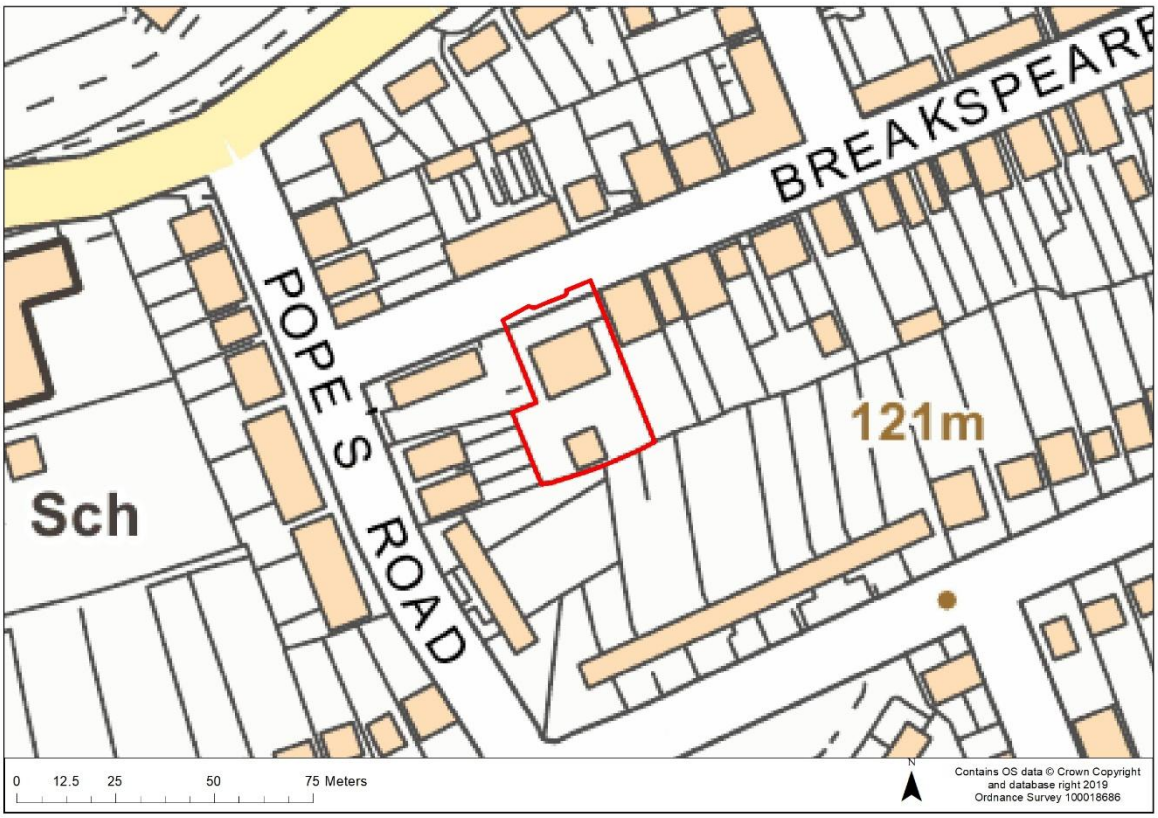
Abbots Langley

Site Ref	Address	Settlement	Site Area (ha)
AB2	Car Repairs Centre, Breakspeare Road	Abbots Langley	0.1



Site Description

The site is previously developed land located in Abbots Langley. The site is currently in use as a car repairs garage and is comprised of two buildings and a garage to the rear of the site. The site is surrounded by residential development on three sides and has clear access from the front of the site off of Breakspeare Road.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not within the Green Belt • **Historic Environment:** There are no Heritage Assets within the vicinity of the site. The site is not within a Conservation Area. The Heritage Impact Assessment states that development would have a minor beneficial impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is within Flood Zone 1. • **Surface Water Flood Risk:** There is no risk of surface water flooding. • **Groundwater Flood Risk:** The groundwater levels are at least 5m below the surface • **Access:** The site has access off of Breakspeare Road.

Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- Redevelopment of the site would result in the loss of a car service/mechanics centre in this location.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is not registered to a freehold owner through the Land Registry. Part of the site is subject to a leasehold agreement until 2022. The site is considered to be unavailable.

Achievability

The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	5

Phasing

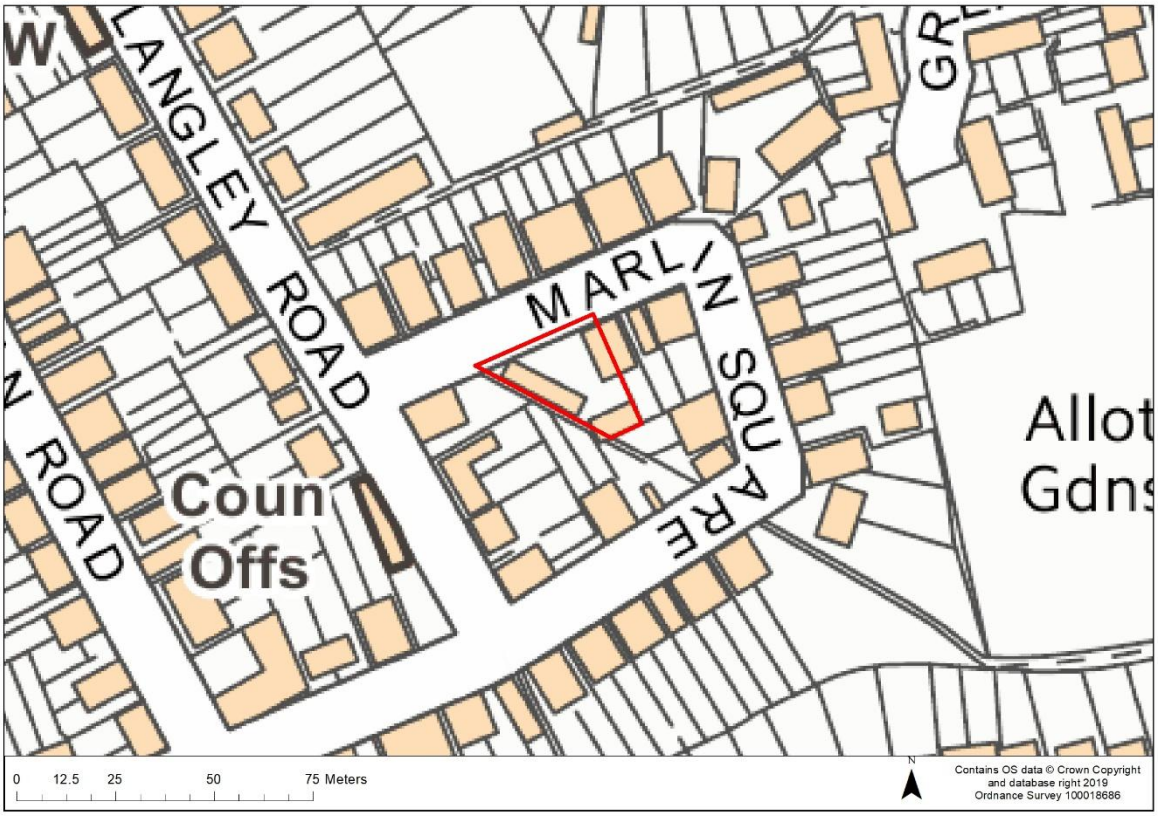
0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

The site is considered to be unavailable and therefore undeliverable.

Suitable	Yes	**Available**	No	**Achievable**	No
Deliverable	No	**Developable**	No		

Site Ref	Address	Settlement	Site Area (ha)
AB5	Marlin Square	Abbots Langley	0.06



Site Description

The site is comprised of previously developed (brownfield) land and is located in Abbots Langley. The site is in use as a storage yard, occupied by Garratts Damp & Timber Ltd. The site contains several buildings, with hardstanding at the centre of the site. The site is adjacent to residential gardens and properties along its southern, eastern and western boundaries and is bounded by Marlin Square to the west. There is a public footpath between properties to the west and the site boundary.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** There are no Heritage Assets within the vicinity of the site. The site is not within a Conservation Area. The Heritage Impact Assessment states that development would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** The site is accessed from Marlin Square.

Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- There is a public right of way along the western boundary of the site.
- The site supports local businesses and development would result in a loss of employment floorspace, unless re-provisioned.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is not registered through the Land Registry. The site is considered to be unavailable.

Achievability

The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	3

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

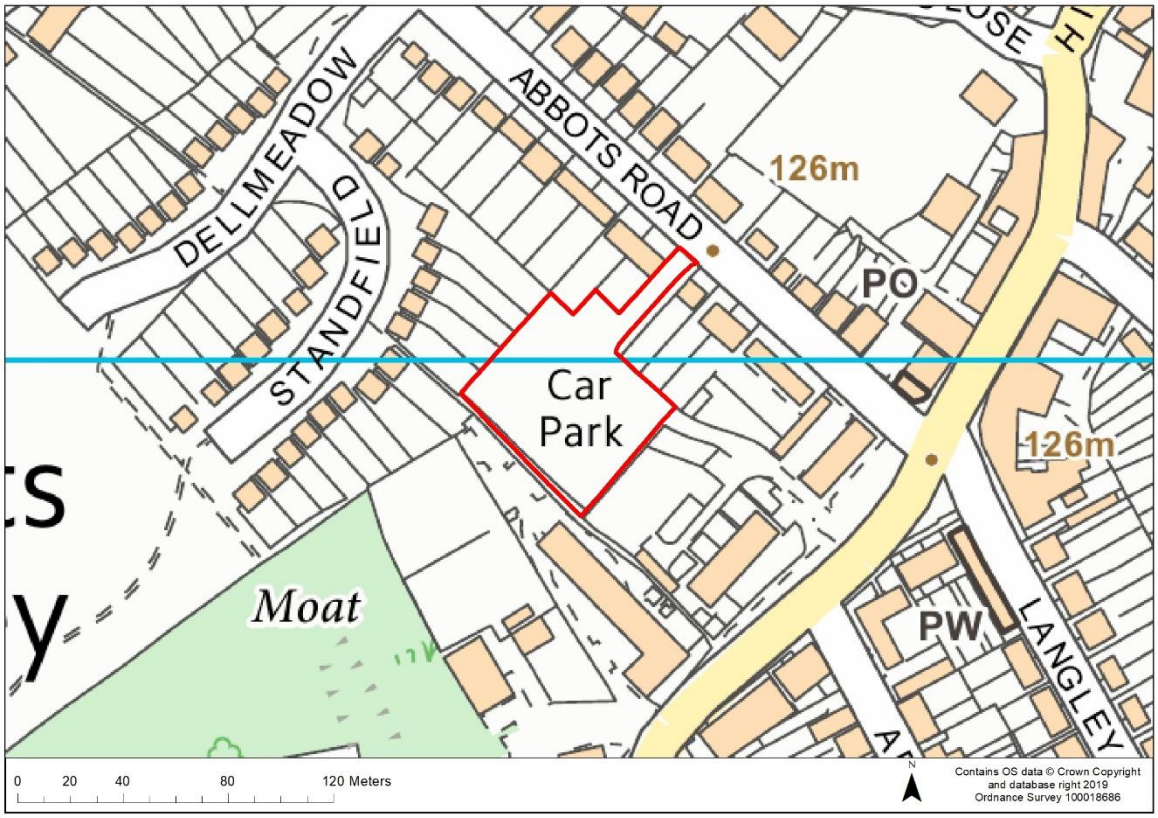
Conclusion

The site is not considered to be available for development and is therefore deemed undeliverable. The site also supports local businesses, and development would result in a loss of employment floorspace, unless re-provisioned.

It is also not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.

Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
AB9	Abbots Road Car Park, Abbots Road	Abbots Langley	0.4



Site Description

The site is comprised of previously developed land and is located in Abbots Langley. The site is currently in use as a public long stay car park. The site is accessed from Abbots Road, with pedestrian access to Abbots Langley High Street which is located to the south-east. There are residential properties to the north and east. To the south there is private amenity greenspace and residential flats. To the west there is an allotment and beyond this open space, sports pitches and play space.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not located in the Green Belt. • **Historic Environment:** The site falls within a Site of Known Archaeological Interest and its southern boundary is adjacent to the Abbots Langley Conservation Area. The Heritage Impact Assessment states that development would have a minor adverse impact on the historic environment. Any application would need to be accompanied by a heritage impact statement and there should be early discussions with the conservation officer on layout and height of development.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** Access exists from Abbots Road.

• Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• This site was not assessed as part of the Landscape Sensitivity Assessment. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- There is a public right of way which runs adjacent to the south-western boundary.
- The car park use supports the High Street and would likely need to be re-provisioned through any development of the site or in a suitable alternative location.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in the single ownership of Three Rivers District Council. The site is not currently available for development.

Achievability

No issues regarding the viability in developing the site have been identified

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	14

Phasing

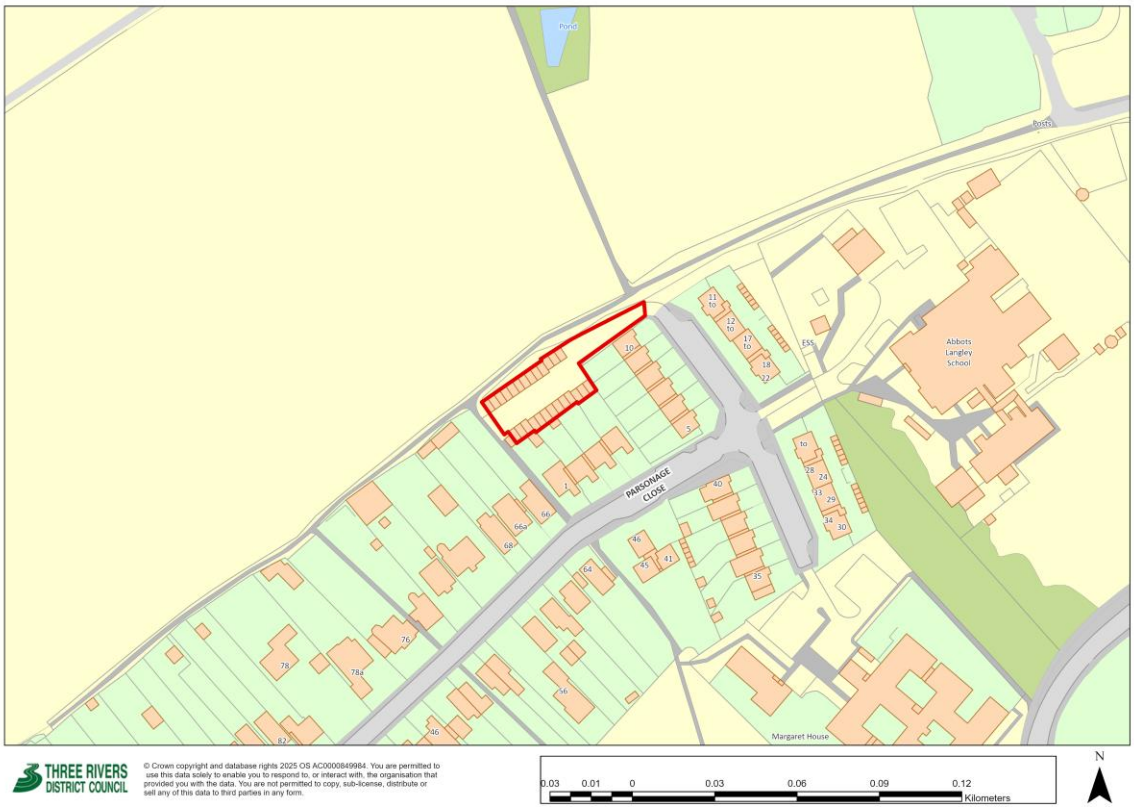
0-5 years		6-10 years		11-15 years		16+ years	x

Conclusion

The site is not currently available for development due to being in use as a TRDC car park. There is not suitable alternative provision for the car park.

Suitable	Yes	**Available**	No	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
AB18	Garage Courts, Parsonage Close	Abbots Langley	0.09



Site Description	
The site is comprised of previously developed land and is located in Abbots Langley. The site is currently used as garages and is located to the rear of residential gardens along Parsonage Close, from which the site is accessed. To the north of the garages is a tree-lined boundary, with open agricultural Green Belt land beyond this. To the east there is residential development with Abbots Langley Primary School further east.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** There are no Heritage Assets within the site. Abbots Langley Conservation Area is located to the south of the site although this is beyond residential development; a detailed heritage impact assessment may be required as part of any proposals. • **National Landscapes:** The site is located within the proposed area of search which Natural England is considering as a possible boundary variation to the Chilterns National Landscape.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ)	• **Flood Zone:** The site is in Flood Zone 1. **Access:** The site has access from Parsonage Close.

• Contamination • Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The site was not assessed as part of the Landscape Sensitivity Assessment. • **TPO:** There are protected trees within the site, forming its northern boundary (TPO317). • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- A public right of way runs adjacent to north of the site. HCC recognise that planning for the right of way should be considered from the earliest stages of design.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.

Achievability

No issues regarding the viability in developing the site have been identified.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-developable Area)	50 (100%/0%)	Indicative Dwelling Range	5

Phasing

0-5 years	X	6-10 years		11-15 years		16+ years	

Conclusion

The site is located in the built-up area of Abbots Langley, on its northern edge. It is comprised of two rows of garages, accessed off Parsonage Close to the east. The site is bordered by residential development and gardens on three sides, within open agricultural fields to the north.

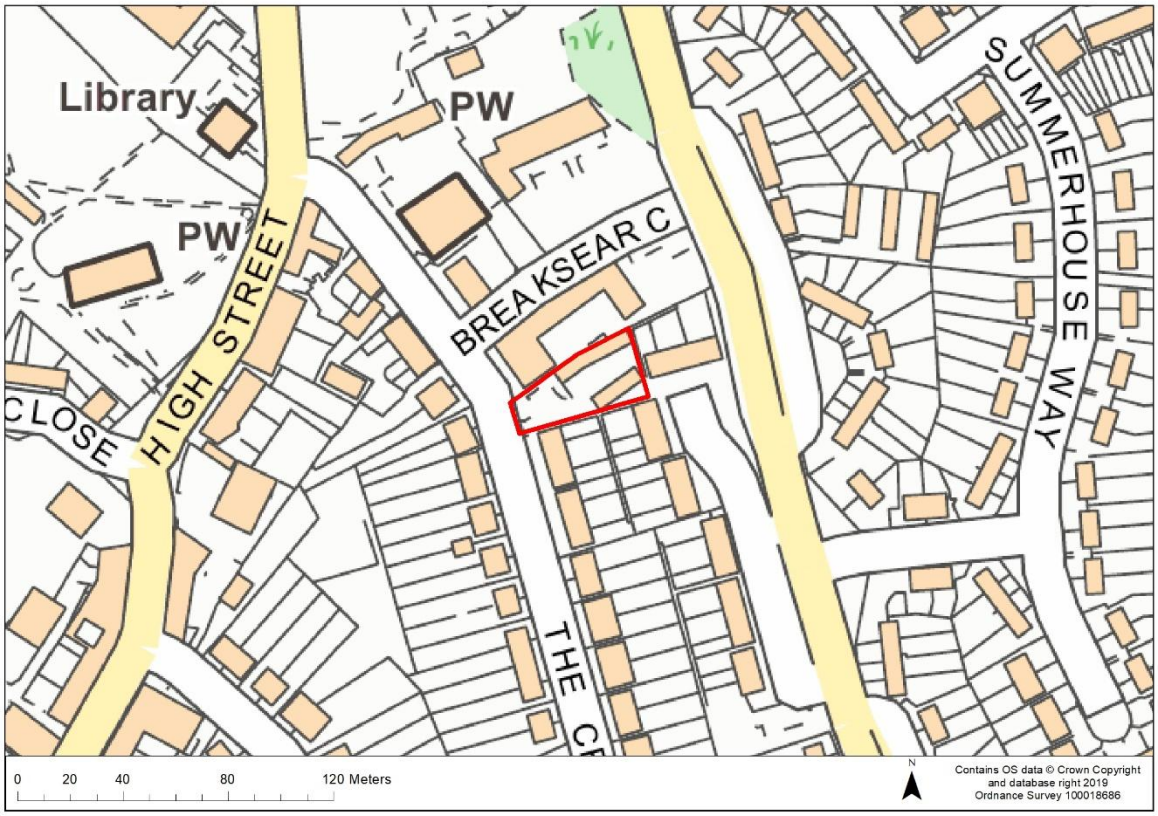
The site has few constraints, but any development should be mindful of retaining the TPO's on the northern boundary, with appropriate buffer distances to avoid root damage.

The indicative dwelling number has been increased to more than the standard 50 DPH due to potential for increased density from this brownfield site in a sustainable settlement.

The site is suitable, available and achievable. The site is deemed to be developable.

Suitable	Yes	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		Yes

Site Ref	Address	Settlement	Site Area (ha)
AB24	Garages, The Crescent	Abbots Langley	0.1



Site Description

The site is comprised of previously developed land and is located in Abbots Langley. The site contains two sets of garages to the east and parking bays the west. A block of flats is located to the north of the site, with residential properties also located to the south, east and west. The site is accessed from The Crescent. Abbots Langley High Street is located within close vicinity of the site, to the north-west.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not within the Green Belt. • **Historic Environment:** An area to the north of the site is partially within the Abbots Langley Conservation Area. A Grade II Listed Building (Kings Filed Cottages) is located to the east of the site. The site's northern boundary is adjacent to a Site of Known Archaeological Interest. The Heritage Impact Assessment states that development would have a minor adverse impact on the historic environment. Any application would need to be accompanied by a heritage impact statement and there should be early discussions with the conservation officer on layout and height of development.

Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** Access to the site exists from The Crescent.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The site was not assessed as part of the Landscape Sensitivity Assessment. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership but is subject a leasehold agreement relating to existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.

Achievability

The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	5

Phasing

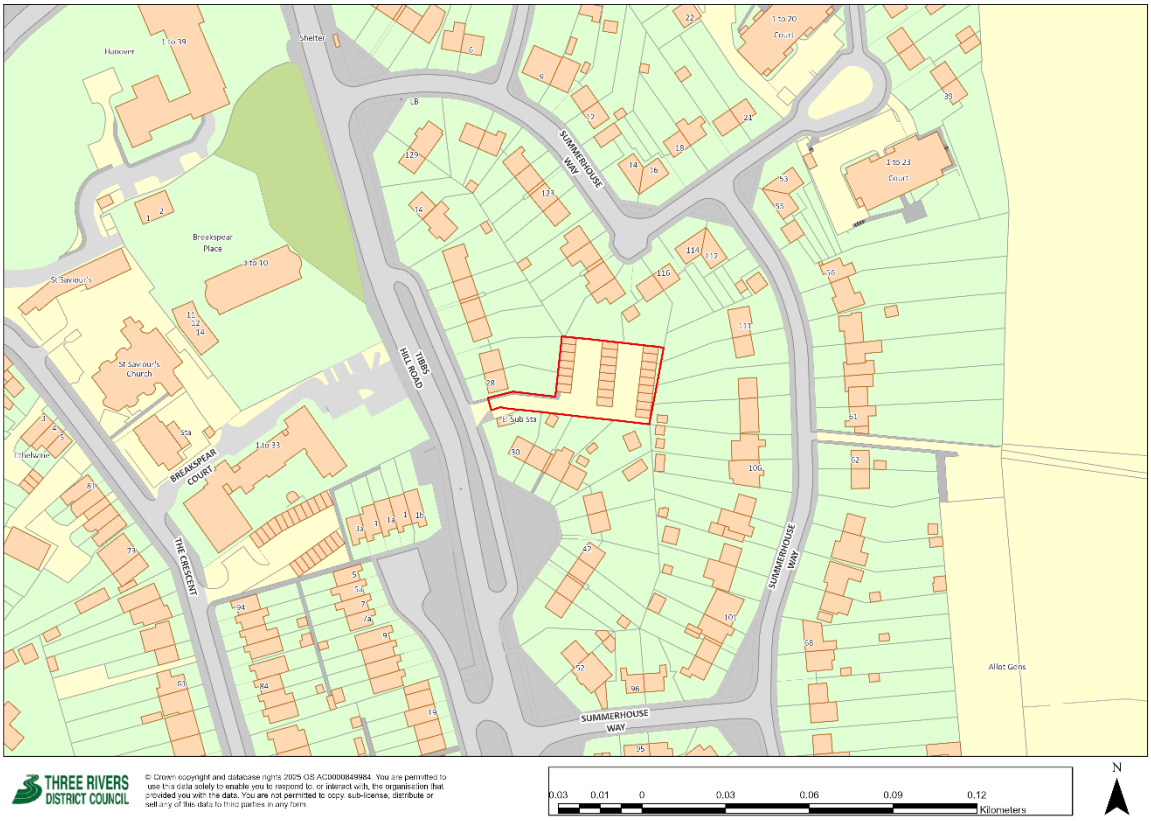
0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.

Suitable	Yes	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
AB26	Garages, Tibbs Hill Road	Abbots Langley	0.1



Site Description

The site is comprised of previously developed land and is located in Abbots Langley. The site is comprised of three sets of well-maintained garages with access from Tibbs Hill Road. The site's boundaries are adjacent to residential gardens in all directions. There is an electricity sub-station adjacent to the access road, at the entrance of the site.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** The site does not contain any heritage assets, however the site is adjacent to Abbots Langley Conservation Area. The Heritage Impact Assessment states that development would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** The site is accessed from Tibbs Hill Road.

Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The site was not assessed as part of the Landscape Sensitivity Assessment. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.

