

Kings Langley

Site Ref	Address	Settlement	Site Area (ha)
ACFS8a	Flowerhouse, 2-3 Station Road (Small)	Kings Langley	0.13

Site Description

The site is in Kings Langley and is comprised of previously developed land. The site contains a building to the south-east, which is currently in retail use. There is a car park to the north of the site which is ancillary to the retail unit. The west of the site is adjacent to an area of greenspace with the tree coverage and the Mill Stream beyond this. To the east of the site is Station Road, with the main pedestrian entrance to Kings Langley Railway Station and taxi rank on the opposite side of the road. Adjacent to the north-east of the site is a bus stop also serving the railway station. There is a residential plot adjacent to the southern boundary of the site. The site has an existing access from Station Road. To the north of the site, beyond an area of hardstanding in use as a car park serving Kings Langley Railway Station, is the Kings Langley mixed use employment area.

Use(s) Proposed

Residential

Planning History

There was a planning application on the site (19/0618/RSP) for the creation of an overflow car park on the site which was refused. The application was subject to an appeal which was dismissed.

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 as moderate-high. The 2025 Green Belt Review assessed the parcel of the site as having a relatively limited impact on checking unrestricted sprawl of large built-up areas, preserving the setting and special character of historic towns and preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.
- **Historic Environment:** The site does not contain any heritage assets. There is a Scheduled Monument to west and two Grade II Listed Buildings to the north-west. There is also a Locally Listed Building to the south of the site (Home Park

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	House). The Heritage Impact Assessment states that development of Site ACFS8b, in which the site is located, would have a minor adverse impact on the historic environment, as the site has direct views to the Scheduled Monument. Any future proposals would require a detailed heritage impact assessment.					
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface. • Access: The site has existing access from Station Road. • Noise: The site is opposite Kings Langley railway station and within close proximity to the M25. Noise issues arising from this proximity 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: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies Site ACFS8b, in which the site is located, 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:						
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located in the Large Village of Kings Langley. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of fair. 						
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	46		Landowner Proposed Dwelling Range	6		
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						
<p>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.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a relatively limited impact on checking unrestricted sprawl of large built-up areas, preserving the setting and special character of historic towns and preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p> <p>The site is considered to be in a highly sustainable location. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of fair.</p>						

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The site is considered to be in a fundamental area of importance though it is not strategic in scale and as such is not considered to fundamentally undermine the purposes of the Green Belt as a whole.

Any development of the site would need to take account of the noise and air quality issues due to the site's close proximity to the M25. The site is both available and achievable.

The site is located in a larger site; *please see the Site Assessment for Site ACFS8b for an assessment of the larger site in which the site is located. ACFS8b is likely to be taken forward as the proposed version of the site.*

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

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Site Ref	Address	Settlement	Site Area (ha)
ACFS8b	Flower House 2-3 Station Road	Kings Langley	0.4
<p>Site Description</p> <p>The site is in Kings Langley and is comprised of previously developed land. The site contains a building to the south-east, which is currently in retail use. There is a car park to the north of the site which is ancillary to the retail unit. The west of the site is adjacent to an area of greenspace with the tree coverage and the Mill Stream beyond this. To the east of the site is Station Road, with the main pedestrian entrance to Kings Langley Railway Station and taxi rank on the opposite side of the road. Adjacent to the north-east of the site is a bus stop also serving the railway station. There is a residential plot adjacent to the southern boundary of the site. The site has an existing access from Station Road. To the north of the site, beyond an area of hardstanding in use as a car park serving Kings Langley Railway Station, is the Kings Langley mixed use employment area.</p>			
<p>Use(s) Proposed</p>		<p>Residential</p>	
<p>Planning History</p> <p>There was a planning application on the site (19/0618/RSP) for the creation of an overflow car park on the site which was refused. The application was subject to an appeal which was dismissed and was subject to an enforcement case</p>			
<p>Suitability</p>			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt as moderate-high. The 2025 Green Belt Review assessed the parcel of the site as having a relatively limited impact on checking unrestricted sprawl of large built-up areas, preserving the setting and special character of historic towns and preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt. Historic Environment: The site does not contain any heritage assets. There is a Scheduled Monument to west and two Grade II Listed buildings to the north-west. There is also a Locally Listed Building to the south of the site (Home Park House). The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as the site has 	

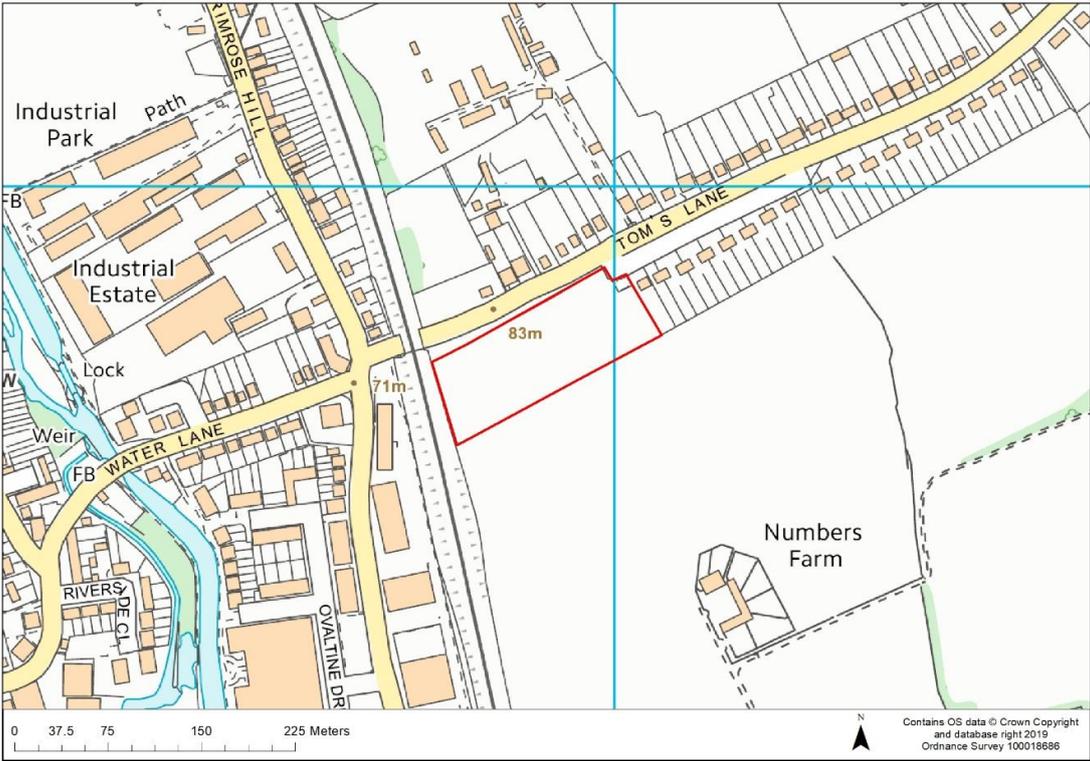
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	<p>direct views to the Scheduled Monument. Any future proposals would require a detailed heritage impact assessment.</p> <ul style="list-style-type: none"> • Archaeology: Pre-application or pre-determination archaeological assessments should be included as part of any development proposals. 				
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: As per the 2026 Level 2 SFRA, the site is partially in Flood Zone 3b along the western boundary (approximately 5.8% of the total site area); no development would be permitted on Flood Zone 3b and a 10m buffer would be required between any development and Flood Zone 3b. 8.2% of the site is situated in Flood Zone 3a and 2. The remainder of the site is within Flood Zone 1. While the site is in proximity to the watercourse, the modelling predicts that floodwaters largely remain in channel and do not inundate access roads. • Surface Water Flooding: Surface water flooding is not predicted to affect this site or the access and escape for the site. • Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface across the site. As a result, within the site there is a risk of groundwater flooding to surface and subsurface assets, as well as the possibility of groundwater emerging at the surface locally. Up to 33% of the site has shown to have groundwater levels less than 0.025m below the ground surface during a 1% AEP groundwater flood event. • 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: The site has existing access from Station Road. • Noise: The site is opposite Kings Langley railway station and within close proximity to the M25. Noise issues arising from this proximity 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. 				
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies 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). 				
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • HCC Highways have stated that the site is in a potentially highly sustainable location in transport terms. • <i>Settlement Appraisal (2025):</i> The site is located in the Large Village of Kings Langley. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of fair. • 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. 					
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and the site is being promoted by the landowner.</p>					
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<p>Potential Density</p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>14</td> <td>Landowner Proposed Dwelling Range</td> <td>36</td> </tr> </table>		Landowner Proposed DPH	14	Landowner Proposed Dwelling Range	36
Landowner Proposed DPH	14	Landowner Proposed Dwelling Range	36		

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Indicative DPH (Developable/Non-developable Area)		50 (50%/50%)		Indicative Dwelling Range		10	
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
<p>The site is located in close proximity to Kings Langley train station and the Kings Langley mixed use employment area.</p> <p>It falls entirely within the Green Belt and was considered to be within an area of moderate-high harm if released as per the Stage 2 Green Belt Review. The 2025 Green Belt Review assessed the parcel of the site as having a relatively limited impact on checking unrestricted sprawl of large built-up areas, preserving the setting and special character of historic towns and preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p> <p>No development will be permitted on the part of the site in Flood Zone 3b. A minimum 8m buffer between any development and Flood Zone 3b will also be required. Any development of the site would need to take account of the noise and air quality issues due to the site's close proximity to the M25. Any development of the site would need to take account of the site's location in GSPZ1.</p> <p>The developable area of the site has been reduced due to the context of the site. It is considered that 50% of the site is developable due to its proximity to Mill Stream, flood risk and only a partial section of the site being previously developed.</p> <p>The site is considered to be in a sustainable location. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of fair.</p> <p>The site is considered to be in a fundamental area of importance though it is not strategic in scale and as such is not considered to fundamentally undermine the purposes of the Green Belt as a whole.</p> <p>The area within the site which is comprised of previously developed land is considered separately; <i>please refer to the Site Assessment for Site ACFS8a</i>.</p> <p>Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation, despite being mainly previously developed land. 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.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No		Developable			No	

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Site Ref	Address	Settlement	Site Area (ha)
ACFS9a	Land off Tom's Lane, Kings Langley	Toms Lane	1
			
Site Description			
<p>The site is located adjacent to the settlement of Kings Langley on the eastern side of the railway, which forms the boundary and also adjacent to the boundary of the lower tier settlement of Toms Lane. It is comprised of greenfield land. The site is currently in agricultural use and there no existing access to the site. Adjacent to the western boundary is the railway line and to the north is Tom's Lane. The eastern boundary is adjacent to a residential property which forms part of the ribbon development along Toms Lane. There is agricultural land to the south; the site forms part of this larger field.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt parcel (in which the site is located) as high. The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt. Historic Environment: There are no heritage assets within 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 	

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	<p>on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</p>										
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1 • Surface Water Flood Risk: At the south-western corner there is a small area at low 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. • Noise: Noise issues caused by the site's proximity to the railway line may have an impact on the site and its future occupiers. 										
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium 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). 										
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Green Belt Hamlet of Toms Lane. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 											
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and is being promoted by the landowner.</p>											
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>											
<p>Potential Density</p> <table border="1"> <thead> <tr> <th>Landowner Proposed DPH</th> <th>N/A</th> <th>Landowner Proposed Dwelling Range</th> <th>N/A</th> </tr> </thead> <tbody> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td> <td>50 (70%/30%)</td> <td>Indicative Dwelling Range</td> <td>35</td> </tr> </tbody> </table>				Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	35
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A								
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	35								
<p>Phasing</p> <table border="1"> <thead> <tr> <th>0-5 years</th> <th>6-10 years</th> <th>11-15 years</th> <th>16+ years</th> </tr> </thead> <tbody> <tr> <td>x</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				0-5 years	6-10 years	11-15 years	16+ years	x			
0-5 years	6-10 years	11-15 years	16+ years								
x											
<p>Conclusion</p> <p>The site sits on the eastern edge of Kings Langley occupying agricultural land with the Toms Lane Green Belt Hamlet settlement adjacent on the northern and eastern boundaries. It is contained to the west by the railway line, to the north by Toms Lane and to the east by residential development. To the south is open agricultural land.</p>											

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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, with the railway line forming the boundary between the two. The Stage 2 Green Belt Review assessed the area as high harm if it were released from the Green Belt. The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Green Belt.

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

The site may be impacted by noise from the adjacent railway line. There are also concerns related to access with the single-track railway bridge providing access to and from Kings Langley from Toms Lane.

The developable area has been reduced due to concerns surrounding access from Toms Lane, the site's location in open agricultural Green Belt land and a need for a buffer along the railway line.

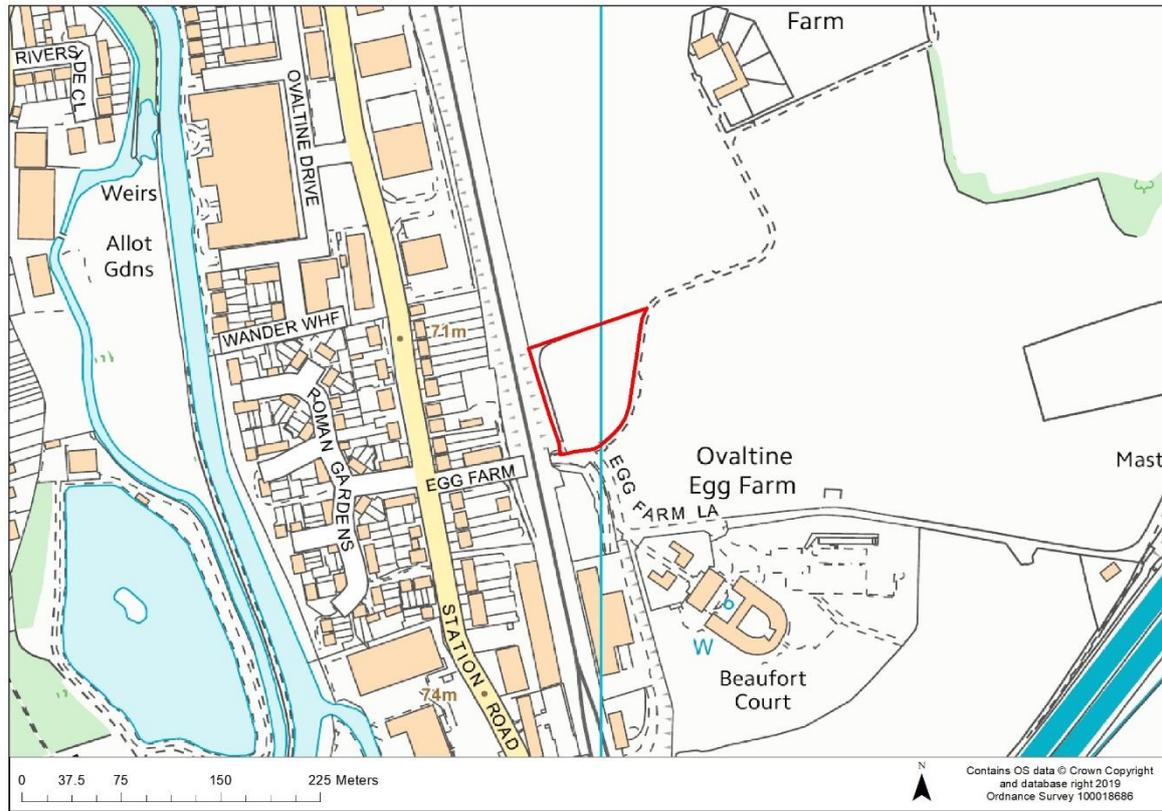
The site is located within the boundary of a larger site (Site CFS26c: The Kings Langley Estate) which is strategic in scale. *Please see the Site Assessment for CFS26c for an assessment of the larger site.* The larger site is expected to be taken forward.

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

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Site Ref	Address	Settlement	Site Area (ha)
ACFS9c	Egg Farm Lane, Kings Langley	Kings Langley	0.6



Site Description

The site is comprised of greenfield land which is in use as rough grassland. The western boundary is adjacent to the railway line whilst the southern and eastern boundaries are formed by Egg Farm Lane. There is a railway bridge to the south-western corner of the site, under which Egg Farm Lane is routed. To the north and east there is agricultural land; the site is part of a much larger field which contains two farms (Numbers Farm & Ovaltine Egg Farm). The site has no existing vehicular access.

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 of releasing the wider parcel (in which the site is located) as high. The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.
- **Historic Environment:** There are no heritage assets within the site but to the west there are a row of Grade II Listed Buildings (Home Park Cottages). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment, as the view to the heritage assets is restricted by the railway

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	embankment. The impact of development will depend upon proposed building heights. A detailed heritage impact assessment would be required as part of any proposals.						
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: The western boundary of the site is at low surface water flood risk. • Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface. • Access: There is currently no access on to the site. Access would have to be provided via Egg Farm Lane, to the south-west of the site. Capacity issues may arise due to the narrow railway bridge along the road. • Noise: Noise issues caused by the site's proximity to the railway line may have an impact on the site and its future occupiers. 						
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • TPO: There is a strip of protected trees at the north of the site (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:							
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located outside of any settlement. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of fair. 							
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	21		
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
<p>The site sits to the east of Kings Langley occupying agricultural fields with the railway line running adjacent to the west.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.</p> <p>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 falls within an area of moderate-high harm if released from the Green Belt.</p>							

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In terms of the Historic Environment, there is a row of Grade II Listed Buildings (Home Park Cottages) to the west of the site. The Heritage Impact Assessment stated that the site is likely to have a neutral effect upon local heritage due to being segregated from the buildings by the raised bank of the railway line. However, a detailed heritage impact assessment would be required prior to development.

The site's proximity to the railway line raises concerns relating to noise and impact upon a strip of protected trees which runs adjacent to the railway. There are also concerns relating to access along Egg Farm Lane which includes a narrow railway bridge and substandard or non-existent pedestrian footpath.

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

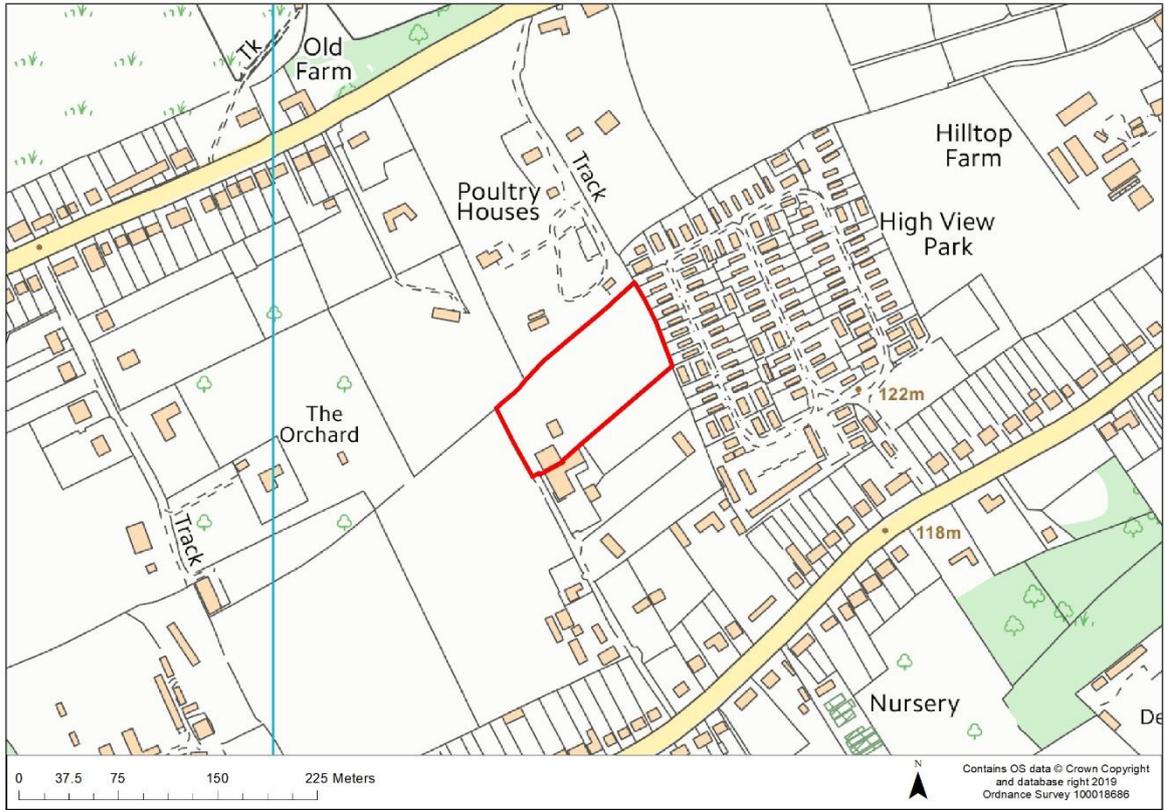
The site is located within the boundary of a larger site (Site CFS26b: The Kings Langley Estate) which is strategic in scale. *See site assessment CFS26b.*

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 coming forward as part of larger site CFS26b: The Kings Langley Estate.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

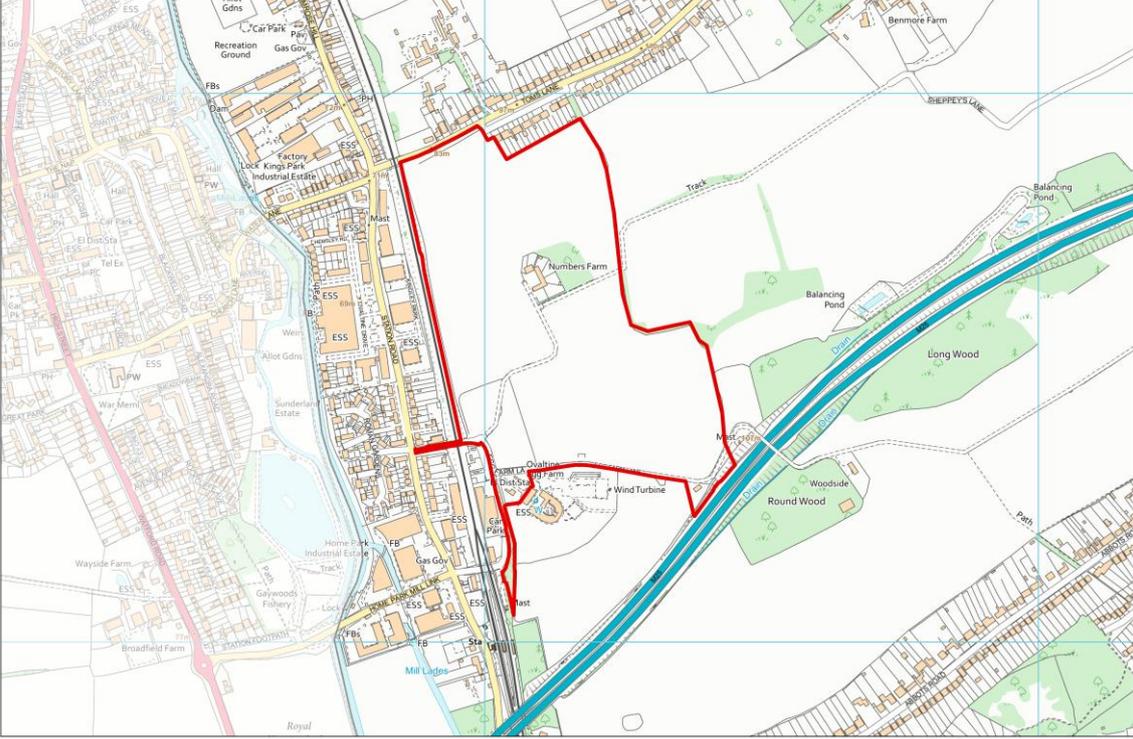
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Site Ref	Address	Settlement	Site Area (ha)
CFS25	Four Winds, off Toms Lane, Kings Langley	Toms Lane	0.9
			
Site Description			
<p>The site located in the small washed over Green Belt settlement of Toms Lane and is comprised of greenfield land and a small area of previously developed (brownfield) land, due to the location of a residential dwelling and outbuildings on the site. The site is in use as a residential property and garden, with an outbuilding and an area of hardstanding to the east which is in use for car parking. The site boundaries are formed by vegetation. The site is accessed from a private drive off Toms Lane.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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. The site was not assessed as per the 2025 Green Belt Review. 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: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: There is low risk of surface water flooding across within the southern half of the site. Access: The site is currently accessed from a long private drive off of Toms Lane. The road is narrow and accommodates for single-file traffic. 	

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<ul style="list-style-type: none"> Contamination Noise Air Quality 			
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 		<ul style="list-style-type: none"> 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:			
<ul style="list-style-type: none"> <i>Settlement Appraisal (2025):</i> The site is located in the Green Belt Hamlet of Toms Lane. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 			
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	6	Landowner Proposed Dwelling Range	5
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	32
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
<p>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.</p> <p>The site is not located within or at the edge of a higher tier settlement or an inset village; it is in the lower tier settlement of Toms Lane. It is therefore considered unsuitable for development. Whilst it is recognised that the site is partially comprised of previously developed land (approximately 0.35ha), this does not comprise the entirety of the site area, the site is not located at the edge of a higher tier settlement. There are additional concerns relating to the access. Current access to Toms Lane is long and narrow which is unlikely to meet the Manual for Streets guidance due to emergency vehicle access and refuse collection. The site lacks pedestrian access. The site is considered to be in an unsustainable location. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor.</p> <p>The site is considered to be in an area of fundamental importance though it is not strategic in scale and as such is not considered to fundamentally undermine the purposes of the Green Belt as a whole.</p> <p>The developable area has been reduced due to the rural nature of the site and BNG allocation.</p>			
Suitable	No	Available	Yes
Achievable	Yes	Deliverable	No

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Site Ref	Address	Settlement	Site Area (ha)
CFS26c	West of the Kings Langley Estate	Kings Langley	25.5
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Site Description			
<p>The site consists of open greenfield land which is in agricultural use. The site's western boundary is formed by a railway line whilst the southern boundary is formed by Egg Farm Lane. There is a wind turbine located to the immediate south. Further to the west, and adjacent to the north of the site, is residential development. Agricultural land is located to east.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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 high. The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt. Historic Environment: There are Listed Buildings to the west of the site. There are also several Locally Listed Buildings at the south-western corner and in the centre of the site, associated with Numbers Farm and Ovaltine Egg Farm. Any future proposals should take this into account. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: There is a surface water flow path, ranging from low to medium risk, running through the north of the site, which ponds at the north-west of the site. Another surface water flow path ranging from low-medium risk runs through the south of the site and ponds in the central-southern area. 	

