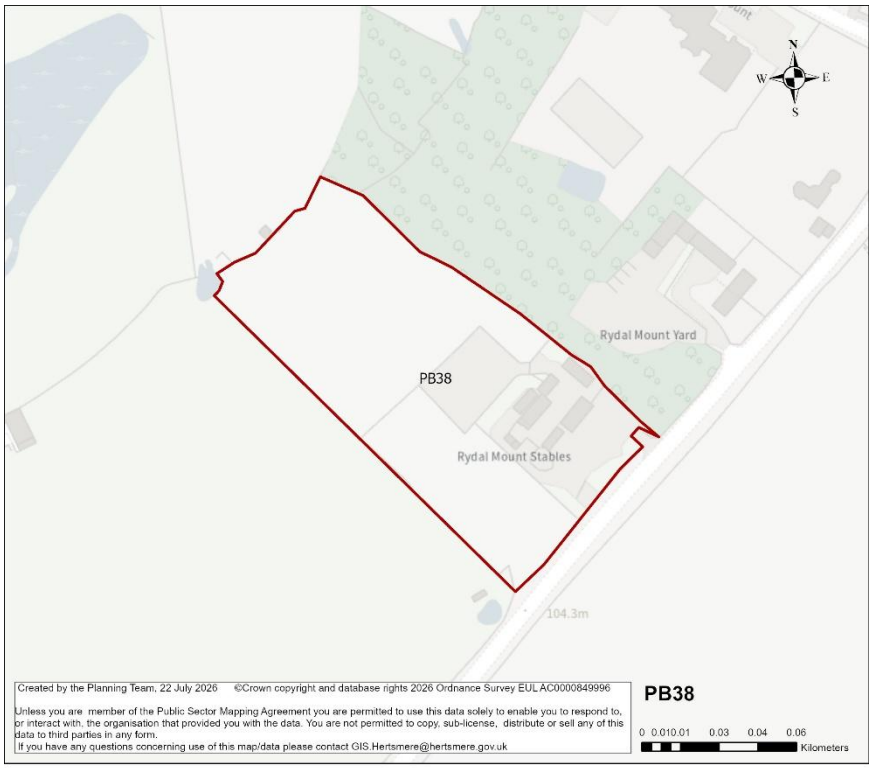
Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Yes
What would be needed to overcome constraints?	Green belt, community uses
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low	23	30

Conclusion: Is the site suitable, achievable and available?
The site is located to the south east of the Potters Bar urban area. Although the site is located within the Green Belt, it has been identified as grey belt, with the Green Belt assessment indicating no contribution to Green Belt purposes. The site may therefore have potential for consideration through the plan-making process, subject to Green Belt policy. The site is considered potentially suitable for residential development, subject to appropriate environmental mitigation. The availability of the site area as assessed because of the desktop survey is not yet confirmed, however, part of the site has been assessed via Call for Sites submission. To avoid duplication PB33 as provided here is therefore considered not developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB38



Site Address Details

Site Reference	PB38
Site Address	Potters Bar
Post Code	EN6 2BS
Ward	Bentley Heath & The Royd Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	1.22
Current Site Use	Equestrian centre
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	Yes
Previously Developed Land	Yes
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Sports court to the South, woodland and parking spaces to the North, Baker street to the East.
Character of surrounding area – landscape, townscape	The site located to the south of the urban built area of Potters Bar settlement. The surroundings are characterised by open lands,

	courts, woodlands and bound by Baker Street on the East.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	PB40

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	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)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**

PB-010	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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-High	Medium-High	Medium-High	Medium-High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt, TPO
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?	TPO
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