Achievability

No issues regarding the viability in developing the site have been identified.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-developable Area)	50 (100%/0%)	Indicative Dwelling Range	5

Phasing

0-5 years	X	6-10 years		11-15 years		16+ years	

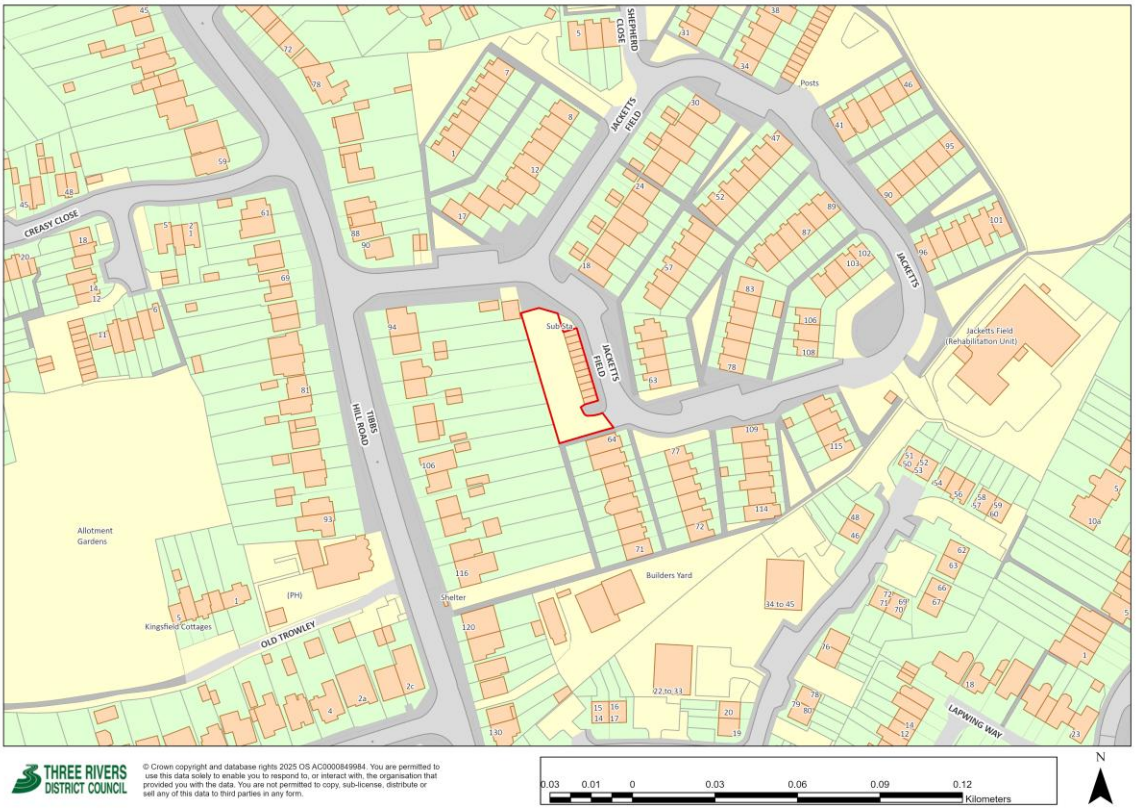
Conclusion

The site is located off Tibbs Hill Road, the main north/south road through Abbots Langley. The site is currently occupied by 3 rows of garages and is surrounded by residential development.

The site does not have any major constraints associated with it and it is therefore considered suitable, available and achievable for residential development.

Suitable	Yes	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		Yes

Site Ref	Address	Settlement	Site Area (ha)
AB31	Garages, Jacketts Field	Abbots Langley	0.08



Site Description	
The site is comprised of previously developed land and is located in Abbots Langley. The site contains a row of garages to the east and parking bays to the west. Access to the site is from Jacketts Field. The site is surrounded by residential development, with its southern and western boundaries adjacent to residential properties and gardens and its western boundary formed by the Jacketts Field footpath.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt • **Historic Environment:** There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** Across the majority of the site, risk of surface water flooding ranges from low to high risk. There is high risk of surface water flooding to the east of the site, along Jacketts Field road, where ponding occurs. There is low risk of surface water flooding across the north and south-east of the site, originating from a surface water flow path to the north-west of the site.

	• **Access:** There is access to the site from Jacketts Field.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The site was not assessed as part of the Landscape Sensitivity Assessment. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.

Achievability

No issues regarding the viability in developing the site have been identified.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-developable Area)	113 (100%/0%)	Indicative Dwelling Range	9

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

The site is located within the built-up area of Abbots Langley and is currently occupied by a single row of garages.

Some mitigation to address the risk of surface water flooding on the site may be required following more detailed assessment, but the highest risk areas are just to the east of the site boundary on Jacketts Field.

The indicative dwelling number has been increased to more than standard 50 DPH due to potential for increased density, albeit on a small site, if the surface water flooding risk does not limit the development potential.

The site is suitable, available and achievable. The site is deemed to be developable.

Suitable	Yes	**Available**	Yes	**Achievable**	Yes
Deliverable		Yes	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
AB32	Yard, Tibbs Hill Road	Abbots Langley	0.16

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10 5 0 10 20 30 40 Metres

N

THREE RIVERS DISTRICT COUNCIL

Site Description	
The site is comprised of previously developed land and is located in Abbots Langley. The site is currently in use as a Builders Yard comprised of three buildings used for the yard, the remainder of the site is covered by hardstanding. The site is surrounded by residential development on all sides with access off of Tibbs Hill Road.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not within the Green Belt. • **Historic Environment:** There are no Heritage Assets within the vicinity of the site. The site is not within a Conservation Area.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is within Flood Zone 1. • **Surface Water Flood Risk:** The majority of the site has no risk of surface water flooding. There is a small parcel to the north-east corner at a low surface water flood risk. • **Access:** There is a small single track access road off of Tibbs Hill Road which runs between two residential properties. Concerns over the length and suitability of the access road would need to be addressed prior to allocation. National Highways did not comment on this site during the Reg18 Part 4 consultation. It is deemed that this access does not follow the manual for streets guidance.

Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- There is a public right of way adjacent to the northern boundary.
- HCC Minerals and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership. Contact with the landowner has confirmed that the site is available for development.

Achievability

No viability issues have been identified.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-developable Area)	63 (100%/0%)	Indicative Dwelling Range	5

Phasing

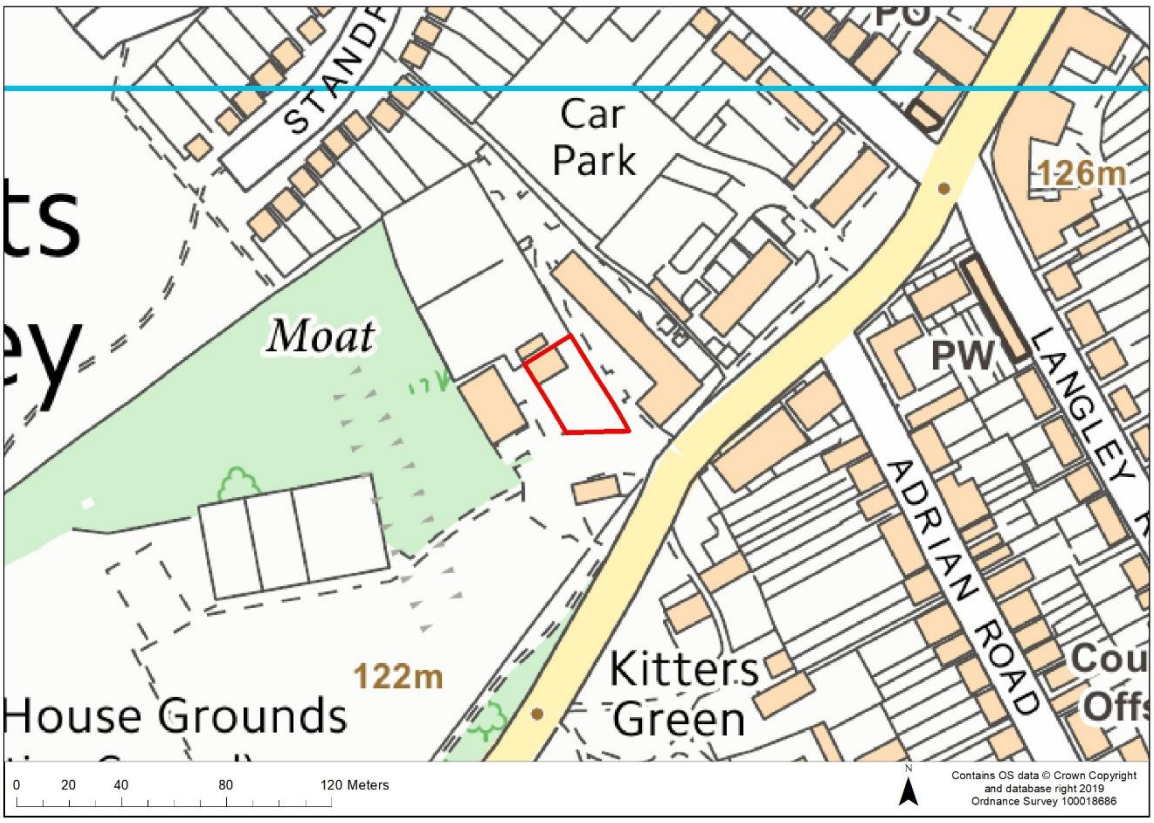
0-5 years		6-10 years	X	11-15 years		16+ years	

Conclusion

Any residential development would be subject to mitigation measures to address surface water flood risk on the site. The indicative dwelling number has been decreased to less than standard 50 DPH due to shape of the site including. long, narrow access route. Access for the site is deemed not to be suitable as per the manual for streets guidance. The site is therefore not deemed to be suitable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
AB35	Works depot south of Manor House Allotments, Gallows Hill Lane	Abbots Langley	0.07



Site Description

The site is comprised of previously developed land and is located in Abbots Langley. The site is currently in use as the Abbots Langley Parish Council works depot comprised of one building to the north which is used for works associated with the depot and a portacabin to the east which is used as an office; the remainder of the site is covered by hardstanding. A residential building providing retirement housing is located to the immediate east of the site whilst to the south there is an area of car parking and Abbots Langley Police Station. Manor House allotments are immediately to the north, with Abbots Langley Community Centre and Manor House playing fields to the west. The site is accessed from Gallows Hill Lane.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** The site falls within a Site of Known Archaeological Interest. Part of the site to the south falls within the Abbots Langley Conservation Area with the remainder of the site adjacent to the Conservation Area. The Heritage Impact Assessment states that development would have a minor adverse impact on the historic environment. Any application would need to be accompanied by a heritage impact statement and there should be early discussions with the conservation officer on layout and height of development.
Physical Constraints: • Access • Flood Zone	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** Access to the site exists from Gallows Hill Lane.

• Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The site was not assessed as part of the Landscape Sensitivity Assessment. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- The site provides the base for the Parish Council's outside staff.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership but is not being promoted for development.

Achievability

The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	4

Phasing

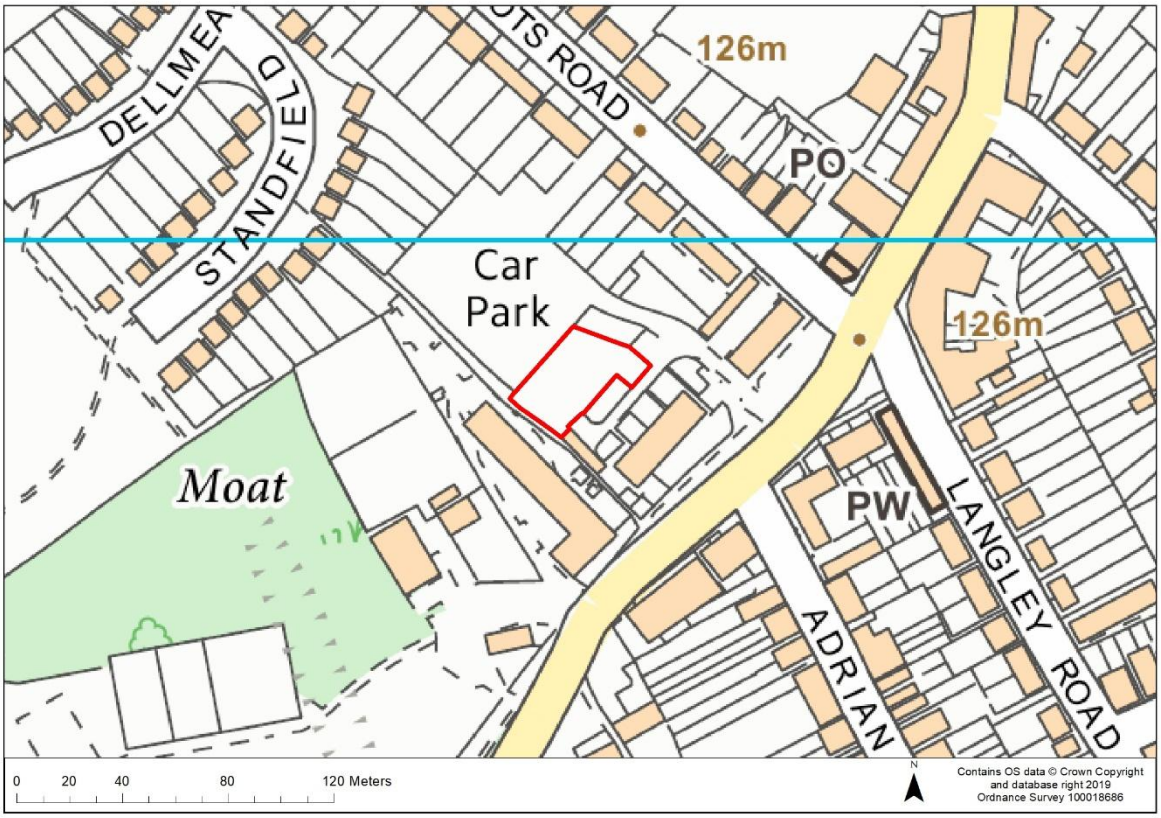
0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

The existing use of the site supports grounds maintenance and upkeep of the Abbots Langley Parish area, operations undertaken by the Parish Council. The site is in a suitable location for this use, adjacent to a large open space and in close proximity to the Parish Council offices. It is also not considered that the site has the potential or suitable access for 5+ dwellings. It is also not currently being promoted by the landowner. The site is therefore considered unavailable for residential development.

Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
AB36	Land rear of Causeway House	Abbots Langley	0.1



Site Description

The site is comprised of greenfield land which is in use as amenity greenspace, to the rear of Causeway House (a flatted residential development). To the immediate south-east of the site, there is a small building which serves Causeway House. There are also four garages located to the south-west. The site is accessed from a private road serving Causeway House.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** The site is located in a Site of Known Archaeological Interest and the Abbots Langley Conservation Area. The Heritage Impact Assessment states that development would have a moderate adverse impact on the historic environment. Any application would need to be accompanied by a heritage impact statement and there should be early discussions with the conservation officer on layout and height of development. •
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding	• **Flood Zone:** The site is within Flood Zone 1. • **Access:** The site is accessed from a private road serving Causeway House although this road is narrow as it also serves a parking purpose for the adjacent Causeway House. An alternative access could be provided from the road to the north of the site, which leads on from High Street.

• Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment assessed the site as having low sensitivity to built development. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- A public right of way runs adjacent to the south-western boundary.
- Redevelopment of the site would result in loss of private amenity greenspace provision.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership but is subject to numerous long-term leasehold agreements related to existing properties and the site has not been promoted by the landowner. The site is considered to be unavailable.

Achievability

The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	5

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

There are concerns related to the suitability of the access to the site. The site is subject to long-term leasehold agreements and is not considered to be available for development. The current use of the site as private amenity greenspace provision should be protected and therefore the site is considered to be unsuitable as well as unavailable.

Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
AB39	Garages, Rosehill Gardens	Abbots Langley	0.08

Site Description

The site is comprised of previously developed brownfield land and is located in Abbots Langley. The site is comprised of two rows of garages, with hardstanding to the south-east of the site. The site is adjacent to residential gardens and properties in all directions and is accessed from Rosehill Gardens which is a cul-de-sac. Along the northern and eastern boundaries there are trees.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** The site does not contain any heritage assets and is not in a Conservation Area.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There is low risk of surface water flooding to the east and south of the site. • **Groundwater Flood Risk:** Groundwater levels are between 0.025 and 0.5m below the surface. • **GSPZ:** The site is located within an Environment Agency defined groundwater Source Protection Zone 1 (SPZ1). • **Access:** The site is accessed from Rosehill Gardens. There are some concerns over the suitability of the narrow access which

	would need to be addressed prior to allocation. National Highways did not comment on this site during the Reg 18 Part 4 consultation.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **TPO**: There are protected trees in close proximity to north-western corner of the site (TPO724). • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

A public right of way is adjacent to the south of the site, leading from Rosehill Gardens to Raymond Close.

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in the single ownership of Three Rivers District Council.

Achievability

No viability issues have been identified.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-developable Area)	50 (100%/0%)	Indicative Dwelling Range	6

Phasing

0-5 years	X	6-10 years		11-15 years		16+ years	

Conclusion

The site is situated in the western part of Abbots Langley, near the railway line. It is currently occupied by two rows of garages and accessed of Rosehill Gardens. It is surrounded by residential dwellings and their associated gardens.

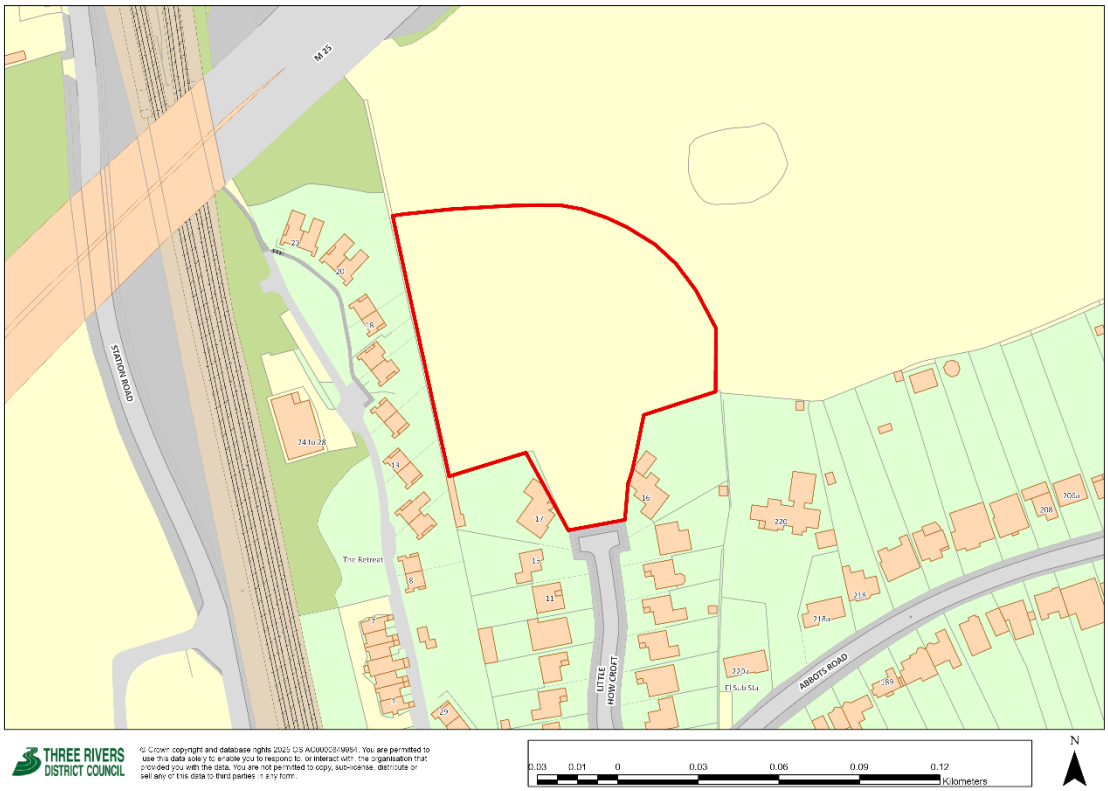
Any development of the site would need to take account of the site's location in GSPZ1, meaning that the use of infiltration SuDS would be unlikely, along with below ground development or deep foundations, normally associated with tall buildings. Groundwater is also at a shallow depth beneath the site, in some places 0.025m adding to the evidence that the above activities or development would be unsuitable, and leading to the possibility of above ground flooding.

The indicative dwelling number has been increased to more than the standard 50 DPH due to potential for increased density in this sustainable location on a brownfield site, providing the above constraints are proven not to cause issues with development density.

The site is suitable, available and achievable. The site is deemed to be deliverable.

Suitable	Yes	**Available**	Yes	**Achievable**	Yes
Deliverable		Yes	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
ACFS9b	Land off Little How Croft	Abbots Langley	1



Site Description	
The site is located in Kings Langley and is comprised of greenfield land which is in agricultural use. The site forms part of a much larger agricultural field to the north and east of the site. Further to the north is the M25 whilst to the south there is residential development associated with the settlement of Abbots Langley. Close to the west of the site, beyond residential development, is the railway line. Vegetation currently forms the southern and western boundaries, which separates the site from the adjacent residential properties and gardens.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The majority of the site (to the north) is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. The site is not considered grey belt. • **Historic Environment:** There are no heritage assets within the site but there is a Grade II Listed Building located to the south-west (Dickinson House). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment; the view from the site to the heritage asset is currently restricted by modern development. Impact would depend on proposed building heights. A detailed heritage assessment would be required as part of any proposals.

	• **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1 • **Surface Water Flood Risk:** There is a surface water flow path running through the centre of the site, ranging from low-medium risk. • **Groundwater Flood Risk:** Groundwater levels are between 0.025m and 0.5m below the ground surface. • **Access:** There is no existing access. Access is proposed from Little How Croft, although this is a residential cul-de-sac which would require improvements to serve an additional residential development to the north. • **Air Quality:** Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • **Noise:** The site is located in close proximity to the M25, which would have a noise impact on future occupiers.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having medium-low sensitivity to built development. • **TPO:** There is a protected tree to the north-east of the site (TPO089). • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	35

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

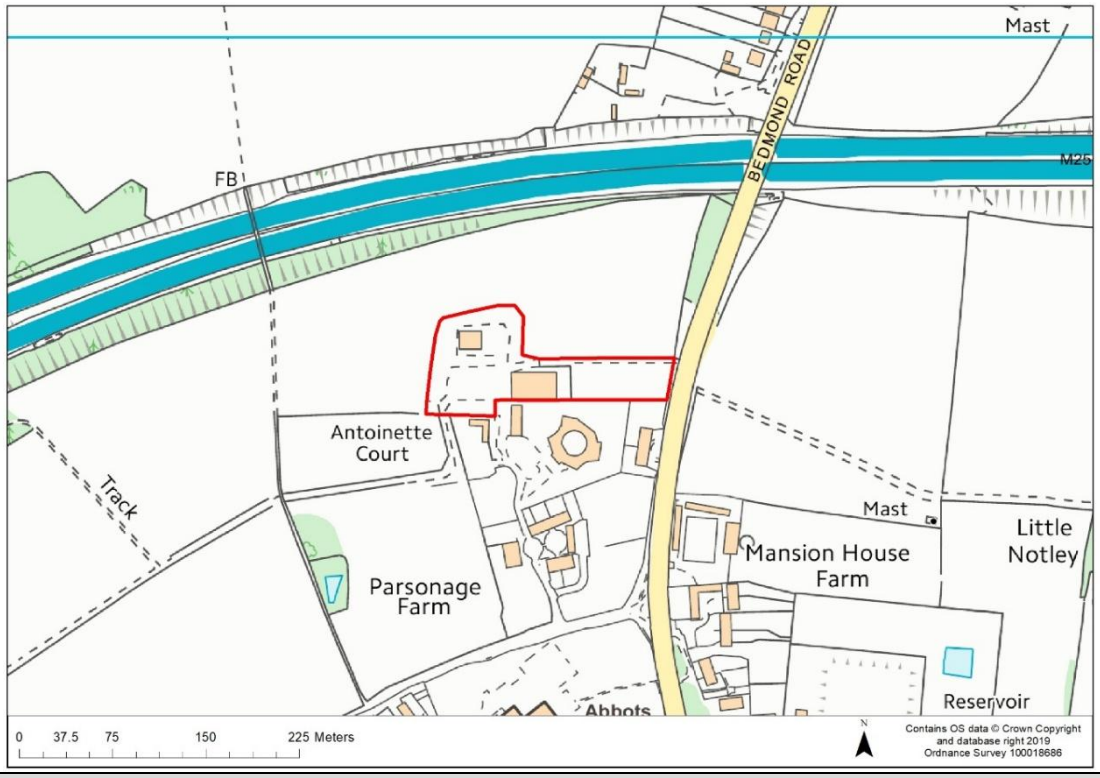
Conclusion

The standard indicative DPH of 50 has been reduced due to the context of the site. Future proposals would need to satisfactorily address surface water and groundwater flood risk and provide suitable mitigation. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Any development of the site would need to take account the presence of protected trees within the site and of potential noise and air quality issues arising from the site's close proximity to the M25.