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<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Groundwater Source Protection Zone : Site is within or close to GSPZ1 Affinity Water state there is significant mains apparatus within the site Access: Access exists from Egg Farm Lane although this is a narrow road and improvements would likely be required. Potential vehicular access is proposed from Toms Lane. 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. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> Landscape: The Landscape Sensitivity Assessment categorised the site has medium-high sensitivity to the built environment. Local Wildlife Site: There is a Local Wildlife Site (Numbers Farm Area) located in the central-northern area of the site. TPO: There are protected trees to the south and east of the site as well as in the central-northern area of the site (TPO317). Chiltern 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). 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> A public right of way runs along part of the eastern and southern boundaries as well as through the site to the south-east and south-west. <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Large Village of Kings Langley. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of fair. National Highways state the site has a boundary with or close to the SRN; there will be an added level of requirements for Highways England which are likely to include issues regarding ground conditions, drainage, lighting, noise and vibration, in addition to cumulative traffic impacts. 							
<p>Availability (ownership/legal issues)</p>							
<p>The site is in single ownership and the site is being promoted by the landowner as part of a larger site (Site CFS26b).</p>							
<p>Achievability</p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p>Potential Density</p>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH (Developable/Non-developable Area)	50 (31%/69%)	Indicative Dwelling Range	400				
<p>Phasing</p>							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
<p>Conclusion</p>							
<p>The site is agricultural land located to the east of Kings Langley, adjacent to the railway line to the west and Toms Lane to the north. Egg Farm Lane borders the site to the south and there are further agricultural fields to the east.</p> <p>The harm of releasing the site and its associated parcel from the Green Belt is considered to be high, according to the Stage 2 Green Belt Review. The site is not considered to constitute grey belt and falls into an area of fundamental importance as identified in the Stage 4 Green Belt Review. As such, quantum and scale of development will need to be considered carefully so as to avoid fundamentally undermining the purposes of the Green Belt.</p>							

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The site is adjacent to the settlement of Kings Langley and it is considered that infrastructure provision and walking/cycling routes that would be required from a development of this scale would ensure integration with the adjacent settlement. The site is strategic in scale and its development would support a high level of infrastructure provision.

Access upgrades may be required to Egg Farm Lane, which is currently narrow, although access is also proposed from Toms Lane. A site of this scale would benefit from two points of access. Vehicular access to Kings Langley is limited by narrow railway bridges on Toms Lane and Egg Farm Lane.

Areas of the site are at risk of up to medium levels of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary.

Any proposals should take account of the presence of the Local Wildlife Site, protected trees and public rights of way within the site.

Any potential impacts on heritage assets and noise and air quality issues arising from proximity to the M25 should also be taken account of.

The developable area has been reduced due to the rural nature of the site, proximity to the railway line and 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.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

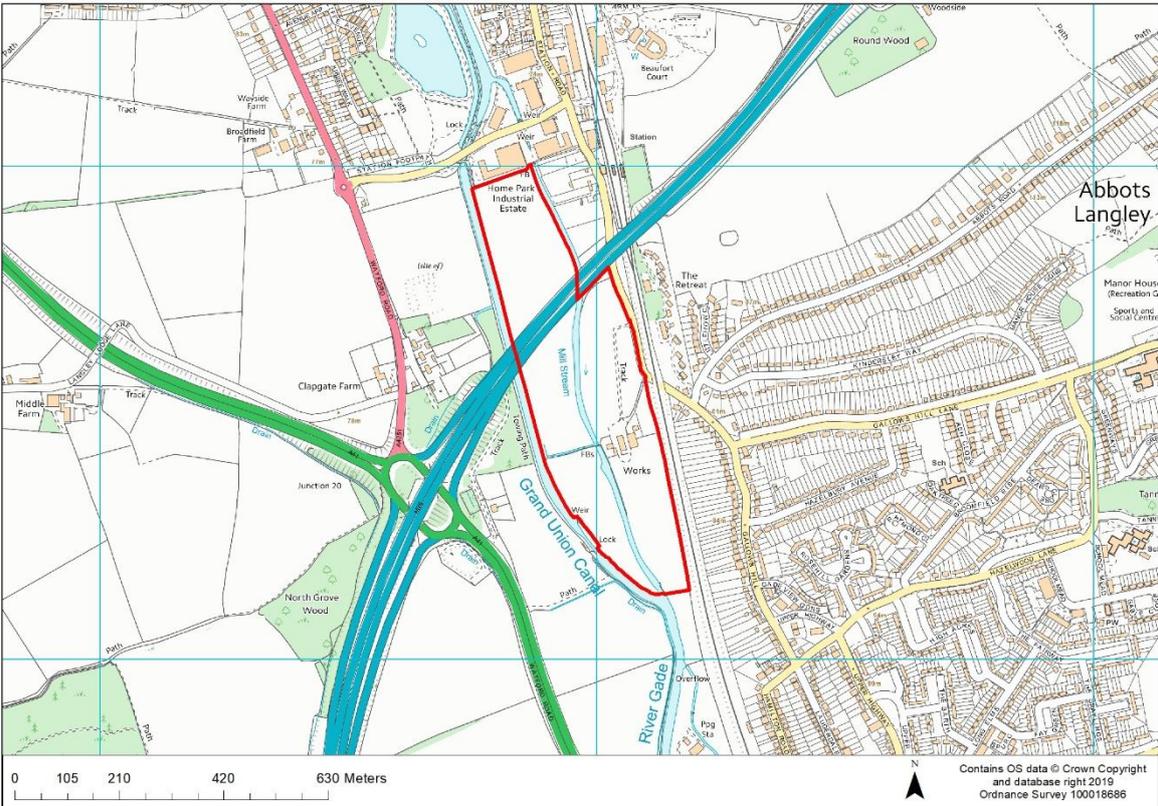
SHELAA Site Assessments – Part 5

Site Ref	Address	Settlement	Site Area (ha)
CFS28	Land at Gypsy Lane, Hunton Bridge	Abbots Langley	8
Site Description			
<p>The site is comprised of greenfield land, which currently in use as open land. The site is lined with trees along its boundaries. To the north and west there is residential development of Kings Langley, whilst to the east is the Hunton Park Hotel and beyond this Leavesden Studios. Land to the south of the site is also in use for the operations of Leavesden Studios.</p>			
Use(s) Proposed		Residential / land for Leavesden Studios	
Planning History			
<p>The site was previously in temporary use as a film set (01/01060/FUL). The site has been set aside for public open space and biodiversity.</p>			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • 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 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt. • Historic Environment: A Grade II* Listed Building (the main building of Hunton Park Hotel) is located to the east of the site, however this is screened beyond a woodland. • 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:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. 	

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<ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Groundwater Flood Risk: Groundwater levels are between 0.5m and 5m of the surface. • Access: The site has approximately 125 metre length road frontage to South Way. The site has existing access from Gypsy Lane. 				
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • TPO: There are several protected trees within the site. These are mainly concentrated along the western boundary, with others also to the north and south of the site (TPO589 and TPO41). • Local Wildlife Site: Adjacent to the south-eastern boundary is a Local Wildlife Site (Hunton Park Woodland) which is partially contained within the boundary of the site. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • 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. • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Small Town of Abbots Langley. 					
Availability (ownership/legal issues)					
The site is in single ownership and is being promoted by the landowner for residential development.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site for residential development. The land is considered to be achievable for Leavesden Studios use.					
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					
<p>The site is in the greenbelt and is therefore considered unsuitable for development. However, consideration would need to be given to the level of green belt harm acceptable to the council.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.</p> <p>The site is within the proximity of Leavesden Studios, which is a key asset in Three Rivers and South West Herts. Leavesden Studios also holds national importance as a major visitor destination and film production location. The SW Herts Economic Study recognises that Leavesden Studios is a key to the future growth of creative industries in South West Herts.</p> <p>In order not to compromise the ability of Leavesden Studios to contribute to the local and national economy, both as a local employer and as a centre to contribute to the economic growth of the District over the Local Plan period, the site should be allocated for Leavesden Studio Use in the new Local Plan.</p> <p>The site has been set aside for public open space.</p>					
Suitable	No	Available	No	Achievable	Yes
Deliverable	No	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
CFS55	Land at Station Road, Kings Langley	Kings Langley	17
			
Site Description <p>The site is adjacent to the southern boundary of Kings Langley and to the west of Abbots Langley. The majority of the site is comprised of greenfield land, which is in use as open grassland. There is an area of previously developed (brownfield) land at the south-east of the site, where there are several buildings and areas of hardstanding which are currently in use for the commercial operations of an agricultural machinery business. This part of the site is listed on the Brownfield Land Register. An elevated section of the M25 runs above the southern-central part of the site. A Main River (the Mill Stream) runs through the centre of the site, with an ordinary watercourse also running through the site. The western boundary is adjacent to the River Gade (which incorporates the Grand Union Canal), with agricultural land beyond this. The eastern boundary is formed by Station Road with the railway embankment and railway line adjacent to this; further beyond is agricultural land and residential development associated with the settlement of Abbots Langley. The northern boundary is adjacent to the Kings Langley allocated employment area.</p> <p>The Borough of Dacorum is close to the site's western boundary, on the western side of the Grand Union Canal/River Gade.</p>			
Use(s) Proposed		Offices, storage and distribution, retail	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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 high. The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, on preserving the setting and special character of historic towns and preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt. 	

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	<ul style="list-style-type: none"> • Historic Environment: To the west of the site, in the Dacorum Borough, is a Scheduled Monument (Little London Royal Hunting Lodge and moated site). There are also two Listed Buildings to the immediate south-west of the site (North Grove Lock House and North Grove Lock). The Heritage Impact Assessment states that the site's development would have a moderate adverse impact on the historic environment and it is recommended that the allocation does not progress further. Any future development would require meetings/discussions with Historic England and the Conservation Officer to determine the elements of the site to be developed and what type of development may be appropriate. • 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The Main River Gade is adjacent to the western boundary whilst the Main River Mill Stream flows through the centre of the site. An unnamed drain is also located in the centre of the site. 9% of the site is in Flood Zone 3b, the area of which corresponds to the location of the Mill Stream and River Gade at the centre and western boundary of the site. Large portions of the north and west of the site are located within Flood Zone 2 (23% of the site area). The east and centre of the site are located within Flood Zone 1 (77% of the site area). • Surface Water Flood Risk: A large proportion of the site is at risk of surface water flooding. The greatest area at high risk is located between Mill Stream and the eastern site boundary, where a large flow path enters the site from the west. To the west and south of the site, there are large areas at low-medium risk of surface water flooding. • Groundwater Flood Risk: For the majority of the site (79% of the site area), groundwater levels are either at very near (within 0.025m of) the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. For most of the remaining area (21%), groundwater levels are between 0.025m and 0.5m below the ground surface. • GSPZ: The vast majority of the site is in GSPZ1, which is the most sensitive zone in terms of the 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. • 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: There is an existing access from Station Road into the area of the site that is currently in commercial use, although this is unsurfaced and narrow. A secondary access could be provided from Station Road. However, there are existing

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	<p>capacity issues at the single-file bridge on Gallows Hill which leads onto Station Road and the access to the site.</p>
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (Grand Union Canal/River Gade) adjacent to the western boundary of the site. • Ecology: Hertfordshire County Council Ecology state that the site has a high ecological sensitivity due to the river valley location.
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • A public right of way runs along the southern boundary of the site. • The site is located in close vicinity to Kings Langley train station. • Part of the site is on the Brownfield Land Register (2019). • The South West Herts Economic Study (2019, later superseded by the 2024 version) states that highways consultants to Hertfordshire County Council have advised that new large scale employment development in Kings Langley unless a major improvement to Junction 20 of the M25 is carried out. • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Large Village of Kings Langley. 	
<p>Availability (ownership/legal issues)</p>	
<p>The site is in single ownership and the site is being promoted by the landowner.</p>	
<p>Achievability</p>	
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>	
<p>Potential Density</p>	
<p>Landowner Proposed DPH</p>	<p>N/A</p>
<p>Landowner Proposed Dwelling Range</p>	<p>N/A</p>

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Indicative DPH	N/A		Indicative Dwelling Range		N/A	
Phasing						
0-5 years		6-10 years	x	11-15 years		16+ years
Conclusion						
<p>The site is in the greenbelt and is therefore considered unsuitable for development. However, consideration would need to be given to the level of green belt harm acceptable to the council.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, on preserving the setting and special character of historic towns and preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p> <p>The site is considered to be in a fundamental area of importance though it is not strategic in scale and as such is not considered to fundamentally undermine the purposes of the Green Belt as a whole.</p> <p>The South West Herts Economic Study (2024) sets out that the office floorspace needs for the Local Plan period will be met through existing commitments. It is considered that employment floorspace for storage and distribution uses can be best met in an alternative locations and at the existing Maple Lodge employment allocation.</p> <p>The Retail and Leisure Study (2018) forecasts a small undersupply of retail floorspace over the plan period and there is no recommendation that specific sites for retail provision should be allocated.</p> <p>The site is therefore deemed unsuitable for the proposed uses.</p>						
Suitable	No	Available	Yes	Achievable	Yes	
Deliverable	No		Developable	No		

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Site Ref	Address	Settlement	Site Area
CFS76	Rear of 45 Harthall Lane	Harthall Lane	7.1
Site Description			
<p>The site is comprised of greenfield land, which is currently in agricultural use, adjacent to the south with the small washed over Green Belt Hamlet settlement of Harthall Lane. There is a tree belt at the east of the site, with vegetation and trees along the northern, eastern and western boundaries. The southern boundary is adjacent to residential gardens associated with properties along Harthall Lane. To the north-east of the site there are storage and industrial uses as well as to the west. To the north-west there is a poultry farm and the railway line is in relatively close proximity to the western boundary of the site, with the Kings Langley mixed use employment area and Kings Langley lake beyond this. Generally, the remaining surrounding land use is agricultural.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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. The site was not assessed as per the 2025 Green Belt Review. 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. 	

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<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Noise: The site is in close proximity to the railway line. Noise and vibrations caused by the use of the railway station may have an impact on the site and its future occupiers. • Access: There is a narrow access lane from Harthall Lane. There are existing capacity issues at the single-file bridge which leads onto Harthall Lane, to the immediate south-west of the site. 																	
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 		<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • TPO: There is an area containing protected trees at the west of the site (TPO168). • 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). 																	
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • HCC Highways state that the site presents significant concerns Local Transport Policy could be met due to the site's location. • <i>Settlement Appraisal (2025):</i> The site is located within the Green Belt Hamlet of Harthall Lane. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor. 																			
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and is being promoted by the landowner.</p>																			
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>																			
<p>Potential Density</p> <table border="1"> <thead> <tr> <th>Landowner Proposed DPH</th> <th>N/A</th> <th>Landowner Proposed Dwelling Range</th> <th>N/A</th> </tr> </thead> <tbody> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td> <td>50 (70%/30%)</td> <td>Indicative Dwelling Range</td> <td>249</td> </tr> </tbody> </table>				Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	249								
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<p>Phasing</p> <table border="1"> <thead> <tr> <th>0-5 years</th> <th>x</th> <th>6-10 years</th> <th></th> <th>11-15 years</th> <th></th> <th>16+ years</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				0-5 years	x	6-10 years		11-15 years		16+ years									
0-5 years	x	6-10 years		11-15 years		16+ years													
<p>Conclusion</p> <p>The site sits on agricultural land north of the ribbon development along Harthall Lane. There is narrow access from Harthall Lane.</p> <p>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.</p> <p>The developable area has been reduced due to the site's location on agricultural open greenspace, narrow access and unsustainable location.</p> <p>The site is considered to be an area of fundamental importance.</p>																			

SHELAA Site Assessments – Part 5

The site is in close proximity to the railway line to the west which would raise concerns related to noise. There are also concerns relating to the narrow access from Harthall Lane and the unsustainable location of the site, within a lower tier washed over Green Belt settlement. The access is unlikely to meet Manual for Streets guidance and be suitable for the size of the development. The site is also considered to be in an unsustainable location. The council's *Access to Services Study* has concluded that the site has a sustainability rating of very poor.

The site is therefore considered not suitable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

SHELAA Site Assessments – Part 5

Site Ref	Address	Settlement	Site Area (ha)
EOS8.0	Land to the east of Lower Road	Kings Langley	5
Site Description			
<p>The site is comprised of greenfield land and is in agricultural use, with an area of woodland to the north and north-west of the site. The site is bounded by residential development to the south and Lower Road to the west. To the east, the site is adjacent to the remainder of the agricultural field.</p> <p>The Borough of Dacorum is adjacent to the north of the site.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is within the Green Belt. The Stage 2 Green Belt Review assessed the harm to the Green Belt of releasing the wider parcel (in which the site is located) as very high. The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a relatively significant impact on preserving the setting and special character of historic towns and a significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt. Historic Environment: There are no relevant Heritage Assets within the site and the site is not within a Conservation Area. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone 		<ul style="list-style-type: none"> Flood Zone: The site is within Flood Zone 1. Surface Water Flood Risk: Within the southern half of the site, there is a large surface water flow path running across 	

SHELAA Site Assessments – Part 5

<ul style="list-style-type: none"> • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<p>the width of the site, ranging from low-high risk of surface water flooding.</p> <ul style="list-style-type: none"> • Access: There is no existing vehicular access the site. HCC Highways have stated that access from Lower Road is likely to be technically achievable, although state that the site is in a fundamentally unsustainable location and that significant growth in this location would be objectionable to HCC Highways. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having medium 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). 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Large Village of Kings Langley. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 							
<p>Availability (ownership/legal issues)</p>							
<p>The site is in two separate ownerships. The site has not been directly promoted by either of the landowners.</p>							
<p>Achievability</p>							
<p>The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.</p>							
<p>Potential Density</p>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range			N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range			175		
<p>Phasing</p>							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
<p>Conclusion</p>							
<p>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.</p>							
<p>The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a relatively significant impact on preserving the setting and special character of historic towns and a significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.</p>							
<p>The site is considered to be in a fundamental area of importance.</p>							
<p>The developable area has been reduced due to the rural nature of the site and BNG allocation.</p>							
<p>The site is located at the edge of Kings Langley with poor access to amenities. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. It is therefore considered to be in an unsustainable location.</p>							
<p>The site is in multiple ownerships, none of which have promoted the site for development. The site is therefore considered to be not available.</p>							
Suitable	No	Available	No	Achievable	No		

SHELAA Site Assessments – Part 5

Deliverable	No	Developable	No
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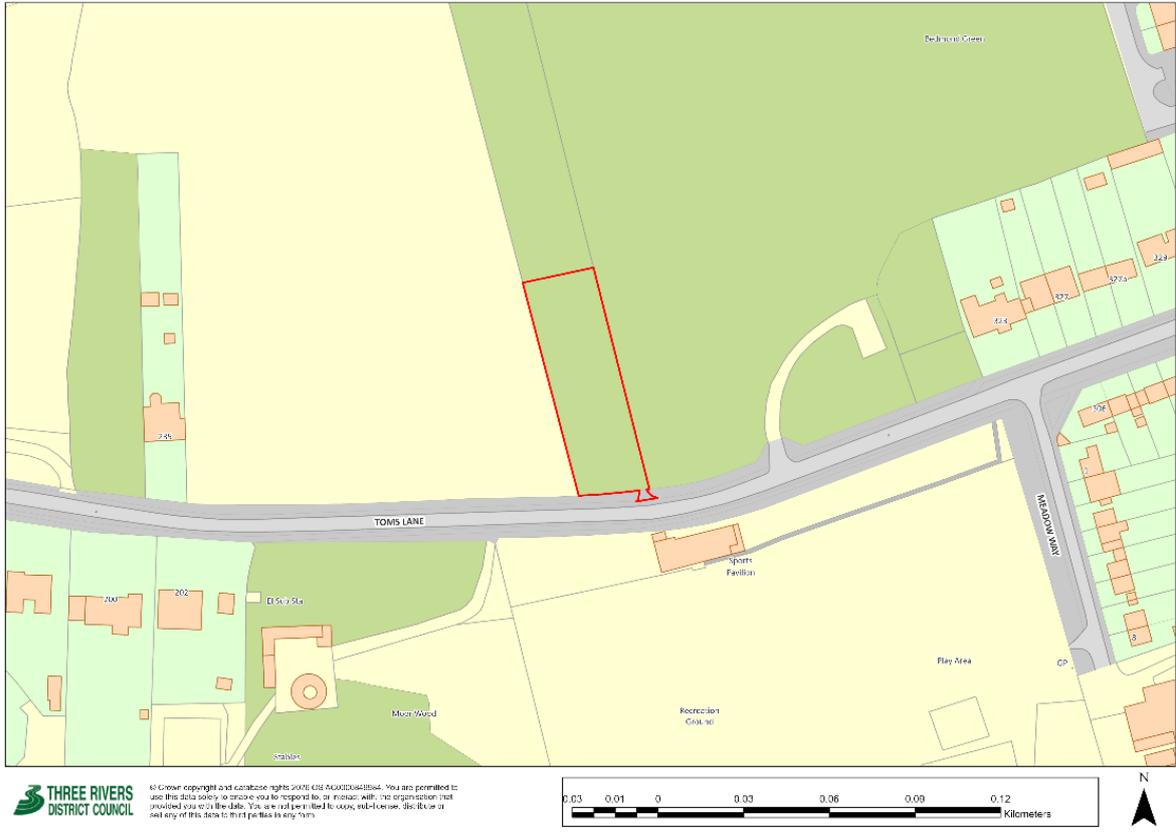
SHELAA Site Assessments – Part 5

Site Ref	Address	Settlement	Site Area (ha)
EOS8.1	Land to the south of Hyde Lane	Kings Langley	8.3
Site Description			
<p>The site is comprised of greenfield land, consisting of one open field. The site is bounded by woodland to the east of the site, with an open field located to the south. Beyond an area of woodland to the west is Woodlands Poultry Farm. The northern boundary is adjacent to Hyde Lane.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: There are no Heritage Assets within the vicinity of the site and the site is not within a Conservation Area. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination 		<ul style="list-style-type: none"> Flood Zone: The site is within Flood Zone 1. Groundwater Flood Risk: The north-east of the site has groundwater levels at least 5m below the surface. To the north-west groundwater levels are between 0.5m and 5m below the surface. Access: There is no existing vehicular access the site. HCC Highways have stated access from Hyde Lane is technically achievable, but that no increase of vehicular movement would be acceptable to Hyde Lane and due to the highly 	

SHELAA Site Assessments – Part 5

<ul style="list-style-type: none"> Noise Air Quality 	<p>unsustainable location in transport terms, a significant impact from a site of this scale is likely. HCC Highways also stated that the site is in a fundamentally unsustainable location and that significant growth in this location would be objectionable to HCC Highways.</p> <ul style="list-style-type: none"> Noise: Noise issues caused by the site's proximity to the railway line may have an impact on the site and its future occupiers. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment assessed the site as having medium-low sensitivity to built development. TPO: There are protected trees adjacent to the western boundary of the site (TPO168). 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). 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Large Village of Kings Langley. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 							
<p>Availability (ownership/legal issues)</p>							
<p>The majority of the site is in single ownership. A small area at the north-western corner of the site is not registered through the Land Registry. The site has not been directly promoted for development.</p>							
<p>Achievability</p>							
<p>The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.</p>							
<p>Potential Density</p>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range			N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range			291		
<p>Phasing</p>							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
<p>Conclusion</p>							
<p>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.</p>							
<p>The developable area has been reduced due to the rural character of the site, the need to strengthen defensible boundaries and BNG allocation.</p>							
<p>The site is considered to be in a fundamental area of importance though it is not strategic in scale and as such is not considered to fundamentally undermine the purposes of the Green Belt as a whole.</p>							
<p>The site is at the edge of the Kings Langley settlement and considered to be in an unsustainable location. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. HCC Highways have also stated that a significant increase in traffic along Hyde Lane, which is expected from the site, would not be acceptable. It is therefore considered unsuitable for residential development.</p>							
Suitable	No	Available	No	Achievable	No		
Deliverable	No		Developable	No			

SHELAA Site Assessments – Part 5

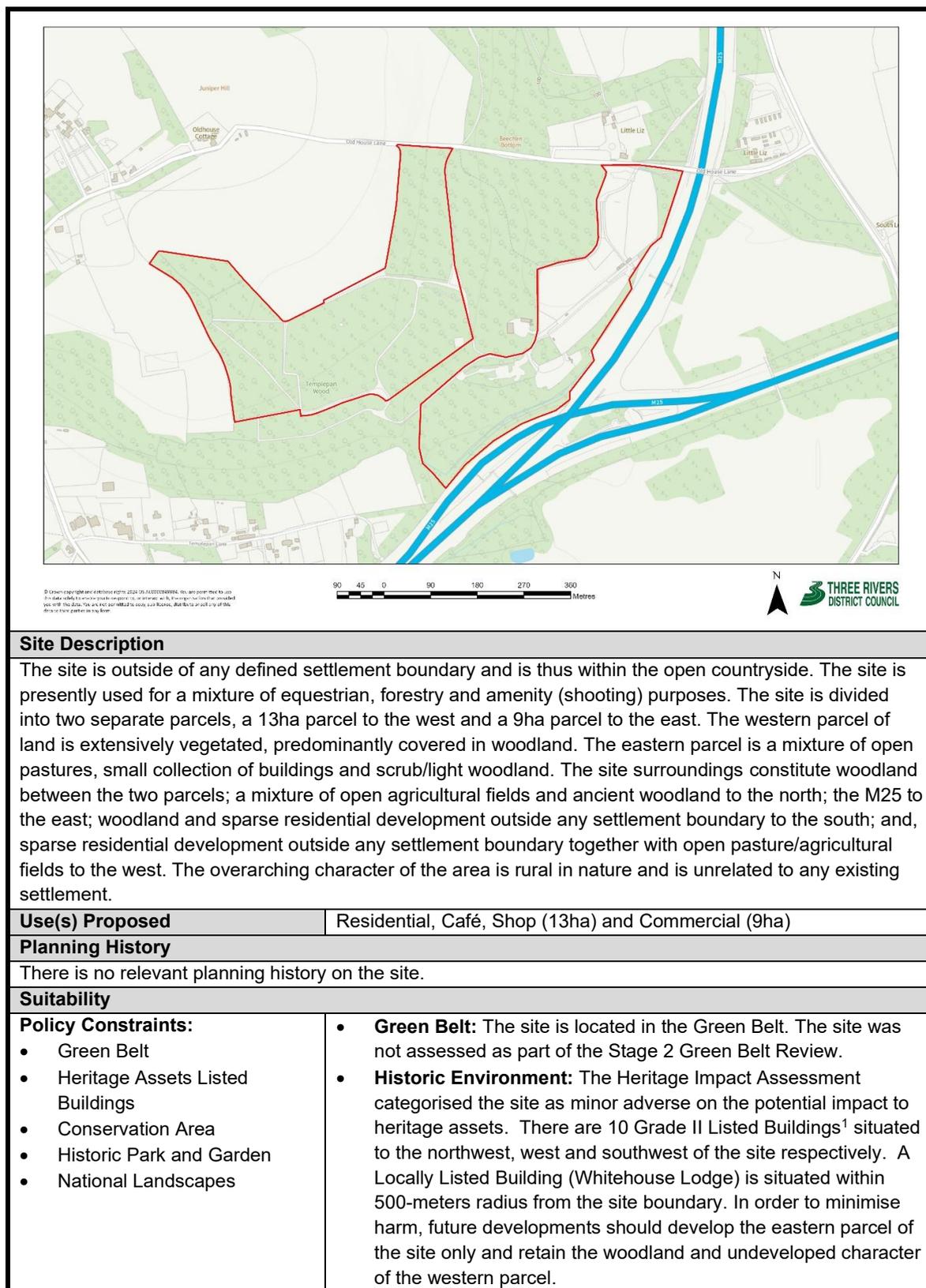
Site Ref	Address	Settlement	Site Area (ha)
GT6	Land to the North of Toms Lane	Kings Langley	0.2
			
Site Description <p>The site consists of undeveloped scrubland. The site is enclosed by vegetation, with the site's southern boundary adjoining Toms Lane. To the west of the site beyond the tree line is an open agricultural field, and to the east is scrubland with significant tree coverage. There is a Local Wildlife Site (Bedmond Green) situated directly to the east of the site. To the southwest of the site (to the south of Toms Lane), there is another Local Wildlife Site (Moor Wood). The existing access is located within the south-eastern corner of the site, off Toms Lane.</p>			
Use(s) Proposed		Gypsy & Traveller Site	
Planning History <p>25/0590/FUL - Change of use of land to create 4 gypsy and traveller pitches including 2 amenity buildings and associated hardstanding and access</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is in the Green Belt. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: The site is accessible via Toms Lane. 	