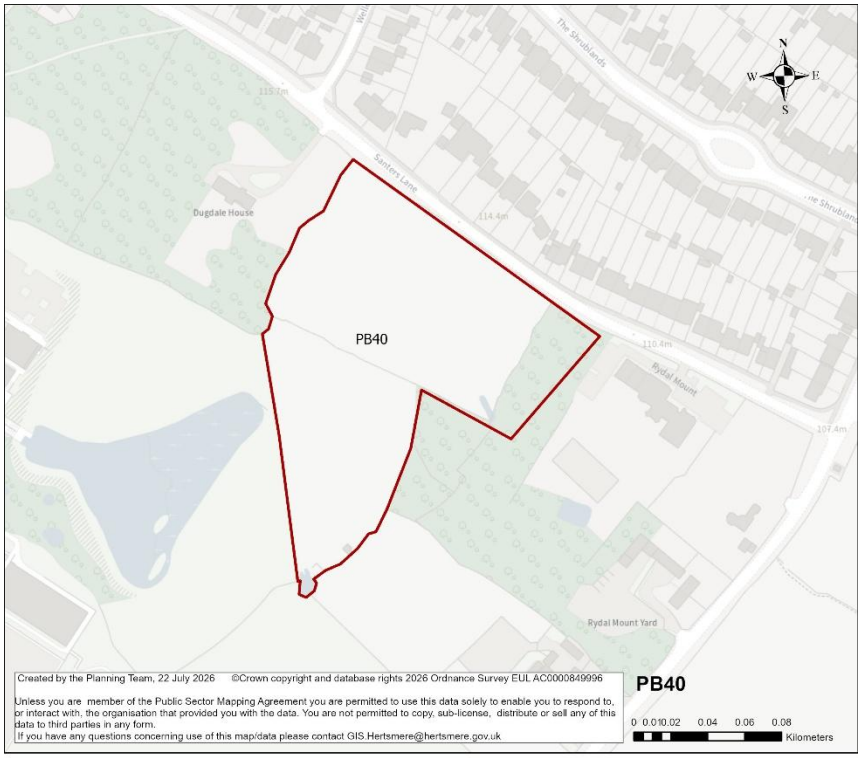
Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	Availability, TPO, Green belt considerations
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low	23 u/ha	28

Conclusion: Is the site suitable, achievable and available?
The site is located to the south of the Potters Bar urban area. Although the site is located within the Green Belt, it has been identified as grey belt, with the Green Belt assessment indicating limited contribution to Green Belt purposes. The site may therefore have potential for consideration through the plan-making process, subject to Green Belt policy. TPOs would require careful consideration through the design and layout of any future development but are not considered to preclude development in principle. The site is considered potentially suitable for residential development, subject to appropriate environmental mitigation. The availability of the site is not yet confirmed; however, the site could be considered achievable and suitable. The site is therefore considered developable subject to constraints identified above.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB40



Site Address Details

Site Reference	PB40
Site Address	MQRW+8QH Potters Bar
Post Code	EN6 2SP and EN6 2BZ
Ward	Bentley Heath & The Royd Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	2.082
Current Site Use	Open space
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	No
Agricultural Land Classification	Good

Surrounding Area

Neighbouring land uses	Open lands and woodlands to the East, South and West. Santers Lane to the North. Residence to the North.

Character of surrounding area – landscape, townscape	The site is located to the South of the urban built area of Potters Bar settlement. The site is open land and is surrounded by open land and woodlands with some residences to the North and West.
Could this site be joined to another to form a larger site?	Yes
If yes, give details of adjoining site including site reference if applicable	PB38

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	Yes
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	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)

Flood Zone 2	0.12%
Flood Zone 3	No
Surface Water Flooding Low Risk	1.254%
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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
PB-010	No Contribution	Weak Contribution	No Contribution
Footnote 7 constraints	No strong reason for refusing or restricting development		
Grey belt Comments	Grey 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-High	Medium-High	Medium-High	Medium-High	High	N/A

Officer Assessment

Is there a conflict with existing policy?	Green belt
Is there evidence of land contamination?	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?	TPO
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

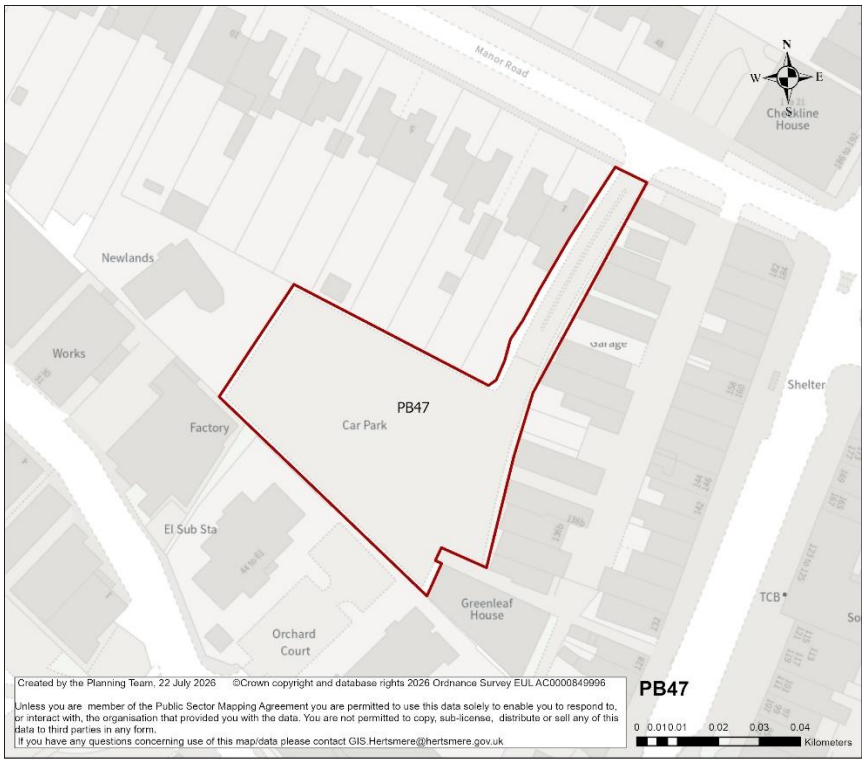
Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	Availability, green belt considerations
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Low	23 u/ha	47