The majority of the site (to the north) is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. If released

from the Green Belt in isolation, the design would require the strengthening of the weak boundaries to the north and east of the site, to minimise the harm of releasing this area from the Green Belt. The site is not considered to constitute grey belt. The site is located within the boundary of a larger site (Site CFS26a: The Kings Langley Estate) which is strategic in scale. Site ACFS9b has potential to come forward as part of this strategic site; please see the Site Assessment for CFS26a for an assessment of the larger site. Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.					
Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
ACFS9d	Bedmond Road	Abbots Langley	1



Site Description

The site is located to the west of Bedmond Road and is comprised of a mix of previously developed and greenfield land. To the west of the site is brownfield land which is occupied by warehousing and hardstanding. There is a smaller area of grassland to the east of the site, adjacent to the access road which leads from Bedmond Road to the area of warehousing at the west of the site There are agricultural fields to the west, east and north, with low density residential development to the south. The settlement of Abbots Langley is located further south of the site, with a primary school located nearby. The M25 is in close proximity to the north of the site.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

- Green Belt
- Heritage Assets Listed Buildings
- Conservation Area
- Historic Park and Garden
- National Landscapes

- **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.
- **Historic Environment:** There is a Grade II* Listed Building (Tithe Barn) to the south of the site. The Heritage Assessment states that the site's development would have a minor-adverse impact on the historic environment, as development would result in a change to the historic agrarian setting of the heritage asset. Design would require mitigation to help maintain the rural setting and a detailed heritage impact assessment would be required as part of any proposals. Due to potential heritage impact, the site's indicative DPH is lower than the standard 50 DPH.
- **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site

	should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** A small area to the north-west of the site is at low risk of surface flooding. • **Access:** There is an existing private access from Bedmond Road. • **Air Quality:** Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • **Noise:** Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (24%/76%)	Indicative Dwelling Range	12

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

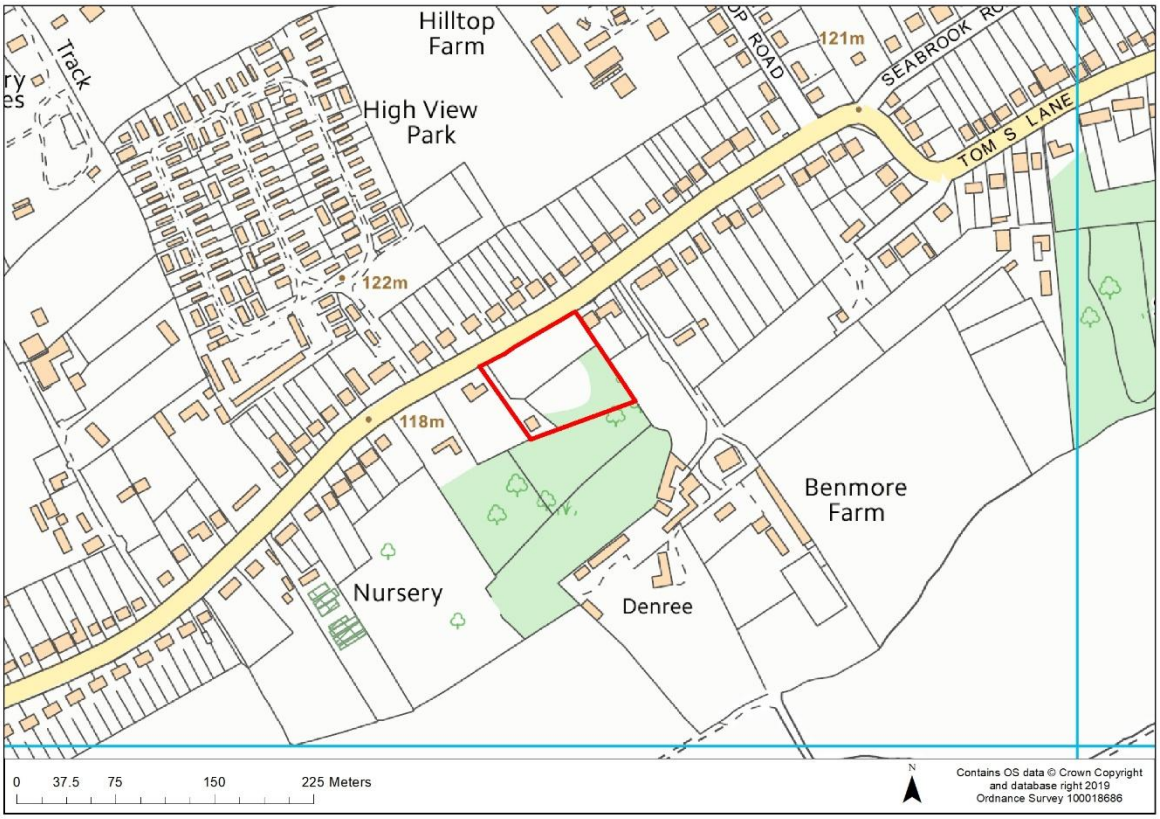
Conclusion

The majority of the site (approximately 0.8ha) is comprised of previously developed land and is located in the Abbots Langley settlement. The site is deemed suitable for residential development subject to appropriate mitigation measures. The developable area of the site has been reduced due to the context of the site and proximity to heritage assets. An area of the site is at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation as necessary. Consideration to heritage assets will also need to be made as part of any future proposals. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable.

The site is a brownfield site in the greenbelt. Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.
The site is located within the boundary of a larger site (Site CFS26a: The Kings Langley Estate) which is strategic in scale. *Please see the Site Assessment for Site CFS26a which considers Site ACFS9d within the larger site.*

The site is located within the boundary of the slightly larger CFS7, which will be taken forward as the preferred option.					
Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area
CFS1	114-118 Toms Lane, Abbots Langley	Abbots Langley	0.62



Site Description	
The site is comprised of greenfield land, with a small derelict building located to the south western corner of the site. The site is in use as open grassland and is accessed from the residential street of Toms Lane. There is vegetation along the boundaries of the site. The neighbouring plot immediately to the west of the site comprises a large two storey detached dwelling and the neighbouring plot to the east comprises a detached bungalow. To the south of the site there is open land which is in agricultural use. There is an approximate 20ft drop at the rear of the site down to this farmland.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. • **Historic Environment:** There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** Areas to the west of the site are at low-medium risk of surface water flooding. • **Access:** Access could be provided from Toms Lane. There are existing capacity issues at the single-file bridge which leads onto Toms Lane, to the west of the site.

• Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Toms Lane settlement which is classified as an "Other Settlement" in the Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in single ownership and is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	32	Landowner Proposed Dwelling Range	30
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	22

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

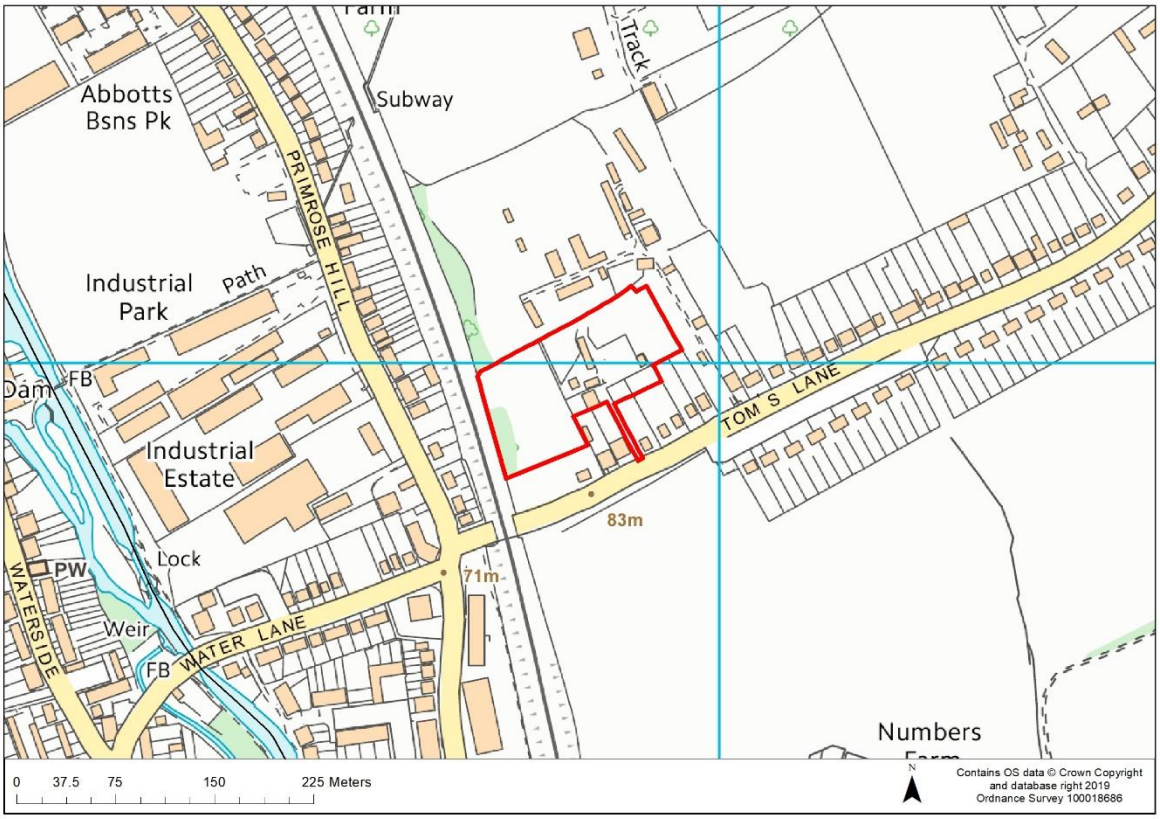
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable

The developable area of the site has been reduced due to its rural setting and BNG allocation.

The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. It is therefore considered unsuitable for development and considered to be in an unsustainable location.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area
CFS2	Three Acres, Toms Lane	Abbots Langley	1.15



Site Description

The site is comprised of brownfield and greenfield land and is in use as a residential dwelling and a builder's yard. Within the site, the residential dwelling is sited immediately to the west of the access road with hardstanding to its frontage. To the west of the site is the dwelling's private garden. The builder's yard is mostly concentrated to the central and northern sections of the site, with the majority of this area covered by hardstanding used for the storage of materials and vehicles and a series of single storey buildings. To the east of the site is open grassland. The site is located to the rear of 1-13 Toms Lane and is accessed via a long single width track between 3a and 5 Toms Lane. There is substantial vegetation along the site's boundaries. A railway line is adjacent to the western boundary.

Use(s) Proposed	Residential

Planning History

The part of the site which is comprised of previously developed land has permission for redevelopment into four detached dwellings (17/1825/FUL). Permission was granted 17/11/2017; development is yet to commence.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • **Historic Environment:** There is a Grade II Listed Building to the west of the site, however this is beyond trees and the railway embankment. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There is low risk of surface water flooding along the northern boundary of the site.

• Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Groundwater Flood Risk:** Groundwater levels are between 0.5 and 5m below the ground surface. • **Access:** The existing access road from Toms Lane into the site is approximately 3.3m wide and would not enable two vehicles to pass one another. Access improvements would need to be made for development of the site to be acceptable. There are also existing capacity issues at the single-file bridge which leads onto Toms Lane, to the west of the site. • **Noise:** The site is adjacent to the railway track which would have a noise impact on future occupiers of any residential development.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree	• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development. • There are protected trees located at the western, northern and eastern boundaries of the site (TPO891).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the settlement of Toms Lane, which is classified as an "Other Settlement" in the Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in single ownership and is being promoted by the landowner.

Achievability

The promoter of the site has not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	17	Landowner Proposed Dwelling Range	20
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	40

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

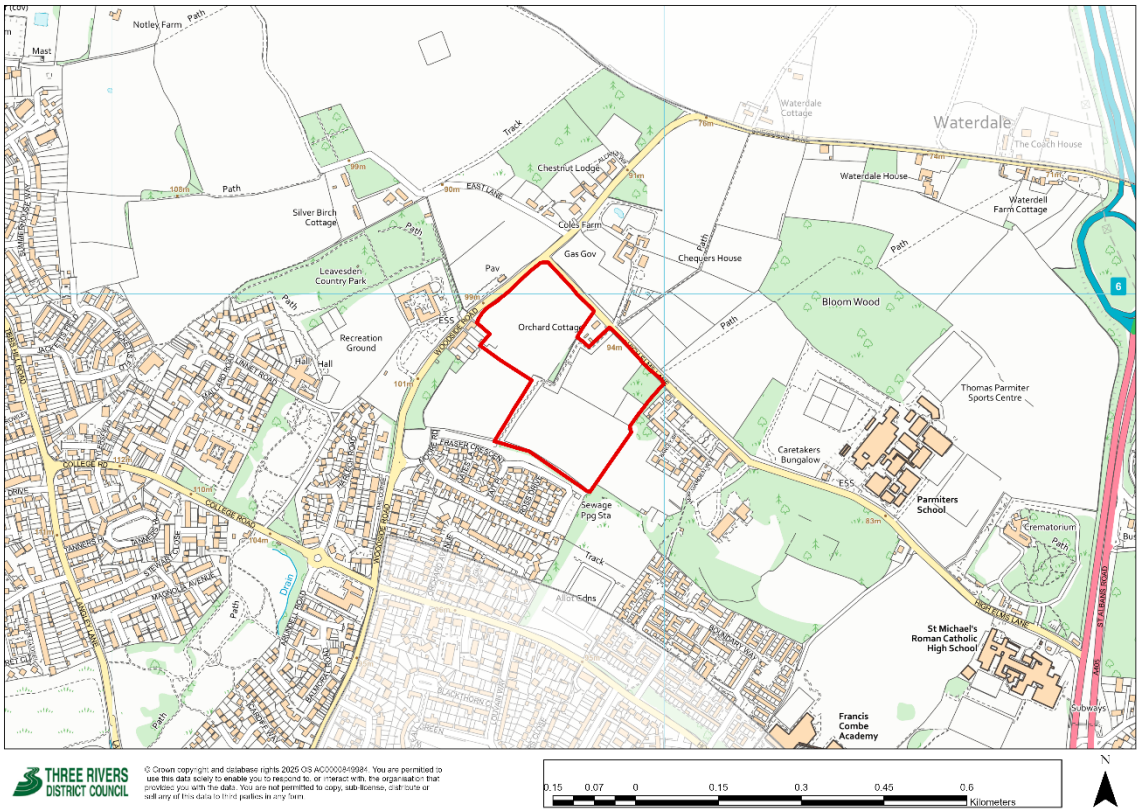
Conclusion

The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The part of the site which is comprised of previously developed land has a permission for redevelopment into four detached dwellings (17/1825/FUL); this part of the site is considered to be suitable for residential development and the four dwellings which have been granted permission will be counted within future commitments.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Developable	No		**Deliverable**	No	

Site Ref	Address	Settlement	Site Area (ha)
CFS3	Land adjacent to Fraser Crescent and Woodside Road	Abbots Langley	7.1



Site Description

The site is comprised of greenfield land which is currently used as open, grazing land. There are some shrubs and hedgerows on the site and the site is generally level in topography, falling slightly to the south-east. The site is divided into three individual field parcels which are separated by fences or trees. The housing development of The Shires is located the site's south east corner and there is also a row of residential dwellings adjacent to the site, along Woodside Road. A single residential dwelling is also located along High Elms Lane and is adjacent to the north-eastern boundary of the site. The site lies to the north of land off Woodside Road which has recently been developed into 95 dwellings (ref: 15/1026/FUL), now known as Fraser Crescent. Access could be provided through the adjacent development of Fraser Crescent.

Use(s) Proposed	Residential

Planning History

A planning application was received May 2025 (25/0896/FUL) for 192 dwellings.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate. **The site is considered to be grey belt.** • **Historic Environment:** There is a Grade II Listed Building located to the east of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as any urban development may potentially impact the setting of the Listed Building. A detailed

	heritage impact assessment would be required at the planning application stage in order to identify the impacts on the heritage assets of developing the site. Appropriate mitigation on the eastern side of the area would be required.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Groundwater Flood Risk:** Groundwater levels are between 0.5 and 5m below the ground surface. It is likely surface water flood risk and groundwater flood risk on areas of the site including prioritising 'above ground conveyance' would need to be addressed at a planning application stage. • **Groundwater Source Protection Zone (GSPZ):** The site is in SPZ1. Conditions which minimise risk to public water supply would likely be requested at a planning application stage. • **Wastewater/sewers:** Thames Water have advised that there is a large diameter sewer to the west of the site.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • There are protected trees located across the site, along the boundaries adjacent to Woodside Road and the south-eastern boundary that is adjacent to the new housing development at Fraser Crescent. There are also protected trees at the centre of site and to the south-east (TPO354).
Further Constraints/Considerations:	
• There is a public right of way that runs along the south-eastern and south-western boundaries of the north field, connecting High Elms Lane and Woodside Road through the site. • HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site. An individual transport assessment alongside reviews of sustainability and net zero proposals may be required. • HCC Transport state that integration and permeability for walking and cycling to the High Elms development (and therefore into the existing settlement) will be required. • *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the existing housing allocation (H33) which has now been built out (known as Fraser Crescent) and will form the revised settlement boundary of the Key Centre of Leavesden. • HCC Growth and Infrastructure state that while the proposed number of dwellings on-site will not in itself be large enough to generate a requirement for a new primary school, the totality of development proposed in this area means that the county council would want to plan to be able to deliver more than 2fe if required in Abbots Langley. The county council would welcome a discussion as to whether an extension to the existing Woodside Road education allocation could be made within CFS3 to facilitate the delivery of a new primary school of up to 3fe. • HCC Minerals and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage. • The HWE Integrated Care Board is likely to seek a financial contribution towards medical infrastructure in Abbots Langley.	
Availability (ownership/legal issues)	
The site is in single ownership and is being promoted by the landowner.	
Achievability	
The promoters of the site have not specified any issues regarding the viability in developing the site.	
Potential Density	

Landowner Proposed DPH	33	Landowner Proposed Dwelling Range	240
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	249

Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	

Conclusion

This site is situated to the north of Abbots Langley and is comprised of open grazing land, with some trees and hedgerows. It is bound by Woodside Road and High Elms Lane to the north-west and north-east and residential development to the south and east, with neighbouring field boundaries between.

The harm to the associated Green Belt parcel if released, is considered to be moderate, according to the Stage 2 Green Belt Review. The site is considered to constitute grey belt.

There are protected trees scattered across the site and on its boundaries, which will need to be retained and suitable built development buffers provided to prevent damage.

The site is also in GPZ1 and has shallow groundwater, increasing the risk of groundwater flooding. For these reasons, infiltration SuDS are unlikely to be viable, as is the case with below ground development and deep foundations, that are normally associated with tall buildings.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS4	Land at Warren Court, Woodside Road	Abbots Langley	0.54

Site Description

The site is comprised of greenfield land which was previously used as allotment land, forming part of the Warren Court Mental Health Impatient Unit. This use has become redundant. There are trees within the site and a narrow road running through the site. There is an existing road access from Woodside Road, which crosses over to the Warren Court Mental Health Unit. The site's south-eastern boundary is adjacent to Woodside Road, with residential development adjacent to the south-western boundary. Leavesden Country Park, an allocated open space, is adjacent to the north-western boundary.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate. The site is considered to be grey belt. • **Historic Environment:** There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone	• **Flood Zone:** The site is in Flood Zone 1. • **Groundwater Flood Risk:** Groundwater levels are between 0.5 and 5m below the ground surface.

• Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Groundwater Source Protection Zone (GSPZ):** The site is in SPZ1. Conditions which minimise risk to public water supply would likely be requested at a planning application stage. • **Access:** It is proposed that the existing access from Woodside Road would be shared between any new development and the Warren Court Mental Health Unit. HCC Growth and Infrastructure state that an access strategy may be needed to mitigate the severance of Woodside Road for vulnerable road users, and that the nature of the transport network in the area would present issues for cycling to other local facilities.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • **TPO:** A TPO covers all trees within the site boundary (TPO284).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Key Centre of Leavesden.
- HCC Mineral and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.

Availability (ownership/legal issues)

The site is in single ownership and is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	15	Landowner Proposed Dwelling Range	20
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	19

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

The site is located to the north of Abbots Langley and is a former allotment for a mental health unit, which is situated on the northern border of the site. To the west lies Leavesden country Park, and Woodside Road to the east.

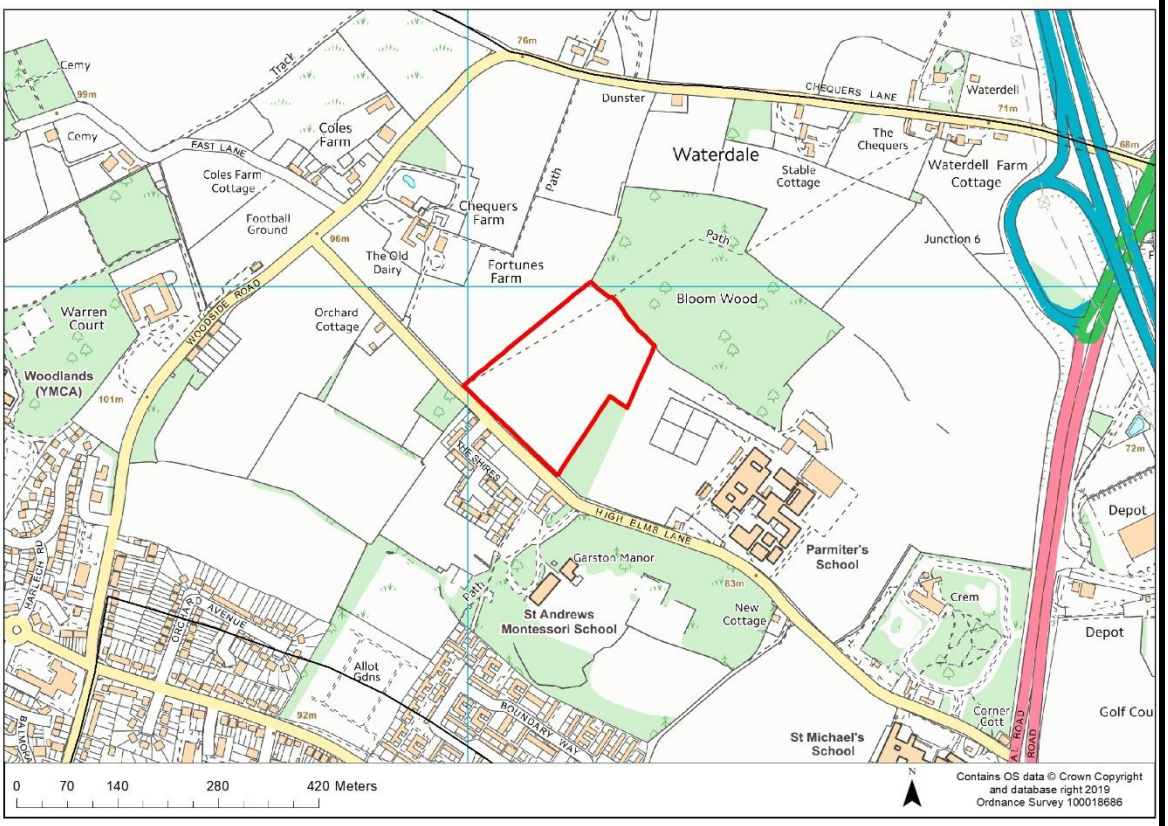
The site is also in GPZ1 and has shallow groundwater, increasing the risk of groundwater flooding. For these reasons, infiltration SuDS are unlikely to be viable, as is the case with below ground development and deep foundations, that are normally associated with tall buildings.

A TPO covers all trees within the site boundary, so the trees should be retained and suitable buffers made from built development made.

The indicative dwelling number has been reduced to less than standard 50 DPH due to the context of the site.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.					
Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS5	Land adj. Parmiters School, High Elms Lane	Abbots Langley	3.5



Site Description	
The site is comprised of a greenfield land and is in use as an open agricultural field. The site is bound by woodland and Parmiters School beyond this to the east, High Elms Lane to the south and hedgerows and woodland to the north. The site could be accessed from High Elms Lane. The Shires, a small housing development is located to the south-east, on the opposite side of High Elms Lane.	
Use(s) Proposed	Residential
Planning History	
There was one planning application on the site (08/1060/FUL) for the change of use of land from agricultural to school playing field, associated with Parmiters School. The application was withdrawn.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • **Historic Environment:** There is a Grade II Listed Building located to the south-west of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. A detailed heritage impact assessment would be required to identify the impacts on the heritage assets of developing the site at the planning application stage. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints:	• **Flood Zone:** The site is in Flood Zone 1.

• Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Groundwater Flood Risk:** The western half of the site has groundwater levels between 0.5 and 5m below the ground surface. The eastern half of the site has no identified risk of groundwater flooding. • **Access:** At present, there is no direct vehicular access to the site from High Elms Lane but this could be provided from High Elms Lane.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.

Further Constraints/Considerations:

- A public right of way runs across the far western parcel of the site, from the south west corner in a north-eastern direction.
- HCC Highways state that the site presents significant concerns that Local Transport Policy could be met due to the site's location.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Key Centre of Garston.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	28-42	Landowner Proposed Dwelling Range	100-150
Indicative DPH (Developable/Non-developable)	50 (70%/30%)	Indicative Dwelling Range	123

Phasing

0-5 years	x	6-10 years	x	11-15 years		16+ years	

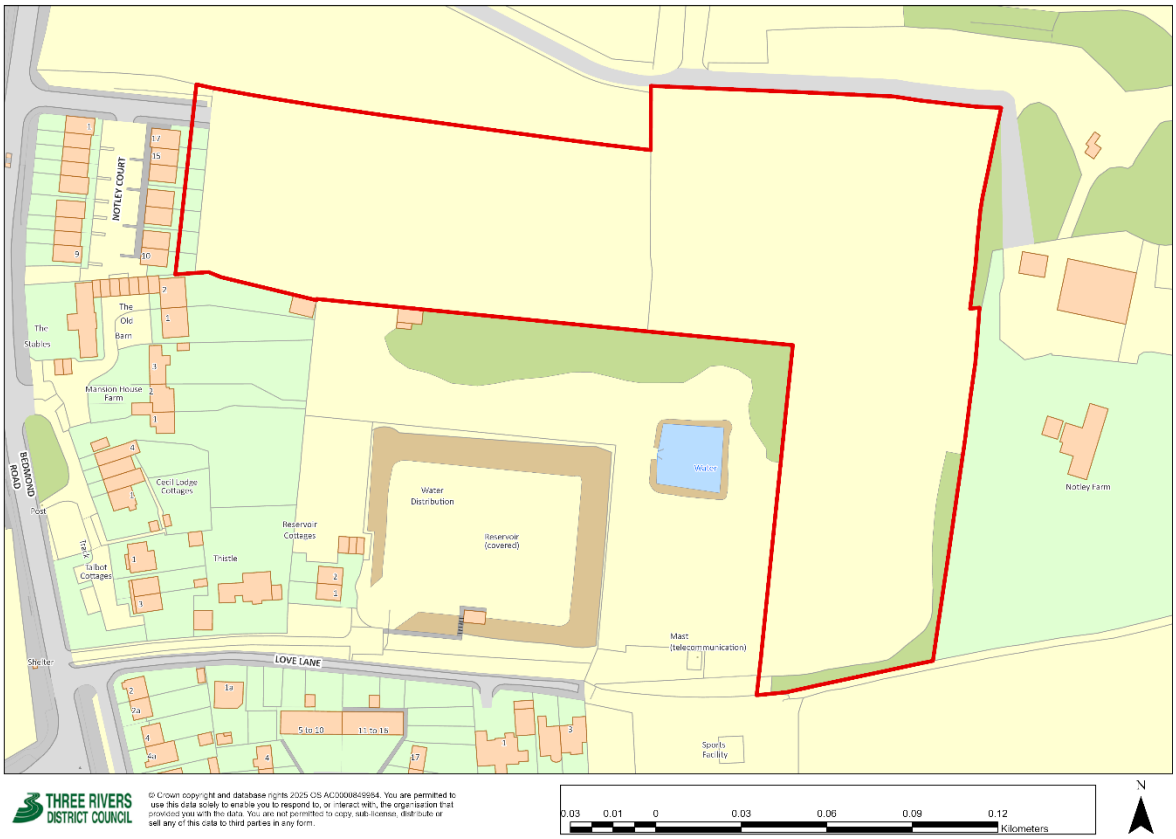
Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area of the site has been reduced to provide amenity space and BNG. Any development of the site would need to take account of the presence of Public Rights of Way and consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. It is considered that access to the site would currently be unsuitable. The site is disconnected from the built up area of Abbots Langley. To be suitable, the site would have to come forward alongside additional sites to the southwest, this is likely to be considered to be overdevelopment.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS6	Land at Mansion House Equestrian Centre	Abbots Langley	2.8



Site Description

The site is comprised of greenfield land currently used as grazing land for horses and an equestrian centre. There is vegetation along all boundaries of the site. Access to the site could be provided from Bedmond Road. The equestrian centre was located to the east of the site and was granted approval for redevelopment into 17 dwellings (18/0223/FUL) which have now been built out. The majority of the surrounding land is comprised of agricultural, open land farmland, with residential development to the south of the site.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on Site CFS6. Mansion House Equestrian Centre, adjacent to the east of the site, was granted planning permission for redevelopment into 17 units (18/0223/FUL) and has now been built out.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate. The site is considered to be grey belt. • **Historic Environment:** Mansion House Farmhouse, a Grade II Listed Building, lies immediately to the west of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as development of the site would separate the heritage asset from its setting within the historic agrarian landscape. A detailed Heritage Impact Assessment and discussion with the Conservation Officer would be required at an early

	stage in the design process of any proposals on the site, in order to mitigate the impact on the heritage asset. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** Access could be provided from Bedmond Road, which would be via the adjacent Equestrian Centre which is under construction into 17 dwellings (18/0223/FUL). HCC Growth and Infrastructure state that an access strategy would need to be developed, and that HCC would only support development of the site if mitigation is discussed with the developer and transport consultant. Access from Love Lane would not be acceptable. • **Surface Water Flooding:** The LLFA states that as a greenfield site, below ground SuDs will not be accepted. It is expected that all surface water attenuation is to be delivered above-ground, and for above ground conveyance to be prioritised. It is likely surface water flood risk on areas of the site would need to be addressed at a planning application stage. • **Groundwater Flooding:** It is likely groundwater flood risk on areas of the site including prioritising 'above ground conveyance' would need to be addressed at a planning application stage.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- A public right of way runs along the south of the site, from Love Lane. HCC consider that Public Right of Way No.29 should be recognised and protected.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Key Centre of Abbots Langley.
- The HWE Integrated Care Board is likely to seek a financial contribution towards medical infrastructure in Abbots Langley.
- HCC Mineral and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.
- HCC Transport suggest that high quality active travel links should be provided to enable access within the recommended accessibility criteria of 400m to the closest bus services.
- There is outline permission for a data centre on land to the north of the site. There is potential for a heat network in association with the data centre to be utilised in any potential development.