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<ul style="list-style-type: none"> Contamination Noise Air Quality 			
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 		<ul style="list-style-type: none"> Local Wildlife Site: There are Local Wildlife Sites situated to the immediate east and southwest of the site. Tree Preservation Order: There are no TPOs within or directly adjoining the site. Contamination: The site is a former landfill site. As such a Contaminated Land Report would be required at the planning application stage 	
Further Constraints/Considerations:			
<ul style="list-style-type: none"> <i>Settlement Appraisals (2025):</i> The site is located at the edge of the Green Belt Village of Bedmond. 			
Availability (ownership/legal issues)			
No issues regarding the availability of the site have been identified.			
Achievability			
No issues regarding the viability of developing the site have been identified.			
Potential Density			
Landowner Proposed DPH	n/a	Landowner Proposed Pitch Capacity	4
Indicative DPH (Developable/Non-developable Area)	n/a	Indicative Pitch Capacity	4
Phasing			
0-5 years	X	6-10 years	11-15 years
			16+ years
Conclusion			
<p>The site is located to the east of the Green Belt Village of Bedmond and to the north of Toms Lane. Access to the site is via Toms Lane.</p> <p>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 sites for Gypsy and Travellers, the site could potentially be suitable, available and achievable.</p> <p>The site is a former landfill site and a Contaminated Land Report would be required at the planning application stage. Any development would also need to take into account the presence of the adjacent Local Wildlife Sites.</p> <p>The site is available, achievable and deliverable. The site is considered to be suitable for a Gypsy & Traveller site.</p>			
Suitable	No	Available	Yes
Deliverable	Yes	Developable	No

Site Ref	Address	Settlement	Site Area (ha)
NCFS10	Great Westwood Equestrian Park	Kings Langley	22

SHELAA Site Assessments – Part 5



¹ These include i) Great Westwood Farmhouse and Outbuildings; ii) Buckshill Bottom Cottage; iii) Buckshill Bottom House and Barn; iv) Yew Court Farm House; v) Yew Court Lodge; vi) Barn and Coachhouse about 10 metres northeast of Yew Court Farm House; vii) Cartshed about 10 metres northeast of Yew Court Farm House; viii) Pottens Farm House; ix) Pump about 10 metres northeast of Potten's Farm House; and x) Barn about 10 metres south of Potten's Farm House.

SHELAA Site Assessments – Part 5

	<ul style="list-style-type: none"> HCC Historic Environment recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or application proposal.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flooding: The eastern parcel is adjacent to and partially impacted by surface water flood risk designation 1 in 30. Both parcels are partially impacted by 1 in 100 and 1 in 1000 surface water flood risk designations. A sequential test is critical for the western parcel. Noise: The eastern parcel is adjacent to the M25, which runs the length of the parcel's eastern boundary, likely leading to noise impact to any further proposals in this location. Air Quality: The site's proximity to the M25 will require further work to be carried out to mitigate against any issues.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> Landscape Character: The site is located within the Chilterns Landscape Area. SSSI: The eastern parcel contains a SSSI. This will likely require further consultation with Natural England. Local Wildlife Site: The western parcel contains Local Wildlife Site designations. The eastern parcel is adjacent to a Local Wildlife Site designation. A Preliminary Ecological Assessment may be required to determine ecological interest and impacts of any development. Archaeology: The eastern parcel is adjacent to a site of archaeological interest. As there is a number of recorded prehistoric and roman remains in the close proximity of the site, further archaeological investigation is recommended. An archaeological desk based assessment should be undertaken as part of the pre-application or predetermination archaeological assessment. Tree Preservation Order: There are protected trees within the western land parcel. There are additional areas of protected trees adjacent to both the east and west land parcels.
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> There is a public right of way (Abbots Langley 047) which crosses the eastern parcel. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is not located within a settlement boundary. The eastern parcel is proposed to be for mixed-used employment land and the western parcel is proposed to be for residential development. The promoter has suggested the provision of a commercial centre within the residential parcel consisting of shops/café etc The indicative dwelling range would likely require the provision of a primary school on site HCC Transport have stated that adjacent highways are unlikely to be demonstrated as suitable for the scale of the development with little opportunity for enhancement. Abbots Langley Parish Council strongly objected the site for development due to i) there is no "very special circumstances" to justify the release of site from Green Belt for development; ii) there is no proper access, pedestrian routes, public transport nor supporting infrastructures in the surrounding area; iii) the development will lead to loss of trees, biodiversity, and the cooling effect of this area; and iv) there is a risk to release pollutants into local watercourses, and to create risks for both environment and public health. Sarratt Parish Council stated the site is not sustainable due to i) existing single track lane access fails to provide road capacity for future traffic flow; ii) Development would significantly impact ancient woodland immediately to the south of the plot; iii) there is no sustainable transport options; iv) there are surface water flooding in the site; v) housing needs in the parish are already met by previously approved developments; and vi) the increased development density of the site will have a large impact on local biodiversity, natural and built environments in Green Belt. MoD advised that development height exceeding 45.7m will trigger statutory consultation requirement. 	

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- Part of the site fall within the Local Nature Recovery Strategy (LNRS) Area. Actions such as managing existing grassland and heathland, creating new woodland and expanding existing sites should be considered.
- HCC Ecology recommended a Preliminary Ecological Appraisal and/or LWS quality survey, Preliminary Ecological Assessment, and Badger walkover survey may be required.
- HCC Adult Care suggested a larger housing with care scheme is recommended to be provided on-site with the support of communal facilities and transportation services.
- Further consultation with Natural England is required. Opportunities should be identified on contributing towards delivering the Nature Recovery network by environmental enhancements, including Biodiversity Net Gain, secured through robust Plan Policies.
- 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	30-50	Landowner Proposed Dwelling Range	400-650
Indicative DPH (Developable/Non-developable Area)	50 on 13 ha available for residential (70%/30%)	Indicative Dwelling Range	455

Phasing

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

Further work would need to be done to assess whether an area of about 9 hectares between the bund and the M25 (promoted for commercial use) is brownfield, as the submission form has stated that over 60% if this area is infill of the Great Westwood Quarry from the construction of the M25 and should be considered as brownfield. Further work would also need to be carried out in relation to noise and air quality given the sites proximity to the M25.

Any development of the site would need to take account of the presence of Public Rights of Way and the presence of protected trees within the site. The site's proximity to Ancient Woodlands and Local Wildlife Sites is also a constraint. There is also a small SSSI on the employment site that would need to be avoided completely with a buffer zone around it, in most circumstances.

However, there are access concerns with regards to potential highway impacts on western sections of Old House Lane (given its singletrack width). HCC Transport have stated that adjacent highways are unlikely to be demonstrated as suitable for the scale of the development with little opportunity for enhancement.

It is also not considered that the site is located in a sustainable location given its distance from services and an established settlement; it is well over a 1km from the nearest settlement boundaries from either site boundary (Sarratt to the west and Hunton Bridge/Abbots Langley to the north east). Only Chandlers Cross within 1km to the south, but it is considered an 'other settlement' in the settlement hierarchy.

Subsequently, the site is not considered suitable. The site is both available and achievable.

Suitable	No	Available	Yes	Achievable	Yes
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SHELAA Site Assessments – Part 5

Deliverable	No	Developable	No
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SHELAA Site Assessments – Part 5

Site Ref	Address	Settlement	Site Area (ha)
NCFS19	Land Adjacent to 60 Harthall Lane	Hyde Lane	1
 <p>© Crown copyright and database right 2024. All rights reserved. No warranty is made by the Crown as to the accuracy or completeness of the information contained in this data. The data is provided for your use only and is not to be used for any other purpose.</p> <p>25 12.5 0 25 50 75 100 Metres</p> <p>N THREE RIVERS DISTRICT COUNCIL</p>			
Site Description			
<p>The site is located outside any defined settlement boundary, although adjacent in the north west corner to the washed over Green Belt Hamlet settlement of Harthall Lane, and it is considered to be within the open countryside for planning purposes. The site's current use is agricultural land for grazing. The site comprises an open field, with boundary treatments constituting a mixture of close board fencing and mature vegetation. Surrounding the site is the built extent of Kings Langley to the west, open agricultural fields to the north, and sporadic development together with open fields to the east and south. The overarching character of the area is rural in nature.</p> <p>Access to the site is gained from a shared access track from Harthall Lane. Access to public transport options within the locality is poor and Harthall Lane does not benefit from pavements. Public footpath ABBOTS LANGLEY 015 is located almost opposite the site entrance, however, due to the nature of the footpath (unpaved, wooded, unlit) it would be unreasonable to expect future residents to use this year-round and it does not lead to any urban centres with public transport options.</p>			
Use(s) Proposed	Residential		
Planning History	There is no relevant planning history on the site.		
Suitability	<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes <ul style="list-style-type: none"> 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. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: The Heritage Impact Assessment categorised the site as neutral on the potential impact to heritage assets. There is a Grade II Listed Buildings (Hyde Farmhouse) situated to the northeast of the site. No locally 		

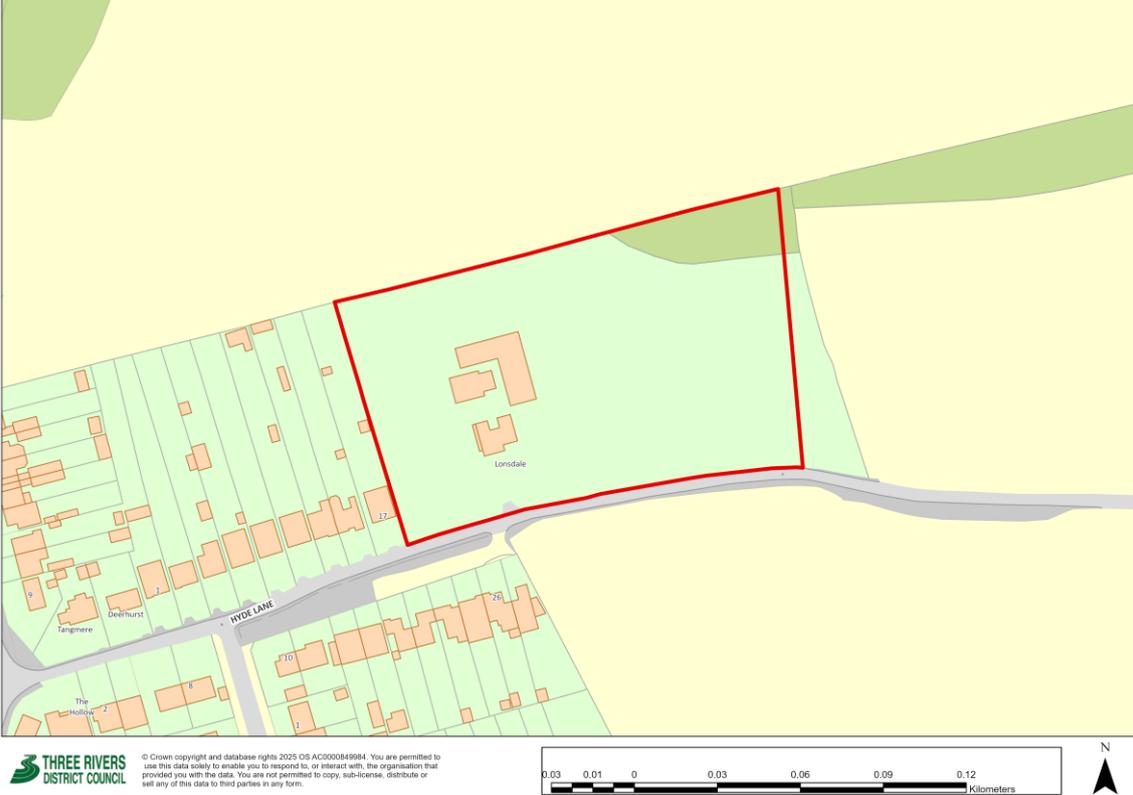
SHELAA Site Assessments – Part 5

	listed building is located within 500-meters radius from the site boundary.		
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flooding: Harthall Lane itself is at 1 in 1000 risk of surface water flooding. 		
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • Landscape: The Landscape Sensitivity Assessment categorised the site has medium-low sensitivity to the built environment. • 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:			
<ul style="list-style-type: none"> • HCC Transport stated that adjacent highways are unlikely to be demonstrated as suitable for scale of proposed development with little opportunity for enhancement. • Abbots Langley Parish Council strongly objected the site for development due to i) the site is unsustainable with insufficient infrastructure to support additional dwellings, and proposed housing density is not compatible with existing village pattern; ii) there is no pedestrian access for the site, and the road infrastructure is insufficient to accommodate future development; iii) the development would encourage urban sprawl and erode the settings, as well as open character of Green Belt; and iv) development would defeat the character and identity of Harthall Lane. • HCC Ecology suggested 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, and creating more good quality neutral grassland should be considered. • HCC Ecology advised that Preliminary Ecological Appraisal and Preliminary Roost Assessment, may be required. • HCC Historical Environment advised that it is encouraged to submit Archaeological Desk Based Assessment alongside the planning application. • HCC Mineral and Waste recommended that a Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage. • <i>Settlement Appraisal (2025):</i> The site is located within the Green Belt Hamlet of Harthall Lane. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 			
Availability (ownership/legal issues)			
The site is in single ownership and is being promoted by an agent on behalf of 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	Landowner Proposed Dwelling Range	14

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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							
<p>The site is located in open countryside adjacent to the washed over lower tier settlement of Harthall Lane, to the east of Kings Langley and consists of a large residential garden and property on the south side of Harthall Lane.</p> <p>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.</p> <p>The site is considered to be in a fundamental area of importance though it is not strategic in scale and as such is not considered to fundamentally undermine the purposes of the Green Belt as a whole.</p> <p>The developable area has been reduced due to the rural nature of the site and BNG allocation.</p> <p>With respect to the site's sustainability, it is noted that there are extremely limited public transport options within the site's locality. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. These, together with the fact that Harthall Lane does not benefit from a pavement will likely lead future residents to be heavily dependent on private vehicles as their primary form of transport. On this basis, it is not considered that the site is located within a sustainable location.</p> <p>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.</p> <p>Taking into consideration the unsustainable location of the site, the site is considered to be unsuitable.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No		Developable	No			

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Site Ref	Address	Settlement	Site Area (ha)
NCFS20	Lonsdale, Hyde Lane	Kings Langley	1.6
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Site Description			
<p>The site is partially located within the settlement boundary of a 'secondary centre', although the majority of the site falls outside this boundary. The site is in residential use, with the dwelling itself and associated buildings located on the western side of the site and the remainder of the site being grassland. The site is partly brownfield and partly greenfield. Boundary treatments largely constitute a mixture of hedgerow and fencing. In terms of the site's surroundings, to the north, east and south are open agricultural fields and to the west is built development. With respect to the overarching character of the area, the site sits at the dividing line between rural and suburban, with the current access to the site and lane opposite acting as the transition point into the countryside.</p> <p>Accessibility to the site is poor, with limited public transport options within the site's immediate locality. The closest regular bus stops appear to be located 600m away at Red Lion Ln and Hempstead Rd (A4251), or a circa 15min walk. Furthermore, Hyde Lane does not benefit from pavements and there are no public footpaths connecting to the site for pedestrians, making access to the aforementioned limited public transport options difficult by foot.</p> <p>NCFS20 has a smaller red line boundary than NSS22 which was submitted previously during the Local Plan Process.</p>			
Use(s) Proposed	Residential		
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review (2019) assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as high (parcel N9). It is noteworthy that the site is also immediately adjacent to parcel KL5 of the Stage 2 Green Belt Review, which was assessed as 'moderate'. The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on 		

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	<p>checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The site is considered grey belt.</p> <ul style="list-style-type: none"> • Historic Environment: The Heritage Impact Assessment categorised the site as neutral on the potential impact to heritage assets. There are three Grade II Listed Buildings (Bridge Carrying Railway Over North End of Road, Nash Mills Railway Bridge, and The Eagle Public House and Adjoining Garage to No 129) situated to the west of the site respectively. There is no locally listed building within 500-meters radius from the site boundary. The development of this site will have no impact on the heritage asset and its significance. • Archaeology: HCC Historic Environment state that the archaeological interest of this site can be appropriately managed through planning requirements should planning be granted. An Archaeological Evaluation would likely be requested post-determination.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Access: Access to the site is via Hyde Lane and would utilise the existing access, although improvement works such as widening may be necessary.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • Landscape: The Landscape Sensitivity Assessment stated the site has medium-low sensitivity to the built development. • Tree Preservation Order: The site is constrained with a substantial number of tree preservation orders, clustered around the western half of the site. • Local Wildlife Site: A Local Wildlife Site (Pimlico House Woods & New Plantation) is located adjacently to the east of 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).
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • Access: Development of the site may lead to additional strain on the local highway network, with the site being accessed by a single lane track. • A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage. • HCC Mineral and Waste stated that there are two waste management sites situated to the close proximity of the Site (less than 250m). • <i>Settlement Appraisal (2025):</i> The site is not located within any settlement. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor. 	
<p>Availability (ownership/legal issues)</p>	
<p>The site is in single ownership and is being promoted by the landowner.</p>	

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Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH		12.5+		Landowner Proposed Dwelling Range		20	
Indicative DPH (Developable/Non-Developable)		50 (13%/87%) (development only on the PDL section of the site)		Indicative Dwelling Range		10	
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
<p>The site sits to the north-eastern edge of Kings Langley. It is adjacent to Hyde Lane to the south with open, greenfield land to the north and east.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The site is considered grey belt.</p> <p>The site is considered to be in a fundamental area of importance.</p> <p>With respect to the ecological impact, it is noted that additional ecological assessments will be required due to the presence of a Local Wildlife Site adjacent to the site. Whilst the managed nature of the lawn may restrict its ecological potential, it may not entirely preclude it, particularly around the site boundaries, much of which benefit from mature hedgerow which likely provides a suitable habitat for a range of species.</p> <p>Whilst the site is brownfield land, it is suggested that development should be limited to the “built up” area of the site (including the buildings and associated hardstanding), which occupies a small proportion of the site, predominantly confined to the western side of the site. The potential for developing this area may be reduced as a consequence of the substantial number of TPOs located on the western side of the site. Any future development would need to take account of the root protection areas of said TPOs in the placement of new development.</p> <p>Taking account of these constraints, an indicative calculation shows 0.2ha of the site may be developable (subject to further review to take account of root protection areas), focussed around the built up area of the site. At a standard 50 dwelling per hectare (dph) calculation, this would result in a gross delivery of 10 units, reduced to a net gain of 9 units due to the loss of 1 existing dwelling on site. Whilst the contribution is significantly reduced, it does nonetheless meet the threshold of 5 dwellings for allocation within the Local Plan.</p> <p>Additionally, a more defensible boundary to the east of the site would be required as part of any proposal. Currently, the site is adjacent to open greenfield land, separated by a small hedge and fence.</p> <p>The developable area has been reduced due to development only to be taking place on the developed section of the site. The remaining garden and greenfield land will be utilised for BNG and amenity space.</p> <p>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 if the above concerns can be overcome, albeit most likely for a limited area of the site.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No		Developable	No			

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Site Ref	Address	Settlement	Site Area (ha)
NSS8	Land at Hilltop Farm WD4 8NS	Kings Langley	3.7
Site Description			
<p>The site is located on land to the rear of Toms Lane and to the west of Hilltop Road and is comprised of greenfield land in agricultural use, with an area of trees to the north-eastern corner of the site. The site is located to the east of the main settlement of Kings Langley. The site comprises of an essentially rectangular shaped site but has a significant indent to the eastern boundary which wraps around three detached residential dwellings and gardens. To the east of the site is residential development along Hilltop Road and to the south is residential development along Toms Lane. The eastern and southern boundaries are adjacent to residential gardens located along these roads. The northern boundary is formed by trees and hedgerows form the northern boundary with agricultural land beyond this. To the west of the site is a residential park homes site known as High View Mobile Homes Park. Access into the site is taken from Hilltop Farm which is off Hilltop Road</p>			
Use(s) Proposed	Residential		
Planning History			
<p>The site itself has not been subject to any planning applications in recent years although the land to the east, which contains three detached residential dwellings, was subject to an approval for the demolition of chicken sheds and replacement with the three residential dwellings (09/0025/FUL).</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> 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. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: There are no heritage assets within close vicinity of the site. 		
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: The site is at negligible risk of surface water flooding. Gardens adjacent to the south of the site are at low risk of surface water flooding. 		

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<ul style="list-style-type: none"> • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Groundwater Flood Risk: Groundwater levels of the site are between 0.025m and 0.5m below the surface. • GSPZ: The site is in GSPZ3. • Access: Access into the site is taken from Hilltop Farm which is off Hilltop Road. The access would be shared between the existing residential dwellings that are situated on Hilltop Farm. The promoter has stated that the existing access would be widened and upgraded to a to a 4.8m minor access road with two 2m footways in accordance with Hertfordshire County Council's standards. HCC Highways state Toms Lane may constrain the scale of development due to widths and existing traffic levels, along with impacts to vulnerable road users. The notable constraint is the railway bridge to the west. 		
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character. • 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). 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> • HCC Ecology state biodiversity offsetting/net gain would be required. • The Minerals Planning Authority would request policy wording to require a Minerals Resource Assessment (MRA) to investigate and evaluate whether opportunistic mineral extraction can be implemented during proposed development. • <i>Settlement Appraisal (2025):</i> The site is located partially within and at the edge of the Green Belt Hamlet of Toms Lane. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 			
<p>Availability (ownership/legal issues)</p>			
<p>The promoter is a housebuilder working in conjunction with the single landowner of both the site and the access road. The promoter would look to deliver the site in the short-term (first five years of the plan period). The site is therefore considered to be available.</p>			
<p>Achievability</p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p>Potential Density</p>			
Landowner Proposed DPH	27	Landowner Proposed Dwelling Range	101
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	130
<p>Phasing</p>			
0-5 years	x	6-10 years	11-15 years
16+ years			
<p>Conclusion</p>			
<p>The developable area has been reduced due to the site's rural character and BNG allocation.</p>			
<p>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. The council's Access to Services Study has concluded that the site has a sustainability rating of poor. It is therefore considered to be in an unsustainable location and unsuitable for development.</p>			

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The site is considered to be in a fundamental area of importance though it is not strategic in scale and as such is not considered to fundamentally undermine the purposes of the Green Belt as a whole.

Additionally, 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		

SHELAA Site Assessments – Part 5

Site Ref	Address	Settlement	Site Area (ha)
NSS9	Land adjacent to 235 Toms Lane	Toms Lane	3.3
Site Description			
<p>The site is located on land located along Toms Lane, to the west of Bedmond and east of the washed over Green Belt Hamlet settlement of Toms Lane. It is adjacent to the east of the residential property and garden at 235 Toms Lane. The site is comprised of greenfield land in agricultural use. To the east of the site is an area of grassland with vegetation and scattered woodland. Beyond this field to the east is Bedmond village. The southern boundary is formed by Toms Lane with ribbon development along Toms Lane on the opposite side of Toms Lane and agricultural land beyond this. To the south-east of the site is Bedmond Sports and Social Club. To the north is an area of woodland and agricultural land.</p>			
Use(s) Proposed		Rural Exception Site	
Planning History			
<p>The site itself has not been subject to any planning applications in recent years although the land to the east was subject to an application to the change of use of land to equestrian and construction of a stable building, hardstanding, access and gates which was refused (21/2689/FUL).</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: There are no heritage assets within the site. The nearest heritage assets are a number of Grade II Listed and Locally Listed Buildings along the High Street in Bedmond although these are located approximately 375m from the site. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. GSPZ: The site is in GSPZ3. Access: There is no access on to the site, although this could be obtained from Toms Lane. HCC Highways state 	

SHELAA Site Assessments – Part 5

<ul style="list-style-type: none"> • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<p>access from Toms Lane may constrain the scale of development due to the road width and existing traffic levels, along with impacts to vulnerable road users. The notable constraint is the railway bridge to the west.</p> <ul style="list-style-type: none"> • Contamination: The field in close proximity to the east of the site (Site PCS61) is on former landfill. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to built development. • The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to the historic character. • Local Wildlife Site: The field in close proximity to the east of the site (Site PCS61) is a 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). 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> • HCC Ecology state biodiversity offsetting/net gain would be required. • HCC Highways state maximising connections to Bedmond would be required, including enhanced (light control) crossing points on Toms Lane for education access. • The Minerals Planning Authority would request policy wording to require a Minerals Resource Assessment (MRA) to investigate and evaluate whether opportunistic mineral extraction can be implemented during proposed development. • <i>Settlement Appraisal (2025):</i> The site is located in close proximity to the Green Belt Hamlet of Toms Lane and the Green Belt Village is located approximately 175m to the east of the site. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 							
<p>Availability (ownership/legal issues)</p>							
<p>The site is in single ownership and is being promoted by a housebuilder.</p>							
<p>Achievability</p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p>Potential Density</p>							
<p>Landowner Proposed DPH</p>	<p>6-9</p>	<p>Landowner Proposed Dwelling Range</p>	<p>20-30</p>				
<p>Indicative DPH (Developable/Non-Developable Area)</p>	<p>50 (70%/30%)</p>	<p>Indicative Dwelling Range</p>	<p>116</p>				
<p>Phasing</p>							
<p>0-5 years</p>	<p>x</p>	<p>6-10 years</p>	<p>x</p>	<p>11-15 years</p>		<p>16+ years</p>	
<p>Conclusion</p>							

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

The site is considered to be in a fundamental area of importance.