Conclusion: Is the site suitable, achievable and available?
The site comprises undeveloped land located on the edge of the Potters Bar urban area. It adjoins the existing settlement and has been identified as Grey Belt, making it potentially suitable for consideration through the plan-making process. The presence of Tree Preservation Orders would require careful consideration through the design and layout of any future development. Small areas of Flood Zone 2 and low surface water flood risk affect the site but are not considered significant constraints in themselves. Subject to appropriate environmental mitigation, confirmation of site availability, the site is considered potentially developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB47



Site Address Details

Site Reference	PB47
Site Address	MRX5+H87 Potters Bar
Post Code	EN6 1DG
Ward	Potters Bar Parkfield Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.364
Current Site Use	Car park
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Residences and commercial spaces
Character of surrounding area – landscape, townscape	The site is located in the urban built area of Potters Bar settlement. The site is currently a car park, surrounded by commercial spaces and residences.
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	PB20

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
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	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)

Flood Zone 2	No
Flood Zone 3	No
Surface Water Flooding Low Risk	0.18%
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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

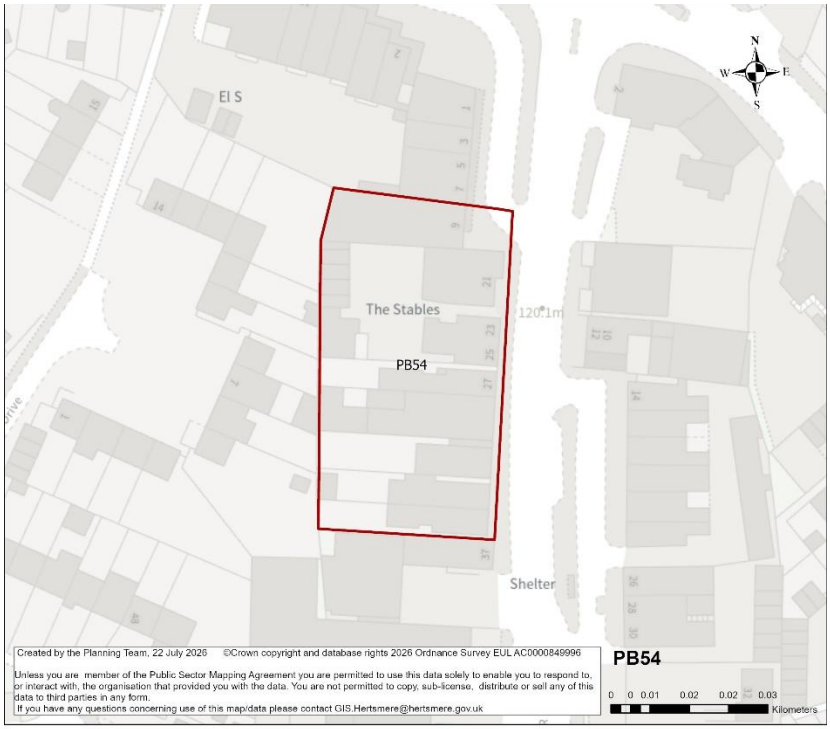
Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	Availability
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	100 u/ha	36