Availability (ownership/legal issues)

The site is in joint ownership and the site is being promoted by the landowners.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	24	Landowner Proposed Dwelling Range	68
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	98

Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	

Conclusion

The site is situated to the north of Abbots Langley and is currently used for grazing for the adjacent equestrian centre. New housing borders the site to the west, with various other uses including a menage to the south, additional grazing land to the north, and various rural businesses to the north and east.

Regarding constraints, the Grade II listed Mansion Farmhouse would have its setting impacted by development and would require a detailed Heritage Impact Assessment.

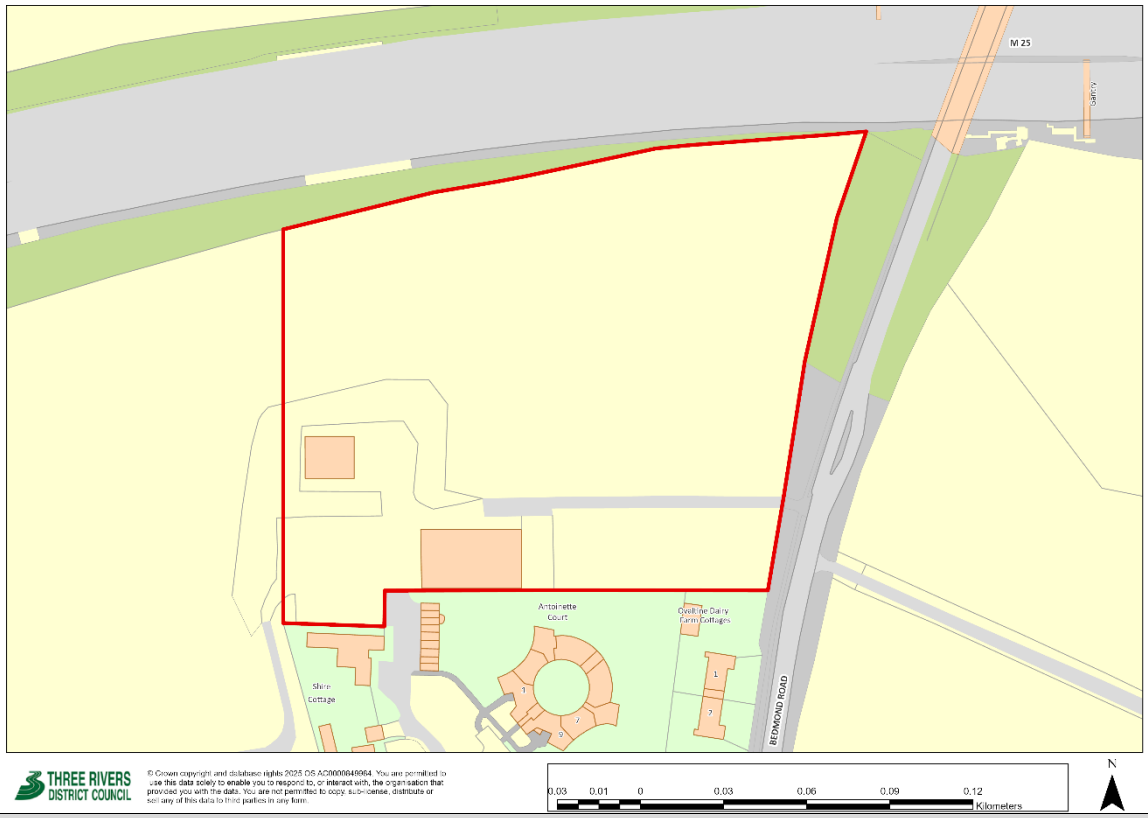
Also, the likelihood of groundwater flooding could be an issue, which may require mitigation and preclude infiltration drainage, for example.

The indicative dwelling number has been decreased to less than standard 50 DPH due to the context of the site.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS7	Land South of the M25	Abbots Langley	2.8



Site Description

The site is located to the west of Bedmond Road and is immediately to the south of the M25. The site is a mix of brownfield and greenfield land. Brownfield land is on areas of the site where there is warehousing and hardstanding whilst the rest of the site is an agricultural field. There is existing private access from Bedmond Road to the warehousing area within the site. There are agricultural fields to the west and east, with low density residential development to the south. The settlement of Abbots Langley is located further south of the site, with a primary school located nearby. The M25 is adjacent to the north of the site.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. The site is not considered grey belt. • **Historic Environment:** To the south of the site there is a listed tithe barn which has direct views to Site CFS7. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and the setting of the Listed Building. A detailed heritage impact assessment should consider the impact on the designated site at the planning application stage. It is advised that the Conservation Officer should be consulted at an early design stage. There are also a group of Locally Important Buildings located in close proximity, to the south of the site.

	• **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Noise:** The site is within close proximity to the M25 (approx. 25m). Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • **Air Quality:** The site is within close proximity to the M25 (approx. 25m). Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **Landscape:** The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011): T*he **site** is located at the edge of the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-developable Area)	50 (14%/86%)	Indicative Dwelling Range	20

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

The site is comprised of agricultural land and is situated to the north of Abbots Langley and directly south of the M25. To the east is Bedmond Road and the northern edge of Abbots Langley to the south, consisting of farm buildings directly adjacent to the site.

The harm of releasing the parcel in which this site lies has been assessed as being moderate high in Green Belt terms, according to the Stage 2 Green Belt Review. The site is not considered to constitute grey belt.

Noise and air quality issues arising from proximity to the M25 should also be assessed and any mitigation required addressed.

There are a number of locally important buildings directly to the south of the site and a listed building slightly further south. These should all be considered at design stage through relevant assessments

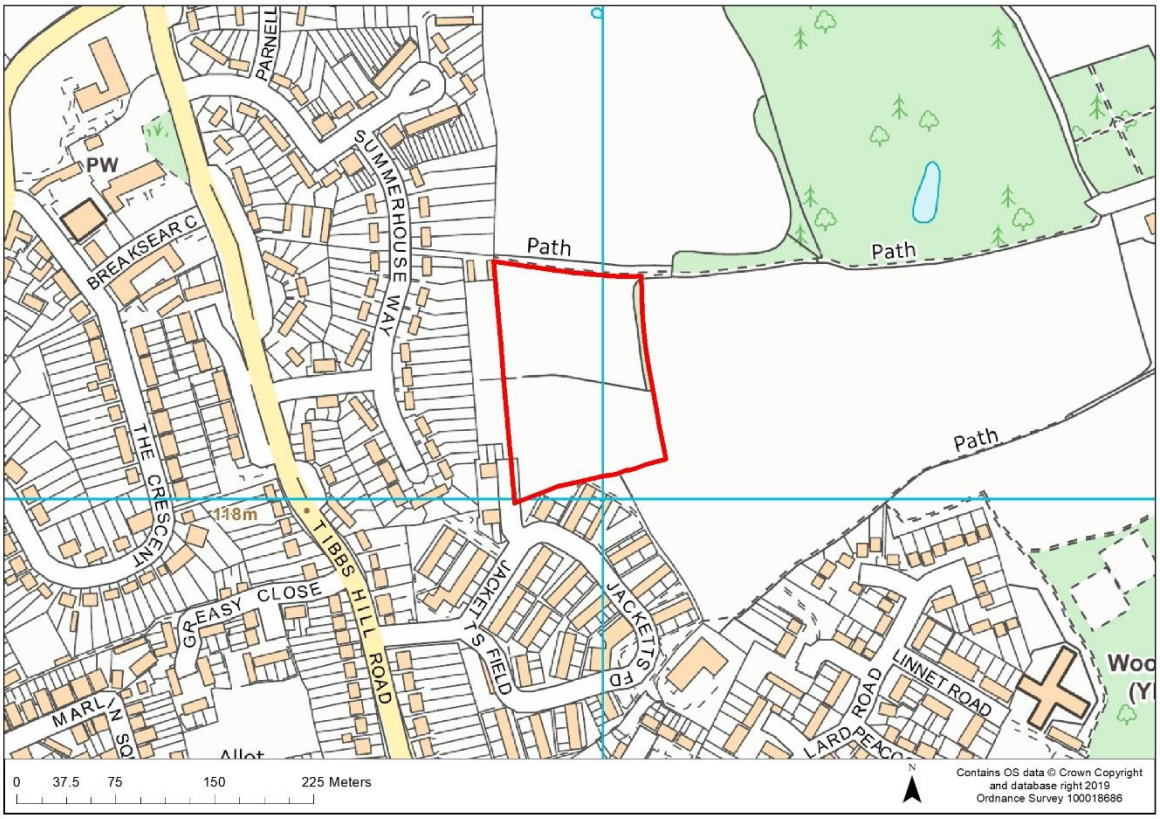
The indicative dwelling number has been decreased to less than standard 50 DPH including the context of the site and nearby heritage assets.

The site is located within the boundary of a larger site (Site CFS26a: The Kings Langley Estate) which is strategic in scale. Please see the Site Assessment for CFS26a for an assessment of the larger site.

Under the current policy framework, most of the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable	No		**Developable**	No	

Site Ref	Address	Settlement	Site Area (ha)
CFS8a	Notley Farm, Bedmond Road, Abbots Langley	Abbots Langley	1.8



Site Description

The site is located to the immediate east of the Abbots Langley settlement. The site is comprised of greenfield land which is in agricultural use. There is a strip of trees running east-west through the middle of the site which divides the site into two small fields. There is an allotment adjacent to the west of the site, with residential development beyond this and also to the south. Agricultural and open land is located to the west and north of the site. The site could be accessed through Shepherd Close, which is a private residential road which also provides access to the adjacent allotment.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • **Historic Environment:** Abbots Langley Conservation Area and two Listed Buildings lie to the west of the site. Residential development lies between them. The Heritage Impact Assessment states it is unlikely that the Conservation Area or Listed Buildings will be impacted by the development of the site and considers that that the site's development would have a neutral impact on the historic environment. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.

Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There are areas of the site at risk of surface water flooding. Close to the eastern boundary there is a portion of land at high risk. A surface water flow path at the northern section of the site ranges from medium-low risk. • **Access:** A singular access to the site is proposed from Shepherd Close, which leads off from the cul-de-sac on Jacketts Field. Shepherd Close is a private road providing access to six existing dwellings and allotment. Suitable access to the site from Shepherd Close is considered to be unachievable.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • **TPO:** There is a TPO along the western boundary of the site. • **Veteran and Ancient Trees:** There are several veteran trees and one ancient tree scattered throughout the site. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- There is a public right of way along the northern boundary of the site.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	27	Landowner Proposed Dwelling Range	50
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	63

Phasing

0-5 years	x	6-10 years	x	11-15 years		16+ years	

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable

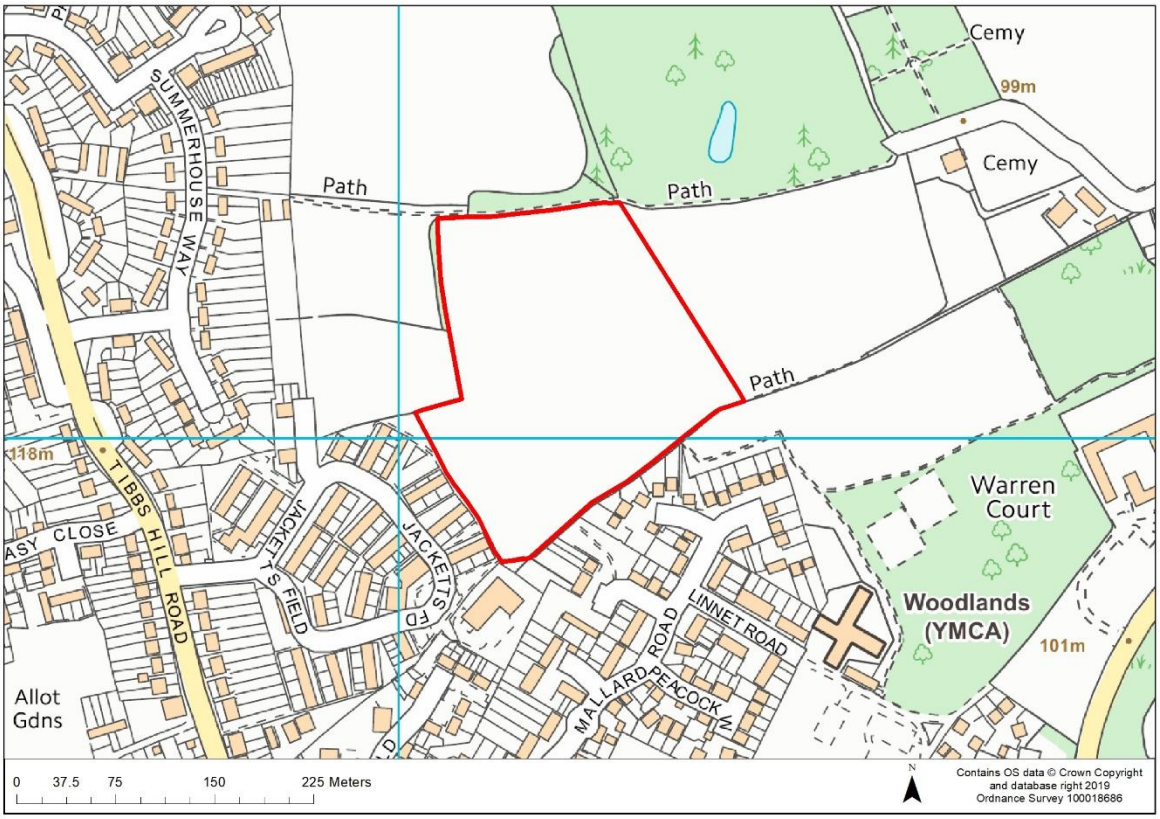
The developable area has been reduced due to rural nature of the site and BNG allocation.

Suitable access to the site from Shepherd Close is considered to be unachievable. The site is therefore deemed unsuitable for residential allocation.

The site is adjacent to Site CFS8b and Site CFS8c. Site CFS8a, CFS8b and CFS8c have been assessed as a singular site (please see the Site Assessment for Site CFS8d).

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS8b	Notley Farm, Bedmond Road, Abbots Langley	Abbots Langley	4.2



Site Description

The site is located to the east of the Abbots Langley settlement and to the north-west of Leavesden Country Park. The site is comprised of greenfield land which is in agricultural use. The site is bounded by woodland/trees along all boundaries. The site is surrounded by agricultural land to the north and east, with residential development to the south and west of the site. There is no existing access to the site.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • **Historic Environment:** A Grade II Listed Building lies to the west of the site, although there is housing development between the site and the designated building. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There are two large surface water flow paths crossing the site, running along the southern boundary and from the south-east to the north-west of the site.

• Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Access:** There is no direct access to Site CFS8b when considered as a singular site. Possible access to the site is dependent on the development of the adjacent site (Site CFS8a). Access to CFS8a is proposed from Shepherd Close, which leads off from the cul-de-sac on Jacketts Field. Shepherd Close is a private road providing access to six existing dwellings. Suitable access to the site(s) from Shepherd Close is considered to be unachievable.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- There are public right of ways along the northern and southern boundaries of the site.
- HCC Highways state that the site presents significant concerns Local Transport Policy could be met due to the site's location and that enabling permeability to the existing settlement would be a key consideration.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	12-36	Landowner Proposed Dwelling Range	50-150
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	147

Phasing

0-5 years	x	6-10 years	x	11-15 years		16+ years	

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable

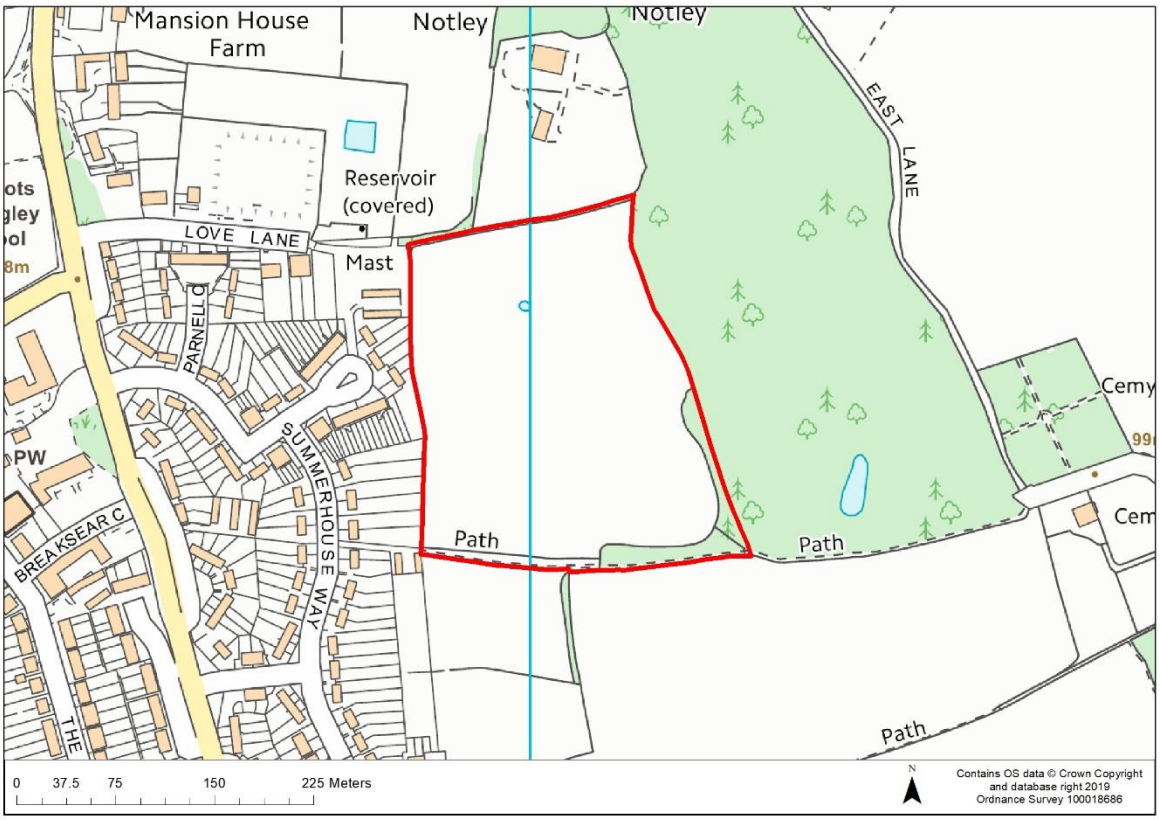
The developable area of the site has been reduced due to the rural nature of the site and BNG allocation.

Suitable access to the site through the adjacent site (Site CFS8a) from Shepherd Close is considered to be unachievable. The site is therefore deemed unsuitable for residential allocation.

The site is adjacent to Site CFS8a and Site CFS8c. Site CFS8a, CFS8b and CFS8c have been assessed as a singular site (please see the Site Assessment for Site CFS8d).

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS8c	Notley Farm, Bedmond Road, Abbots Langley	Abbots Langley	5.4



Site Description

The site is located to the immediate east of the Abbots Langley settlement. The site is comprised of greenfield land which is in agricultural use. The site is mainly surrounded by agricultural land with residential development and Love Lane play area adjacent to the west of the site. The site is bounded by woodland/trees along all boundaries, with a portion of the southern boundary formed by a fence. There is no existing access to the site.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • **Historic Environment:** Abbots Langley Conservation Area is located to the west of the site, although there is housing development between the site and the Conservation Area. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** There is no direct access to Site CFS8c when considered as a singular site. Possible access to the site is dependent on the development of the adjoining site located to

• Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	the south (Site CFS8a). A singular access to CFS8a is proposed from Shepherd Close, which leads off from the cul-de-sac on Jacketts Field. Shepherd Close is a private road providing access to six existing dwellings. Suitable access to the site(s) from Shepherd Close is considered to be unachievable. An alternative access to Site CFS8c considered was from Love Lane, however this would only provide a through-route to the site through a residential garden and along the northern boundary of Love Lane play area. This is outside the boundary of Site CFS8b and is not considered appropriate.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • **Veteran Tree:** There is a Veteran Tree along the southern boundary of the site (63198). • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- There are public right of ways along the northern and southern boundaries of the site.
- HCC Highways state that the site presents significant concerns Local Transport Policy could be met due to the site's location and that enabling permeability to the existing settlement would be a key consideration.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	28	Landowner Proposed Dwelling Range	150
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	189

Phasing

0-5 years	x	6-10 years	x	11-15 years		16+ years	

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

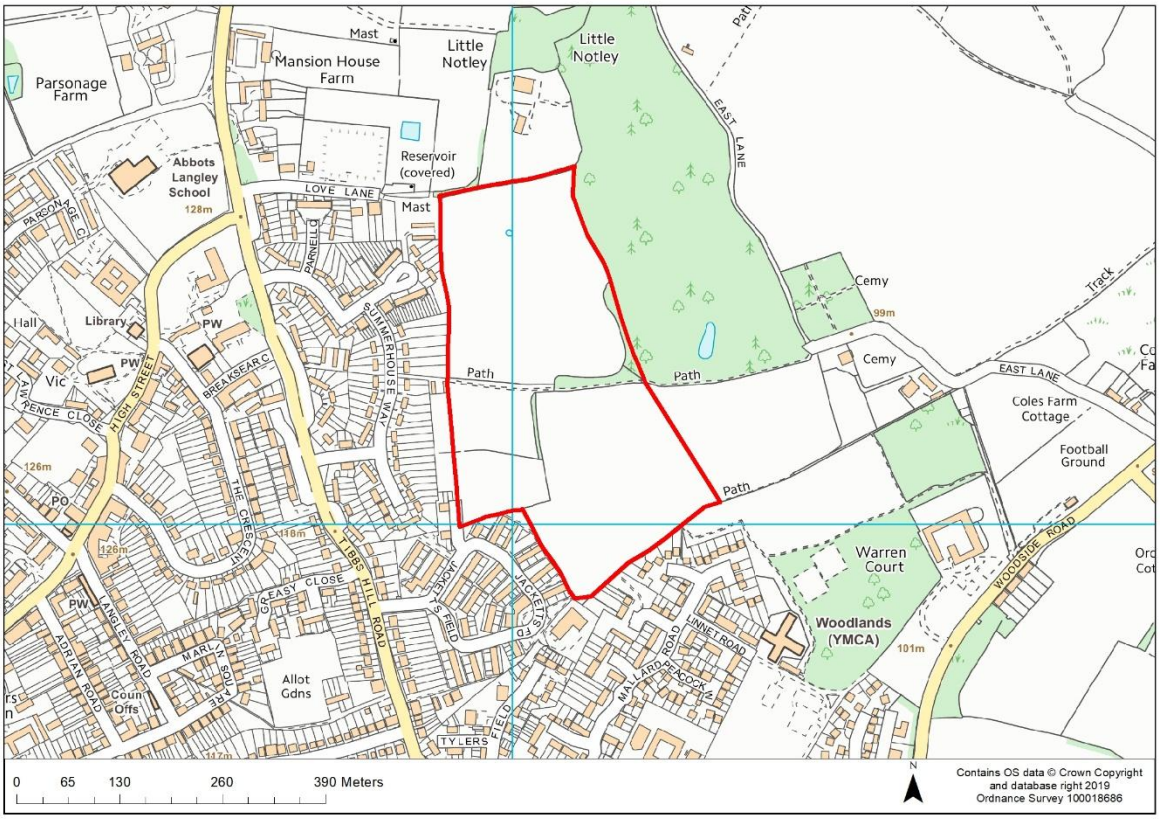
The developable area has been reduced due to the rural nature of the site and BNG allocation.

Suitable access to the site from Shepherd Close and Love Lane is considered to be unachievable. The site is therefore deemed unsuitable for residential allocation.

The site is adjacent to Site CFS8a and Site CFS8b. Site CFS8a, CFS8b and CFS8c have been assessed as a singular site (please see the Site Assessment for Site CFS8d).