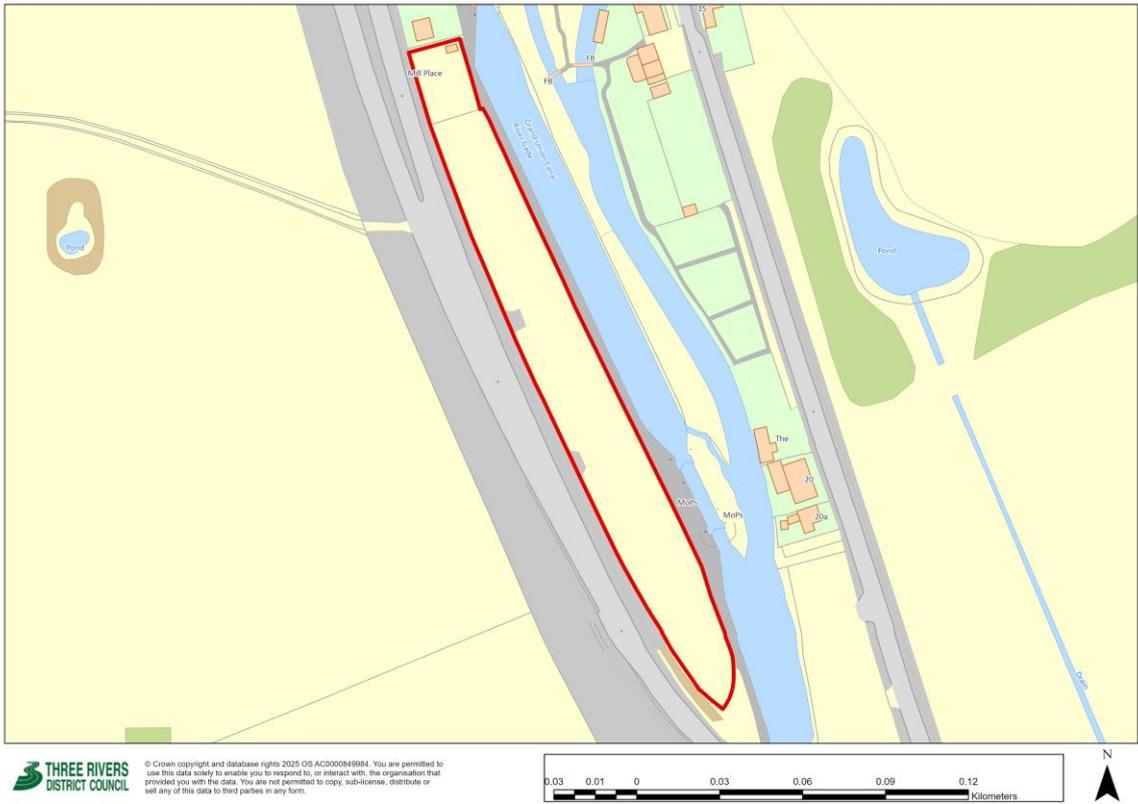
Rural Exception Sites

The draft Affordable Housing Policy allows for rural exception sites within and immediately adjacent to the village core areas of Bedmond and Sarratt. The site is not adjacent to the village core of Bedmond and would therefore not meet the requirements of the forthcoming Rural Exception Site policy.

The site is considered to be in an unsustainable location as it is outside of the settlement area of Bedmond. Additionally, the site along with others in Bedmond would represent an overdevelopment of the settlement. The site is therefore considered not to be suitable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
NSS10	Land at Mill Place Watford Road	Hunton Bridge	0.6
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Site Description			
<p>The site is located to the south-west of Hunton Bridge and is comprised of brownfield land. The site is narrow in shape (approximately 25m east-west) and extends north to south. The site is currently occupied by a series of outbuildings and hardstanding and is in use for storage. To the immediate west and south of the site is the A41 dual-carriageway, from which the site is accessed. The eastern boundary of the site is adjacent to the River Gade/Grand Union Canal. On the opposite side of the A41, further west, is Langleybury, with The Grove to the south-east albeit some distance from the site. To the east, beyond the Grand Union Canal and an area of greenfield land, is the site of Warner Bros. Studios.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The site is considered grey belt. Historic Environment: The Heritage Impact Assessment categorised the site as minor adverse on the potential impact to heritage assets. There are no heritage assets within the site boundary although close to the northern and southern boundaries of the site. A total of nine Listed Buildings² 	

² These include three Grade II* Listed Buildings (Langleybury House & Film Centre, Kings Lodge, and Church of St Paul) and six Grade II Listed Buildings (Lych Gate about 25 meters south of Church of St Paul, Loyd Memorial Cross about 20 meters

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	<p>situated to the north of the site, which some of them fall within the Hunton Bridge Conservation Area. Three Locally Listed Buildings³ are located within 500-meters radius from the site boundary. The Grand Union Canal is directly adjacent to the site. For future developments, measures such as appropriate scale, massing and positioning may mitigate the harm to the conservation area. Setback of housing from canal and the use of appropriate landscaping boundary treatment may mitigate the impact on the Grand Union Canal.</p> <ul style="list-style-type: none"> • 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. The site is adjacent to a Main River (River Gade/Grand Union Canal) which is classified as Flood Zone 3b. An 8m buffer would be required between residential development and the Main River. • Surface Water Flood Risk: The site is at negligible risk of surface water flooding. The council's Level 2 SFRA (2026) has concluded that development should be steered away from the areas of highest surface water flood risk in the 100 year plus climate change flooding event. A Flood Risk Assessment (FRA) must be submitted at the planning application (and preferably pre-application) stage. • Groundwater Flood Risk: Across the majority of the site, groundwater levels of the site are between 0.025m and 0.5m below the surface. Areas to the north of the site have groundwater levels at or very near (within 0.025m) to the surface. • 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: HCC Highways state clarification over access onto A41 would be needed as the site location may be challenging. • Noise: Noise issues caused by the site's proximity to the A41 may have an impact on the site and its future occupiers.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • Landscape: The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to the historic character. • Local Wildlife Site: There is a Local Wildlife Site adjacent to the east of 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).
<p>Further Constraints/Considerations:</p>	

South of Church of St Paul, The Old School House, Langleybury War Memorial, The King's Head Public House, and K6 Telephone Kiosk near junction of Bridge Road and Old Mill Road Hunton Bridge)

³ Namely 1 Bridge Road, Brookside Cottages, and 120 Wharf Way.

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- HCC Ecology state illuminating waterway and margins should be avoided.
- HCC Highways state the site is in a poor location for sustainable development with minimal local facilities and services accessible by sustainable modes of transport.
- *Settlement Appraisal (2025)*: The site is located outside of any settlement.
- The council's *Access to Services Study* has concluded that the site has a sustainability rating of poor.
- Langleybury and The Grove is located to the east of the site.
- A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.
- The site is located on an area of Historic Landfill (reference: EAHLD12879). The presence of and risk from contaminative materials should be a consideration in any proposal at this site.

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	42-50	Landowner Proposed Dwelling Range	25-30
Indicative DPH (Developable/Non-developable Area)	50 (33%/67%)	Indicative Dwelling Range	10

Phasing

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

The site sits between the A41 and the Grand Union Canal/River Gade.

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. The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The site is considered grey belt.

The developable area has been reduced due to the proximity of the site to the Grand Union Canal/River Gade which would require a buffer. Also, there is a need use space to provide safe access from the A41. Clarification would be needed regarding suitable access prior to any proposal.

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.

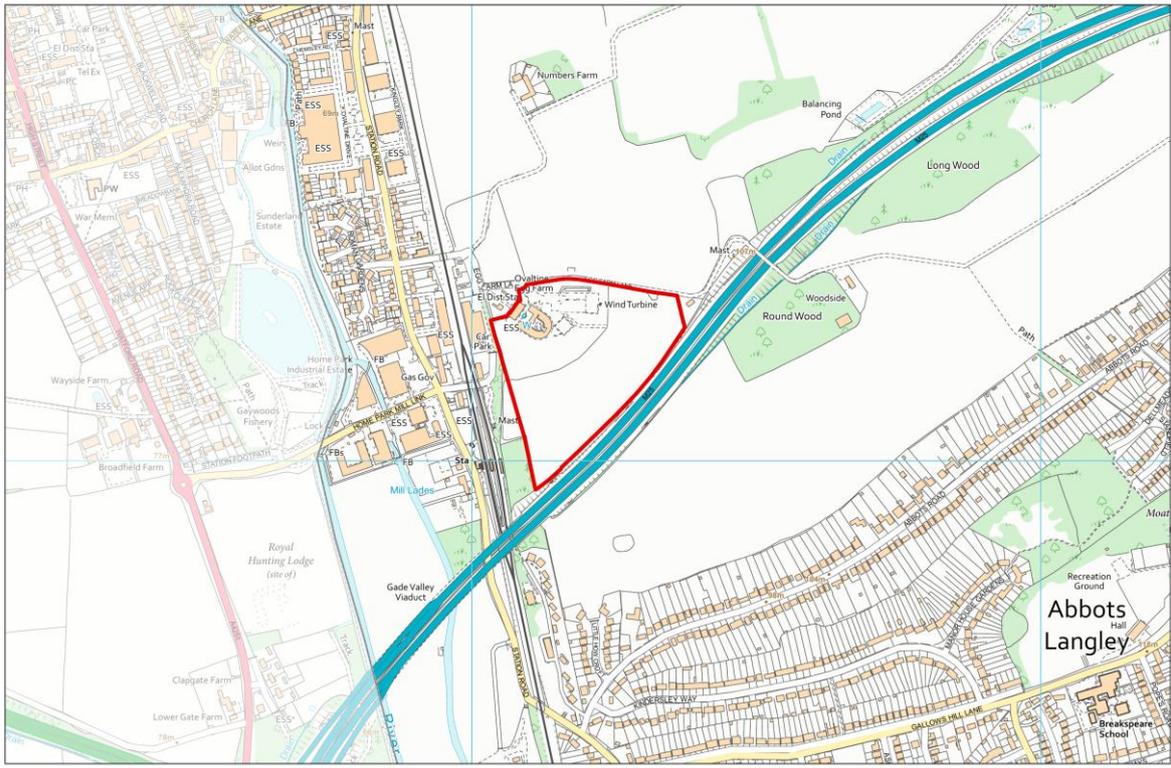
There are concerns relating to the site's proximity to the Grand Union Canal. An 8-metre buffer to the watercourse would be required for any residential development. Similarly, the site's proximity to the A41 raises concerns relating to noise.

The site is located on an area of historic landfill with the presence of and risk from contaminative materials should be a consideration prior to any development. Any development of the site would need to take account of the site's location in GSPZ1 as well as its proximity to the Local Wildlife 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
Developable		No	Deliverable		No

SHELAA Site Assessments – Part 5

Site Ref	Address	Settlement	Site Area (ha)
NSS20	Land adj. RES site, Egg Farm Lane	Kings Langley	7.0
 <p>© Crown copyright and database rights 2025 OS AC3000849984. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.</p>			
Site Description			
<p>The site consists of open greenfield land which is in agricultural use, as well as a site occupied with building and car parking for RES. The site's northern and eastern boundaries are formed by Egg Farm Lane, the west by a tree buffer, and the south by the M25 motorway. There is a wind turbine located to the immediate south. The site is a short distance from Kings Langley Railway Station which can be accessed via Egg Farm Lane.</p>			
Use(s) Proposed		Residential	
Planning History			
23/0246/RSP – part retrospective application to convert existing agricultural land into recreation space for RES employees.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel KL3 (in which the site is located) as high. The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt. Historic Environment: The Heritage Impact Assessment categorised the site as moderate adverse on the potential impact to heritage assets. A total of four Grade II Listed Buildings⁴ situated to the west and northwest of the site. Some Locally Listed Buildings⁵ are located within 500-meters radius from the site boundary. Four cottages from Ovaltine Egg Farm are situated within the site. A Scheduled Monument (Little London Moated site and surrounding 	

⁴ Namely Dickinson House, Home Park Lock House, Home Park Lock, and Home Park Cottages

⁵ Namely Ovaltine Egg Farm, Numbers Farm and Numbers Cottage.

SHELAA Site Assessments – Part 5

	<p>earthwork enclosures, Kings Langley) is located to the further southwest of the site. In terms of recommendation, mitigation measures such as appropriate scale and massing for the developments in / near the existing car park may reduce the harm to the Ovaltine Egg Farm. Avoiding development at the eastern and southern side of the site may reduce the harm to the Numbers Farm.</p>										
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Groundwater Flood Risk: Levels are between 0.025m and 5m below the ground surface. • Access: Access exists from Egg Farm Lane although this is a narrow road and improvements would likely be required • 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. 										
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • Landscape: The Landscape Sensitivity Assessment stated the site has medium-low sensitivity to the built development. • Local Wildlife Site: There are Local Wildlife Sites (Numbers Farm Area) to the north and east of the site, though they are separated by a relatively significant distance. • TPO: The trees which form the western boundary of the site are protected under TPO727 (Kings Langley Station Car Park). There are two further groups of trees at the northern edge of the site which are protected under TPO317. • The site falls within the Central River Valleys Landscape Area • 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). 										
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • A public right of way runs along the northern boundary of the site. • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Large Village of Kings Langley. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of disconnected. 											
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and the site is being promoted by the landowner.</p>											
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>											
<p>Potential Density</p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>30-35</td> <td>Landowner Proposed Dwelling Range</td> <td>200-250</td> </tr> <tr> <td>Indicative DPH (Developable/Non-developable Area)</td> <td>50 (29%/71%)</td> <td>Indicative Dwelling Range</td> <td>100</td> </tr> </table>				Landowner Proposed DPH	30-35	Landowner Proposed Dwelling Range	200-250	Indicative DPH (Developable/Non-developable Area)	50 (29%/71%)	Indicative Dwelling Range	100
Landowner Proposed DPH	30-35	Landowner Proposed Dwelling Range	200-250								
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<p>Phasing</p> <table border="1"> <tr> <td>0-5 years</td> <td>X</td> <td>6-10 years</td> <td>X</td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>				0-5 years	X	6-10 years	X	11-15 years		16+ years	
0-5 years	X	6-10 years	X	11-15 years		16+ years					
<p>Conclusion</p> <p>The site sits on land including and surrounding the RES site as well as open greenfield land. To the western boundary is a cluster of protected trees and Kings Langley Railway Station. To the south is the M25 and to the north is Egg Farm Lane and open greenfield land.</p>											

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The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.

There are concerns relating to heritage with the presence of Locally Listed Buildings within the site. Improvements to access and highway infrastructure would likely be required along Egg Farm Lane. Additionally, a buffer along the southern boundary of the site would likely be required due to the proximity to the M25.

The site is however in a highly sustainable location, in close proximity to Kings Langley Railway Station.

The standard DPH of 50 has been reduced due to the context of the site in close proximity to the M25 and the presence of Locally Listed Buildings within the boundary.

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

SHELAA Site Assessments – Part 5

Site Ref	Address	Settlement	Site Area (ha)
NSS22	Lonsdale 19 Hyde Lane	Kings Langley	1.58
Site Description			
<p>The site currently consists of a detached dwelling, with an outbuilding which includes a gym, swimming pool, and snooker room plus 4 garages, as well as a large garden. The southern boundary is formed by Hyde Lane, which is a single-track road with no footpath. The northern and eastern boundaries are adjacent to open agricultural and greenfield land, and the western boundary is formed of a wide boundary of trees between the dwelling and the adjacent low density residential development along Hyde Lane.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>12/0018/REF - Certificate of Lawfulness Proposed Development: Proposed erection of an outbuilding to accommodate a swimming pool with changing facilities, gym and games room, incidental to the enjoyment of the dwellinghouse – Allowed at Appeal</p>			
Suitability			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review. 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. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing parcel HH1, which borders the site to the north, as very high. The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The site is considered grey belt. Historic Environment: There are no Heritage Assets within the vicinity of the site and the site is not within a Conservation Area. 	
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: There is existing driveway access to Hyde Lane. This is a single-track road with no pavement and improvements would likely be required. 	

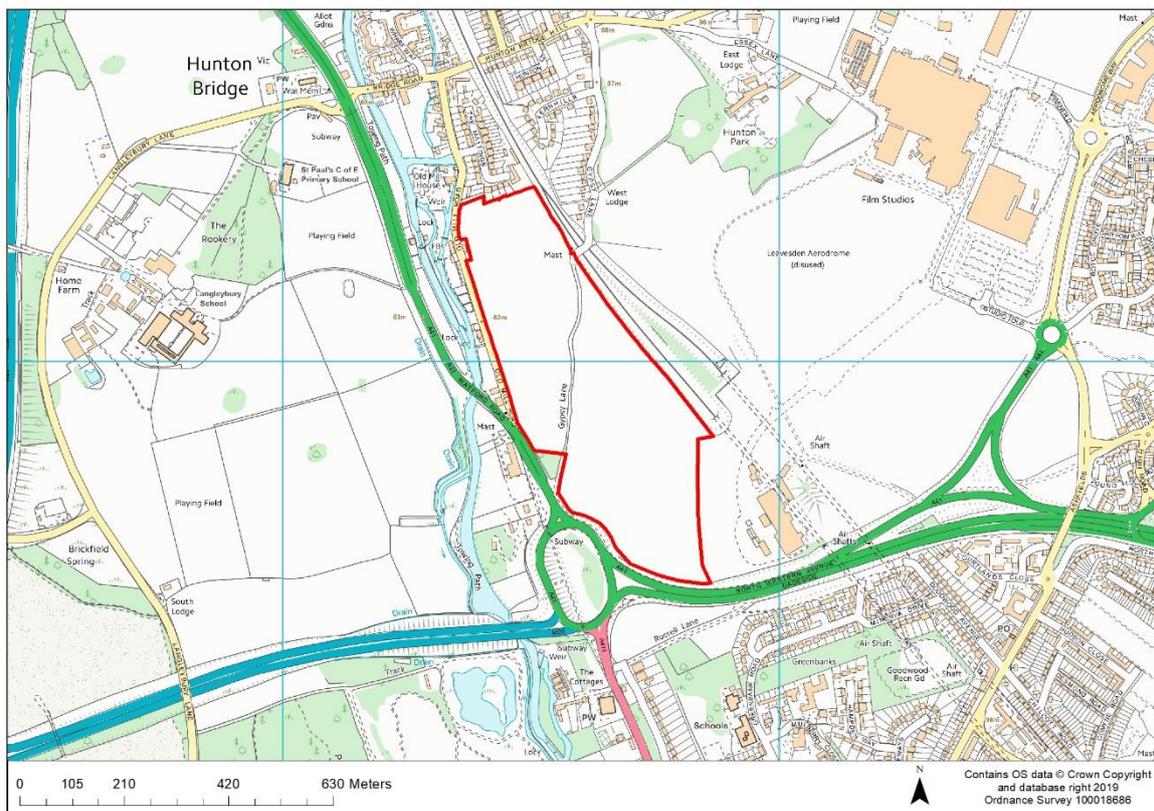
SHELAA Site Assessments – Part 5

<ul style="list-style-type: none"> • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 									
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • Local Wildlife Site: The northeast corner of the site borders a Local Wildlife Site • TPO: There are several trees and groups of trees protected by TPO599, located within the west and south of the site • The site falls within the Central River Valleys Landscape Area • 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). 								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> Part of the site is located within the Large Village of Kings Langley. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. • HCC Highways have also stated that a significant increase in traffic along Hyde Lane, which is expected from the site, would not be acceptable. It is therefore considered unsuitable for residential development.(stated in relation to EOS8.1, Land south of Hyde Lane). 									
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and the site is being promoted by the landowner.</p>									
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p>Potential Density</p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>5.7</td> <td>Landowner Proposed Dwelling Range</td> <td>9</td> </tr> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td> <td>50 (70%/30%)</td> <td>Indicative Dwelling Range</td> <td>55</td> </tr> </table>		Landowner Proposed DPH	5.7	Landowner Proposed Dwelling Range	9	Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	55
Landowner Proposed DPH	5.7	Landowner Proposed Dwelling Range	9						
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<p>Phasing</p> <table border="1"> <tr> <td>0-5 years</td> <td>X</td> <td>6-10 years</td> <td></td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>		0-5 years	X	6-10 years		11-15 years		16+ years	
0-5 years	X	6-10 years		11-15 years		16+ years			
<p>Conclusion</p> <p>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.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The site is considered grey belt.</p> <p>The site is located in a fundamental area of importance though it is not strategic in scale and as such is not considered to fundamentally undermine the purposes of the Green Belt as a whole.</p> <p>The developable area has been reduced due to the rural character of the site and BNG allocation.</p> <p><i>See site assessment NCFS20 for the version of the site being taken forward.</i></p>									
<p>Suitable</p> <p>No</p>	<p>Available</p> <p>Yes</p>	<p>Achievable</p> <p>Yes</p>							

SHELAA Site Assessments – Part 5

Deliverable	No	Developable	No
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Site Ref	Address	Settlement	Site Area (ha)
OSPF6	Land west of Leavesden Aerodrome	Kings Langley	20



Site Description

The site located to the south of Hunton Bridge and is comprised of greenfield land which is currently unused open land. The eastern boundary is formed by the railway line and the western boundary by Old Mill Road and partially by the A41, as well as to the south. The northern boundary is adjacent to residential gardens whilst the south-eastern is adjacent to the allocated Leavesden Studios Operations and Backlot site (Site Ref: GB(1)). Land to the east of the site is mainly occupied by Leavesden Film Studios and the Warner Bros Studio Tour. To the north there is residential development associated with Hunton Bridge/Kings Langley. To the west, on the opposite side of the A41, is the Langleybury site.

Use(s) Proposed Leavesden Studios

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-high. The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.
- **Historic Environment:** The site does not contain any heritage assets, although the Hunton Bridge Conservation Area is located to the immediate north-west of the site. This contains several

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	<p>Grade II and a Grade II* Listed Buildings (The Kings Lodge, The Kings Head Public House, The Old School House). Langleybury House and several other Listed Buildings are located to the west of the site on the opposite side of the A41. A detailed heritage impact assessment will be required as part of any proposals.</p> <ul style="list-style-type: none"> • 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. 						
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: A small area to the south corner ranges from low-high risk. • GSPZ: A small area at the south-western corner of the site is within GSPZ1. This is the most sensitive zone in terms of the 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. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • TPO: There are protected trees within the site, generally following the path of the existing public footpath within the site (TPO315). • Veteran Tree: There is a Veteran Tree at the centre of the site, located adjacent to Gypsy Lane (71967). 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> • There are two public right of ways running through the site. • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Small Town of Abbots Langley. • 							
<p>Availability (ownership/legal issues)</p>							
<p>The site has been put forward by the landowner for studio use, therefore the site is available.</p>							
<p>Achievability</p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p>Potential Density</p>							
<p>Landowner Proposed DPH</p>	<p>N/A</p>	<p>Landowner Proposed Dwelling Range</p>	<p>N/A</p>				
<p>Indicative DPH</p>	<p>N/A</p>	<p>Indicative Dwelling Range</p>	<p>N/A</p>				
<p>Phasing</p>							
<p>0-5 years</p>	<p>X</p>	<p>6-10 years</p>	<p>x</p>	<p>11-15 years</p>	<p></p>	<p>16+ years</p>	<p></p>
<p>Conclusion</p>							
<p>The site is within the proximity of Leavesden Studios, which is a key asset in Three Rivers and South West Herts. Leavesden Studios also holds national importance as a major visitor destination and film production location. The SW Herts Economic Study recognises that Leavesden Studios is a key to the future growth of creative industries in South West Herts.</p>							
<p>The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special</p>							

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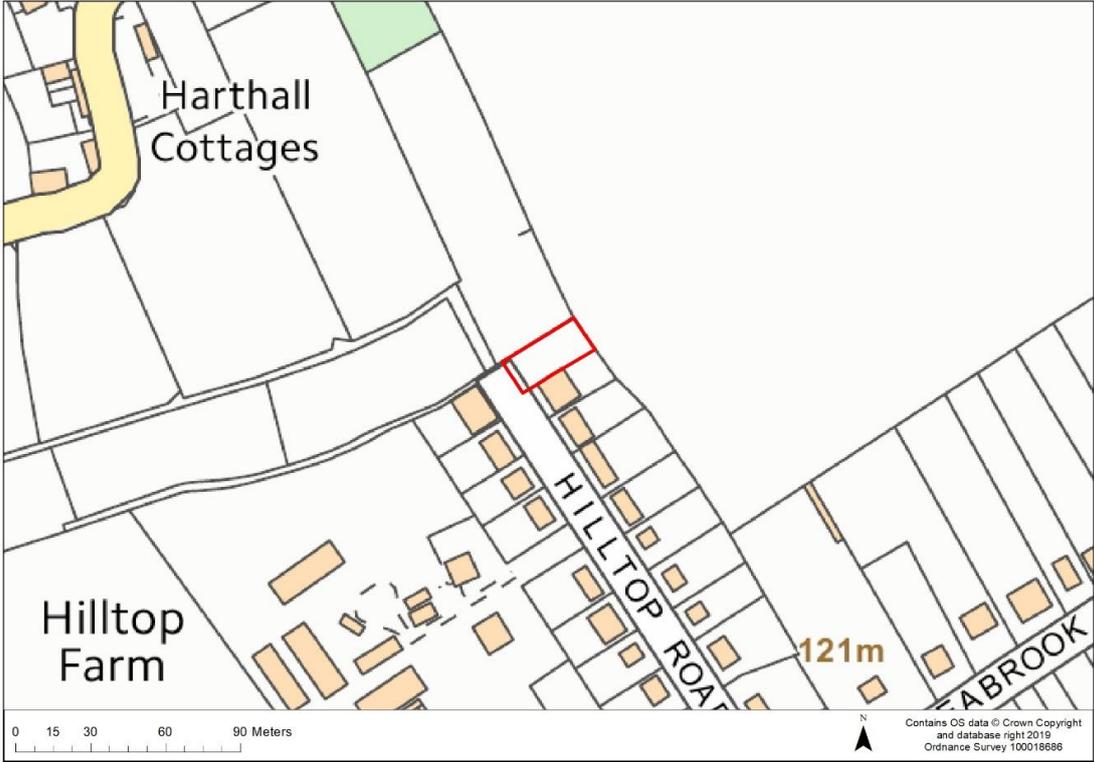
character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.

The site is in the greenbelt and is therefore considered unsuitable for development. However, consideration would need to be given to the level of green belt harm acceptable to the council.