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Potters Bar and is located in a sustainable location surrounded by residential and commercial development. No significant policy, physical or environmental constraints have been identified that would prevent residential development. While a very small proportion of the site is affected by low surface water flood risk, this is not considered to represent a significant constraint and could be addressed through design and drainage measures if required. The site's availability has not been confirmed and there is no known developer interest at this stage. Subject to confirmation of availability, the site is considered potentially developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	PB54



Site Address Details

Site Reference	PB54
Site Address	21 to 33 Barnet Rd, Potters Bar
Post Code	EN6 2QX
Ward	Bentley Heath & The Royd Ward
Parish	Unparished area of Potters Bar

Site Details

Site Area (ha) gross	0.256
Current Site Use	Shops
Planning Status	Nothing significant
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Commercial and residential
Character of surrounding area – landscape, townscape	The site is in the urban built area of Potters Bar settlement. It is bound by Barnet Road to the East and is surrounding by commercial and residential spaces.
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	PB13, PB17

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	No
Archaeological Sites	No
Heathrow Airport Safeguarding Area	No
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	Yes
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Flood Zone 2	No
Flood Zone 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

Green Belt Assessment

Assessment Area	Purpose A	Purpose B	Purpose D
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial / industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Locally listed building
Is there evidence of land contamination?	Unknown
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Deliverability and developability:

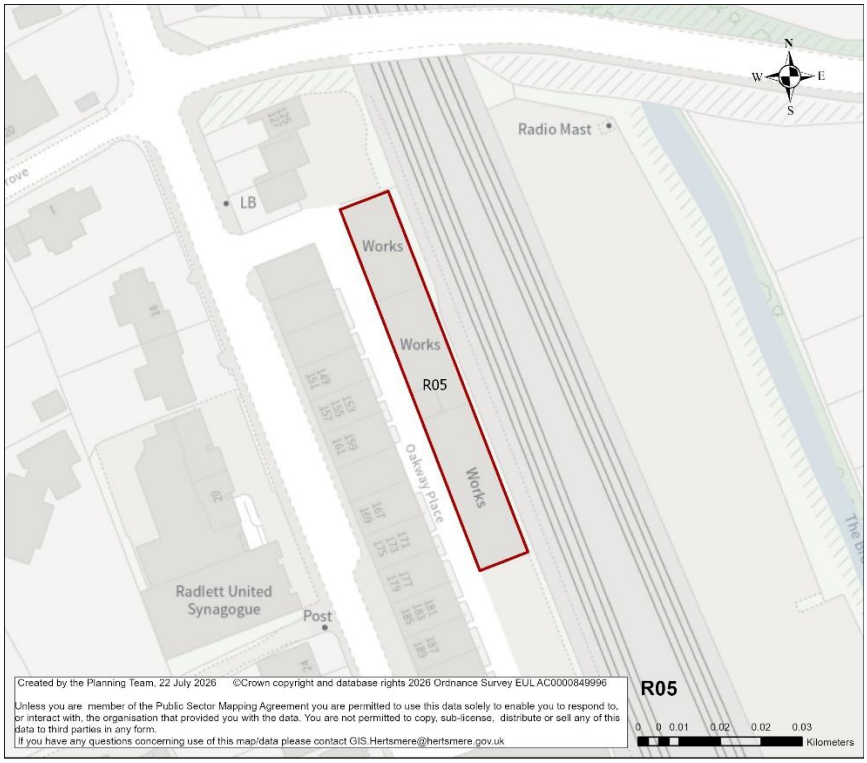
Has the owner said the site is available?	No
Is the Site available?	Unknown
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Unknown
What would be needed to overcome constraints?	Confirm availability
If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	6-15 years

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	100 u/ha	25

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the urban area of Potters Bar and occupies a sustainable location surrounded by commercial and residential development. The site benefits from access to local services, facilities and public transport. The site contains a locally listed building. Any proposal would need to appropriately consider the significance of the heritage asset and ensure that development conserves its significance through design. There are no significant physical or environmental constraints identified that would prevent redevelopment for residential use. However, the site's availability has not been confirmed and there is no known developer interest at this stage. Subject to confirmation of availability and appropriate consideration of heritage, the site could be considered potentially developable.