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS8d	Notley Farm, Bedmond Road	Abbots Langley	11.4



Site Description

The site is located to the immediate east of the Abbots Langley settlement. The site is comprised of greenfield land which is in agricultural use, consisting of three fields separated by tree-lined boundaries. The south-eastern field extends into a larger agricultural field. The site is mainly surrounded by agricultural land to the north and east, with residential development to the west and south and Love Lane play area adjacent to the north-west of the site.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • **Historic Environment:** Abbots Langley Conservation Area and two Listed Buildings lie to the west of the site. Residential development lies between them. The Heritage Impact Assessment states it is unlikely that the Conservation Area or Listed Buildings will be impacted by the development of the site and considers that that the site's development would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ)	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There are two large surface water flow paths crossing the site, running along the southern boundary and through the centre of the site from the south-eastern corner. • **Groundwater Source Protection Zone:** The site falls within SPZ1 and therefore protection of groundwater must be considered

• Contamination • Noise • Air Quality	• Thames Water state that the scale of development is likely to require upgrades to the wastewater network • **Access:** A singular access to the site is proposed from Shepherd Close, which leads off from the cul-de-sac on Jacketts Field. Shepherd Close is a private road providing access to six existing dwellings and allotment. Suitable access to the site(s) from Shepherd Close is considered to be unachievable. An alternative access to Site CFS8c considered was from Love Lane, however this would only provide a through-route to the site through a residential garden and along the northern boundary of Love Lane play area. This is outside the boundary of Site CFS8b and is not considered appropriate. A development of this size would also require two vehicular access points, which is considered to currently being resolved.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **TPO:** There is a TPO along the western boundary of the site. • **Veteran and Ancient Trees:** There are several veteran trees and one ancient tree in the south-western area of the site. • **Chiltern Beechwoods SAC:** The site is within the Zone of Influence, further consultation with Natural England would be needed to determine the recreational impacts and any requirement for mitigation measures • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- There is a public right of way running through the centre of the site.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	26-35	Landowner Proposed Dwelling Range	300-400
Indicative DPH (Developable/Non-Developable Area)	50 (60%/40%)	Indicative Dwelling Range	342

Phasing

0-5 years		6-10 years	x	11-15 years		16+ years	

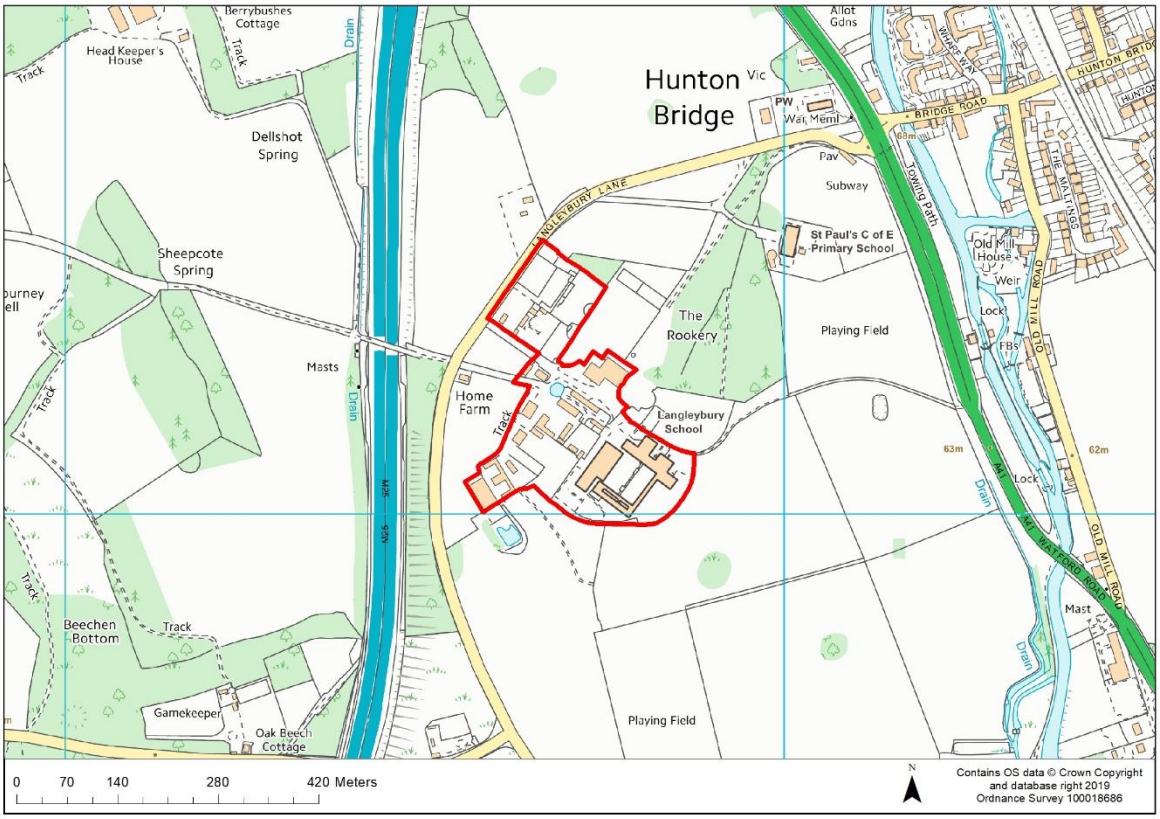
Conclusion

Although access to the site is not currently available, the landowners have indicated possible solutions to this. Suitable access arrangements and an allocation of eastern fields to East Lane as an extension to Leavesden Country Park and allotment improvements will be required. The site is considered to be strategic in scale, and could therefore viably provide benefits to the community in terms of sustainable infrastructure and facilities.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable

The garages in the south of the site in which would act as access for the site are under ownership of TRDC and are not being made available for development. The site is therefore considered unsuitable.					
Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable	No		**Developable**	No	

Site Ref	Address	Settlement	Site Area (ha)
CFS23	Langleybury Estate	Abbots Langley	6



Site Description

The site is a mix of previously developed (brownfield) land and greenfield land. The south-eastern area of the site is on the Brownfield Register. The site includes the Langleybury House and former secondary school buildings, which are both vacant. Home Farm, adjacent to the Langleybury House, is currently an active agricultural holding with a dairy heard and farming function. There is also a separate Charitable Children's farm. The site is accessed from Langleybury Lane.

The site forms part of the Langlebury and Grove Development Brief (2012) area.

Use(s) Proposed	Residential, hotel and ancillary leisure uses

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. • **Historic Environment:** The Estate comprises the Grade II* Langleybury House and the separately listed Grade II Stables, Dairy Cottages and Aisled Barn. Langleybury House is on Historic England's Heritage at Risk Register. A heritage impact assessment would be required as part of any proposal. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the

	site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There is a small pond at the centre of the site. There is a low risk of surface water flooding in the pond area. • **Access:** There is an existing access from Langleybury Lane onto the site. HCC Highways state that the existing access may need improvement if the use of the access were to be intensified.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- Part of the site, at the south-east, is within the boundary of the current site allocation for the Langleybury and the Grove, which is subject to the Langley and The Grove Development Brief (2012).
- HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. HCC Highways recognise that whilst some walking routes exist, distances to destinations could limit any walking trips, with only primary education and limited commercial amenity available in excess of 800m from the site.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located outside of any settlement included in the Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in multiple ownerships. The promoter has withdrawn the site.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable)	50 (7%/93%)	Indicative Dwelling Range	20

Phasing

0-5 years		6-10 years	x	11-15 years	x	16+ years	

Conclusion

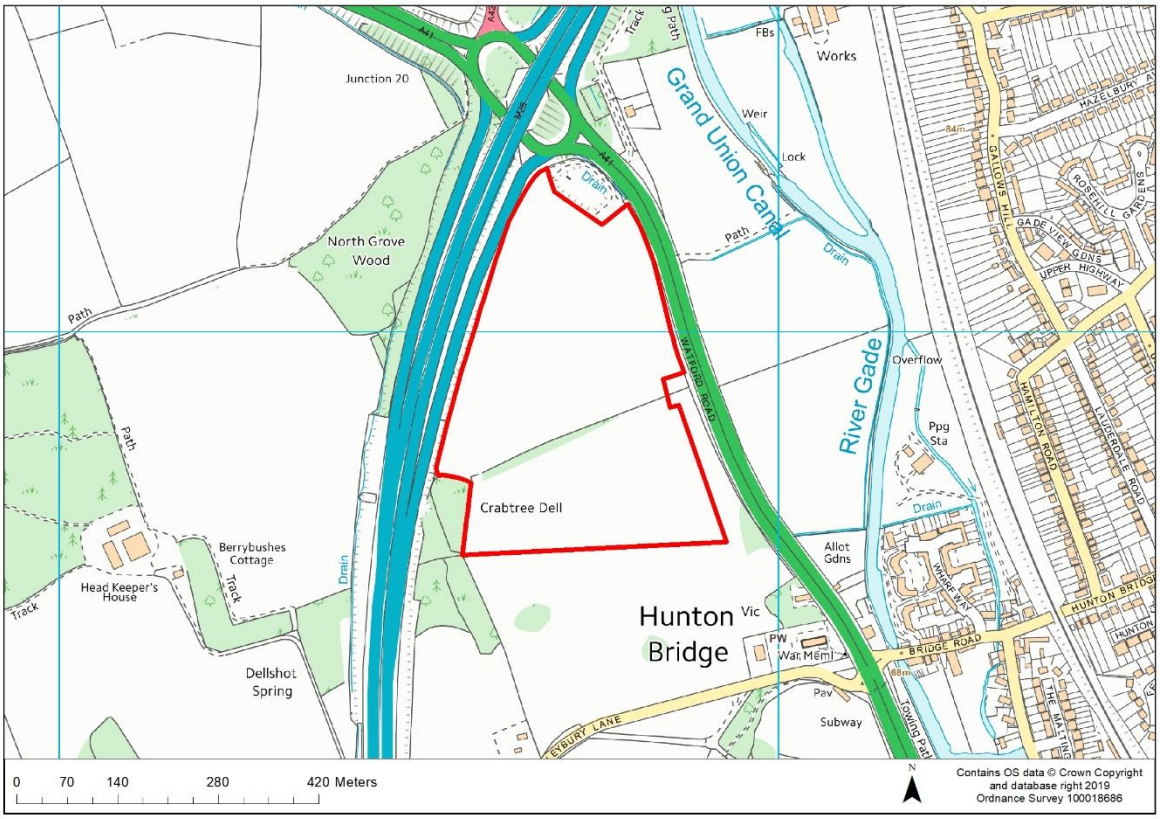
The site is a current site allocation (Site H7) in the Site Allocations LDD (adopted 2014) and is subject to the Langleybury and The Grove Development Brief (2012). The main proposals for the Langleybury site include the removal of the old school buildings, refurbishment, extension and conversion of Langleybury House to hotel use and some residential and new hotel/leisure development in the least sensitive locations of the site.

The developable area is reduced due to the mixed-use nature of proposals and proximity to heritage sites.

Since the allocation of Site H7, no housing has been delivered on the site and therefore the current allocation (Site H7) will be potentially forward into the new Local Plan. *Please see the Site Assessment for Site H7 for an assessment of the existing allocation.*

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable. Due to the promoters withdrawing the site, the site is no longer considered available.					
Suitable	No	**Available**	No	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS24	South West Junction 20 of M25	Abbots Langley	13.9



Site Description	
The site is comprised of greenfield and previously developed (brownfield) land, which is currently in agricultural use. Part of the site is on historic landfill. The western boundary of the site is adjacent to the M25 and the eastern boundary is adjacent to the A41.	
Use(s) Proposed	Motorway services and retail
Planning History	
An outline application for the development of a motorway service area on the site, was refused in 2021 (19/0646/OUT).	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ)	• **Flood Zone:** The site is in Flood Zone 1. • **Groundwater Flood Risk:** Groundwater levels are between 0.5m and 5m below the surface. • **Contamination:** The northern portion of the site coincides with a Historic Landfill site (Junction 20 M25-A41, Abbots Langley: Ref. EAHLD12332). It is advised to refer to the Environment Agency for advice in regards to any potential

• Contamination • Noise • Air Quality	considerations.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **TPO:** There are several TPOs to the south of the site and along the south-western and eastern boundaries (TPO897). • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011)*: The site is located outside of any settlement defined in the Settlement Hierarchy.

Availability (ownership/legal issues)

Ownership of the site is under option, to be acquired by the promotor.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	N/A	Indicative Dwelling Range	N/A

Phasing (N/A)

0-5 years		6-10 years		11-15 years		16+ years	

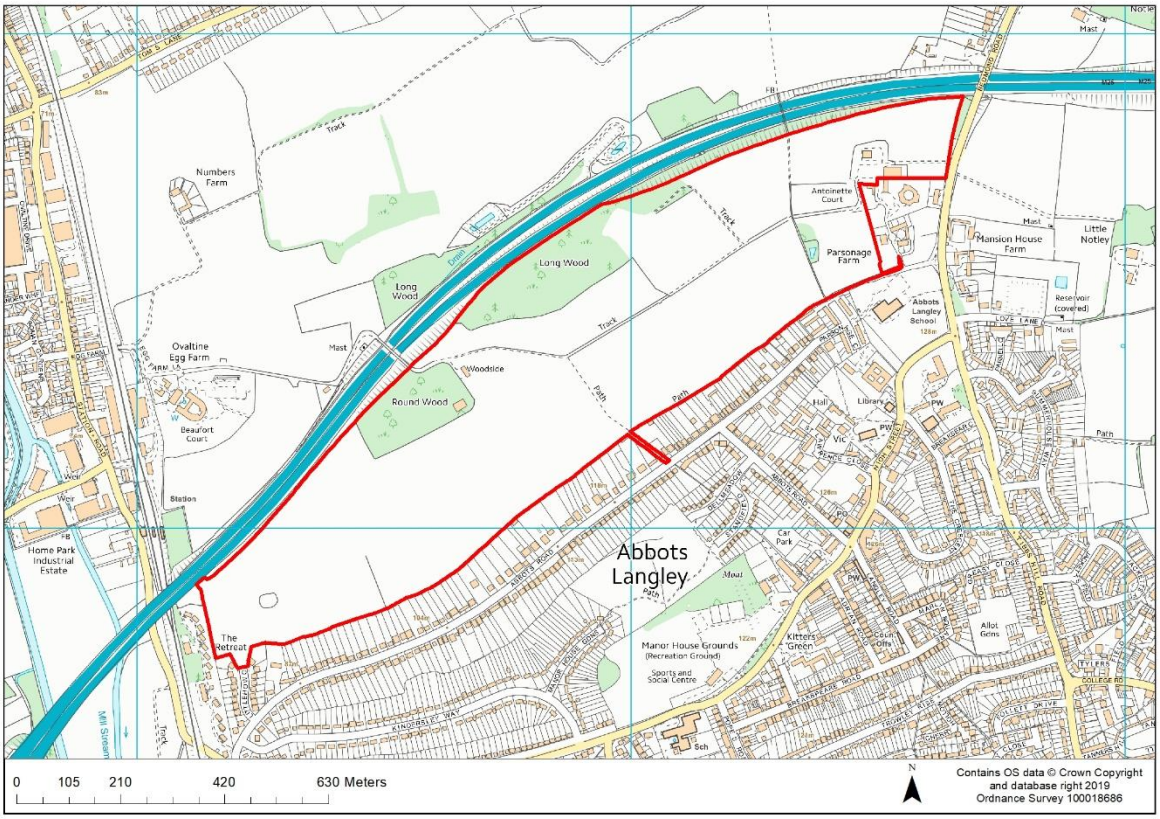
Conclusion

No evidence of need for a service station has been submitted. Officers are of the view that the most appropriate mechanism for the delivery of motorway services proposals is via the planning application process in accordance with the NPPF and DfT circular 02/2013, which advises that this is a matter for private promoters and where the application can demonstrate whether or not there is a need for a motorway service station.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable	No	**Developable**	No		

Site Ref	Address	Settlement	Site Area (ha)
CFS26a	The Kings Langley Estate, Abbots Langley	Abbots Langley	58.5



Site Description

The site consists of open greenfield land with parts of the site in an agricultural use. Part of the land, to the north, is a historic landfill site and is therefore classified as previously developed land. A small area at the north of the site is on historic landfill and is therefore comprised of previously developed land. To the north of the site is an area of woodland. Adjacent to the north of the site is the M25 whilst residential properties run along the southern boundary of the site.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. The site is not considered to be grey belt. • **Historic Environment:** Abbots Langley Conservation Area is located to the south east of the site. To the east of the site, there is a Grade II* Listed Building. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. It is considered that development of the site would change of the surviving historic agrarian setting of the Listed Building and a mitigation strategy to help maintain an element of a rural setting at the eastern end of the site should be considered in any future design proposals. A heritage impact assessment would also be required in order to mitigate against any harmful impacts to the Conservation Area.

	• **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** Overall, the site is at low risk of surface water flooding, although there is a surface water flow path which forms in a 1 in 100 year rainfall event. • **Groundwater Flood Risk:** 14% of the site area is at moderate-high risk of groundwater flooding. In this area, to the south-west of the site, there is risk of groundwater flooding to surface and subsurface assets, with possibility of groundwater emerging at surface locally. • **Contamination:** A waste application was permitted in 1956 (W/0322/56) in a small part of the site and records show that the site coincides with the Historic Landfill site (Ovaltine Farm, Abbots Langley, Ref: EAHLD12313). It is advised to refer to the Environment Agency for advice in regards to any potential considerations. • **Noise:** Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • **Air Quality:** Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • **Access:** Primary vehicular access is proposed from Bedmond Road, via a new roundabout junction.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • **TPO:** There are protected trees at various locations across the site (TPO317, TPO089, TPO196). The area of woodland adjacent to the central northern boundary is covered by a TPO and trees to the east and west of the site are also protected. • **Local Wildlife Site:** There is a Local Wildlife Site (Long Wood) located in the central northern section of the site. • **Ancient Woodland:** There is an Ancient Woodland adjacent to the central northern boundary of the site. This covers the same area as the Local Wildlife Site. • **Wastewater:** Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- Public right of ways run through the site.
- The site is strategic in scale and would provide the supporting infrastructure, including a new local centre and primary school.
- The proposals are based on a net development parcel area of approximately 30.5 ha, equating to an average maximum net density of approximately 37 dwellings per hectare (on the development parcel area).
- HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and that enabling permeability to the existing settlement would be a key consideration.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	19 37 DPH on developable area	Landowner Proposed Dwelling Range	1125
Indicative DPH (Developable/Non-developable Area)	50 (50%/50%)	Indicative Dwelling Range	1463

Phasing

0-5 years		6-10 years	x	11-15 years	x	16+ years	

Conclusion

The site is situated between the M25 to the north and the settlement of Abbots Langley to the south. It is primarily agricultural in nature with smaller areas of woodland.

The site is strategic in scale and its development would support a high level of infrastructure provision. Any proposals should take account of the presence of the Local Wildlife Site, Ancient Woodland, protected trees and public rights of way within the site. Small areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary.

Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Noise and air quality issues arising from proximity to the M25 should also be taken account of.

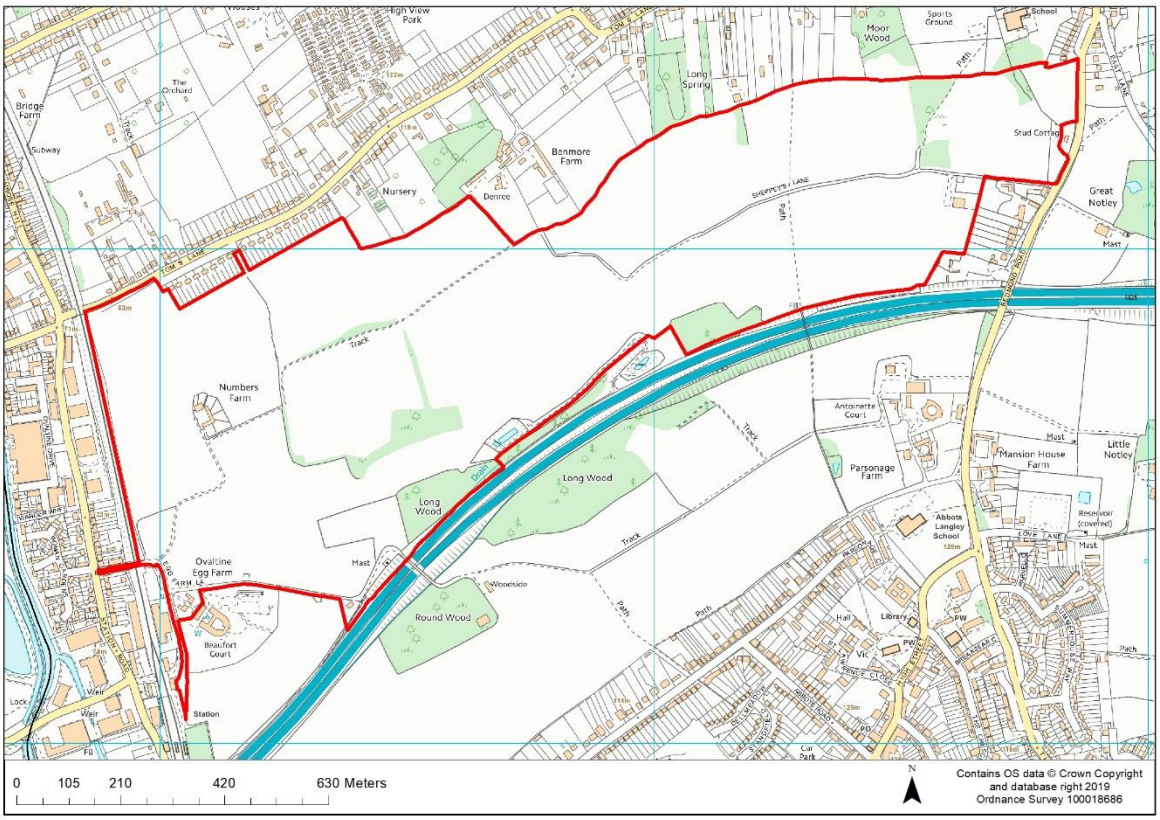
There are historic landfills within the site that will need to be made safe/remediated before development can be considered in those areas. Development buffers may be appropriate if comprehensive remediation is not carried out.

The standard indicative DPH of 50 has been reduced due to the context of the site.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable	No	**Developable**	No		

Site Ref	Address	Settlement	Site Area (ha)
CFS26b	The Kings Langley Estate	Abbots Langley	95.6



Site Description

The site consists of open greenfield land which is in agricultural use. Part of the land, to the south-east, is a historic landfill site and is therefore classified as previously developed land. An area to the south-east is on historic landfill and is therefore comprised of previously developed land. The site's western boundary is formed by a railway line whilst the southern boundary is formed by the M25. Further to the west, and adjacent to the north of the site, is residential development. Agricultural land is located to the south and east.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The site falls into three parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel (in which the western portion of the site is located – KL3) was assessed as high. Harm to the Green Belt of releasing the parcels (in which the eastern portion of the site is located – BM7 and BM8) was assessed as moderate-high. Harm to the Green Belt of releasing the parcel (in which the central portion of the site is located – AL10) was assessed as very high. • **Historic Environment:** There are no Listed Buildings in the site boundary. The Heritage Impact Assessment states that the site's development would have a neutral adverse impact on the historic environment. There are also several Locally Listed Buildings to the west and south-west of the site,

	associated with Numbers Farm and Ovaltine Egg Farm. Any future proposals should take this into account. • **Archaeology:** There is a Site of Known Archaeological Interest adjacent to the central southern boundary of the site. HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** Most of the site has no identified risk of surface water flooding, although there is a surface water flow path to the west of the site, ranging from high-low risk. There is also a flow path and area of ponding to the south-west, ranging from high-low risk. An area to the north-east of the site ranges from high-low risk of surface water flooding. • **Groundwater Flood Risk:** The western half of the site has groundwater levels between 0.5m and 5m below the ground surface. • **Contamination:** Waste applications have been submitted on part of this site. Records show that the site coincides with historic landfill (Ovaltine Farm, Abbots Langley, Ref: EAHLD12301 and Land at Sheppey Farm, Ref: EAHD13098). It is advised to refer to the Environment Agency for advice in regards to any potential considerations. • **Noise:** Noise issues caused by the site's proximity to the M25 and the railway line may have an impact on the site and its future occupiers. • **Air Quality:** Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • **Access:** Primary vehicular access is proposed from Bedmond Road, via a new roundabout junction. There are concerns relating to suitable access from the west and north of the site.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • **TPO:** There are protected trees at various locations across the site (TPO317). • **Local Wildlife Site:** There are two Local Wildlife Sites within the site boundary. The Numbers Farm Area LWS is located in the western section of the site and Long Wood LWS is adjacent to the southern boundary. • **Ancient Woodland:** There is an Ancient Woodland adjacent to the central southern boundary of the site. This covers the same area as Long Wood Local Wildlife Site. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).
Further Constraints/Considerations:	
• Public right of ways run through the site.	

- The site is strategic in scale and could provide supporting infrastructure, including a new local centre, a primary school, secondary school, station enhancements to Kings Langley station and a bus/train interchange service.
- The proposals are based on a net development parcel area of approximately 37.8 ha, equating to an average maximum net density of around 36 dwellings per hectare (on the development parcel area).
- HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and that enabling permeability to the existing settlement would be a key consideration.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Secondary Centre of Kings Langley.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	14.4 36 DPH on developable area	Landowner Proposed Dwelling Range	1375
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)	Indicative Dwelling Range	2390

Phasing

0-5 years		6-10 years	x	11-15 years	x	16+ years	

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

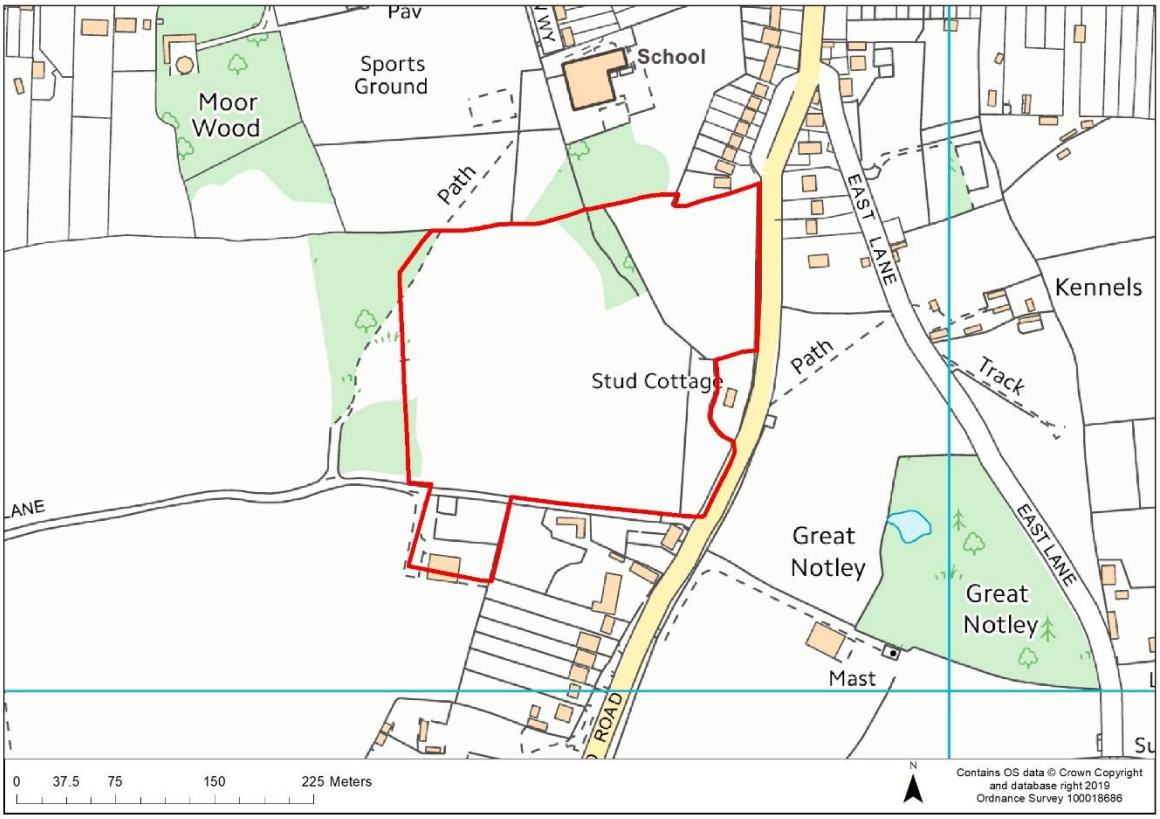
The developable area of the site has been reduced due to the rural nature of the site and the need to set aside space for BNG.