A part of the site has been developed on by Warner Bros and designated as a public open space.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

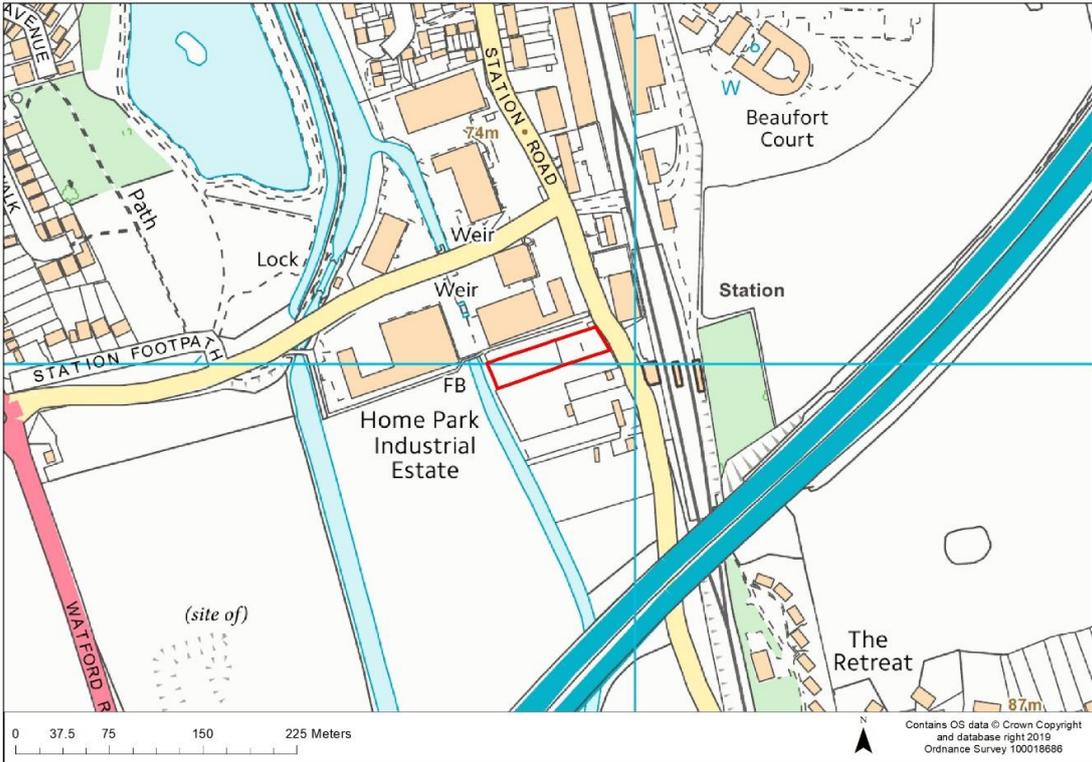
SHELAA Site Assessments – Part 5

Site Ref	Address	Settlement	Site Area (ha)
PCS34	20 Hilltop Road, Kings Langley	Kings Langley	0.05
			
Site Description			
<p>The site is comprised of greenfield land, which is currently in use as vacant overgrown grassland adjacent to a residential property on Hilltop Road. There is fencing around all boundaries of the site. To the east of the site there is agricultural land and to the north there is grassland. The southern boundary is adjacent to a residential property.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was a planning application (16/1615/OUT) for the construction of one dwelling; this was refused.</p>			
Suitability			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: There are no heritage assets within the vicinity of the site. 	
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: The site could be accessed from Hilltop Road. 	

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Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 		<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> <i>Settlement Appraisal (2025):</i> The site is located in the Green Belt Hamlet of Toms Lane. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor. 			
Availability (ownership/legal issues)			
<p>The site is in multiple ownerships. The site was promoted for the previous Local Plan but has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is available.</p>			
Achievability			
<p>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.</p>			
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			
<p>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.</p> <p>The site is considered not to be in a sustainable location. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor.</p> <p>The site has not been promoted for development and there has been no confirmation from the landowners that the site is available. The site is considered to be undeliverable.</p> <p>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.</p>			
Suitable	No	Available	No
Deliverable	No	Developable	No

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Site Ref	Address	Settlement	Site Area (ha)
PCS36	Land opposite the Alpine Press	Kings Langley	0.05
			
Site Description			
<p>The site is comprised of previously developed (brownfield) land and is located to the west of Station Road. The site is in use as a small car park with mature vegetation along the northern, southern and western boundaries. The Mill Stream runs along the western boundary. Kings Langley train station is located to the south-east of the site whilst adjacent to the north is Kings Langley employment area (an existing mixed use allocation). To the south of the site there is a grassland area, a retail unit and residential properties along Station Road.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>In 2016, the application site was granted approval for an extension to the car park and the installation of ancillary equipment (16/1755/RSP).</p>			
Suitability			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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. The 2025 Green Belt Review assessed the parcel of the site as having a relatively limited impact on checking unrestricted sprawl of large built-up areas, preserving the setting and special character of historic towns and preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt. Historic Environment: The Little London Moated Site/Royal Hunting Lodge Scheduled Monument are located to the west of the site. Home Park Lock House and Home Park Lock (Grade II Listed Buildings) are located to the north-west of the site. The Heritage Impact Assessment states that 	

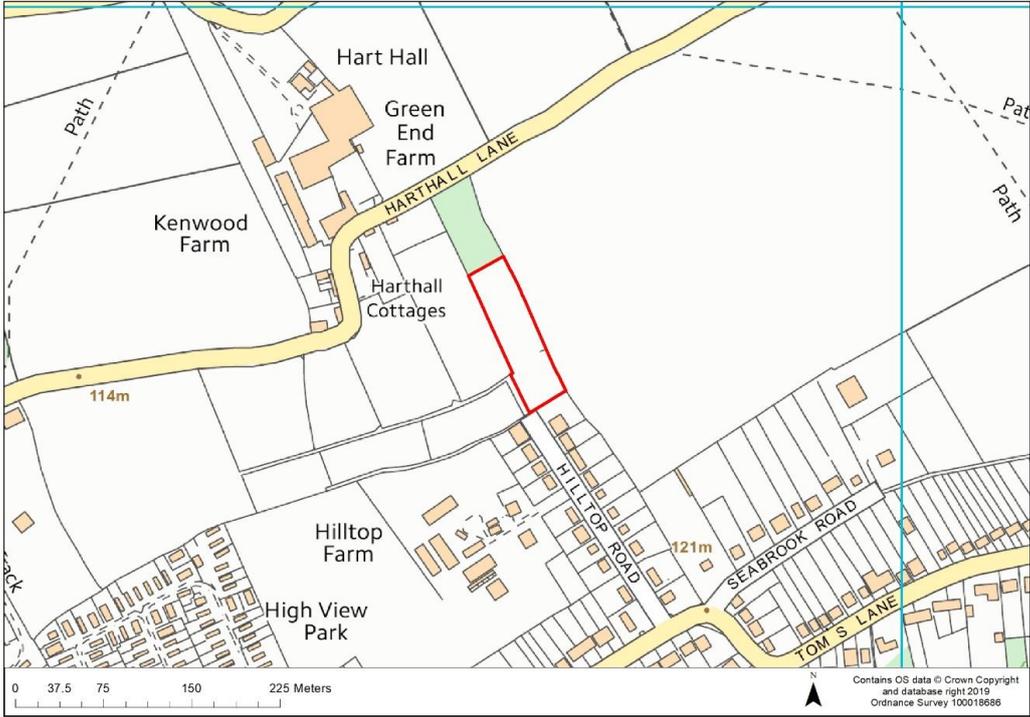
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	<p>the site's development would have a minor-adverse impact on the historic environment. Any proposals would require a detailed heritage impact assessment and discussions with Historic England to identify the extent of development possible on the site.</p>						
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The Main River Mill Stream runs along the western boundary. The majority of the site is in Flood Zone 1; along the western boundary of the site, Flood Zone 3b marginally intersects the site (3% of the site are in Flood Zone 3b). • Groundwater Flood Risk: The western part of the site has groundwater levels very near the surface, within 0.025m of the surface. The remainder of the site has groundwater levels between 0.025m and 0.5m below the ground. There is a risk of groundwater flooding to surface and subsurface assets and the possibility of groundwater emerging at the surface locally. • Noise: Noise issues caused by the site's proximity to the M25 and 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. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies 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). 						
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • HCC Highways have stated that the site is in a potentially highly sustainable location in transport terms. • <i>Settlement Appraisal (2025):</i> The site is located in the Large Village of Kings Langley. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of fair. 							
<p>Availability (ownership/legal issues)</p> <p>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.</p>							
<p>Achievability</p> <p>The site was promoted for the previous Local Plan but site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.</p>							
<p>Potential Density</p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>N/A</td> <td>Landowner Proposed Dwelling Range</td> <td>N/A</td> </tr> </table>				Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				

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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							
<p>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.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a relatively limited impact on checking unrestricted sprawl of large built-up areas, preserving the setting and special character of historic towns and preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p> <p>The site is considered to be in a sustainable location. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of fair.</p> <p>The site does not have the capacity to support the delivery of 5+ dwellings and is therefore unsuitable when considered in isolation.</p> <p>However, the site could be delivered in combination with the adjacent site (Site ACFS8a), which would result in a site area of 0.18ha (ACFS8a = 0.13ha, PCS36 = 0.05ha). When considered in combination with Site ACFS8a, the site would sufficiently support 5+ dwellings. However, no response was received by the landowner when confirmation of availability was sought. The site is therefore deemed to be unavailable and subsequently undeliverable.</p>							
Suitable	No	Available	No	Achievable	No		
Deliverable	No	Developable	No				

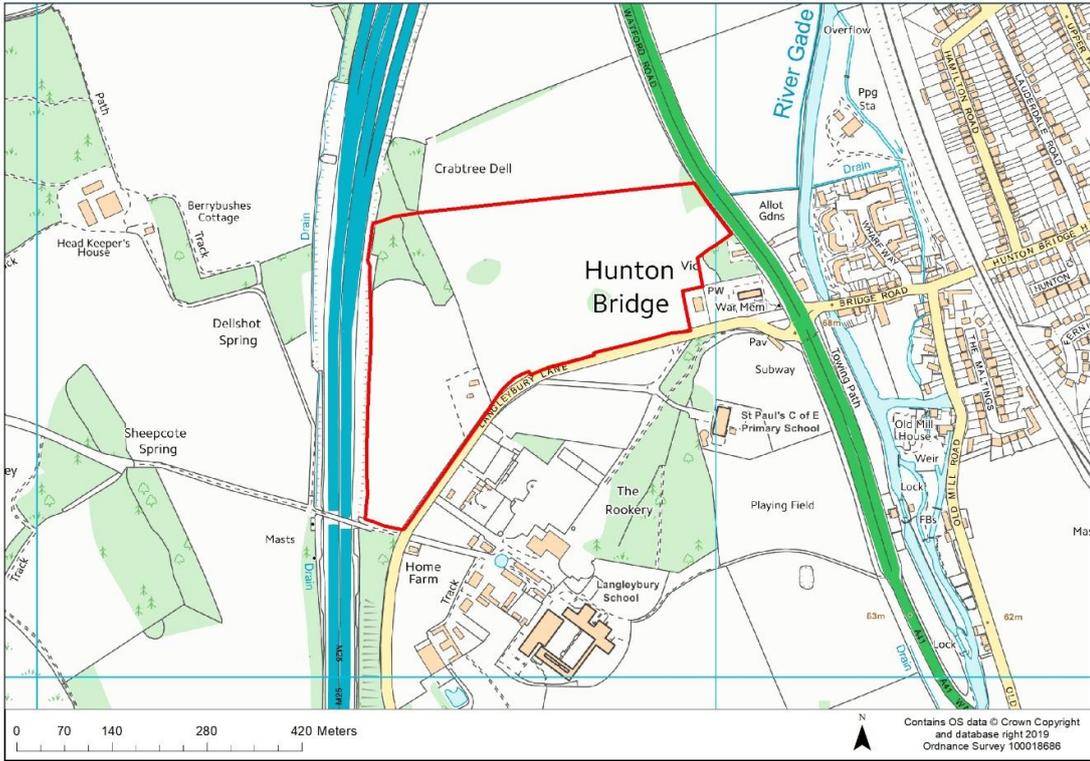
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Site Ref	Address	Settlement	Site Area (ha)
PCS52	Hilltop Road, Kings Langley	Kings Langley	0.45
			
Site Description			
<p>The site is comprised of greenfield land and is currently used as a grazing field. To the north of the site there is an area of woodland, to the west an area of grassland whilst to the east there is a large agricultural field. The south of the site is adjacent to a vacant plot of grassland and Hilltop Road, which is comprised of residential development.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>The adjacent plot of land (to the south of the site) was refused in 2016 (<i>16/1615/OUT</i>) for the construction of one dwelling (Site PCS34).</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: There are no heritage assets within the vicinity of the site. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: There is no access onto the site. Access would have to be provided through land to the south of the site (Site PCS34). 	

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Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 		<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Green Belt Hamlet of Toms Lane. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 					
Availability (ownership/legal issues)					
The site is in single ownership but has not been for development. The site is considered to be 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 (70%/30%)		Indicative Dwelling Range	16	
Phasing					
0-5 years	x	6-10 years		11-15 years	16+ years
Conclusion					
<p>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.</p> <p>The developable area has been reduced due to the rural nature of the site and the need to provide suitable access.</p> <p>The site is considered to be in an unsustainable location. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor.</p> <p>The site is in a fundamental area of importance though it is not strategic in scale and as such is not considered to fundamentally undermine the purposes of the Green Belt as a whole.</p> <p>The site has not been promoted for development and is also deemed unavailable. It is also considered to not currently have suitable access. The site is considered to be not suitable, unavailable and undeliverable.</p>					
Suitable	No	Available	No	Achievable	No
Deliverable	No		Developable	No	

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS6	Land south of Junction 20, M25	Hunton Bridge	14.7
 <p>The map shows the site boundary in red, situated south of Junction 20 on the M25. Key features include the River Gade to the east, Langleybury Lane to the south, and various local landmarks such as St Paul's Church, Langleybury School, and several springs. A scale bar at the bottom indicates distances up to 420 meters.</p>			
Site Description			
<p>Part on the site to the west is on historic landfill and is therefore comprised of previously developed land. The majority of the site is comprised of greenfield situated to the west of Abbots Langley/Hunton Bridge. The site is currently in use for agricultural grazing and contains an area of woodland to the north-west with vegetation along the majority of its boundaries. The west of the site borders the M25, whilst Langleybury Lane is adjacent to the south. To the east is the A41 and Hunton Bridge beyond this. To the north there is agricultural land and beyond this there is a roundabout junction. St Paul's Church is adjacent to the south-eastern corner of the site and there is a primary school to the south, on the opposite side of Langleybury Lane. The Langleybury Estate is located further south, which forms part of the Langleybury and Grove Development Brief (2012) area.</p>			
Use(s) Proposed		Business, Industry, Warehousing, Residential	
Planning History			
<p>To the immediate north of the site there is an application a motorway service area with parking, hotel and retail units (19/0646/OUT). This has been refused.</p>			
Suitability			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: There are no heritage assets within the site although the eastern boundary is adjacent to the western boundary of Hunton Bridge Conservation Area, which includes several Grade II Listed Buildings. The Church of St Paul is Grade II* Listed and is immediately adjacent to the south-eastern corner. The Heritage Impact Assessment states that development would significantly alter the historic setting of the designated assets within an agricultural landscape. The Heritage Impact Assessment states that the site's 	

SHELAA Site Assessments – Part 5

	<p>development would have a moderate-adverse impact on the historic environment.</p> <ul style="list-style-type: none"> • 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. 						
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1 • Groundwater Flood Risk: Groundwater levels to the north and west of the site are between 0.025m and 0.5m below the ground whilst to the south and east levels are between 0.05m and 5m below the ground surface. • Access: There is no existing access to the site, although this could be obtained from Langleybury Lane. • Contamination: The south-western area of the site coincides with a historic landfill site (Site EAHLD10057: Great Westwood Estate, Langleybury 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. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having medium sensitivity to built development. • TPO: The wooded area to the north-west is covered by a TPO and there are also protected trees at the centre of the site and at the north-eastern corner (TPO897, TPO072). • 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:							
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located outside of any settlement. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 							
Availability (ownership/legal issues)							
The site is in multiple ownerships and is being promoted 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	N/A		Landowner Proposed Dwelling Range	N/A			
Indicative DPH (Developable/Non-Developable Area)	50 (60%/40%)		Indicative Dwelling Range	441			
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. It 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.							

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The developable area has been reduced due the site's rural character, the need to strengthen defensible boundaries, BNG allocation and space for mixed use development.

The South West Herts Economic Study (2019) sets out that the office floorspace needs for the Local Plan period will be met through existing commitments. It is considered that employment floorspace industry/warehousing/storage and distribution uses can be best met in an alternative location and at the existing Maple Lodge employment allocation.

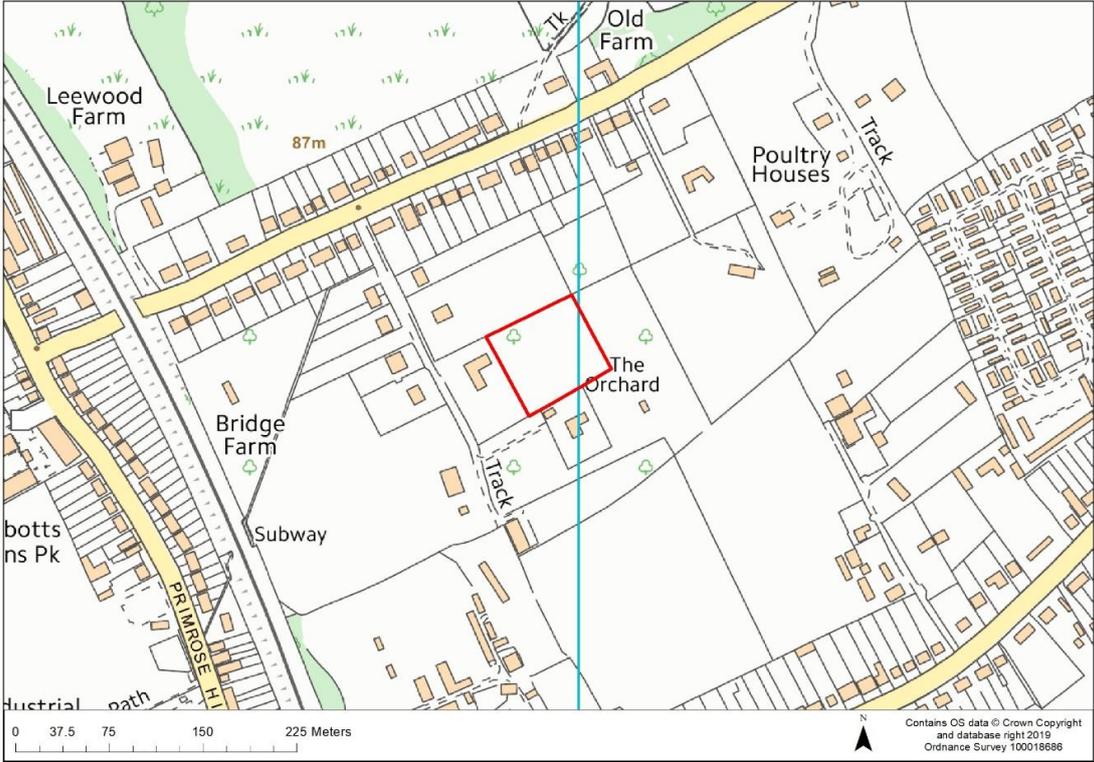
The Retail and Leisure Study (2018) forecasts a small undersupply of retail floorspace over the plan period and there is no recommendation that specific sites for retail provision should be allocated.

Additionally, 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 the appropriate quantum of employment land, the site could potentially be suitable, available and achievable.

There are also concerns relating to the sustainability of the site. The council's *Access to Services Study* has concluded that the site has a sustainability rating of poor. The site is considered not to be in a sustainable location and is therefore not suitable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS17	Rear of Glenwood, Harthall Lane	Harthall Lane	0.53
			
Site Description			
<p>The site is comprised of greenfield land and is located to the rear of residential houses on Harthall Lane, which is classified as a Green Belt Hamlet in the settlement hierarchy.. The site is entirely covered by woodland, which is enclosed by vegetation along its boundaries. To the west the site opens up to the adjacent residential property and garden. From Harthall Lane, an unnamed track road leads to this property and other nearby residential properties.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was a planning application on the site (18/1919/OUT) for the construction of two dwellings; the application was withdrawn.</p> <p>There is an application pending consideration on the neighbouring site (Site RWA11) (24/0807/FUL) for the construction of a single storey rear extension and creation of an annexe.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt. Historic Environment: There are no heritage assets within 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:		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. 	

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<ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Access: There is no existing access to the site. Access would have to be provided from the existing single-track road which is located to the west of the site (off Harthall Lane), although this poses capacity issues. Access from the track road to the site would have to be via plots which are adjacent to the west of the site; adjacent land has not been promoted for development. 		
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • 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). 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Green Belt Hamlet of Harthall Lane. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of disconnected. 			
<p>Availability (ownership/legal issues)</p>			
<p>The site is in single ownership and the site is being promoted by the landowner.</p>			
<p>Achievability</p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p>Potential Density</p>			
<p>Landowner Proposed DPH</p>	<p>20</p>	<p>Landowner Proposed Dwelling Range</p>	<p>10</p>
<p>Indicative DPH (Developable/Non-Developable Area)</p>	<p>50 (70%/30%)</p>	<p>Indicative Dwelling Range</p>	<p>19</p>
<p>Phasing</p>			
<p>0-5 years</p>	<p>x</p>	<p>6-10 years</p>	<p>11-15 years</p>
<p>16+ years</p>			
<p>Conclusion</p>			
<p>The site is located to the rear of Harthall Lane and adjacent to the northern boundary of the lower tier washed over Green Belt settlement of Harthall Lane.</p> <p>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.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p> <p>The site is in a fundamental area of importance though it is not strategic in scale and as such is not considered to fundamentally undermine the purposes of the Green Belt as a whole.</p>			

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The developable area has been reduced due to the rural character of the site, lack of access 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; the site is in an unsustainable location. The council's *Access to Services Study* has concluded that the site has a sustainability rating of disconnected. There also concerns relating to the provision of suitable access. It is therefore considered unsuitable for residential development.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS22	Land to the rear of 50 Harthall Lane	Harthall Lane	0.8
Site Description			
<p>The site comprised a mix of previously developed (brownfield) and greenfield land and is situated to the south of Harthall Lane, a Green Belt Hamlet as defined in the settlement hierarchy. There is a private driveway which runs between two residential properties which leads to the site. The majority of the site comprises of an open grassland field, with trees to the east of the site and scattered in the central area of the site. At the north-west of the site, there are several built units/sheds and an associated area of hardstanding at associated with a builder's yard, car and machinery repair yard.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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. The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt. Historic Environment: There are no heritage assets within 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. 	

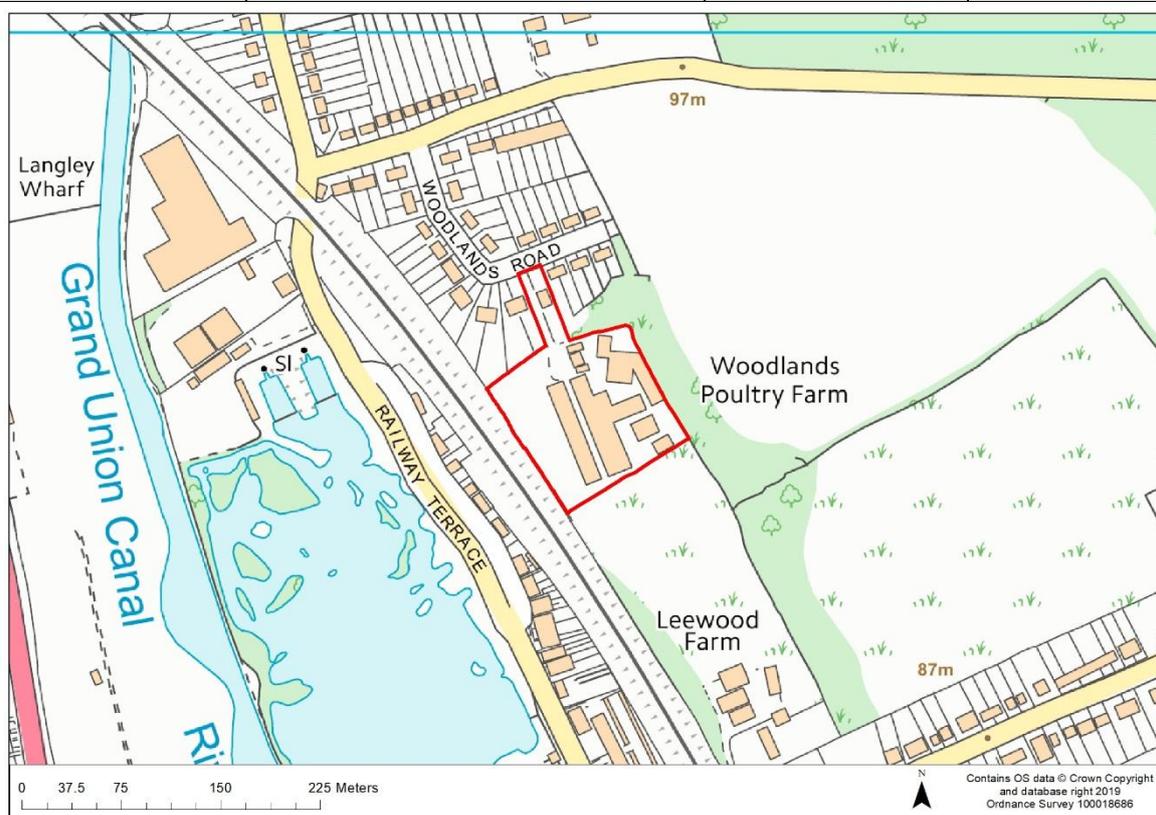
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Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flooding: At the northern point of the access into the site, there is medium-low risk of surface water flooding; this covers a very small area. • Access: Access to the site is via the private driveway which is currently established from Harthall Lane. This is a single-file driveway and subsequently, widening would likely be required; however, the driveway runs adjacent to two residential properties. The access is unlikely to be suitable per the Manual for Streets Guidance. 	
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 		<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having medium-low sensitivity to built development. 	
Further Constraints/Considerations: <ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Green Belt Hamlet of Harthall Lane. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor. 			
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	8	Landowner Proposed Dwelling Range	7
Indicative DPH (Developable/Non-Developable)	50 (70%/30%)	Indicative Dwelling Range	28
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
<p>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. The site is therefore considered unsuitable for development Whilst it is recognised that the site is partially comprised of previously developed land, this comprised only a minority of the site area (approximately 0.12ha) the site is not located in a sustainable location or at the edge of a higher tier settlement or inset village. However, consideration will need to be given to the level of Green Belt harm acceptable to the council. The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p> <p>The site is considered to be in an unsustainable location. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor.</p> <p>The site is in a fundamental area of importance though it is not strategic in scale and as such is not considered to fundamentally undermine the purposes of the Green Belt as a whole.</p> <p>The access is unlikely to be considered suitable.</p>			
Suitable	No	Available	Yes
		Achievable	Yes

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Deliverable	No	Developable	No
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Site Ref	Address	Settlement	Site Area (ha)
PSCFS23	Former Chicken Processing Plant, Woodlands Road	Kings Langley	1.3



Site Description

The site is comprised greenfield land and is located to the rear of residential properties on Woodlands Road. The site includes a chicken processing plant, with associated buildings and grassland. The private driveway onto the site is from Woodlands Road and runs adjacent to two residential properties; adjacent to the driveway there is a residential property (no. 30) which is included within the site boundary. All boundaries, with exception of the southern boundary, are formed by mature vegetation. Between the processing plant and Hyde Lane to the north of the site, there is residential development along The Woodlands. To the east, there is open grassland, with mature vegetation separating the fields. The railway line runs close to the west of the site.