HELAA 2025 SITE ASSESSMENT FORM	Site reference	R05



Site Address Details

Site Reference	R05
Site Address	Oakway Place (West of the railway)
Post Code	WD7 7NQ
Ward	Aldenham East Ward
Parish	Aldenham CP

Site Details

Site Area (ha) gross	0.076
Current Site Use	Office, warehouse and car parking
Planning Status	19/1288/FUL (Granted in 2021) Demolition of 2 office/storage buildings (B1 and B8 use classes) and the erection of a 2 storey office building along with creation of a new parking and landscaping area and the provision of a new covered waste storage area. 14/1606/FUL (Granted in 2014) Demolition of 9 single attached garages and erection of two storey extension incorporating first floor offices over stores and undercroft car parking with associated landscaping; Insertion of 3 new front and 1 new rear dormer windows; Alterations to

	existing building to include general refurbishment and re-organisation; Alterations to windows and doors on all elevations; Replacement of pitched dormer roofs with flat roofs on front and rear elevations. 17/0931/DOC (Conditions part Discharged part not Disc) Application for approval of details reserved by conditions 2 (Materials), 3 (Contaminated Land Assessment) and 7 (Method Statement) of planning permission reference 14/1606/FUL.
Proposed uses (residential/ employment)	Residential
Green Belt	No
Previously Developed Land	Yes
Agricultural Land Classification	N/A

Surrounding Area

Neighbouring land uses	Railway line to the East, built spaces and Oakway Place to the West.
Character of surrounding area – landscape, townscape	The site lies in the urban built area of Radlett settlement. The site is adjacent to the railway line and is surrounded by built spaces of commercial and residential uses.
Could this site be joined to another to form a larger site?	No
If yes, give details of adjoining site including site reference if applicable	N/A

Constraints Check List

AQMA	No
Ancient Woodland	No
SSSI	No
Local Nature Reserve	No
LNRS (APIB/ACIB)	Yes (ACIB)
Archaeological Sites	No
Heathrow Airport Safeguarding Area	Yes
HSE Consultation Zone	No
Local Geological Site	No
Trees/ TPO	No
Sand & Gravel Safeguard Area	No
Drinking Water Safeguard Area	No

Designated & Undesignated Heritage Assets

Listed Building within Site	No
Listed Building within 750m of Site	Yes
Conservation Area	Yes
Conservation Area within 750m of Site	Yes
Scheduled Monuments	No
Scheduled Monuments within 750m of Site	No

Registered Battlefield	No
Registered Battlefield within 750m of Site	No
Locally Listed Building	Yes
Registered Parks and Gardens	No
Registered Parks and Gardens within 750m of Site	No

Flooding Risk (Surface & Ground Water)

Floodzone 2	No
Floodzone 3	No
Surface Water Flooding Low Risk	0.295%
Surface Water Flooding Medium Risk	0.111%
Surface Water Flooding High Risk	0.418%
Reservoir Flooding Dry Day	75.66%
Reservoir Flooding Wet Day	100%

Green Belt purposes

Green Belt Assessment

Assessment Area	**Purpose A**	**Purpose B**	**Purpose D**
N/A	N/A	N/A	N/A
Footnote 7 constraints	N/A		
Grey belt Comments	N/A		

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		**Landscape sensitivity to residential flats/ small scale commercial**		**Landscape Sensitivity to large scale commercial/ industrial/ distribution**		**Landscape sensitivity to a new**	
'Low-density' two/two and a half-storey houses	**Medium density' mixed residential**	**Medium density flats**	**High density flats**	**Smaller-scale commercial/ industrial use and employment**	**Large-scale commercial and office blocks**	**Large-scale warehouse distribution facilities**	**Settlement**
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Officer Assessment

Is there a conflict with existing policy?	Conservation Area and Locally listed building
Is there evidence of land contamination?	Unknown

Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Railway line to the East
Are there any other environmental constraints?	Reservoir flooding
Is the Site suitable for the proposed use?	Potentially

Deliverability and developablity:

Has the owner said the site is available?	No
Is the Site available?	No
Is there developer interest?	Unknown
Ownership constraints?	Unknown
Is the delivery of the site achievable?	Potentially
What would be needed to overcome constraints?	Availability
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

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity
Medium	200 u/ha	14

Conclusion: Is the site suitable, achievable and available?
The site comprises previously developed land within the Radlett urban area and is surrounded by residential and town centre uses, representing a sustainable location for development. The site lies within the Radlett North Conservation Area and contains locally listed buildings. Any redevelopment would therefore need to respond to the site's heritage significance. These heritage constraints may influence the scale, layout and form of development. The site is considered potentially suitable for residential development, subject to heritage assessment. As the site has not been promoted and availability has not been confirmed, it is considered potentially developable.