The part of the site to the west which is assessed as leading to high harm to the Green Belt (if released) is assessed separately. *Please refer to the Site Assessment for Site CFS26c.*

The part of the site to the east which is assessed as leading to moderate-high harm to the Green Belt (if released) is also assessed separately. *Please refer to the Site Assessment for Site CFS26d.*

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS26d	East of the Kings Langley Estate	Abbots Langley	6



Site Description	
The site consists of open greenfield land which is in agricultural use. There is an agricultural barn located to the south-east and an area of woodland to the north. Sheppey's Lane runs through the site. Partially adjacent to the east is a residential property with the remainder of the boundary adjacent to Bedmond Road. Bedmond Sports and Social Club and Bedmond Academy school grounds are located to the immediate north, with residential properties to the north-east and south-east.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • **Historic Environment:** There is a Locally Listed Building (Stud Cottage) located to the immediate east of the site. A heritage impact assessment may be required as part of any proposals.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** Access is proposed from Bedmond Road. • **Contamination:** The south-west of the site is adjacent to historic landfill (Site Ref: EAHLD12301, Ovaltine Farm).

• Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **TPO:** There is an area of protected trees to the north of the site as well as protected trees to the south-western corner (TPO317). • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- A public right of way runs along part of the southern boundary and through the site, along Sheppey's Lane.
- *Settlement Hierarchy (Core Strategy, 2011)*: The site is located at the edge of the village of Bedmond and at the edge of the proposed inset area of the village.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner as part of a larger site (Site CFS26b).

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	210

Phasing

0-5 years	x	6-10 years	x	11-15 years		16+ years	

Conclusion

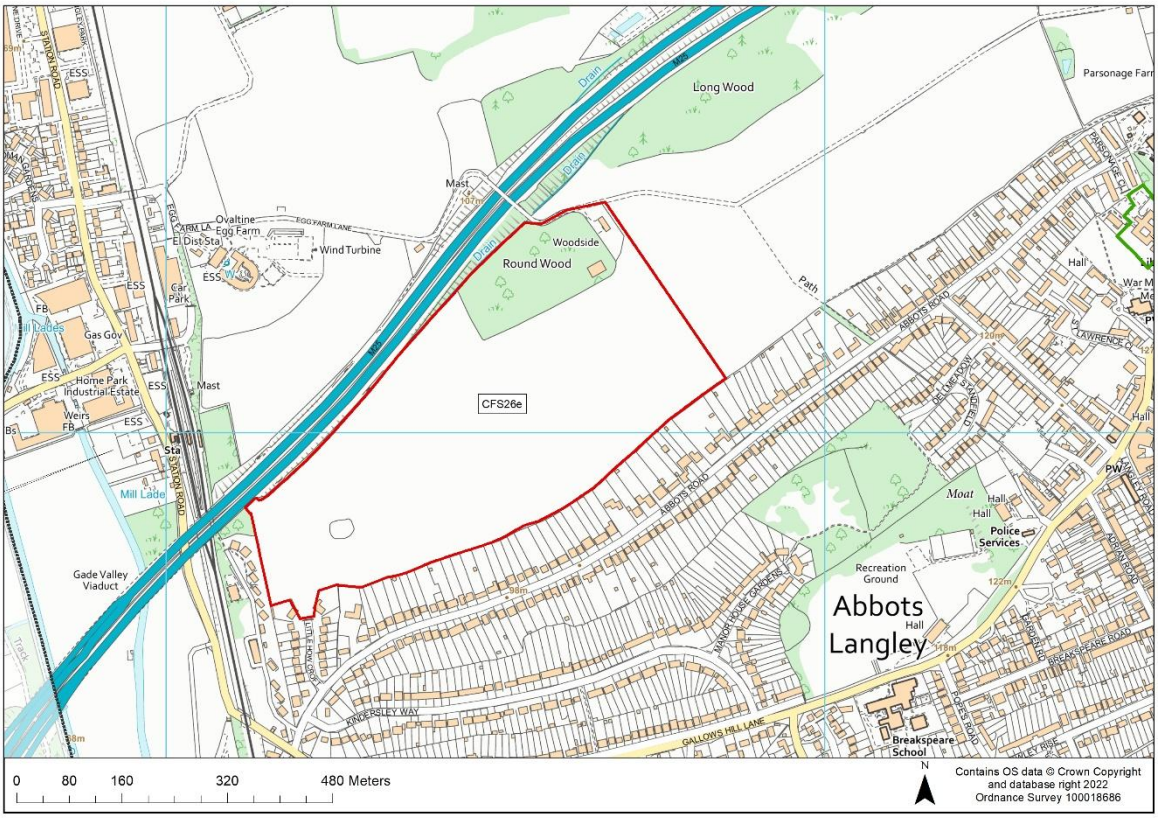
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area of the site has been reduced due to the rural character of the site and need to set aside space for BNG.

The site is only partially adjacent to the proposed inset boundary of Bedmond and it is considered that its development would result in the overdevelopment of Bedmond. Subsequently the site is not considered to be suitable for residential development.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS26e	Land to the south west of Kings Langley Estate	Abbots Langley	22.0



Site Description	
The site consists of open greenfield land with parts of the site in an agricultural use. To the north of the site is an area of ancient woodland. Adjacent to the north of the site is the M25 whilst residential properties run along the southern and western boundary of the site. To the east of the site there is open greenfield land.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • **Historic Environment:** There are no Heritage Assets within the site. To the south-west of the site there is a Grade II Listed Building and to the north-west there are two Locally Listed Buildings. The Heritage Impact Assessment states that majority of the site's development would have a minor adverse impact on the historic environment and the south-west corner of the site would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ)	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** Overall, the site is at low risk of surface water flooding, although there is a surface water flow path which forms in a 1 in 100 year rainfall event. • **Groundwater Flood Risk:** The site falls within three Groundwater Flood Risk zones. To the north-east of the site groundwater levels are at least 5m below the ground surface. In

• Contamination • Noise • Air Quality	the centre of the site groundwater levels are between 0.5m and 5m below ground surface. To the west of the site groundwater levels are between 0.025m and 05m below the ground surface. • **GSPZ:** The site falls within Groundwater Source Protection Zone 3. • **Access:** Vehicular access to the site is available from Little How Croft. There are concerns that this will be suitable for the size of the site. • **Noise:** Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • **Air Quality:** Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies majority of the site as having a medium-high sensitivity to built development and the south-west corner of the site as having a medium-low sensitivity. • **TPO:** There are protected trees at various locations across the site. The area of woodland adjacent to the central northern boundary is covered by a TPO and trees to the east and west of the site are also protected. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	n/a	Landowner Proposed Dwelling Range	n/a
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)	Indicative Dwelling Range	550

Phasing

0-5 years		6-10 years	X	11-15 years		16+ years	

Conclusion

Any proposals should take account of the presence of the Woodland and Protected Trees within the site. Small areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable.

The developable area of the site has been reduced due to the rural nature of the site, need for BNG space and poor access from the southwest.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

It is unlikely that access from Little How Croft will be suitable for the size of the site.					
Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS62a	Land at 19 Toms Lane	Abbots Langley	0.45

Site Description	
The site is mostly comprised of greenfield land with a portion of previously developed (brownfield) land to the south. The site is in use as a residential property and garden, located to the north of Toms Lane with residential properties to the immediate east and west. The site boundaries are formed by woodland.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • **Historic Environment:** There are no heritage assets within the vicinity of the site.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There is a small area at the north-east of the site at low risk of surface water flooding. • **Access:** There is an existing access from Toms Lane. There are existing capacity issues at the single-file bridge which leads onto Toms Lane, to the west of the site.
Potential Environmental Impacts: • Landscape Character	• **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or

• Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- Settlement Hierarchy (Core Strategy, 2011): The site is located in the Toms Lane settlement which is classified as an "Other Settlement" in the Settlement Hierarchy.

Availability (ownership/legal issues)

There has been no confirmation of availability by the landowners.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	76	Landowner Proposed Dwelling Range	34
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	16

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

The site is washed over by the Green Belt and is therefore considered unsuitable for development. Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

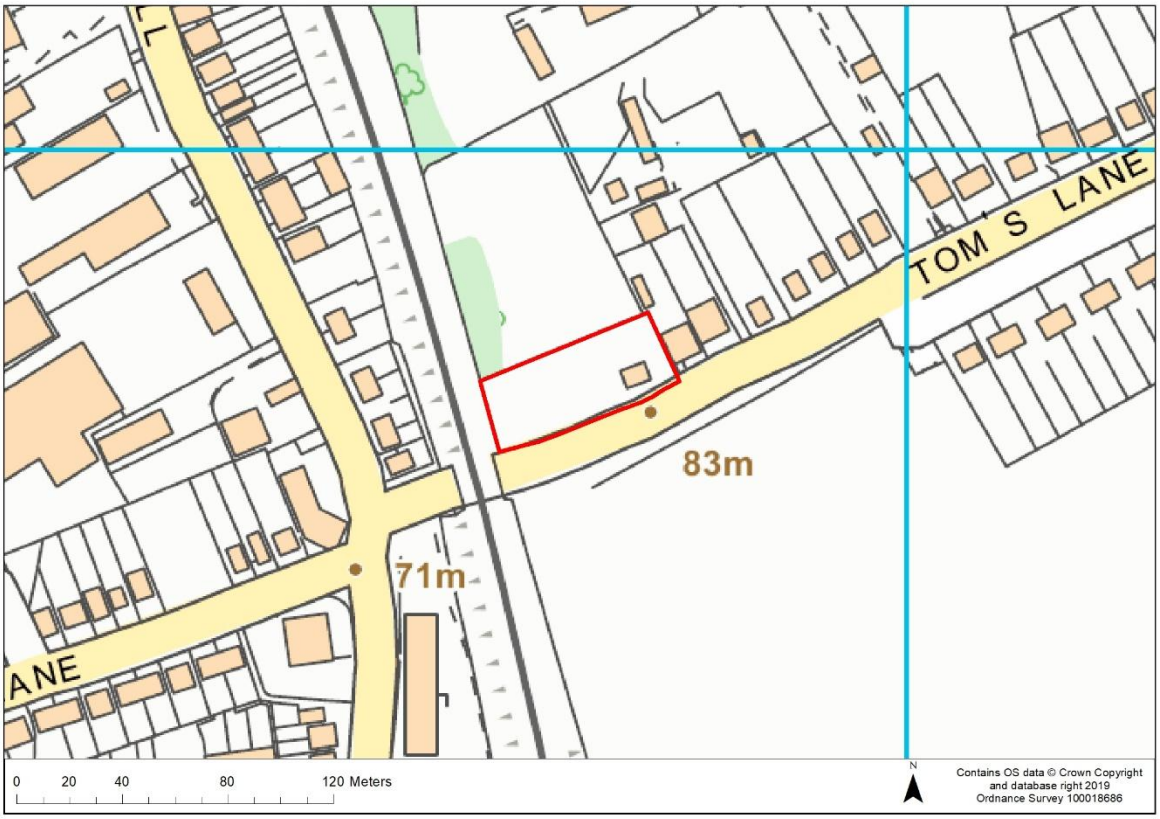
The developable area of the site has been reduced due to the rural nature of the area and the need for BNG designation.

Whilst it is recognised that the site is partially comprised of previously developed land, this comprises only a minority of the site area (approximately 0.03ha) and the site is not located at the edge of a higher tier settlement/inset village. It is also therefore considered not to be in a sustainable location.

The site is also considered to be unavailable for development. The site is therefore undeliverable.

Suitable	No	**Available**	No	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS62b	1 Toms Lane	Abbots Langley	0.2



Site Description

The site is mostly comprised of greenfield land with a portion of previously developed (brownfield) land to the east. The site is in use as a residential property and garden, located to the north of Toms Lane with residential properties to the immediate east, a railway line to the west, and a residential garden to the north. The northern, western and southern boundaries are formed by woodland.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • **Historic Environment:** There is a Grade II Listed Building (The Bell Public House) to the north-west, although this is screened by the railway line. A detailed heritage impact assessment may be required as part of any application.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There is no identified risk of surface water flooding within the site boundary although there is medium risk along Toms Lane. • **Access:** There are concerns relating to the feasibility of access from Toms Lane. There are existing capacity issues at the single-file bridge which leads onto Toms Lane, to the west of the site.

• Air Quality	• **Noise:** The site is adjacent to a railway track which would have a noise impact on future occupiers of any residential development.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011)*: The site is located in the Toms Lane settlement which is classified as an "Other Settlement" in the Settlement Hierarchy.

Availability (ownership/legal issues)

There has been no confirmation of availability by the owners.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	125	Landowner Proposed Dwelling Range	25
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	7

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area of the site has been reduced due to the rural nature of the site and the need to reserve space for BNG designation.

Whilst it is recognised that the site is partially comprised of previously developed land, this comprises only a minority of the site area (approximately 0.04ha) and the site is not located at the edge of a higher tier settlement or inset village. It is therefore considered to be in an unsustainable location.

There are concerns relating to the feasibility of suitable access from Toms Lane so it is unlikely for the site to be achievable.

The site is also considered to be unavailable for development. The site is therefore undeliverable.

Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS62c	3 Toms Lane	Abbots Langley	0.07

Site Description

The site is comprised of a mix of greenfield land and previously developed (brownfield) land. The site is in use as a residential property and garden, located to the north of Toms Lane with residential properties to the east and west, with a railway line beyond this. To the north is a residential garden.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • **Historic Environment:** There is a Grade II Listed Building (The Bell Public House) to the north-west, although this is screened by the railway line.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There is no identified risk of surface water flooding within the site boundary although there is medium risk along Toms Lane. • **Access:** Access exists from Toms Lane. There are existing capacity issues at the single-file bridge which leads onto Toms Lane, to the west of the site. • **Noise:** The site is within close vicinity of a railway track which would have a noise impact on future occupiers of any residential development.

Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011)*: The site is located in the Toms Lane settlement which is classified as an "Other Settlement" in the Settlement Hierarchy.

Availability (ownership/legal issues)

There has been no confirmation of availability by the owners.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potenti.al Density

Landowner Proposed DPH	171	Landowner Proposed Dwelling Range	12
Indicative DPH (Developable/Non-Developable Area)	50 (90%/10%)	Indicative Dwelling Range	3

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

Whilst it is recognised that the site is partially comprised of previously developed land, this comprises only a minority of the site area (approximately 0.04ha) and the site is not located at the edge of a higher tier settlement or inset village. Notwithstanding the requirement for the local authority to meet its unmet housing need through exceptional circumstances, acceptability will be further evidenced by the green belt review. The site is also considered to be unavailable for development. The site is therefore undeliverable.

It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.

Suitable	No	**Available**	No	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
EOS4.0	Land adjacent to Bedmond Road & South of M25	Abbots Langley	10.18

Site Description

The site is comprised of greenfield and is in agricultural use. The site is bounded by the M25 to the north and Bedmond Road to the west. The eastern and southern boundaries are adjacent to agricultural land. To the south of the site, there are buildings in storage and distribution use. Adjacent to the south-western corner is an existing housing allocation (H(2): Mansion House Farm), which is under construction for 17 dwellings (18/0223/FUL). There is a single-track road which leads from Bedmond Road and to the south of the site.

Use(s) Proposed	Residential

Planning History

Land at the centre of the site has been subject to a planning application for the change of use of land to equestrian use and the erection of stable building (to accommodate 12 stables), ménage and associated parking (19/1666/FUL); this was granted approval and has been completed. The application site measures approximately 0.5ha. Mansion House Farm is an existing housing allocation (H2) and is adjacent to the south-western corner of the site. The site has been completed. (18/0223/FUL). An application for a Data Centre on the site was accepted on appeal.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • **Historic Environment:** There is a Grade II Listed Building located to the south-west of the site (Mansion House Farmhouse) and a Grade II* Listed Building to the east (Tithe Barn 20 metres north-east of Parsonage Farm). Several Locally Listed Buildings are located to the west and south-west of the site. The Heritage Impact Assessment states that development would have a minor adverse impact on the historic environment. Any application would need to be accompanied by a heritage impact statement and there should be early discussions with the conservation officer on layout and height of development.
Physical Constraints:	• **Flood Zone:** The site is in Flood Zone 1.

• Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Groundwater Flood Risk:** The majority of the site has groundwater levels at least 5m below the ground surface. The north-western part of the site has groundwater levels between 0.5m and 5m below the groundsurface. • **Access:** The site is currently accessed from via a single-track road from Bedmond Road, to which improvements/widening could be achieved. HCC Highways have stated that technical access is likely to be achievable but that the site is in a poor location, with minimal interaction with the existing settlement and significant distances to services or amenity. HCC Highways also state that there should be an understanding to environmental health due to existing transport infrastructure, which is likely to represent a constraint to the site. • **Noise:** Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers • **Air Quality:** Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment assessed the site as having medium-low sensitivity to built development. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- An approximate 100m buffer would be required between the M25 and residential development. When applying a 100m buffer, the site area measures 7ha. When subtracting the area of the site which is under construction (relating to the 19/1666/FUL application), the developable area is reduced to 6.5ha.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is single ownership. Part of the site is under construction into a new stable building and ménage; this part of the site could be protected excluded from the developable area. The site has been promoted alongside land to south (Site CFS8d – Notley Farm), which is in the same ownership. Notley Farm (CFS8d) is located in close proximity to the south of the site but is not adjacent to the site boundary.

The site has been withdrawn by the promotor as of August 2023 and is therefore no longer available.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (10.18 site) 50 (6.5ha site) (70%/30%)	Indicative Dwelling Range	356 228

Phasing

0-5 years		6-10 years	x	11-15 years	x	16+ years	

Conclusion

The site is in the greenbelt and is therefore considered unsuitable for development. Notwithstanding the requirement for the local authority to meet its unmet housing need through exceptional circumstances, acceptability will be further evidenced by the green belt review.

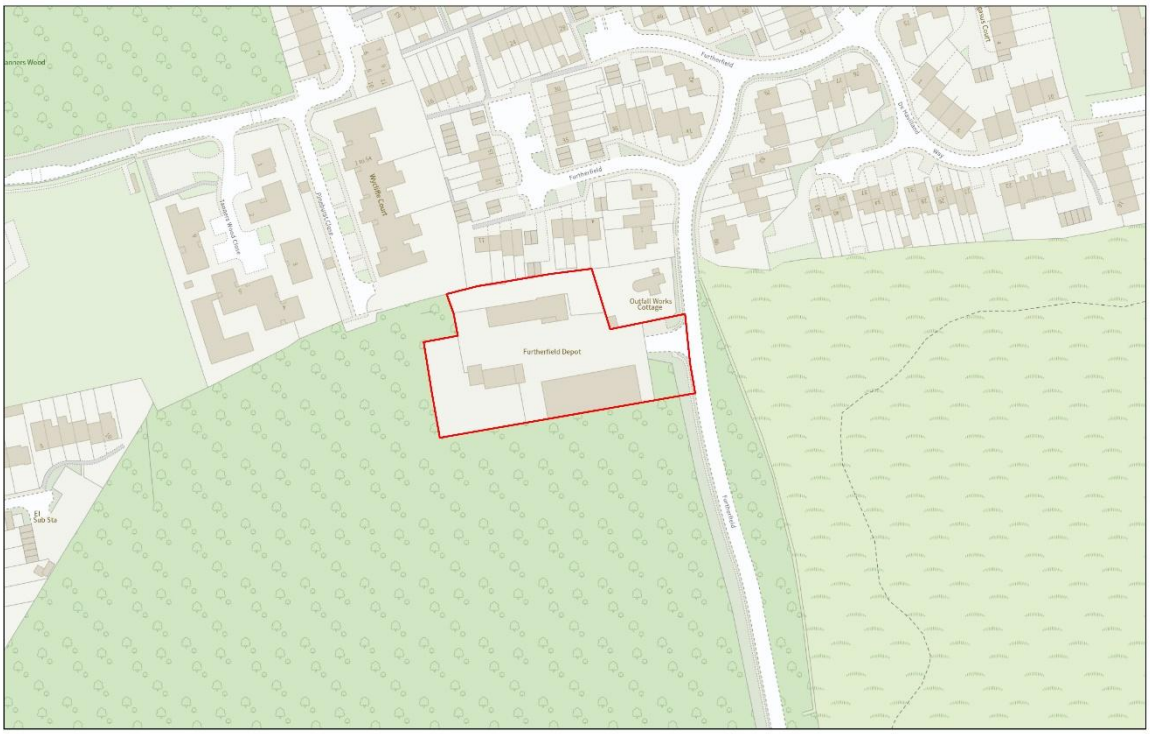
The standard indicative DPH of 50 has been reduced due to the context of the site.

Any development should protect the area within the site that is undergoing a change of use to equestrian use (associated with the construction of stables, a ménage and associated parking). Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Noise and air quality issues arising from proximity to the M25 should also be taken account of.

The site has been withdrawn by the promotor as of August 2023 and is therefore no longer available. An application for a data centre was subsequently accepted on appeal.

Suitable	No	**Available**	No	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
H4	Furtherfield Depot, Furtherfield	Abbots Langley	0.53



Site Description

The site is comprised of previously developed land and is located to the east of Abbots Langley. The site contains hardstanding and several built units which support its depot use. There is residential development to the north and open green space to the south, forming part of Leavesden Country Park. Further to the south is Leavesden Studios. The site is accessed from Furtherfield.

Use(s) Proposed	Residential

Planning History

The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 15 dwellings.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. The Heritage Impact Assessment states that the development of the larger site of PCS60 (in which the site is located) would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **GSPZ:** The site is in GSPZ 2. • **Access:** The site is accessed from Furtherfield. • **Contamination:** The site is adjacent to a historic landfill site (Site EAHLD32349: Council Refuse Tip, Tanners Wood). It is advised to refer to the Environment Agency in regards to any potential considerations.

Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the larger site of PCS60 (in which the site is located) as having medium-low sensitivity to built development. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- The site is on the Brownfield Land Register (2019).
- A small area at the south-eastern corner of the site is designated as open space, forming part of the larger designated open space at Furtherfield. This area would need to be protected as open space.
- *Settlement Hierarchy (Core Strategy, 2011)*: The site is located in the Key Centre of Abbots Langley.
- HCC Mineral and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.

Availability (ownership/legal issues)

The site is in single ownership of TRDC and was promoted by the landowner to the previous Local Plan. The landowner of the site anticipated delivery of the site in 2022/23. It has been confirmed that the site is needed for use as a depot.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	19

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

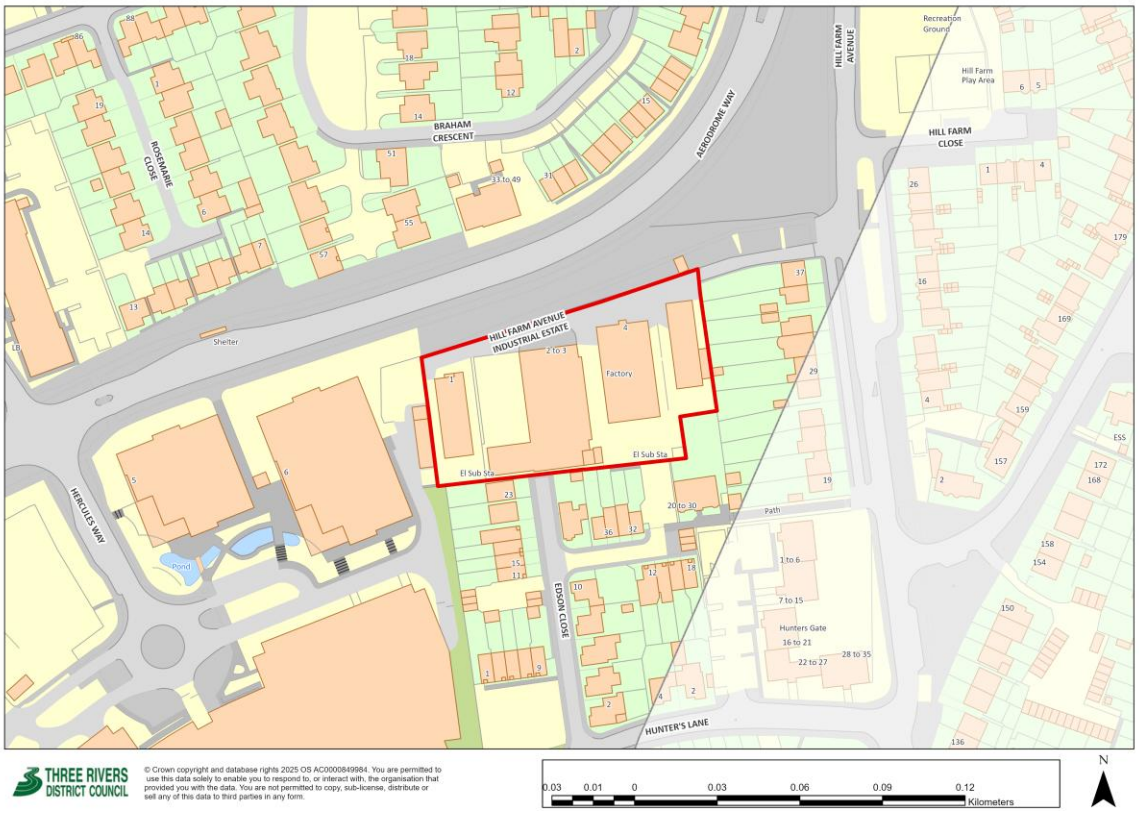
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The area of designated open space at the south-east of the site would need to be protected for this use as part of any development. The developable area of the site has been reduced to allow space for BNG and appropriate buffers.