Use(s) Proposed

Residential

Planning History

Application for demolition of existing buildings within the Poultry Farm and construction of 37 dwellings with associated residential curtilages, open space, landscaping, access and car parking (22/1692/FUL), granted October 2022.

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 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.

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	<ul style="list-style-type: none"> • Historic Environment: There are no heritage assets within 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: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: Areas along the north-western boundary and to south-east of the site range from low-medium risk of surface water flooding. A strip of land at the centre of the site is at high risk of surface water flooding. • Access: The site is accessed via a private driveway from Woodlands Road; the access is currently narrow however, widening may be possible due to the presence of land to the east which is in the site boundary (currently in use as a residential property – no. 30). Despite this, Woodlands Road is a residential road which experiences on-street parking, limiting the width of the road. HCC Highways state that achieving a suitable access route to the site with associated footways would be challenging. • Noise: The railway line runs in close proximity to the west of the site. Noise and vibrations caused by the use of railway line may have an impact on the site and its future occupiers. 				
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having low sensitivity to built development. • TPO: There are protected trees along the western boundary and to the north of the site (TPO823). 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • HCC Highways state that there are minimal alternatives to the use of private cars for trips due to the site's location; the existing settlement has minimal opportunity for internalisation of trip and there is minimal existing public transport other than some opportunity for rail use. • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Large Village of Kings Langley. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor. 					
Availability (ownership/legal issues)					
The site is in single ownership and 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	30-40	Landowner Proposed Dwelling Range	40-50		
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					

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The site is a brownfield site located within the Green Belt and is therefore considered unsuitable for development. However, consideration has been given to the level of Green Belt harm acceptable to the council. 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.

The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.

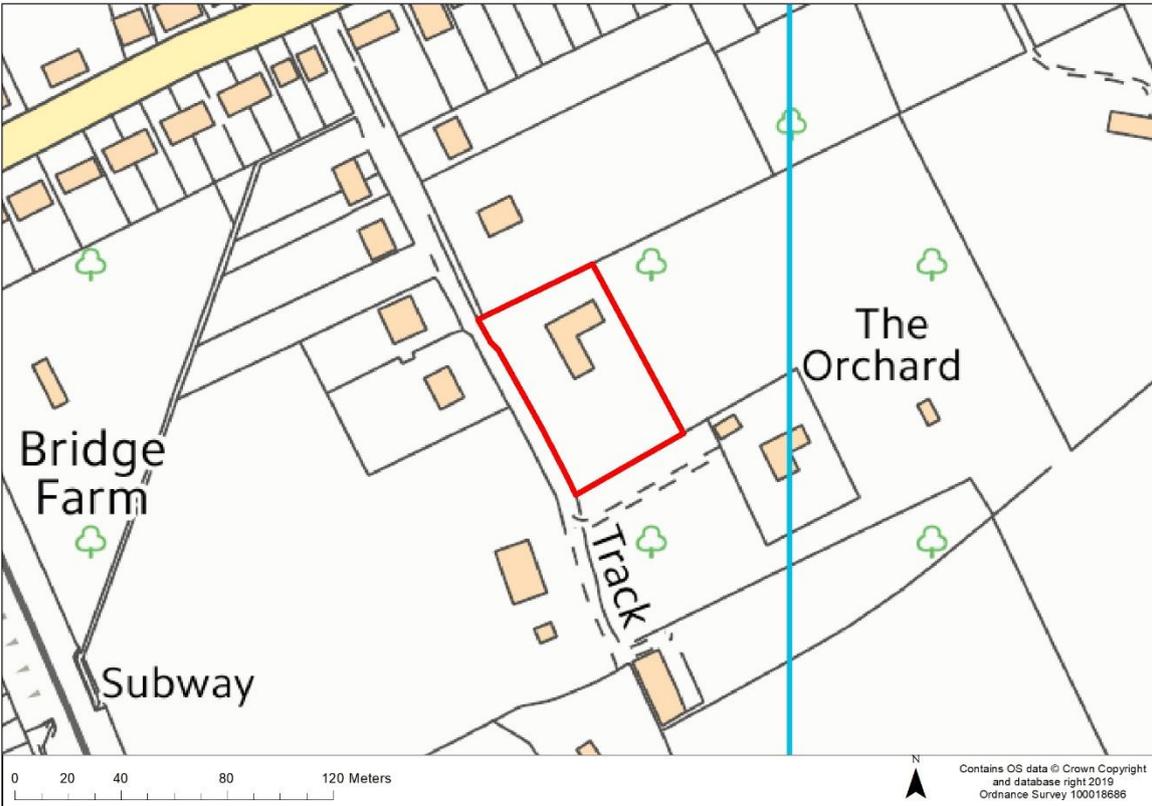
The site is a fundamental area of importance though it is not strategic in scale and as such is not considered to fundamentally undermine the purposes of the Green Belt as a whole.

Suitable access arrangements should also be achieved. Noise issues arising from proximity to the railway line should also be taken account of as is necessary. Any development should also ensure protection of the protected trees within the site. The site is both available and achievable.

Planning permission (22/1692/FUL) was granted in October 2022.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

SHELAA Site Assessments – Part 5

Site Ref	Address	Settlement	Site Area (ha)
RWA11	Glenwood, Harthall Lane	Harthall Lane	0.3
			
Site Description			
<p>The site is comprised of a mix of previously developed and greenfield land and is located to the south of Harthall Lane, a Green Belt Hamlet as defined in the settlement hierarchy. The site contains a dwelling and garden. To the east of the site is an area of woodland, with low density residential development to the north, south and west of the site.</p>			
Use(s) Proposed	Residential		
Planning History			
<p>An application for the construction of two dwellings was refused in December 2018. A second planning application (19/0162/OUT) for the construction of up to five dwellings was refused in March 2019. The reasons for refusal were that the development would not contribute to affordable housing provision (without demonstration that this would not be viable), would constitute inappropriate development in the Green Belt and would be significantly detrimental to visual amenity. The 2019 application was a subject of an appeal (19/0014/REF) which was subsequently dismissed. A new application (24/0807/FUL) for construction of a single storey rear extension and annexe is pending consideration.</p>			
Suitability			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> 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 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt. Historic Environment: There are no heritage assets within the vicinity of the site and the site is not within a Conservation Area. 		
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. 		

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<ul style="list-style-type: none"> Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Access: There is no existing access to the site. Access would have to be provided from the existing single-track road which is located to the west of the site (off Harthall Lane), although this poses capacity issues. 								
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment assessed the site as having medium-low sensitivity to built development. 								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> <i>Settlement Appraisal (2025):</i> The site is located adjacent to the Green Belt Hamlet of Harthall Lane. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of disconnected. 									
<p>Availability (ownership/legal issues)</p> <p>The land is in single ownership and is considered to be available. Land adjacent to the east of the site in the same ownership has been promoted (PSCFS17).</p>									
<p>Achievability</p> <p>One of the reasons for refusal of the 19/0162/OUT application was that the proposal contribute to affordable housing provision, without demonstration that affordable housing provision would be unviable. An application would need to meet policy requirements or submit sufficient viability evidence.</p>									
<p>Potential Density</p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>3-13</td> <td>Landowner Proposed Dwelling Range</td> <td>2-5 1-4 (net)</td> </tr> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td> <td>50 (70%/30%)</td> <td>Indicative Dwelling Range</td> <td>9</td> </tr> </table>		Landowner Proposed DPH	3-13	Landowner Proposed Dwelling Range	2-5 1-4 (net)	Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	9
Landowner Proposed DPH	3-13	Landowner Proposed Dwelling Range	2-5 1-4 (net)						
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	9						
<p>Phasing</p> <table border="1"> <tr> <td>0-5 years</td> <td>x</td> <td>6-10 years</td> <td></td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>		0-5 years	x	6-10 years		11-15 years		16+ years	
0-5 years	x	6-10 years		11-15 years		16+ years			
<p>Conclusion</p> <p>The developable area has been reduced due to the rural nature of the site and lack of suitable access.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p> <p>The site is considered to be in a fundamental area of importance though it is not strategic in scale and as such is not considered to fundamentally undermine the purposes of the Green Belt as a whole.</p> <p>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; the site is in an unsustainable location. It is therefore considered unsuitable for residential development. However, consideration will need to be given to the level of Green Belt harm acceptable to the council.</p>									
Suitable	No	Available	Yes	Achievable	Yes				
Deliverable	No	Developable	No		No				

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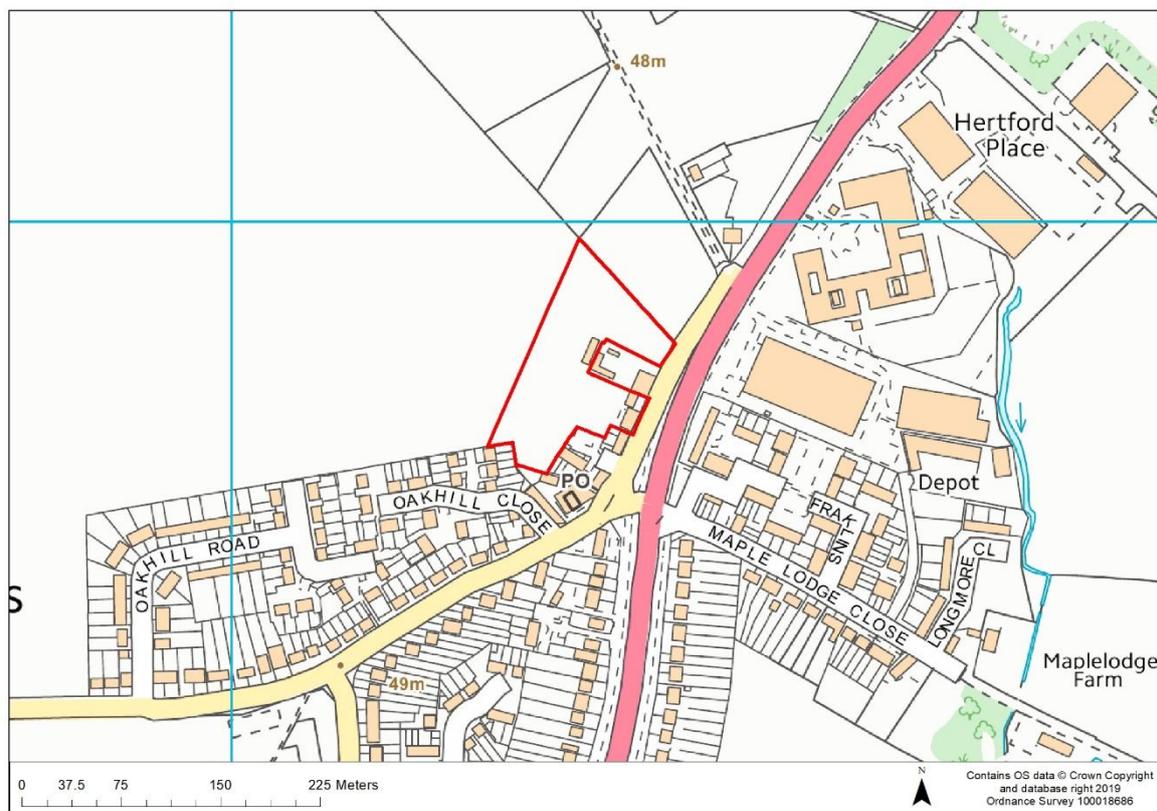
Site Ref	Address	Settlement	Site Area (ha)
GT6	Land to the North of Toms Lane	Kings Langley	0.2
<p>Site Description</p> <p>The site consists of undeveloped scrubland. The site is enclosed by vegetation, with the site's southern boundary adjoining Toms Lane. To the west of the site beyond the tree line is an open agricultural field, and to the east is scrubland with significant tree coverage. There is a Local Wildlife Site (Bedmond Green) situated directly to the east of the site. To the southwest of the site (to the south of Toms Lane), there is another Local Wildlife Site (Moor Wood). The existing access is located within the south-eastern corner of the site, off Toms Lane.</p>			
<p>Use(s) Proposed</p>		<p>Gypsy & Traveller Site</p>	
<p>Planning History</p> <p>25/0590/FUL - Change of use of land to create 4 gypsy and traveller pitches including 2 amenity buildings and associated hardstanding and access</p>			
<p>Suitability</p>			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is in the Green Belt. 	
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: The site is accessible via Toms Lane. 	

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<ul style="list-style-type: none"> Contamination Noise Air Quality 							
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 		<ul style="list-style-type: none"> Local Wildlife Site: There are Local Wildlife Sites situated to the immediate east and southwest of the site. Tree Preservation Order: There are no TPOs within or directly adjoining the site. Contamination: The site is a former landfill site. As such a Contaminated Land Report would be required at the planning application stage 					
Further Constraints/Considerations:							
<ul style="list-style-type: none"> <i>Settlement Appraisals (2025):</i> The site is located at the edge of the Green Belt Village of Bedmond. 							
Availability (ownership/legal issues)							
No issues regarding the availability of the site have been identified.							
Achievability							
No issues regarding the viability of developing the site have been identified.							
Potential Density							
Landowner Proposed DPH		n/a		Landowner Proposed Pitch Capacity		4	
Indicative DPH (Developable/Non-developable Area)		n/a		Indicative Pitch Capacity		4	
Phasing							
0-5 years	X	6-10 years		11-15 years		16+ years	
Conclusion							
<p>The site is located to the east of the Green Belt Village of Bedmond and to the north of Toms Lane. Access to the site is via Toms Lane.</p> <p>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 sites for Gypsy and Travellers, the site could potentially be suitable, available and achievable.</p> <p>The site is a former landfill site and a Contaminated Land Report would be required at the planning application stage. Any development would also need to take into account the presence of the adjacent Local Wildlife Sites.</p> <p>The site is available, achievable and deliverable. The site is considered to be suitable for a Gypsy & Traveller site.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	Yes	Developable	No				

Maple Cross

Site Ref	Address	Settlement	Site Area (ha)
CFS31	24 Denham Way and land to rear, Maple Cross	Maple Cross	1.1



Site Description

The site is a mix of previously developed (brownfield) and greenfield land and is currently used for market gardening. There are a small number of buildings within the site, which are adjacent to the eastern boundary. This includes an existing residential property and associated garage building, located along Denham Way. There is a worker’s yard to the north of the site. The land to the north and west of the site comprises of open agricultural land. The residential settlement of Maple Cross is located to the south which comprises mostly of residential development and a small local shopping parade.

Use(s) Proposed Residential

Planning History

A planning application has been made for the demolition of existing buildings and erection of up to 50 dwellings with associated access, parking, amenity space etc. (22/1912/OUT). Permission has now been granted.

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. Harm to the Green Belt of releasing the wider parcel (in which the site is located) was assessed as low-moderate. The 2025 Green Belt Review assessed the parcel of the site as having a relatively limited impact on checking unrestricted sprawl of large built-up areas, preserving the setting and special character of historic towns and preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.
- **Historic Environment:** The Heritage Impact Assessment states that the site’s development would have a neutral impact on the historic environment. However, due to the presence of Listed

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	Buildings to the north-west of the site, a heritage impact assessment should be provided with any future application.		
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: A small area of the site close to the eastern boundary is at medium risk of surface water flooding. • Groundwater Flood Risk: The majority of the site has groundwater levels between 0.5 and 5m below the ground surface. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Access: The site is accessed via a private access route from a slip road on Denham Way. 		
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwood (SAC) 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development. • TPO: There are protected trees within the site, concentrated at the southern half of the site (TPO043). 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located in the Large Village of Maple Cross. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 			
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	30	Landowner Proposed Dwelling Range	33
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 partially a brownfield site in the Green Belt and is therefore considered unsuitable for development. However, consideration will need to be given to the level of Green Belt harm acceptable to the council.			
The 2025 Green Belt Review assessed the parcel of the site as having a relatively limited impact on checking			

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unrestricted sprawl of large built-up areas, preserving the setting and special character of historic towns and preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.

The developable area has been reduced due to the rural character of the site, the need to strengthen defensible boundaries and BNG allocation.

The site is subject to varied levels of risk of fluvial, surface water and groundwater flooding; any proposals would need to satisfactorily address this and provide suitable mitigation. The site has been moved to commitments due to planning permission being granted.

Suitable	Yes	Available	Yes	Achievable	Yes
Deliverable		Yes	Developable		Yes

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Site Ref	Address	Settlement	Site Area (ha)
CFS32	Land at Lynsters Farm, East of Old Uxbridge Road, Maple Cross	Maple Cross	13.8
Site Description			
<p>The site is located to the south-east of Maple Cross, which consists of residential development and associated facilities. The site is comprised of greenfield land, containing farmland and agricultural buildings as well as a residential farmhouse and cottage. A number of mature trees are also situated along each side of the access track that connects Old Uxbridge Road with the farm buildings. Three of the boundaries are surrounded by lakes although the surrounding area beyond this comprises a mix of uses, including residential development to the north-west, education to the west and Maple Lodge Sewage Treatment Works to the north-east. The Maple Cross employment site is located further to the north.</p>			
Use(s) Proposed		Business, General Industry, Warehousing	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt. Historic Environment: There is a Grade II Listed Building within the site boundary (Lynsters Farm House and Cottage). The Heritage Impact Assessment states that the site's development would have a moderate adverse impact on the historic environment, as the Listed Building currently sits within its historic setting of an agricultural landscape. As part of any 	

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	<p>future application, a detailed heritage impact assessment would be required to identify the impact on the Listed Building and the mitigation measures proposed to protect the building and its setting.</p> <ul style="list-style-type: none"> • 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: 60% of the site is within Flood Zone 2, 1% in FZ3b, 2% in Flood Zone 3 (along the southern boundary) and the remaining 38% is in Flood Zone 1. The Upper Colne 2025 model shows that 44% of the site is situated in Flood Zone 3a, and 70% in Flood Zone 2. • Surface Water Flood Risk: The site is at a high risk of surface water flooding. A significant flow path enters the north west of the site during a 1 in 30-year rainfall event and greater return periods. Due to the flat topography of the floodplain within the site, the water forms large areas of ponding, which extend into a flow paths which flow into Lynsters Lake to the south, during 1 in 100-year and 1 in 1,000-year rainfall events. Surface water flood risk is predicted within the 3.33% AEP event. Less than 3% of the site is affected in the 3.33% AEP event, this extends to 12% in the 1% AEP event and 34% in the 0.1% AEP event. • Groundwater Flood Risk: The entire site is at very high risk of groundwater flooding. During a 1 in 100-year groundwater flood event, water levels are estimated to be either at or within 0.025m of the ground surface. As a result, within the site there is a risk of groundwater flooding to surface and subsurface assets. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Contamination: The south western corner of the site has been identified as being on historic landfill (Lynsters Farm, Rickmansworth, Site Ref: (EAHLD32361). The site is also adjacent to the operational waste site at Maple Lodge Sewage Treatment Works (STW). Development should not comprise the continued operation of the waste site (HCC Waste). • Odour: Thames Water have advised the impact of odour arising from proximity to Maple STW will need to be a key consideration. Consideration would need to be given to the requirement for any mitigation works to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers. • Access: The site has an existing access from Old Uxbridge Road to the agricultural buildings, however this is roughly surfaced and narrow. Old Uxbridge Road is also narrow. An

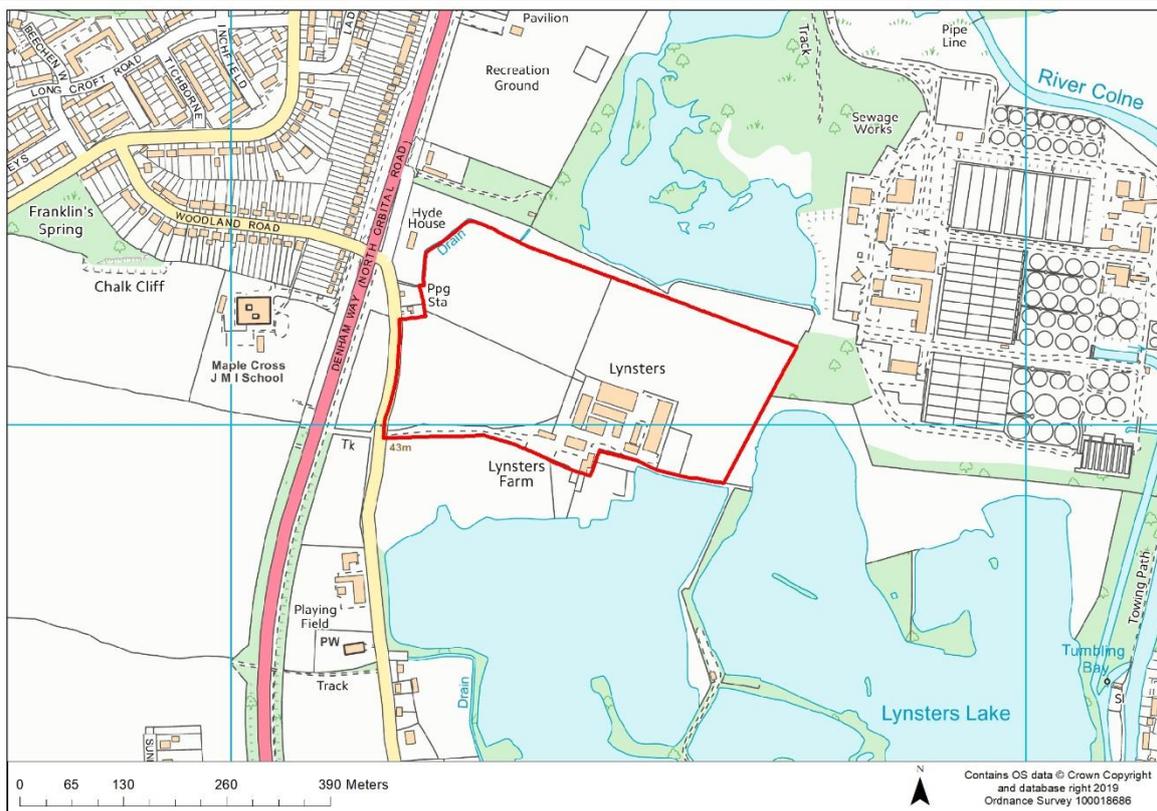
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	improved and sufficient access would need to be provided. To deliver the proposed employment use, the site would need a widened access to accommodate movement of heavy vehicles to the site. HCC Highways state that the existing access may need improvement if the use of the access were to be intensified.		
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Chilterns Beechwood (SAC) 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. Local Wildlife Site: There is a Local Wildlife Site (Colne Valley Gravel Pits) located to the south of the site. To the north of the site there is also a Local Wildlife Site (Maple Cross Nature Reserve). Local Nature Reserve: There is a Local Nature Reserve close to the northern boundary of the site (Maple Cross Nature Reserve). TPO: There are protected trees to the south of the site (TPO050). Ecology: Hertfordshire County Council Ecology state that the site has a very high ecological sensitivity due to the surviving wet grassland between two important wetland sites. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> The SW Herts Economic Study identifies a lack of supply of land suitable for small scale industrial uses in Three Rivers and states that the Council may wish to consider allocating additional sites to meet the needs of businesses servicing local markets. The SW Herts Economic Study concludes that: 'in light of access constraints, flooding risk and nature of the surrounding land uses, it is unlikely the site will attract investment in strategic industrial development. The site does have the potential to provide limited employment land to serve the local industrial market albeit it is relatively isolated, development requires improved access and utilities infrastructure.' (Para. D.130). Strengthening links to industrial markets is reliant on an upgrade and expansion to Old Uxbridge Road in order to accommodate the movement of heavy vehicles to the site (Para. D.129). <i>Settlement Appraisal (2025):</i> The site is located on the edge of the Large Village of Maple Cross. 			
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	N/A	Indicative Dwelling Range	N/A
Phasing (N/A)			
0-5 years	6-10 years	11-15 years	16+ years
Conclusion			
<p>The site is in the Green Belt and is therefore considered unsuitable for development. However, consideration would need to be given to the level of Green Belt harm acceptable to the council. The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p> <p>The site includes land that is designated as a Local Wildlife Site and a small area within Flood Zone 3, both of which are considered unsuitable for redevelopment. However, the remainder of the site is considered suitable for the proposed use (subject to mitigation measures). The boundary has therefore been revised to remove the Local Wildlife Site and the area within Flood Zone 3. The site is both available and achievable.</p> <p><i>Please see the Site Assessment form for CFS32a for an assessment of a revised boundary of Site CFS32.</i></p>			
Suitable	No	Available	Yes
		Achievable	Yes

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Deliverable	No	Developable	No
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Site Ref	Address	Settlement	Site Area (ha)
CFS32a (revised boundary)	Land at Lynsters Farm, East of Old Uxbridge Road, Maple Cross	Maple Cross	10.7



Site Description

The site is located to the south-east of Maple Cross, which consists of residential development and associated facilities. The site is comprised of greenfield land, containing farmland and agricultural buildings as well as a residential farmhouse and cottage, which is located at the south of the site. There is an access track that Old Uxbridge Road with the farm buildings; there are mature trees along each side of the access track. Three of the boundaries are surrounded by lakes although the surrounding area beyond this comprises a mix of uses, including residential development to the north-west, education to the west and Maple Lodge Sewage Treatment Works to the north-east. The Maple Cross employment site is located further to the north.

The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS32).

Use(s) Proposed Business, General Industry, Warehousing

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 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a relatively

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	<p>significant impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p> <ul style="list-style-type: none"> • Historic Environment: There is a Grade II Listed Building within the site boundary (Lynsters Farm House and Cottage). The Heritage Impact Assessment states that the site's development would have a moderate adverse impact on the historic environment, as the Listed Building currently sits within its historic setting of an agricultural landscape. As part of any future application, a detailed heritage impact assessment would be required to identify the impact on the Listed Building and the mitigation measures proposed to protect the building and its setting. • 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The majority of the site is in Flood Zone 2; this surrounds the existing built development on the site. The remainder of the site, to west of the site and in the area of built development, is Flood Zone 1. Land to the immediate south of the south-western corner is in Flood Zone 3b and therefore an appropriate buffer distance would be required from any development. • Surface Water Flood Risk: The site is at a high risk of surface water flooding. A significant flow path enters the north west of the site during a 1 in 30-year rainfall event and greater return periods. Due to the flat topography of the floodplain within the site, the water forms large areas of ponding, which extend into a flow paths which flow into Lynsters Lake to the south, during 1 in 100-year and 1 in 1,000-year rainfall events. • Groundwater Flood Risk: The entire site is at very high risk of groundwater flooding. During a 1 in 100-year groundwater flood event, water levels are estimated to be either at or within 0.025m of the ground surface. As a result, within the site there is a risk of groundwater flooding to surface and subsurface assets. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Contamination: The south western corner of the site has been identified as being on historic landfill (Lynsters Farm, Rickmansworth, Site Ref: (EAHLD32361). The site is also adjacent to the operational waste site at Maple Lodge Sewage Treatment Works (STW). Development should not comprise the continued operation of the waste site (HCC Waste). • Odour: Thames Water have advised the impact of odour arising from proximity to Maple STW will need to be a key consideration. Consideration would need to be given to the requirement for any mitigation works to ensure that any development of the site

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	<p>would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers.</p> <ul style="list-style-type: none"> • Access: The site has an existing access from Old Uxbridge Road to the agricultural buildings, however this is roughly surfaced and narrow. Old Uxbridge Road is also narrow. An improved and sufficient access would need to be provided. To deliver the proposed employment use, the site would need a widened access to accommodate movement of heavy vehicles to the site. HCC Highways state that the existing access may need improvement if the use of the access were to be intensified. 		
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwood (SAC) 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development (this assessment includes land to the south – Site CFS32). • Local Wildlife Site: There is a Local Wildlife Site (Colne Valley Gravel Pits) adjacent to the south of the site. To the north of the site there is also a Local Wildlife Site (Maple Cross Nature Reserve). • Local Nature Reserve: There is a Local Nature Reserve close to the northern boundary of the site (Maple Cross Nature Reserve). • TPO: There is a protected tree to the south of the site (TPO050). • Ecology: Hertfordshire County Council Ecology state that the site has a very high ecological sensitivity due to the surviving wet grassland between two important wetland sites. 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> • The SW Herts Economic Study identifies a lack of supply of land suitable for small scale industrial uses in Three Rivers and states that the Council may wish to consider allocating additional sites to meet the needs of businesses servicing local markets. • The SW Herts Economic Study concludes that: 'in light of access constraints, flooding risk and nature of the surrounding land uses, it is unlikely the site will attract investment in strategic industrial development. The site does have the potential to provide limited employment land to serve the local industrial market albeit it is relatively isolated, development requires improved access and utilities infrastructure.' (Para. D.130). Strengthening links to industrial markets is reliant on an upgrade and expansion to Old Uxbridge Road in order to accommodate the movement of heavy vehicles to the site (Para. D.129). • <i>Settlement Appraisal (2025):</i> The site is located on the edge of the Large Village of Maple Cross. 			
<p>Availability (ownership/legal issues)</p>			
<p>The site is in single ownership and is being promoted by the landowner.</p>			
<p>Achievability</p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p>Potential Density</p>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	N/A	Indicative Dwelling Range	N/A
<p>Phasing (N/A)</p>			
0-5 years	6-10 years	x 11-15 years	x 16+ years
<p>Conclusion</p>			
<p>The site is in the Green Belt and is therefore considered unsuitable for development. However, consideration would need to be given to the level of Green Belt harm acceptable to the council. The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p>			
<p>The site, as originally submitted, included a Local Wildlife Site within the boundary. Development in the Local Wildlife Site is not considered suitable and the boundary has therefore been revised to remove the Local Wildlife Site. The area of the Site CFS32 which is within Flood Zone 3 was also within the area of the Local Wildlife Site and has been excluded in the revised boundary of the site.</p>			

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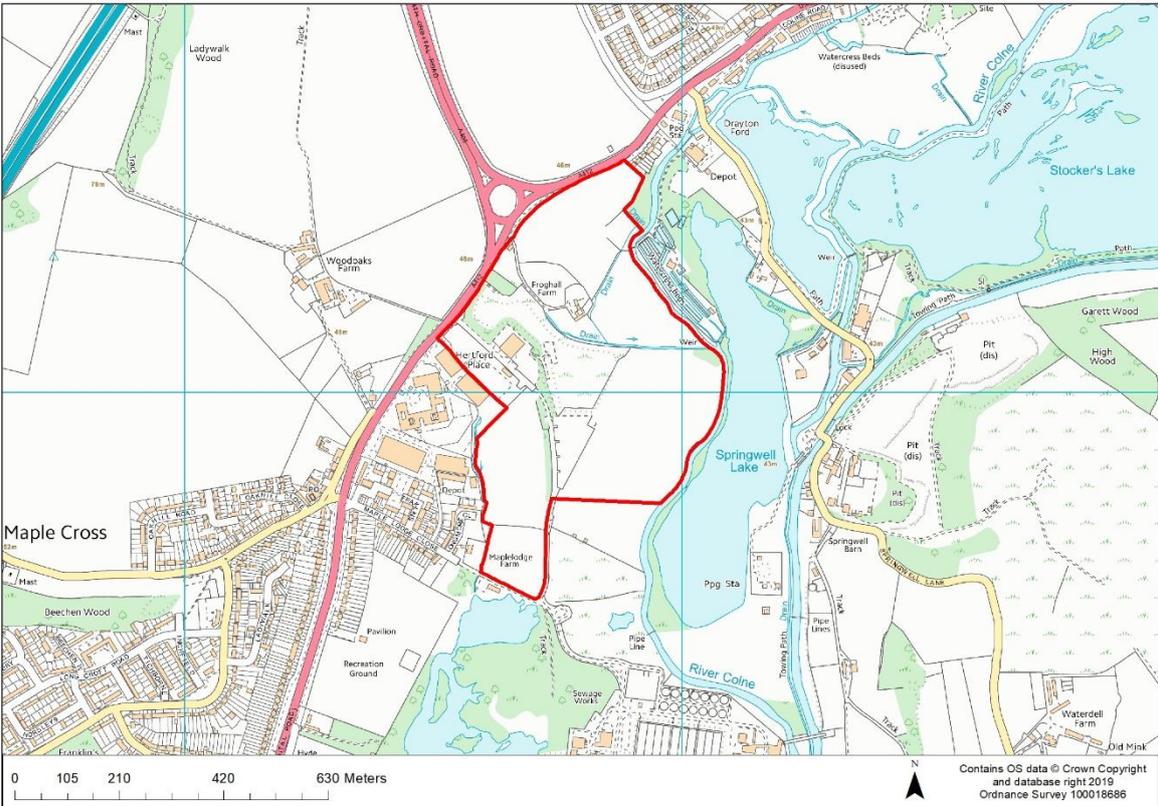
Warehousing/general industry are considered to be less vulnerable infrastructure. Less vulnerable infrastructure is considered appropriate development in Flood Zone 2, in the context of the Flood Risk Vulnerability Classification (NPPG, Flood risk and coastal change, Paragraph: 067). The site is therefore considered suitable for the proposed use(s). However, any proposals would need to satisfactorily address the varied levels of risk of fluvial, surface water and groundwater flooding present across the site and suitable mitigation would need to be provided. A buffer distance from Flood Zone 3b (located to the south) would be necessary.

Any future proposals would also need to take account of the site's location in GSPZ1 as well as the presence of any protected trees on the site. Future proposals should also ensure that the development is acceptable in terms of odour exposure arising from the proximity of the site to Maple Lodge STW. It is considered that the proposed employment use is an appropriate use and any necessary mitigation measures will be considered as part of a planning application. Access improvements would also be required as part of any employment development. As part of any future application, a detailed heritage impact assessment is to be required to identify the impact on the Listed Building and the mitigation measures proposed to protect the building and its setting.

The site is both available and achievable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

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Site Ref	Address	Settlement	Site Area (ha)
CFS33	Land at Maple Cross, Maple Lodge	Maple Cross	27.1
			
Site Description			
<p>The site is a mix of previously developed (brownfield) land and greenfield land; a portion of the site located within the central area of the site is included on the Brownfield Register. The site comprises a large number of fields that are largely used for pasture. Other areas of the site accommodate industrial uses and associated landfill. Part of the Maple Cross employment site is included in the boundary, to the west of the site; this is subject to an application that is pending consideration (19/1179/FUL). A residential dwelling is located in the northern area of the site. There is a disused cricket field located to the south of the site, adjacent to Maple Lodge Close.</p> <p>The boundaries of the site are bounded by the A412 to the north, the River Colne and Springwell Lake to the east, Maple Lodge Close to the south and an access road to the west. The Reach Free secondary school is located to the north of the site, on the opposite side of Uxbridge Road. Maple Lodge Sewage Treatment Works (STW) is also located in close proximity to the site, to the south-east.</p> <p>The site is adjacent to the district boundary with the London Borough of Hillingdon to the east.</p>			
Use(s) Proposed		Business, General Industry, Warehousing, Residential, Retail, Hotel	
Planning History			
<p>An outline application was submitted for part of the site in 2001 for a mixed use scheme, comprising of a hotel, offices and environment centre (01/01721/OUT); this was refused and a subsequent appeal was withdrawn.</p> <p>Part of the site (land within the central site area) was subject to a retrospective application for the change of use of the land to open storage; this was refused (17/2479/RSP).</p> <p>Land adjacent to the western boundary (next to Hertford Place) was approved for a Certificate of Lawfulness application (18/1424/CLPD). This related to a previous application (07/1401/FUL) for the erection of a 207-bedroom hotel, which was approved. This has not yet been implemented.</p>			

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Part of the site (which is located within the existing employment area) is the subject of an application for the development of two warehouses (16,590sqm in total), with ancillary office space (1,986sqm). This application was refused (19/1179/FUL).

Part of the site was subject of an application for development of two warehouses and was allowed on appeal with conditions (21/0573/FUL) and (21/0061/NONDET).

Suitability

Policy Constraints:

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

- **Green Belt:** The site falls into three Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the western part of the site is located) was assessed as moderate. Harm to the Green Belt of releasing the wider parcel in which the eastern part of the site is located was assessed as moderate-high. Harm to the Green Belt of releasing the wider parcel in which the southern part of the site is located was assessed as low-moderate. The 2025 Green Belt Review assessed the western parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. This section of the site is considered to be Grey Belt. The Review assessed the eastern parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. This section of the site is not considered to be Grey Belt.
- **Historic Environment:** There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the west of the site (Maple Lodge and Barn to West of Maple Lodge). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Appropriate master planning could mitigate the setting of the heritage assets through careful design and use of open space. Discussions should take place with the Conservation Officer at an early date in the master planning stage.

Physical Constraints:

- Access
- Flood Zone
- Surface Water Flooding
- Groundwater Flooding
- Groundwater Source Protection Zone (GSPZ)
- Contamination
- Noise
- Air Quality

- **Flood Zone:** There are two unnamed ordinary watercourses in the site, which join the River Colne along the eastern boundary of the site. An unnamed Main River forms the south western boundary of the site. The north-east of site is in Flood Zone 3b (13% of site), the south of site is in FZ2 (22% of site) and remaining land is in Flood Zone 1 (78% of site). It is expected that all development could be sequentially located within Flood Zone 1.
- **Surface Water Flood Risk:** The majority of site is at negligible risk of SWF. Areas at risk coincide with the extent of fluvial flooding and there is a flow path along the access route through the site.
- **Groundwater Flood Risk:** Over half of the site is considered at high risk of groundwater emergence during a 1 in 100-year flood event, with groundwater levels between 0-0.025m of the surface.
- **GSPZ:** The site is in GSPZ1, which is the most sensitive zone in terms of the 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

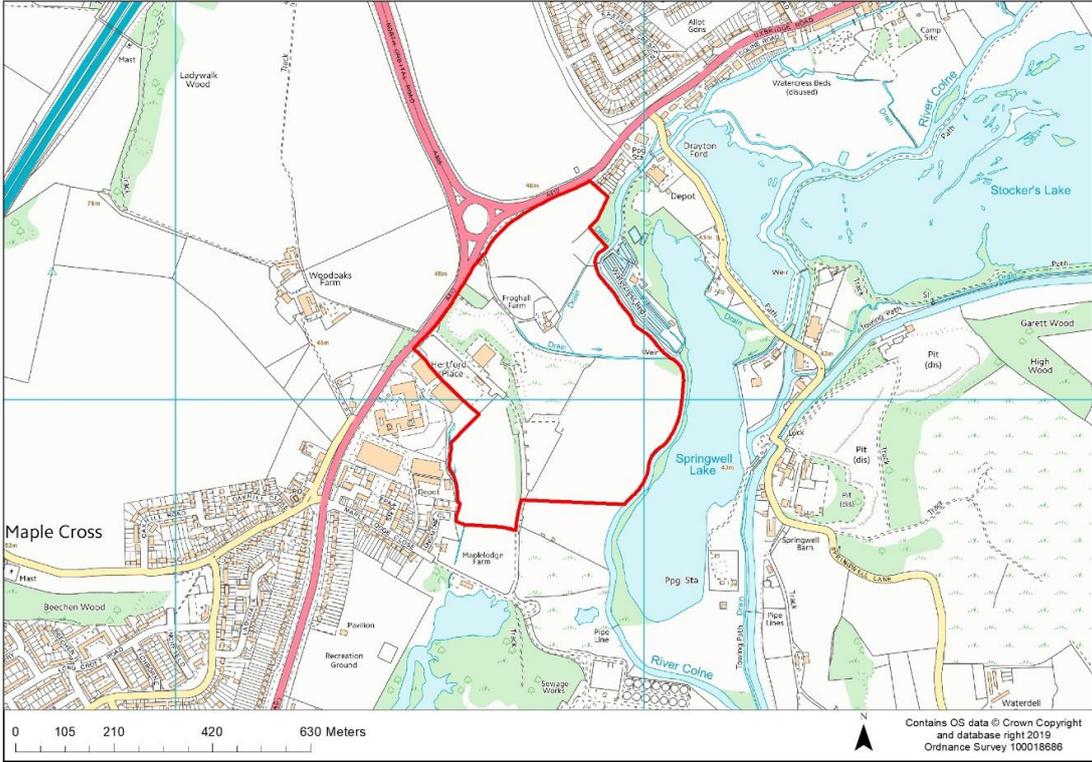
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	<p>with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</p> <ul style="list-style-type: none"> • Contamination: Site investigations have shown that there is a possible area of former landfill at the centre of the site (covering an area of approx. 1.8 ha). • Odour: Thames Water have advised the impact of odour arising from proximity to Maple STW will need to be a key consideration. Consideration would need to be given to the requirement for any mitigation works to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers. • Access: Proposed vehicular access will be taken from the A412 HCC Highways state that suitable access arrangements are likely to be achievable but a new access onto the A412 would not be supported. Existing arrangements would need to be improvements and impact on the existing junction to serve as an access would need to be fully understood. 			
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (close to the south-eastern boundary of the site (Maple Lodge Marsh South). • Local Nature Reserve: There is a Local Nature Reserve close to the southern boundary of the site (Maple Cross Nature Reserve). • TPO: There are several protected trees located within the site (TPO493, TPO049, TPO051). • Ecology: Hertfordshire County Council Ecology state that the site has a high ecological sensitivity due to the presence of the Local Wildlife Site and location within the river valley. 			
<p>Further Constraints/Considerations:</p>				
<ul style="list-style-type: none"> • The site is adjacent to the operational waste site at Maple Lodge Sewage Treatment Works (STW). Development should not compromise the continued operation of the waste site (HCC Waste). • HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car; some walking routes exist, but distances to destinations could limit any walking trips and facilities/amenity within the local settlement is minimal. Due to the scale of development, some internalisation is possible, but not to a level that could significantly reduce external trips. • <i>Settlement Appraisal (2025):</i> The site is located on the edge of the Large Village of Maple Cross. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 				
<p>Availability (ownership/legal issues)</p>				
<p>The site is in multiple ownerships. There is a long history of the site being speculatively promoted outside of the planning process by various developers, agents and part landowners. The site is considered to be unavailable.</p>				
<p>The disused cricket pitch to the south of the site and close to the entrance to Maple Lodge STW is owned by Thames Water. Thames Water have stated that this land (approx. 1.5ha) has not been promoted for development and have requested that the cricket pitch is removed from the site area. Please see the SHELAA form for Site CFS33a which shows a revised boundary to exclude the land owned by Thames Water.</p>				
<p>Achievability</p>				
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>				
<p>Potential Density</p>				
<p>Landowner Proposed DPH</p>	<table border="1"> <tr> <td data-bbox="611 1926 842 1998">33</td> <td data-bbox="842 1926 1177 1998">Landowner Proposed Dwelling Range</td> <td data-bbox="1177 1926 1385 1998">900</td> </tr> </table>	33	Landowner Proposed Dwelling Range	900
33	Landowner Proposed Dwelling Range	900		

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Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	949
Phasing			
0-5 years		6-10 years	x
		11-15 years	x
		16+ years	
Conclusion			
<p>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. Additionally, a section of the site is within Flood Zone 3.</p> <p>The 2025 Green Belt Review assessed the western parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. This section of the site is considered to be Grey Belt. The Review assessed the eastern parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. This section of the site is not considered to be Grey Belt.</p> <p>The developable area has been reduced due to flood risk and the rural character of the site.</p> <p>The site is considered to be unavailable for development as Thames Water has requested that land south of the site is not included. Site CFS33a contains revised boundaries. The site is not deliverable or developable.</p> <p>Part of the site was subject of an application for development of two warehouses and was allowed on appeal with conditions (21/0573/FUL) and (21/0061/NONDET).</p>			
Suitable	No	Available	No
Achievable	Yes	Deliverable	No
Developable	No	Deliverable	No

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Site Ref	Address	Settlement	Site Area (ha)
CFS33a (revised boundary)	Land at Maple Cross, Maple Lodge	Maple Cross	25.6
			
Site Description			
<p>The site is a mix of previously developed (brownfield) land and greenfield land; a portion of the site located within the central area of the site is included on the Brownfield Register. The site comprises a large number of fields that are largely used for pasture. Other areas of the site accommodate industrial uses and associated landfill. Part of the Maple Cross employment site is included in the boundary, to the west of the site; this is subject to an application that is pending consideration (19/1179/FUL). A residential dwelling is located in the northern area of the site.</p> <p>The boundaries of the site are bounded by the A412 to the north, the River Colne and Springwell Lake to the east, existing woodland tree planting to the south and an access road to the west. The Reach Free secondary school is located to the north of the site, on the opposite side of Uxbridge Road. Maple Lodge Sewage Treatment Works (STW) is also located in close proximity to the site, to the south-east.</p> <p>The site is adjacent to the District boundary with the London Borough of Hillingdon to the east.</p> <p>The site boundary is revised (from Site CFS33) in order to exclude land that has been requested for exclusion by the landowner.</p>			
Use(s) Proposed	Business, General Industry, Warehousing, Residential, Retail, Hotel		
Planning History			
<p>An outline application was submitted for part of the site in 2001 for a mixed use scheme, comprising of a hotel, offices and environment centre (01/01721/OUT); this was refused and a subsequent appeal was withdrawn.</p> <p>Part of the site (land within the central site area) was subject to a retrospective application for the change of use of the land to open storage; this was refused (17/2479/RSP).</p> <p>Land adjacent to the western boundary (next to Hertford Place) was approved for a Certificate of Lawfulness application (18/1424/CLPD). This related to a previous application (07/1401/FUL) for the erection of a 207-bedroom hotel, which was approved. This has not yet been implemented.</p>			

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Part of the site (which is located within the existing employment area) is the subject of an application for the development of two warehouses (16,590sqm in total), with ancillary office space (1,986sqm). This application was refused (19/1179/FUL).

Part of the site was subject of an application for development of two warehouses and was allowed on appeal with conditions (21/0573/FUL) and (21/0061/NONDET).

Suitability

Policy Constraints:

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

- **Green Belt:** The site falls into two Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the western part of the site is located was assessed as moderate. Harm to the Green Belt of releasing the wider parcel in which the eastern part of the site is located was assessed as moderate-high. The 2025 Green Belt Review assessed the western parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. This section of the site is considered to be Grey Belt. The Review assessed the eastern parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. This section of the site is not considered to be Grey Belt.
- **Historic Environment:** There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the west of the site (Maple Lodge and Barn to West of Maple Lodge). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Appropriate master planning could mitigate the setting of the heritage assets through careful design and use of open space. Discussions should take place with the Conservation Officer at an early date in the master planning stage.

Physical Constraints:

- Access
- Flood Zone
- Surface Water Flooding
- Groundwater Flooding
- Groundwater Source Protection Zone (GSPZ)
- Contamination
- Noise
- Air Quality

- **Flood Zone:** There are two unnamed ordinary watercourses in the site, which join the River Colne along the eastern boundary of the site. An unnamed Main River forms the south western boundary of the site. The north-east of site is in Flood Zone 3b with areas within Flood Zone 2 along the southern boundary and at the southern-central portion of the site. The remaining land is in Flood Zone 1. It is expected that all development will be sequentially located within Flood Zone 1.
- **Surface Water Flood Risk:** The majority of site is at negligible risk of surface water flooding. Areas at risk coincide with the extent of fluvial flooding and there is a flow path along the access route through the site.
- **Groundwater Flood Risk:** Over half of the site is considered at high risk of groundwater emergence during a 1 in 100-year flood event, with groundwater levels between 0-0.025m of the surface.
- **GSPZ:** The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment

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	<p>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.</p> <ul style="list-style-type: none"> • Contamination: Site investigations have shown that there is a possible area of former landfill at the centre of the site (covering an area of approx. 1.8 ha). • Odour: Thames Water have advised the impact of odour arising from proximity to Maple STW will need to be a key consideration. Consideration would need to be given to the requirement for any mitigation works to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers. • Access: Proposed vehicular access will be taken from the A412. HCC Highways state that suitable access arrangements are likely to be achievable but a new access onto the A412 would not be supported. Existing arrangements would need to be improvements and impact on the existing junction to serve as an access would need to be fully understood. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (close to the south-eastern corner of the site (Maple Lodge Marsh South). • TPO: There are several protected trees located within the site (TPO493, TPO049, TPO051). 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> • The site is adjacent to the operational waste site at Maple Lodge Sewage Treatment Works (STW). Development should not compromise the continued operation of the waste site (HCC Waste). • HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car; some walking routes exist, but distances to destinations could limit any walking trips and facilities/amenity within the local settlement is minimal. Due to the scale of development, some internalisation is possible, but not to a level that could significantly reduce external trips. • <i>Settlement Appraisal (2025):</i> The site is located on the edge of the Large Village of Maple Cross. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 							
<p>Availability (ownership/legal issues)</p>							
<p>The site is in multiple ownerships. There is a long history of the site being speculatively promoted outside of the planning process by various developers, agents and part landowners. The site is considered to be unavailable.</p>							
<p>Achievability</p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p>Potential Density</p>							
Landowner Proposed DPH	33	Landowner Proposed Dwelling Range	900				
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	896				
<p>Phasing</p>							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
<p>Conclusion</p>							

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The site is a mix of previously developed brownfield land located within the Green Belt 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. Additionally, a section of the site is within Floodzone 3.

The 2025 Green Belt Review assessed the western parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. This section of the site is considered to be Grey Belt. The Review assessed the eastern parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. This section of the site is not considered to be Grey Belt.

The developable area has been reduced due to flood risk and the rural character of the site.

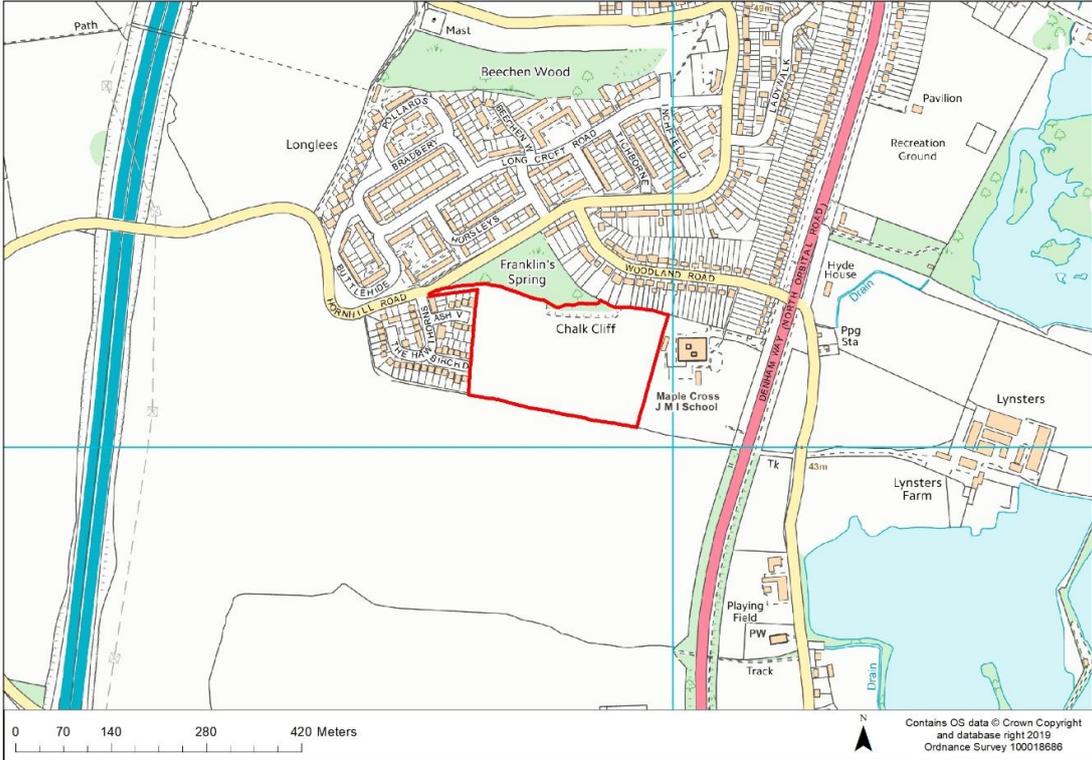
The site is in an unsustainable location.

The site is considered to be unavailable for development. The site is not deliverable or developable.

Part of the site was subject of an application for development of two warehouses and was allowed on appeal with conditions (21/0573/FUL) and (21/0061/NONDET).