The site is likely to be needed for continued use as a depot due to capacity issues.

The site is achievable.

Suitable	Yes	**Available**	No	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
H6	Hill Farm Industrial Estate, Hill Farm Avenue	Leavesden	0.57



Site Description

The site is comprised of previously developed land and is located in Leavesden. The site is in industrial use with several buildings located within the site. Adjacent to the east and south of the site there are residential properties and gardens whilst to the west there is employment use. To the north of the site, beyond Aerodrome Way, is the recently constructed residential development and to the north-west is Leavesden Studios. The site is accessed from Hill Farm Avenue.

Use(s) Proposed	Residential

Planning History

The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 30 dwellings.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** The site is accessed from Hill Farm Avenue.

• Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• This site was not assessed as part of the Landscape Sensitivity Assessment.

Further Constraints/Considerations:

- The site is on the Brownfield Land Register (2019).
- Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Leavesden.
- HCC Mineral and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.
- The site is located close to Affinity Water Apparatus. Developers will be expected to engage with Affinity Water as early as is practicable to ensure that these are taken into consideration as plans are developed.

Availability (ownership/legal issues)

The site is in single ownership and was promoted by the landowner to the previous Local Plan.

Achievability

The promoter of the site has not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-developable Area)	105 (100%/0%)	Indicative Dwelling Range	60

Phasing

0-5 years	X	6-10 years		11-15 years		16+ years	

Conclusion

This site is situated to the south of Aerodrome Way in Leavesden, part of Hill Farm Industrial Estate The site currently consists of large industrial buildings and workshops, surrounded by offices and car parking to the west, and residential development on other sides.

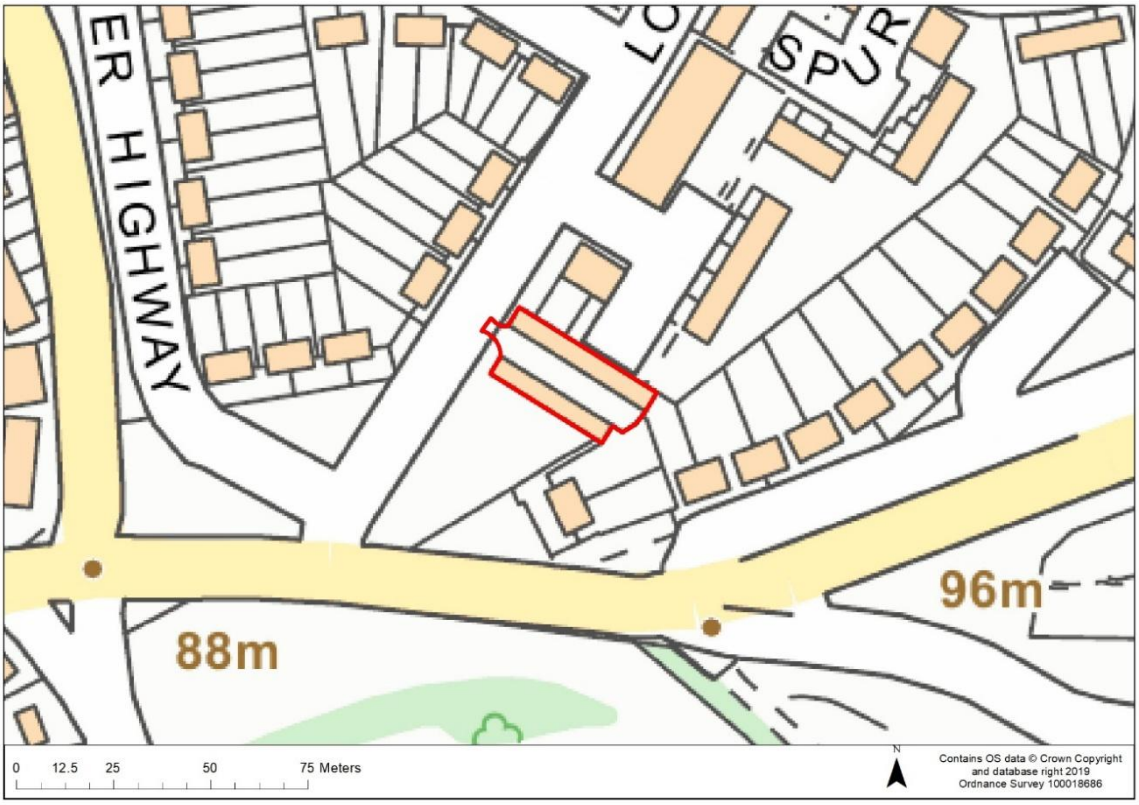
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The indicative dwelling number has been increased to more than the standard 50 DPH due to potential for increased density.

There are no major constraints associated with this site, although site investigations will need to be undertaken, given the potentially contaminative use of the site and early engagement with Affinity Water will be required, due to the presence of their nearby apparatus.

The site is suitable, available and achievable and is deemed to be developable.

Suitable	Yes	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		Yes

Site Ref	Address	Settlement	Site Area (ha)
LB3	Garages, Long Elms	Abbots Langley	0.07



Site Description

The site is comprised of previously developed land and is located in Abbots Langley. The site contains two rows of garages and is adjacent to amenity greenspace to the south. Adjacent to the east of the site are two-storey residential dwellings whilst to the north there is a three-storey residential development. The western boundary is formed by Long Elms, from which the site is accessed.

Use(s) Proposed	Residential

Planning History

There was an application in 2015 for the redevelopment of the garages into six flats (15/2540/FUL); the application was withdrawn.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There is low risk of surface water flooding at the centre of the site, located between the two rows of garages, as well as at the north-eastern corner. • **GSPZ:** The site is in GSPZ 2. • **Access:** The site is accessed from Long Elms.

• Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **TPO:** The whole site is subject to a TPO (TPO095), although there are no trees within the site. Protected trees are located along the northern and southern boundaries. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership. No response was received by the landowner when confirmation of availability was sought. The site is therefore deemed unavailable.

Achievability

The site has is not being promoted and there is no clear evidence that the site is achievable.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	4

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

It is not considered that the site has the capacity for 5+ dwellings.

The site is unavailable for development and therefore undeliverable.

Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
NCFS1	Chequers House, Chequers Lane	Abbots Langley	4.19

Site Description

The site is comprised of mainly greenfield land (currently grazing land), with areas of brownfield land. There are some shrubs and hedgerows on the site and the site is generally level in topography, falling slightly to the north. Chequers Farm and House is located adjacent to the southern boundary of the site. The land to the south forms another site which is being promoted adjacent to The Old Dairy (NCFS3). To the southeast, Fortunes Farm forms another site which is being promoted (NCFS2). Chequers Lane runs adjacent to the western boundary of the site with a cluster of residential houses located to the southwest on the opposite side of the lane. Chequers Lane wraps around the site to the north where there is a small cluster of residential development and farmland. To the east of the site is further grazing land and Bloom Wood. The site is located outside of the settlement boundary of Abbots Langley and Leavesden.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review (2019) included the southern portion of the site in its assessment (parcel WN8), concluding that the harm to the Green Belt of releasing the parcel (in which the southern portion of the site is located) was moderate high. • **Historic Environment:** There is a Grade II Listed Building and a Locally Important Building located a short distance east of the site up Chequers Lane. • **Archaeological:** HCC Historic Environment advised that an Archaeological Assessment and Geophysical Survey should be undertaken as part of the pre-application
Physical Constraints: • Access	• **Flood Zone:** The site is in Flood Zone 1.

• Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **GSPZ:** The site is in GSPZ1, which is the most sensitive zone in terms of potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	

Further Constraints/Considerations:

- There is a public right of way that runs along the length of the site (eastern boundary) providing a link to High Elms Lane.
- HCC Highways have stated that adjacent highways are unlikely to be demonstrated as suitable for the scale of the proposed development. The location of the site presents major issues when considering alignment to national policies.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located outside of the settlement boundary of Abbots Langley and Leavesden.
- HCC Mineral and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.
- HCC Ecology suggested that the ecological sensitivity will be high if trees in the site are affected. Measures should be considered to avoid light spill on adjacent trees / woody habitats.
- Part of the site fall within the Grass and Health Focus Area. Actions such as managing existing grassland and heathland, creating more good quality grassland, woodland and expanding existing woodland sites should be considered.
- Abbots Langley Parish Council has strongly opposed to develop the site due to the i) Deviation to the purpose of Green Belt set by NPPF; ii) the site has lack of sustainability without adequate supporting infrastructure and poor connectivity, and iii) harmful on both character and setting of Abbots Langley.

Availability (ownership/legal issues)

The site is in single ownership and is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	29	Landowner Proposed Dwelling Range	120
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	147

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area of the site has been reduced due to the rural setting of the site and BNG allocation.

Any development of the site would need to take account of the presence of the Public Right of Way. The site is considered to not be in a sustainable location as there is a poor pedestrian network and the site is not within or immediately adjacent to a settlement area, nor does it benefit from good accessibility to public transport options.

Whilst there is an existing access to the site along Chequers Lane, the section of Chequers Lane to the north of the access is a rural narrow road and there are concerns in relation to the potential impacts on the local highway network. HCC Highways have stated that adjacent highways are unlikely to be demonstrated as suitable for the scale of the proposed development.

In terms of site constraints, it falls within GSPZ1 which is the most sensitive groundwater protection zone and there is likely to be limited to the type of SuDS and underground development, as well as deep foundation.

Abbots Langley Parish Council has significant concerns on the suitability of the site for development.

Subsequently, there are significant concerns over this site's suitability. The site is both available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
NCFS2	Fortunes Farm High Elms Lane	Abbots Langley	4.047

Site Description	
The site is partly brownfield (comprised of residential and other buildings), although is mainly greenfield land, which is currently used as open, grazing land. There are some trees and hedgerows on the site and the site is generally level in topography. The site lies to the north of High Elms Lane and is mostly surrounded by open fields, with a small area of woodland to the north-east, and Chequers Farm to the west. Access is via a private driveway from High Elms Lane. There are two neighbouring sites which are also being promoted as NCFS1, Chequers House to the northwest, and NCFS3, The Old Dairy to the west. The housing development of The Shires is located to the site's south-east corner across High Elms Lane.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (WN8, in which the site is located) as moderate-high. • **Historic Environment:** There are two Grade II Listed buildings a short distance to the southeast of the site. It is not within a Conservation Area. • **Archaeological:** HCC Historic Environment advised that an Archaeological Assessment and Geophysical Survey should be undertaken as part of the pre-application
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding	• **Flood Zone:** The site is in Flood Zone 1. • **GSPZ:** The site is in GSPZ1, which is the most sensitive zone in terms of potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment

• Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **Tree Preservation Order:** There are no protected trees located within the site although there is a cluster of protected woodland (TPO332) to the southeast across High Elms Lane. Any development would have to take into account this designation and mitigate against any harm. • **Local Wildlife Site:** TPO332 also encompasses a Local Wildlife Site adjacent to High Elms Manor.

Further Constraints/Considerations:

- There is a public right of way that intersects the site from the northeast to the southwest to High Elms Lane.
- HCC Highways have stated that adjacent highways are unlikely to be demonstrated as suitable for the scale of the proposed development. The location of the site presents major issues when considering alignment to national policies.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the settlement boundary of the Key Centre of Leavesden.
- HCC Mineral and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.
- Abbots Langley Parish Council has strongly opposed to develop the site due to the i) Deviation to the purpose of Green Belt set by NPPF; ii) the site has lack of sustainability without adequate supporting infrastructure and poor connectivity, and iii) harmful on both character and setting of Abbots Langley.
- HCC Ecology suggested that the ecological sensitivity will be high if trees in the site are affected. Measures should be considered to avoid light spill on adjacent trees / woody habitats.
- Part of the site fall within the Local Nature Recovery Strategy (LNRS) Area. Actions such as managing existing grassland and heathland, creating more good quality grassland, woodland and expanding existing woodland sites should be considered.

Availability (ownership/legal issues)

The site is in single ownership and is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	n/a	Landowner Proposed Dwelling Range	n/a
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	142

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable

The developable area has been reduced due to the rural setting of the site and BNG allocation.

Any development of the site would need to take account of the presence of Public Right of Way. The site is considered to be in an unsustainable location and the site is not immediately adjacent to a settlement boundary. Whilst there is a pedestrian network along High Elms Lane which provides some access to relatively limited public transport options, there are limited facilities and services in the vicinity.

Whilst there is an existing access to the site, there are concerns regarding the use of High Elms Lane to access the site due to existing footpaths and PROWs and potential impacts on the highway, given that sections of High Elms Lane are narrow. HCC Highways have stated that adjacent highways are unlikely to be demonstrated as suitable for the scale of the proposed development.

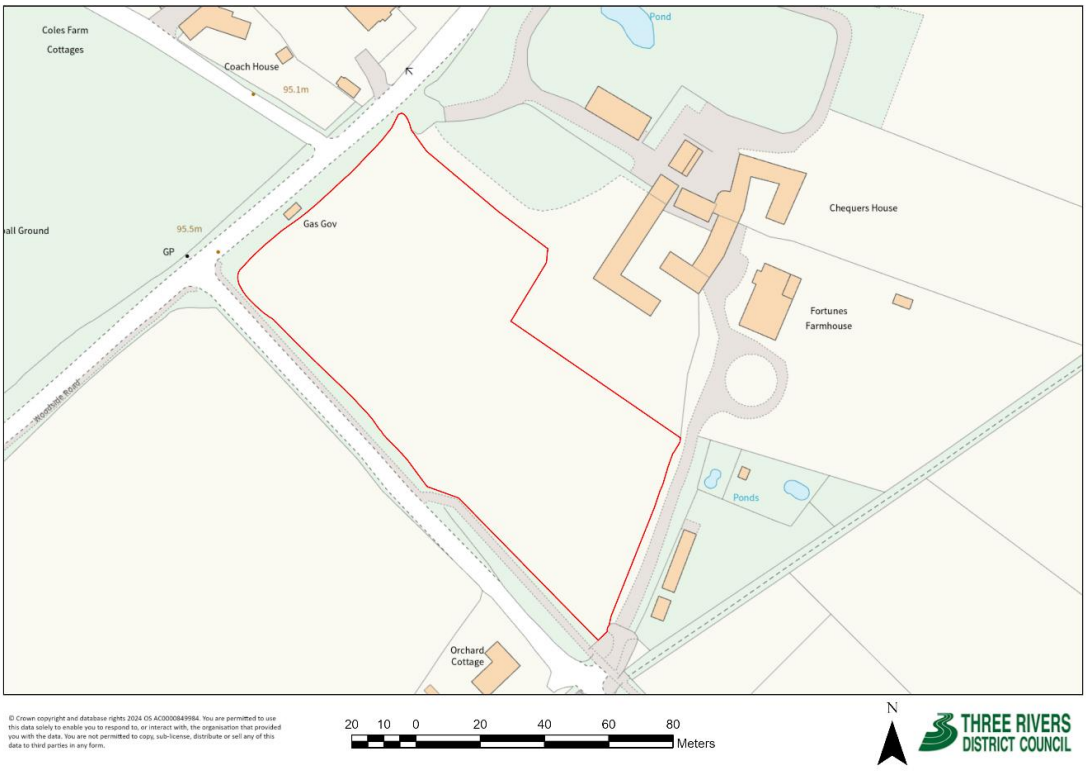
The site falls within GSPZ1 which is the most sensitive groundwater protection zone and there is likely to be limited to the type of SuDS and underground development, as well as deep foundation. Furthermore, HCC Ecology recommended to enhance existing grassland and heathland of the site to expand the woodland site in accordance with LNRS.

Abbots Langley Parish Council has significant concerns on the suitability of the site for development.

Subsequently, there are significant concerns over the suitability of this site. The site is both available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
NCFS3	The Old Dairy, Chequers Lane	Abbots Langley	1



Site Description	
The site is comprised of greenfield land which is currently an empty paddock. There are shrubs and hedgerows present along most of the perimeter of the site. To the north is a number of residential buildings including The Old Dairy, Chequers Farm and Fortunes Farm. To the northwest across Chequers Lane is another cluster of residential buildings, as well as East Lane, a single-track road. To the southwest across Woodside Road is an open field in use by a local football club. To the south across High Elms Lane is open grazing land with a single residential building to the southeast. The site is in close proximity to the potential allocations of NCFS1, Chequers House to the north and NCFS2, Fortunes Farm to the east. Access to the site would be from either Woodside Road or High Elms Lane. High Elms Lane is a single-track road in places.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate high. • **Archaeological:** HCC Historic Environment advised that an Archaeological Assessment and Geophysical Survey should be undertaken as part of the pre-application.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ)	• **Flood Zone:** The site is in Flood Zone 1. • **GSPZ:** The site is in GSPZ1, which is the most sensitive zone in terms of potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage

• Contamination • Noise • Air Quality	measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **TPO's:** There are no protected trees located within the site, however there is a small cluster (TPO354) adjacent to the residential development to the southeast and a number of small clusters bordering the open grazing land to the south and Woodside Road.

Further Constraints/Considerations:

- There is a small gas governor in between the site and Woodside Road to the west.
- HCC Highways have stated that adjacent highways are unlikely to be demonstrated as suitable for the scale of the proposed development.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located a short distance between the settlement boundaries of the Key Centres of Leavesden and Abbots Langley.
- HCC Mineral and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.
- Abbots Langley Parish Council has strongly opposed to develop the site due to the i) Deviation to the purpose of Green Belt set by NPPF; ii) the site has lack of sustainability without adequate supporting infrastructure and poor connectivity, and iii) harmful on both character and setting of Abbots Langley.
- HCC Ecology suggested that the ecological sensitivity will be high if trees in the site are affected. Measures should be considered to avoid light spill on adjacent trees / woody habitats.
- Part of the site fall within the Local Nature Recovery Strategy (LNRS) Area. Actions such as managing existing grassland and heathland, creating more good quality grassland, woodland and expanding existing woodland sites should be considered.

Availability (ownership/legal issues)

The site is in single ownership and is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	n/a.	Landowner Proposed Dwelling Range	n/a
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	35

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area of the site has been reduced due to the rural nature of the site and BNG allocation.

The site is considered to be in an unsustainable location and the site is not immediately adjacent to a settlement boundary. Whilst there is a pedestrian network along Woodside Road and High Elms Lane which provides some access to relatively limited public transport options, there are limited facilities and services in the vicinity. Whilst there is an existing access to the site, there are concerns regarding the use of High Elms Lane to access the site due to existing footpaths and PROWs and potential impacts on the highway, given that sections of High Elms Lane are narrow. HCC Highways have stated that adjacent highways are unlikely to be demonstrated as suitable for the scale of the proposed development.

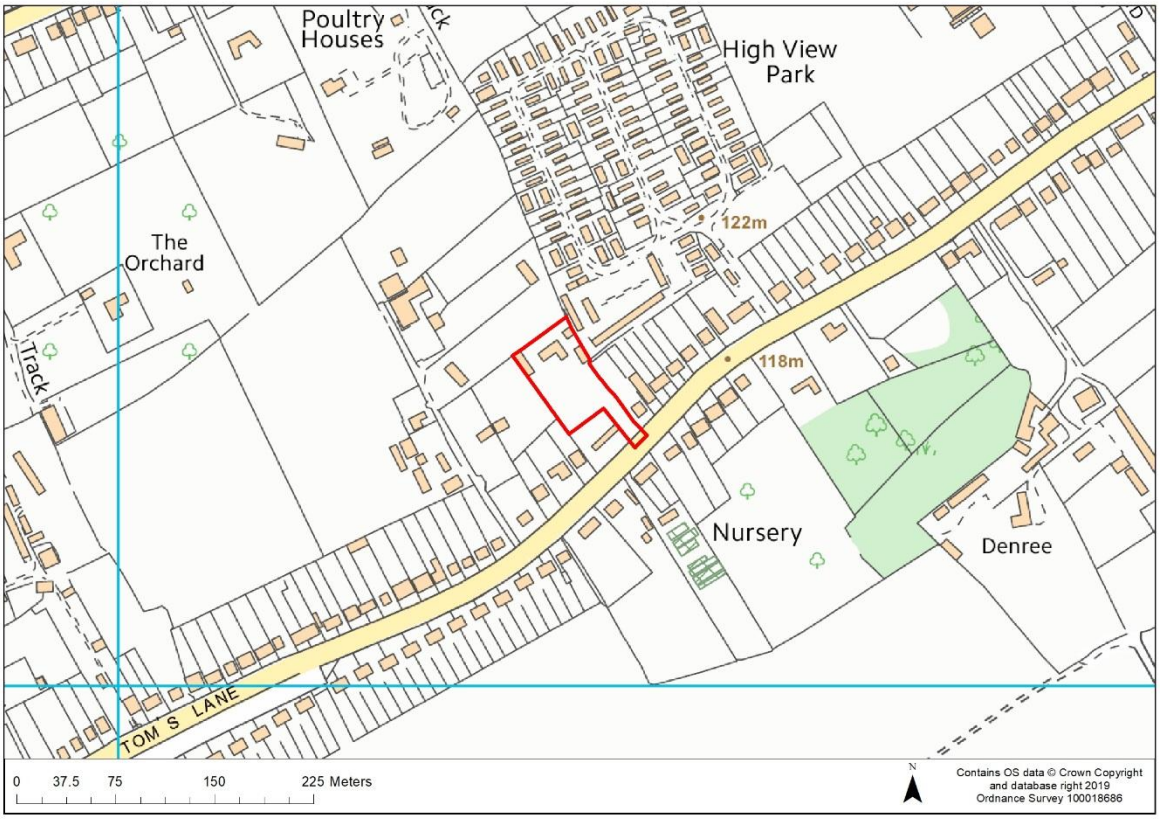
The site falls within GSPZ1 which is the most sensitive groundwater protection zone and there is likely to be limited to the type of SuDS and underground development, as well as deep foundation. Furthermore, HCC Ecology recommended to enhance existing grassland and heathland of the site to expand the woodland site in accordance with LNRS.

Abbots Langley Parish Council has significant concerns on the suitability of the site for development.

Subsequently, there are significant concerns over the suitability of this site. The site is both available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
OSPF21	The Timber Yard, 65 Tom's Lane	Abbots Langley	0.4



Site Description	
The site is located to the north of Toms Lane and is comprised of previously developed land. The site is currently used as a fencing yard and is located to the rear of a residential property. The site is concreted with several buildings around the outer edge and within the centre of the site. The site is adjacent to residential gardens along all boundaries and partially to a garage court along the north-eastern boundary.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. • **Historic Environment:** There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination	• **Flood Zone:** The site is in Flood Zone 1. • **Contamination:** The Environment Agency state that there could be potential pollution from the timber site; further investigations may be required at a later stage.

• Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Toms Lane settlement which is classified as an "Other Settlement" in the Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	14

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

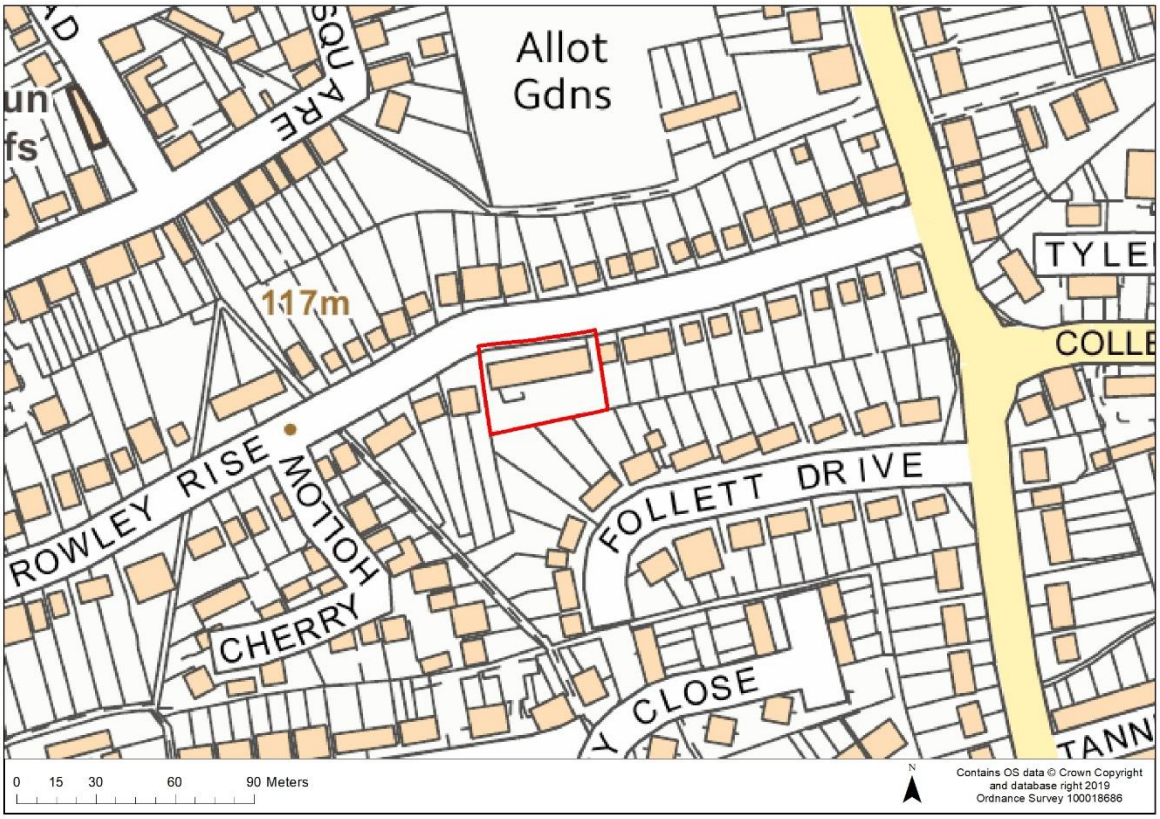
Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. There are also concerns relating to the suitability of the access. It is therefore considered unsuitable for development.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PCS19	Abbots Langley Men's Club	Abbots Langley	0.14



Site Description	
The site is in Abbots Langley and is comprised of brownfield land. The site is currently in use as Abbots Langley & District Men's Club. The site is accessed from Trowley Rise and the surrounding area is residential in nature.	
Use(s) Proposed	Residential
Planning History	
There was a planning application (17/1205/RSP) for the erection of a smoking shelter; this was permitted.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** The site does not contain any heritage assets. Abbots Langley Conservation Area is located to the north-west although this is beyond several rows of residential streets.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1.
Potential Environmental Impacts: • Landscape Character	• **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will

• Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- The site was previously considered in the last Local Plan but was rejected due to the site's community use and landowner's indication that the site was unavailable.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site has not been confirmed as available by the landowner and is in continuing community use; the Men's Club has also been recently refurbished. The site is considered unavailable.

Achievability

The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-developable Area)	50 (100%/0%)	Indicative Dwelling Range	7

Phasing

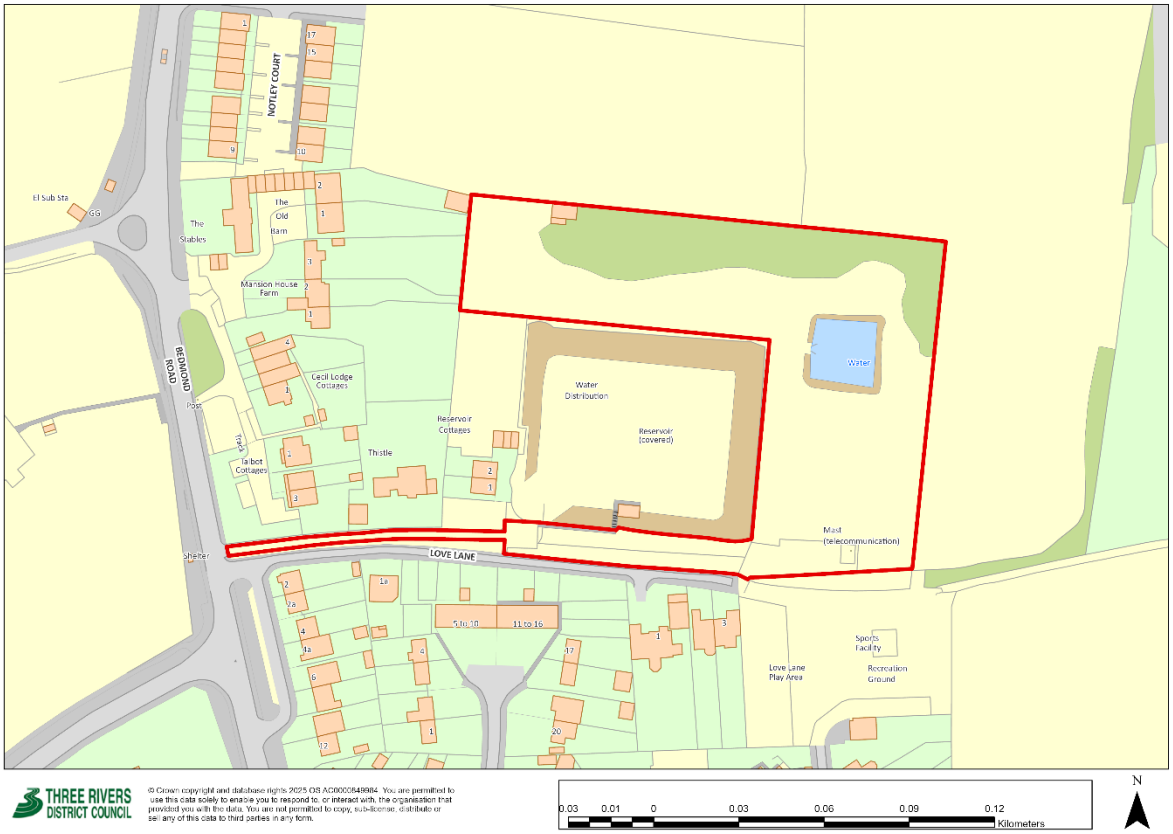
0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

The site is considered to be unsuitable due to its use as a community facility which should be retained in line with the draft Social and Community Facilities Policy. The site is also unavailable due to its current use. The site is therefore deemed undeliverable.

Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PCS21	Land at Love Lane	Abbots Langley	1.3



Site Description

The site is located to the north-east of Abbots Langley and is comprised of greenfield land. The site is in use as open grassland, with an underground covered reservoir to the north-east of the site. There is a mast adjacent to the south-eastern boundary. There is a narrow access road from Love Lane included within the boundary. The outer site boundaries of the site are formed by vegetation. The site wraps around an elevated area of greenspace that is separate from the site. Love Lane runs to the south of the site, which is also a public footpath. There are residential houses adjacent to the west of the site with a more substantial development to the south along Summerhouse Way. Abbots Langley High Street is located to the south-west. The M25 is close to the site and is situated to the north. There is potential for the site to come forward with CFS6, although this has not been directly suggested by the promoter.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate. The site is considered to be grey belt. • **Historic Environment:** There are no heritage assets on the site. The site abuts the northern end of the Abbots Langley Conservation Area and immediately west lies Mansion House Farmhouse, a Grade II Listed Building. There are also several Locally Listed Buildings to the west of the site. The Heritage Impact Assessment states that the site's development a minor adverse impact on the

	heritage assets; a detailed heritage impact assessment and any necessary mitigation would be required early on in the design process. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** HCC Transport state that access from Love Lane will not be acceptable. Access could potentially be provided from the adjacent site to the north (Site CFS6). • **Surface Water Flooding:** It is likely surface water flood risk and groundwater flood risk on areas of the site including prioritising 'above ground conveyance' would need to be addressed at a planning application stage.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having medium-low sensitivity to built development. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- A public right of way is adjacent to the southern boundary, along Love Lane.
- There is a mast adjacent to the south-eastern boundary; this is surrounded by fencing.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Key Centre of Abbots Langley.
- HCC Mineral and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.
- HCC Active and Safer Travel state that high quality active travel links should be provided to enable access within the recommended accessibility criteria of 400m to the closest bus services.

Availability (ownership/legal issues)

The site is in single ownership and is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	46

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

The site is situated on the northern edge of Abbots Langley, adjacent to site CFS6, with the same surroundings of grazing land, residential development and rural business. Within the site, there is a covered reservoir, with trees on the northern and eastern boundaries and a menage to the south and west.

Due to access issues from Love Lane, the site would have to come forward alongside CFS6 to provide access to the site from the north.

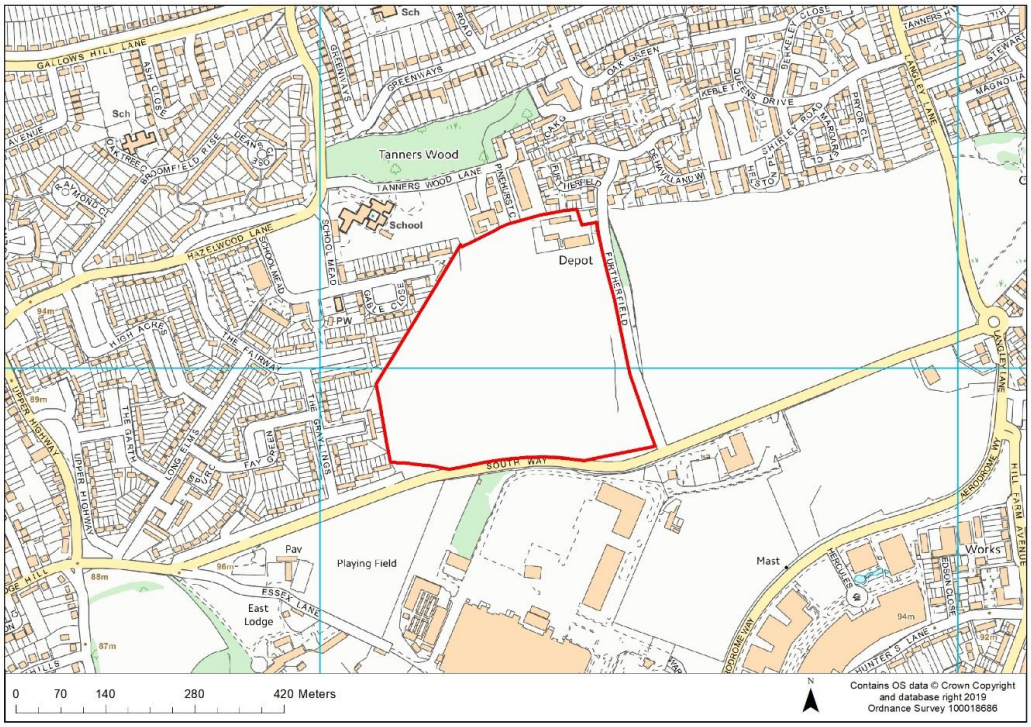
Appropriate mitigation of the impact on the historic environment will be required following assessment, due to the Grade II listed farmhouse and other locally listed buildings further to the west.

There is a footpath on the southern boundary that will require retention.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PCS60	Land at Furtherfield	Abbots Langley	12.4



Site Description

The site is on former landfill and is therefore comprised of previously developed (brownfield) land and is situated to the east of Abbots Langley. The site consists of open grassland, with mature vegetation and trees throughout the site. At the north-eastern corner of the site there is an area of hardstanding with several built units which support the depot use. The remaining majority of the site is in use as a designated open space. The site borders a road (Furtherfield) and further designated open space to the east (Furtherfield), residential development to the west and a road (South Way) to the south. The Warner Bros Studios Tour/Leavesden Studios are located on the opposite side of South Way.

Use(s) Proposed	Residential

Planning History

The area at the north-western corner of the site is an existing allocated housing site (H4).

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate. • **Historic Environment:** There are no designated heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flooding:** Along the north-western boundary, risk of surface water flooding ranges from low to high risk. • **Access:** There is no access on to the site although this could be obtained from South Way or Furtherfield. • **Contamination:** The site (excluding the north-eastern corner) is on historic landfill (Site EAHLD32349: Council Refuse Tip, Tanners Wood). It is advised to refer to the

• Noise • Air Quality	Environment Agency in regards to any potential considerations.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having medium-low sensitivity to built development. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- The site is an existing open space allocation (Site Ref: OS(c) – Land north of South Way (Horsefield and Furtherfield). This was allocated in the Site Allocations LDD (2014) as an extension to Leavesden Country Park.
- The Open Space, Sport and Recreation Study (2019) includes the site in its assessment as semi-natural greenspace (referred to as Furtherfield, South Way). The Abbots Langley catchment area is identified as having a deficiency in the provision of natural and semi-natural greenspaces (-7.77ha per 1,000 population below the recommended standard). The site forms part of the provision of semi-natural greenspaces in Abbots Langley.
- The Open Space Standards Paper estimates a future requirement of 273.16ha of natural and semi-natural greenspace in order for current levels of provision to be maintained. This illustrates a need to safeguard existing natural and semi-natural open space provision, including Furtherfield (Site PCS60).
- HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site; enabling permeability to the existing settlement would be a key consideration.
- *Settlement Hierarchy (Core Strategy, 2011)*: The site is located partially within and partially at the edge of the Key Centre of Abbots Langley.

Availability (ownership/legal issues)

The site land is in single ownership of Three Rivers District Council. Part of the site is an existing housing allocation (Site H4) which is anticipated for delivery in 2022/2023; please see the Site Assessment for Site H4 for the part of the site which is available.

Achievability

The site was promoted to the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	434

Phasing

0-5 years	x	6-10 years	x	11-15 years		16+ years	

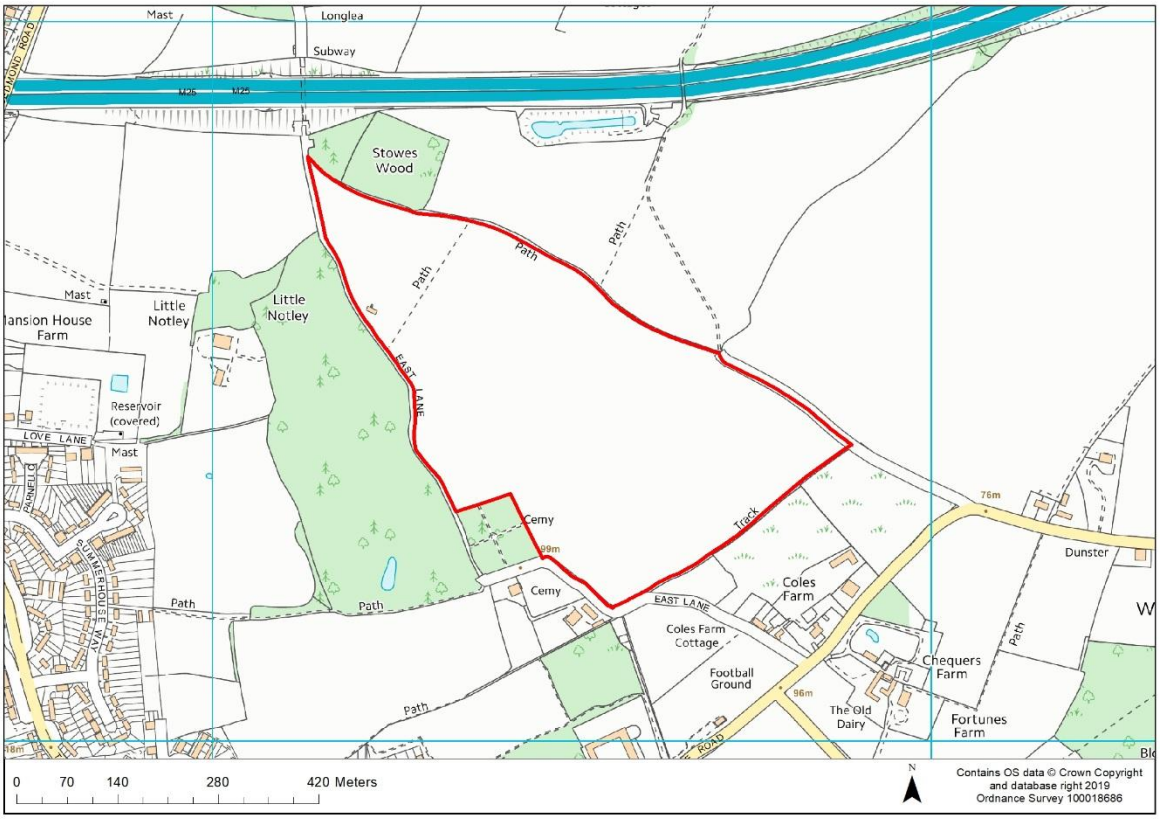
Conclusion

The majority of the site is an allocated open space (an extension to Leavesden Country Park). The Open Space, Sport and Recreation Study (2019) shows a deficiency in the provision of natural and semi-natural greenspaces in Abbots Langley and estimates a future requirement of 273.16ha of natural and semi-natural greenspace. For these reasons, it is considered that the existing use of the site should be protected. The majority of the site is therefore considered unsuitable for residential development.

The developable area has been reduced due to BNG allocation.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable The depot area at the north-eastern corner of the site is an existing allocated housing site (H4); please see the Site Assessment for Site H4. This section of the site is likely to be needed to continue in use as a depot.					
Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PSCFS12	Land between East Lane and M25	Abbots Langley	20.7



Site Description

The site is comprised of greenfield situated to the east of Abbots Langley. The site is in use as an agricultural field, which extends from East Lane to the M25. The site is located in close proximity to the site's northern boundary. Open fields surround the site on all sides with parcels of trees and mature vegetation towards the north and south.

Use(s) Proposed	Residential

Planning History

A planning application for a Data Centre on the site adjacent was approved at appeal. It is likely the site will be utilised as a country park alongside the Data Centre.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. • **Historic Environment:** The closest heritage assets to the site are two Grade II Listed Buildings but these are located beyond the M25 runs and there is limited visibility between the locations. The Heritage Impact Assessment states that there would be little impact on these assets. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints:	• **Flood Zone:** The site is in Flood Zone 1.

• Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Surface Water Flood Risk:** The eastern and southern boundaries are at low-medium risk of surface water flooding. • **Access:** There is no access to the site. Access from East Lane poses issues as the site is a narrow single-file road. HCC Highways raise significant concerns over achieving access to the site, stating that fundamental changes to East Lane would be required to enable deliverability of the site. Further concerns are raised over the impact of enabling access to the site to the existing rural lane, bridleway and footpaths. HCC Highways state that two points of access do appear not to be possible when reviewing the site boundary. Concerns are raised about the use of East Lane to this level and the intensification of Chequers Lane. • **Noise:** Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • **Air Quality:** Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having medium-high sensitivity to built development. • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).

Further Constraints/Considerations:

- A public right of way runs along the south of the site and along north-eastern boundary. Another public right of way runs through the north of the site.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located outside of any settlement included in the Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in single ownership and is being promoted by the landowner. The site is likely to be used as a country park for the adjacent data centre development.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	20-30	Landowner Proposed Dwelling Range	416-624
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	725

Phasing

0-5 years	X	6-10 years	x	11-15 years		16+ years	

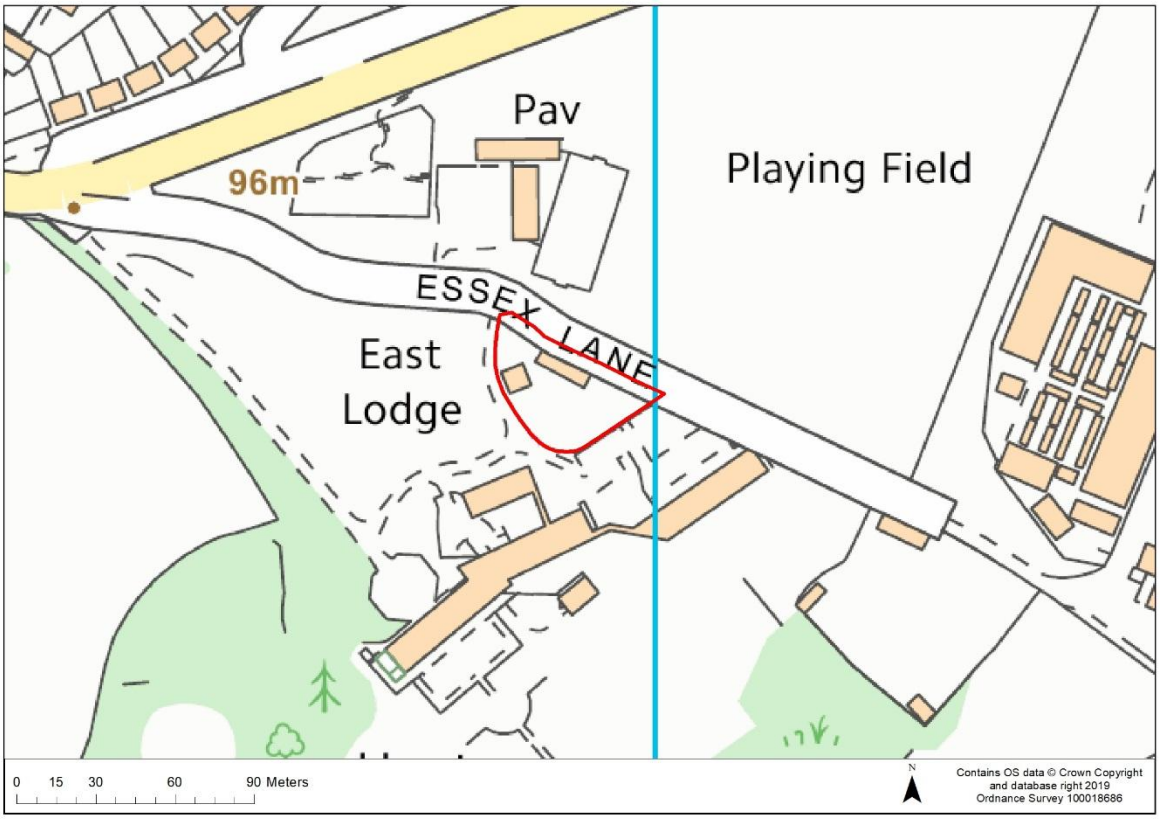
Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

It is likely that the site will be used as a country park for the adjacent data centre. There are additional concerns relating to access and unsustainable location. The site is therefore not considered suitable for development.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PSCFS14	East Lodge, Essex Lane	Abbots Langley/ Hunton Bridge	0.17



Site Description

The site is comprised of a mix of previously developed (brownfield) and greenfield land, situated to the south-east of Hunton Bridge. The site is currently in use as a residential property, with associated hardstanding, outbuildings, a garden and swimming pool also on the site. The Hunton Bridge Hotel premises are located to the immediate south of the site. To the north of the site is South Way Playing Fields and to the east is Leavesden Studios. All site boundaries are formed by mature hedgerows and a road and parking area which serves the Hunton Bridge hotel wraps around the east, south and west of the site.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate. • **Historic Environment:** There are no heritage assets within the site, although Hunton Park House (Grade II* Listed) and the Dairy about 25m east of Hunton Park (Grade II Listed) are situated approximately 50m to the south of the site. The Heritage Impact Assessment states that the site's development would have a minor-adverse impact on the historic environment, as there are direct sight lines between part of the site and the designated heritage assets. A detailed heritage assessment would be required as part of any proposals.
Physical Constraints:	• **Flood Zone:** The site is in Flood Zone 1.

• Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Access:** The site is accessed from a private road off Essex Lane, which serves the existing dwelling and the Hunton Bridge Hotel.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having medium-low sensitivity to built development. • **Local Wildlife Site:** The majority of the site is the Local Wildlife Site (The Bothy Chalk Mine Area). HCC Ecology state that the site ranges from low-medium ecological sensitivity. Any light spill on adjacent woody habitats should be avoided. Preliminary Roost Assessment may be required to determine the ecological interest and impacts of any development.

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located outside of any settlement included in the Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	35	Landowner Proposed Dwelling Range	6
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	6

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

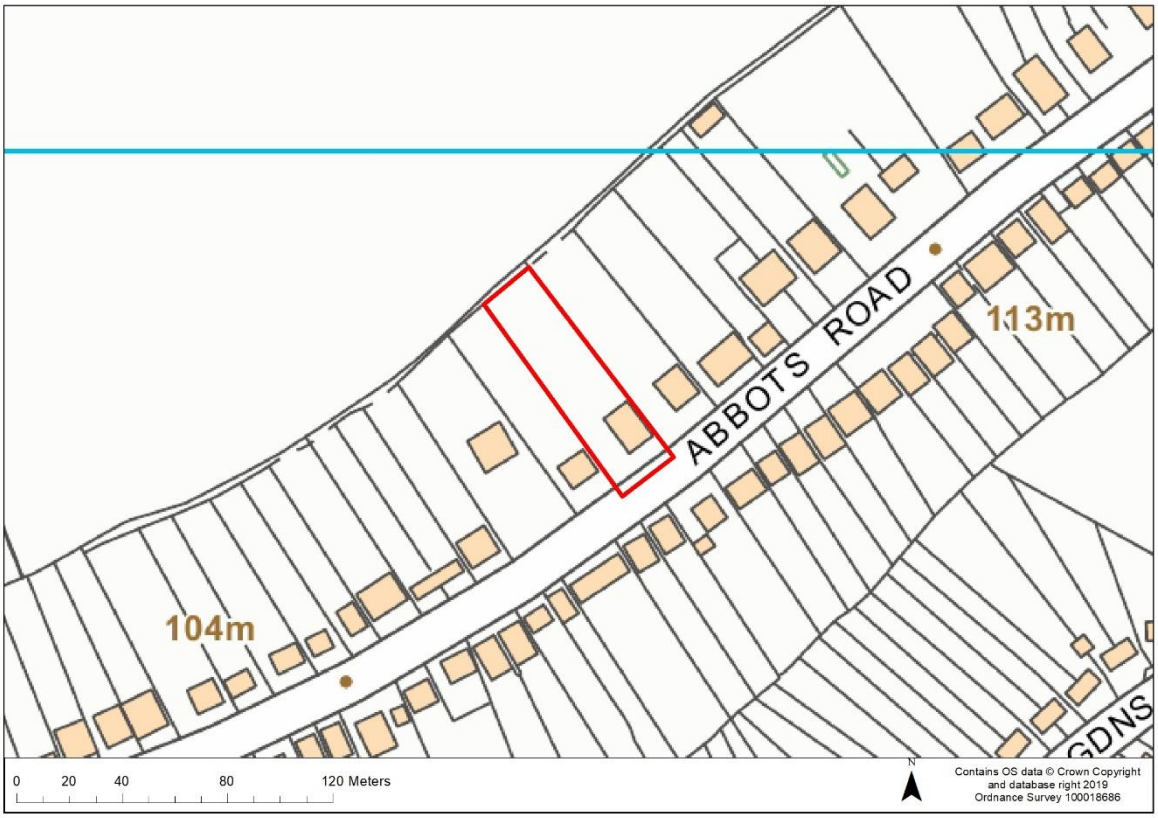
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area of the site has been reduced due to the local character of the site and nearby heritage assets.

The majority of the site is also within a Local Wildlife Site (0.13ha); it is not considered that the area of the site that is not designated as a Local Wildlife Site has the capacity to support five or more dwellings in this location (0.04ha). The part of the site which is not designated as a Local Wildlife is also not located at the edge of a higher tier settlement or an inset village. The site is therefore deemed unsuitable for residential allocation.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
RWA4	162 Abbots Road	Abbots Langley	0.2



Site Description

The site is a mix of previously developed and greenfield land and is located in Abbots Langley. To the south of the site there is a detached residential dwelling and driveway (no. 162) which has frontage onto Abbots Road. The remainder of site, to the north, forms the garden of the residential property. There are trees along the northern and western boundary as well as one to the front of the property, adjacent to Abbots Road. The site is adjacent to residential plots to the east and west and to the north there is agricultural land.

Use(s) Proposed	Residential

Planning History

There was a planning application on the site (17/1354/FUL) for the demolition of the existing dwelling and the construction of a three story block of six flats; this was refused in September 2017. The reasons for refusal were the proposed development's impact on the character and appearance of the area, the loss of protected trees and the shortfall of parking provision. The application was a subject of an appeal (*17/0070/REF*) which was subsequently dismissed; the Inspector concluded that the proposed development would harm the character and appearance of the area and protected trees.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** There are no Heritage Assets within the vicinity of the site and the site is not within a Conservation Area.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI	• **Local Wildlife Site:** The majority of the site is in a Local Wildlife Site (Valley View Farm Meadows). The site is also adjacent to Mutton Wood Local Wildlife Site.

• Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	

Further Constraints/Considerations:

- A public right of way runs from the north-west corner to the south-east of the site.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located outside of any settlement defined in the Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in single ownership and the site is being promoted by the landowner.

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	98

Phasing

0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the rural nature of the site and BNG allocation.

The site is considered to be in an unsustainable location, outside of the settlement of Carpenders Park. The majority of the site is also in a Local Wildlife Site. The site is therefore considered to be unsuitable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable	No	**Developable**	No		