Suitable	No	Available	No	Achievable	Yes
Deliverable	No	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
CFS34	Land South of Hornhill Road and Woodland Road, Maple Cross	Maple Cross	4.5
			
Site Description			
<p>The site is comprised of greenfield land, which is in use as open, agricultural land. The east of the development site abuts Maple Cross Junior Mixed Infant and Nursery School. The northern boundary abuts the rear gardens of properties on Woodland Road and the southern edge of Franklin's Spring woodland, a designated open space. Residential properties at the end of Ash Vale and Birch Drive cul-de-sacs complete the western boundary. Further north is residential development and a small local shopping parade associated with the settlement of Maple Cross. To the south and further east (on the opposite side of Denham Way), there is agricultural land. The site contains an access route from Hornhill Road.</p> <p>The south of the site is adjacent to Site CFS34a.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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 low-moderate. The access route included in the site boundary is not in the Green Belt. The 2025 Green Belt Review assessed the parcel of the site as having a relatively limited impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt. Historic Environment: The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment, as there is no obvious 	

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	<p>inter-visibility between the nearest heritage asset (a Grade II Listed Building to the south-east) and the site.</p> <ul style="list-style-type: none"> • 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: There is a small area adjacent to the central northern boundary of the site which ranges from medium-low risk of surface water flooding. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Access: The site contains an access route from Hornhill Road, which is currently covered by trees. The access route runs between Franklin's Spring and residential properties on The Hawthorns and Ash Vale. HCC Highways raise significant concerns over the achievement of a suitable access of the site in isolation. The work required is likely to be uneconomical for the size of site.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • A public right of way runs along the southern boundary. • The HS2 safeguarding zone is located to the south-west of the site. • HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Bus provision is available, and some walking routes exist, but distances to destinations would significantly limit sustainable trips. HCC Highways state that development would not be of a scale sufficient to contribute towards bus service diversion and that the site would need to come forward as part of a larger site (Site CFS34a). Enabling permeability to the existing settlement would be a key consideration. • <i>Settlement Appraisal (2025):</i> The site is located on the edge of the Large Village of Maple Cross. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of disconnected. 	
<p>Availability (ownership/legal issues)</p>	
<p>The site is in single ownership and is being promoted by the landowner.</p>	
<p>Achievability</p>	
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>	

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Potential Density							
Landowner Proposed DPH	20-28 (across whole site) 25-35 (across developable area)			Landowner Proposed Dwelling Range	89-125		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)			Indicative Dwelling Range	158		
Phasing							
0-5 years		6-10 years	x	11-15 years		16+ years	
Conclusion							
<p>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.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a relatively limited impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p> <p>The developable area has been reduced due to the rural nature of the site, the need to strengthen defensible boundaries and BNG allocation.</p> <p>HCC Highways have stated that provision of this site alone would not be strategic due to its size. The site is poorly serviced by infrastructure and amenities.</p> <p>Suitable mitigation would need to be provided against the risk of surface water flooding on the site. Adequate access arrangements would need to be made for the site. It is unlikely that the work required for suitable access will be economical for the size of the site. Any future proposals would also need to take account of the site's location in GSPZ1. The site is both available and achievable.</p> <p><i>This site is being promoted as part of a larger site, combined with Site CFS34a (see assessment for Site EOS12.2).</i></p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No		Developable	No			

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Site Ref	Address	Settlement	Site Area (ha)
CFS34a	Land South of Hornhill Road and Woodland Road , Maple Cross – Larger Site	Maple Cross	31.8
Site Description			
<p>The site is comprised of greenfield land, which is in use as open, agricultural land. The site is bounded by trees to the east, with Denham Way immediately beyond the tree-lined boundary. The western boundary is within 100m of the M25, with an area of open green land between the site boundary and the M25. The southern boundary is bounded by open, agricultural land. The northern boundary is formed by a public footpath and immediately beyond this is open land, residential gardens along Birch Drive, and the playing fields of Maple Cross Junior Mixed Infant and Nursery School. Further north is residential development and a small local shopping parade associated with the settlement of Maple Cross.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The site falls into two Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the north-eastern part of the site is located) was assessed as moderate. Harm to the Green Belt of releasing the wider parcel (in which the southern part of the site is located) was assessed as moderate-high. The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt. Historic Environment: A Grade II Listed Building (The Church of St Thomas of Canterbury) lies to the immediate east of the 	

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	<p>site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as there would be a change in the agrarian landscape by development. The Heritage Impact Assessment states that careful design has the potential to limit the harm, especially at the eastern side of the development. Any application would need to be accompanied by a detailed heritage impact statement and there should be early discussions with the Conservation Officer on layout and height of development.</p> <ul style="list-style-type: none"> • 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: There is a surface water flow path running from the central eastern boundary to the central-southern area in the site. This is at low risk of surface water flooding (1 in 1000 year rainfall event). Against the eastern boundary and to the north-east of the site, there are small areas at high risk (1 in 30 year rainfall event). • Groundwater Flood Risk: To the south-east of the site and along the eastern boundary, groundwater levels are between 0.025m and 0.5m of the surface. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • 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: There is no existing access into the site. It is proposed that the site would have two vehicular access points; one onto Denham Way as the primary vehicular access and a secondary access onto Hornhill Road. HCC Highways state that access is likely to be achievable.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.
<p>Further Constraints/Considerations:</p>	

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- A public right of way runs along the entire northern boundary.
- The HS2 safeguarding zone is adjacent to the western boundary.
- HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Some walking routes exist, but distances to destinations could limit any walking trips and the facilities/amenity within local settlement is minimal. Due to scale, some internalisation is possible, but not to a level to significantly reduce external trips. Whilst concerns as to whether LTP policy could be met due to the site's location, sustainable development may be achievable due to the scale of the site.
- *Settlement Appraisal (2025)*: The site is located on the edge of the Large Village of Maple Cross.
- The council's *Access to Services Study* has concluded that the site has a sustainability rating of poor.

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	1113

Phasing

0-5 years		6-10 years	x	11-15 years	x	16+ years	
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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 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.

The developable area has been reduced due to the rural character of the site, the need to strengthen defensible boundaries and BNG allocation.

HCC Highways have stated that the site alone is not strategic in size and is located within an unsustainable area with poor access to amenities and infrastructure.

The council's *Access to Services Study* has concluded that the site has a sustainability rating of poor. The site is not in a sustainable location.

Suitable mitigation would need to be provided against the risk of surface water flooding on the site. Any future proposals would also need to take account of the site's location in GSPZ1. Adequate access arrangements would need to be made for the site. The site is both available and achievable.

Suitable mitigation measures will also need to be implemented to reduce any noise and air quality impacts arising from the site's proximity to the M25.

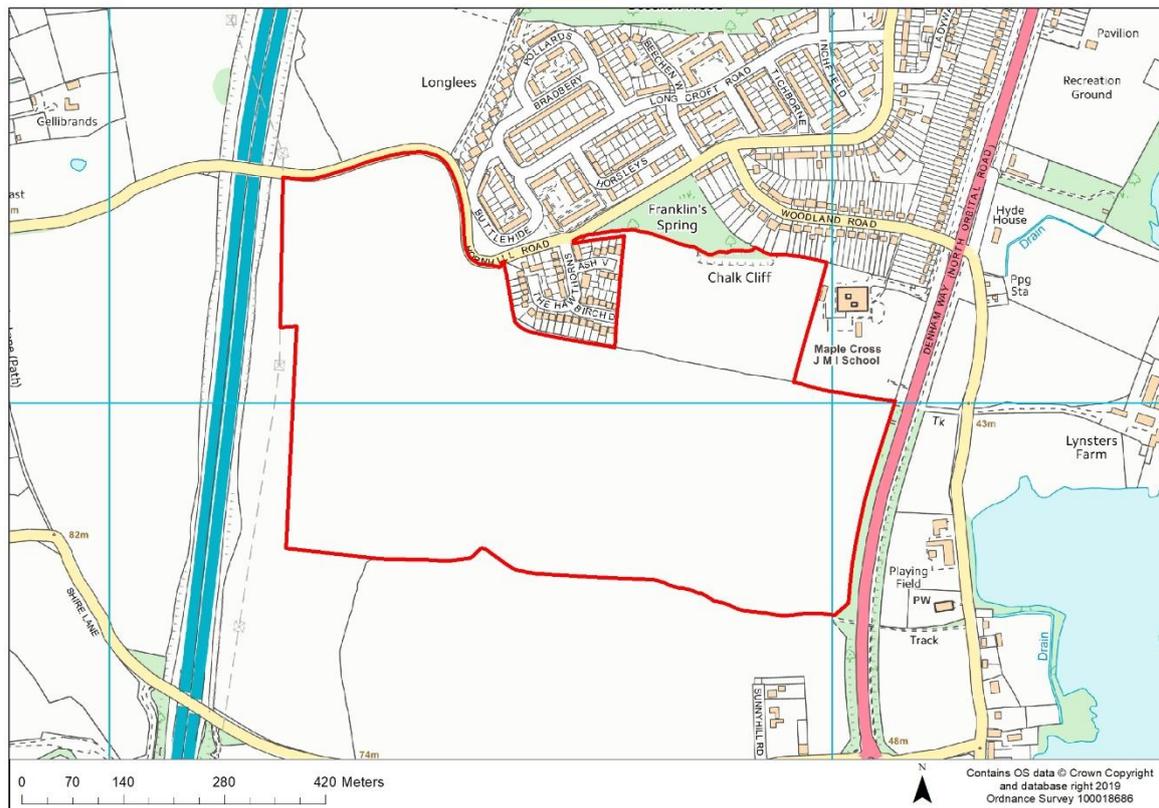
It is unlikely that a site of this size will be of a scale for sufficient infrastructure.

This site is being promoted as part of a larger site, combined with Site CFS34 (see assessment for Site EOS12.2).

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Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No		Developable	No	

Site Ref	Address	Settlement	Site Area (ha)
CFS34b	Land South of Hornhill Road and Woodland Road , Maple Cross – Combined Site	Maple Cross	36.3



Site Description

The site is comprised of greenfield land, which is in use as open, agricultural land. The site is bounded by trees to the east, with Denham Way immediately beyond the tree-lined boundary. The western boundary is within 100m of the M25, with an area of open green land between the site boundary and the M25. The southern boundary is bounded by open, agricultural land. The northern boundary is formed by Hornhill Road, residential gardens along Birch Drive, the southern edge of Franklin's Spring woodland and the playing fields of Maple Cross Junior Mixed Infant and Nursery School. Further north is residential development and a small local shopping parade associated with the settlement of Maple Cross.

The site is a combination of Sites CFS34 and CFS34a.

Use(s) Proposed	Residential, with associated education, community uses, retail, business
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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

- **Green Belt:** The site is located in the Green Belt. The site falls into three Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the north-eastern part of the site is located) was assessed as moderate. Harm to the Green Belt of releasing the wider parcel (in which the north-western part of the site is located) was assessed as

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<ul style="list-style-type: none"> National Landscapes 	<p>low-moderate. Harm to the Green Belt of releasing the wider parcel (in which the southern part of the site is located) was assessed as moderate-high. The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The parcel to the north east of the site was assessed as having a relatively limited on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p> <ul style="list-style-type: none"> Historic Environment: A Grade II Listed Building (The Church of St Thomas of Canterbury) lies to the immediate east of the site. The Heritage Impact Assessment states that development of the southern parcel (CFS34a) would have a minor adverse impact on the historic environment, as there would be a change in the agrarian landscape by development. The Heritage Impact Assessment states that careful design has the potential to limit the harm, especially at the eastern side of the development. 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. 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: There is a surface water flow path running from the central eastern boundary to the central-southern area of the site. This flow path is at low risk of surface water flooding (1 in 1000 year rainfall event). Against the eastern boundary and to the north-east of the site, there are small areas at high risk (1 in 30 year rainfall event). Close to the northern boundary, adjacent to Franklin's Spring, there is small area which ranges from medium-low risk of surface water flooding. Groundwater Flood Risk: To the south-east of the site and along the eastern boundary, groundwater levels are between 0.025m and 0.5m of the surface. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. 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: There is no existing access into the site. It is proposed that the site would have two vehicular access points; one onto Denham

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	Way as the primary vehicular access and a secondary access onto Hornhill Road.						
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the southern section of the site (CFS34a) as having a medium-high sensitivity to built development. The northern section (CFS34) is classified as having a medium-low sensitivity to built development. 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • A public right of way runs along the north-eastern and through the site. • The HS2 safeguarding zone is adjacent to the western boundary. • The site is strategic in scale and would provide supporting infrastructure. This includes: a primary education extension to Maple Cross JMI and Nursery School, parkland (including play space), a local centre including local shops, community facilities, a nursery and flexible commercial space, a 90-bed extra care home, improved bus stops and an extended bus route through the site as well as pedestrian and cycle routes. • <i>Settlement Appraisal (2025)</i>: The site is located on the edge of the Large Village of Maple Cross. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 							
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	26 (across whole site)		Landowner Proposed Dwelling Range	950			
	45 (average across developable area)			950 + 90-bed care home (equivalent of 47 dwellings)			
Indicative DPH (Developable/Non-Developable Area)	50 (55%/45%)		Indicative Dwelling Range	950 + 90-bed care home (equivalent of 47 dwellings)			
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
<p>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.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The parcel to the north east of the site was assessed as having as having a relatively limited on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p> <p>The developable area has been reduced due to the rural character of the site, the need to strengthen defensible boundaries and BNG allocation.</p>							

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The site is strategic in scale and its development would support a high level of infrastructure provision. 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. Any future proposals would also need to take account of the site's location in GSPZ1. The site is both available and achievable. *The site is to be taken forward under EOS12.2.*

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
CFS35a	Maple Lodge Depot	Maple Cross	0.4
Site Description			
<p>The site is comprised of previously developed (brownfield) land and contains a collection of buildings dating from the 1980s. The buildings are to the west, north and east of the site. There is a car park to the south of the eastern and northern buildings. The site is in employment use (a mix of offices and storage and distribution). To the north and north-west of the site is the remainder of the Maple Cross/Maple Lodge employment area. Abutting the site to the south is residential development and also an extended car park area which serves the site's current use. To the east and south east is agricultural land.</p> <p><i>The extended car park area adjacent to the south of the site is being considered as Site CFS35b.</i></p>			
Use(s) Proposed		Residential	
Planning History			
<p>A prior approval application was approved for the change of use of an office building on the site to 19 residential units (17/1208/PDR). This was granted approval in July 2017 and has not been implemented.</p> <p>A prior notification of demolition of ancillary storage shed on the site (19/0696/PDND) was approved in 2019 and has since been completed.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is not located in the Green Belt. Historic Environment: There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the south-east of the site (Maple Lodge and Barn to West of Maple Lodge). Between these heritage assets and the site, there is residential development and tree coverage, although a detailed heritage impact assessment should be undertaken as part of any proposals. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. A Main River (Maplelodge Farm Ditch) runs adjacent to the eastern boundary. An appropriate buffer distance would be required. 	

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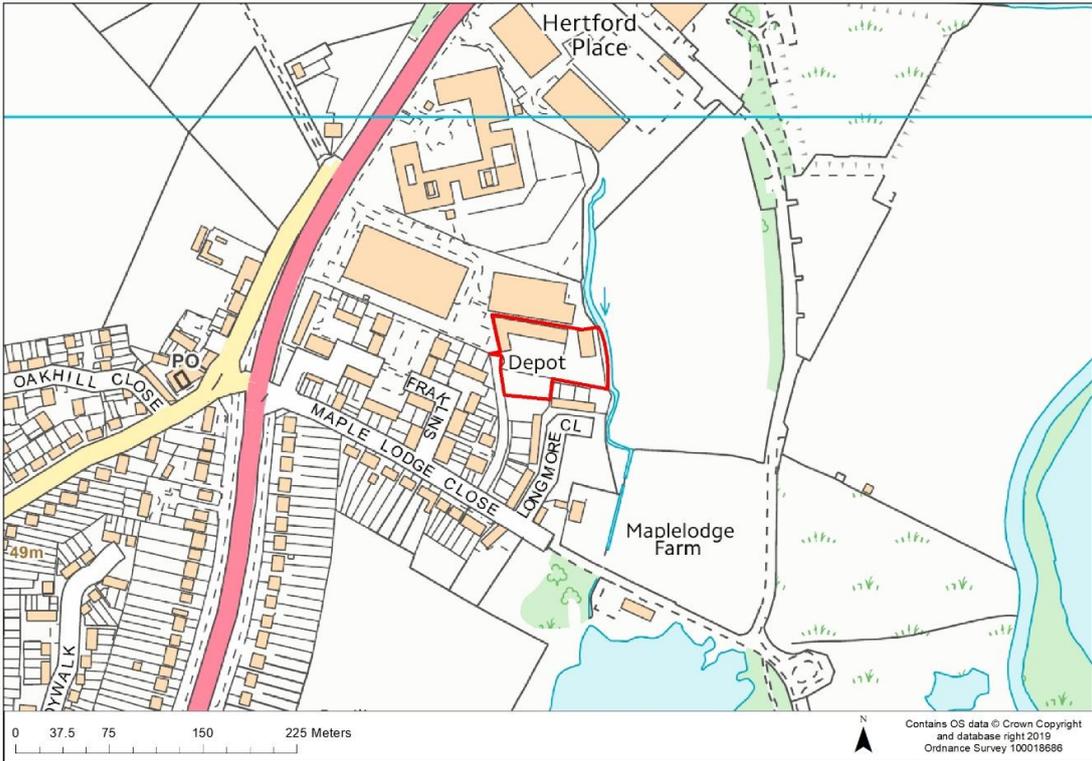
<ul style="list-style-type: none"> • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Surface Water Flood Risk: The majority of site is at negligible risk of surface water flooding, although small areas to the east are at low risk of surface water flooding. • Groundwater Flood Risk: Groundwater levels are very near the surface (within 0.025m of surface). • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Access: There is an access into the site from an access road off Maple Lodge Close. • Odour: Odour arising from proximity to Maple Lodge Sewage Treatment Works (located to the south-east of the site) may impact on the site and mitigation works may be necessary to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers. 		
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • TPO: There are protected trees along the entire eastern and southern boundaries (TPO049). 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> • The whole of the site is located within the Maple Cross/Maple Lodge allocated employment site. • <i>Settlement Appraisal (2025):</i> The site is located within the Large Village of Maple Cross • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 			
<p>Availability (ownership/legal issues)</p>			
<p>The site is in joint ownership and has been promoted by the landowners.</p>			
<p>Achievability</p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p>Potential Density</p>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	14
<p>Phasing</p>			
0-5 years	x	6-10 years	11-15 years 16+ years
<p>Conclusion</p>			
<p>The developable area of the site has been reduced due to the need for buffers to adjacent development and the presence of trees.</p>			
<p>The whole of the site is located in the Maple Cross/Maple Lodge allocated employment site. The employment area is protected from a change of use to residential through an Article 4 Direction. The SW Hertfordshire</p>			

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Economic Study encourages Three Rivers to resist pressure for further changes of use in key employment areas and to explore the potential for imposing Article 4 directions in the most at-risk locations. The site should be protected for its existing employment use. The site is not considered to be suitable for residential development.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
CFS35b	Maple Lodge Depot and Car Park	Maple Cross	0.5
			
Site Description			
<p>The site is comprised of previously developed (brownfield) land and contains a collection of buildings dating from the 1980s. The buildings are to the west, north and east of the site. There is a car park at the centre of the site which extends to the south of the site. The site is in employment use (a mix of offices and storage and distribution) and the majority of the site area is located within the Maple Cross/Maple Lodge allocated employment site. To the north and north-west of the site is the remainder of the Maple Cross/Maple Lodge allocated employment site. Abutting the site to the south is residential development. To the east and south east is agricultural land.</p>			
Use(s) Proposed	Residential		
Planning History			
<p>A prior approval application was approved for the change of use of an office building on the site to 19 residential units (17/1208/PDR). This was granted approval in July 2017 and has not been implemented.</p> <p>A prior notification of demolition of ancillary storage shed on the site (19/0696/PDND) was approved in 2019 and has since been completed.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site is not located in the Green Belt. Historic Environment: There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the south-east of the site (Maple Lodge and Barn to West of Maple Lodge). Between these heritage assets and the site, there is residential development and tree coverage, although a heritage impact assessment should be undertaken as part of any proposals. 		
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. A Main River (Maplelodge Farm Ditch) runs adjacent to the eastern boundary. 		

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<ul style="list-style-type: none"> • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Surface Water Flood Risk: The majority of site is at negligible risk of surface water flooding, although small areas to the east are at low risk of surface water flooding. • Groundwater Flood Risk: Groundwater levels are very near the surface (within 0.025m of surface). • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Access: There is an access into the site via an access road off Maple Lodge Close. • Odour: Odour arising from proximity to Maple Lodge Sewage Treatment Works (located to the south-east of the site) may impact on the site and mitigation works may be necessary to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers. 			
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • TPO: There are protected trees along the eastern boundary, part of the southern and western boundaries and towards the south of the site (TPO049). 			
<p>Further Constraints/Considerations:</p>				
<ul style="list-style-type: none"> • The majority of the site is located within the Maple Cross/Maple Lodge allocated employment site. • <i>Settlement Appraisal (2025):</i> The site is located within the Large Village of Maple Cross • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 				
<p>Availability (ownership/legal issues)</p>				
<p>The site is in joint ownership and has been promoted by the landowners.</p>				
<p>Achievability</p>				
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>				
<p>Potential Density</p>				
<p>Landowner Proposed DPH</p>	<p>N/A</p>	<p>Landowner Proposed Dwelling Range</p>	<p>N/A</p>	
<p>Indicative DPH (Developable/Non-Developable Area)</p>	<p>50 (70%/30%)</p>	<p>Indicative Dwelling Range</p>	<p>18</p>	
<p>Phasing</p>				
<p>0-5 years</p>	<p>x</p>	<p>6-10 years</p>	<p>11-15 years</p>	<p>16+ years</p>
<p>Conclusion</p>				
<p>The developable area has been reduced due to the site's proximity to adjacent development and the presence of trees.</p>				
<p>The majority of the site is located in the Maple Cross/Maple Lodge allocated employment site. The employment area is protected from a change of use to residential through an Article 4 Direction. The SW Hertfordshire Economic Study encourages Three Rivers to resist pressure for further changes of use in key employment areas and to explore the potential for imposing Article 4 directions in the most at-risk locations.</p>				

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The site should be protected for its existing employment use. The site is not considered to be suitable for residential development.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
CFS36	Land at Junction 17 of M25	Maple Cross	6.8
Site Description			
<p>The site is comprised of greenfield and is currently in agricultural use. The eastern boundary is adjacent to the A406 and the western boundary is adjacent to the M25. The southern boundary is adjacent to agricultural land and partially abuts a woodland, to the south-west.</p>			
Use(s) Proposed		Motorway services	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • 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. The site was not assessed as part of the 2025 Green Belt Review. • Historic Environment: Heronsgate Conservation Area is located to the west of the site, although this is on the opposite side of the M25 and is screened by trees. A detailed heritage impact assessment should be carried out as part of any application. • 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:		<ul style="list-style-type: none"> • Flood Zone: The site has been identified to be at very low risk of fluvial flooding due to its location within Flood Zone 1. • Surface Water Flood Risk: There is a small area along the north-eastern boundary which ranges from medium-high risk of surface water flooding. Less than 1% of the site is at risk from surface 	

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<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<p>water events up to the 1% AEP event. This only increases to 1% in the 0.1% AEP event. Surface water flows past the eastern border of the site, flowing southwards. Access to the site is possible in the 1% AEP event, but 'significant' hazard is predicted for a small region of the A412 roundabout. In the 0.1% AEP event, this increases to high hazard due to an increase in flood depths up to 0.6m.</p> <ul style="list-style-type: none"> GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> Local Wildlife Site: A Local Wildlife Site (Ladywalk Wood) is adjacent to part of the southern boundary. Ancient Woodland: An Ancient Woodland (Ladywalk Wood) is adjacent to part of the southern boundary. 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> There are public right of ways running along the eastern boundary and part of the southern and northern boundaries. A public right of way also runs through the southern section of the site. <i>Settlement Appraisal (2025):</i> The site is outside of any settlement. 							
<p>Availability (ownership/legal issues)</p>							
<p>Ownership of the site is under option, to be acquired by the promotor.</p>							
<p>Achievability</p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p>Potential Density</p>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range			N/A		
Indicative DPH	N/A	Indicative Dwelling Range			N/A		
<p>Phasing</p>							
0-5 years		6-10 years		11-15 years	x	16+ years	
<p>Conclusion</p>							
<p>The site is in the Green Belt and is therefore considered unsuitable for development. However, consideration would need to be given to the level of Green Belt harm acceptable to the council following the Green Belt review.</p>							
<p>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.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No		Developable	No			

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Site Ref	Address	Settlement	Site Area (ha)
CFS64	Land south of Chalfont Lane, West Hyde	West Hyde	8.6
Site Description			
<p>The site is located to the west of West Hyde and is comprised of greenfield land, which is currently in agricultural use. Old Uxbridge Road bounds the site to the east and north, with residential development along this road to the east and residential development at Maple Cross further north. Pynesfield Lake is located to further east of the site. Denham Way (A412) runs along the western boundary, with Chalfont Lane to the south. The site's boundaries comprise a combination of hedgerows and wire fencing, with mature tree along the western boundary. Tilehouse Lane runs through the centre of the site.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: There is a Grade II Listed Building located to the north of the site (Church of St Thomas Canterbury), with three further Grade II Listed Buildings located to the east between the site and Pynesfield Lake (Corner Hall, Pynchfield Manor and May Cottage). The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, with potential for the settings of the designated assets to all be impacted. The Heritage Impact Assessment states that any future application would need to be accompanied by a detailed heritage 	

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	<p>impact assessment and discussions with the Conservation Officer.</p> <ul style="list-style-type: none"> • 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: An ordinary watercourse, which is a tributary of the River Colne, is located close to the eastern boundary of the site. The south and centre of the site are located within Flood Zone 2 (39% of the site area), with the northern portion of the site at lower risk within Flood Zone 1 (61% of the site area). • Surface Water Flood Risk: Overall, the site is at low risk of surface water flooding. Tilehouse Lane at the centre of the site is high risk of surface water flooding during and there are small areas along the south eastern boundary of the site at low risk of ponding. An additional surface water flow path, which is at low risk, crosses the centre of the site towards Pynesfield Lake. • Groundwater Flood Risk: The site is at high to very high risk of groundwater flooding. During a 1 in 100-year groundwater flood event, water levels are estimated to be either at or within 0.025m of the ground surface in the north east and centre of the site (29% of the site area). Across the remaining 71% of the site, groundwater levels are predicted to lie between 0.025m and 0.5m of the ground surface. Subsequently, there is a risk of groundwater flooding to surface and subsurface assets and groundwater has the capacity to flow overland and/or pond within any topographic low spots. • GSPZ: The whole of the site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Access: Vehicular access is proposed from Denham Way (A412). HCC Highways have stated that suitable access is likely achievable, although access from the A412 (Denham Way) would not be supported. An alternative proposed access is through the eastern boundary off Old Uxbridge Road. Access into the southern part of the site is proposed from Tilehouse Lane. • Contamination: There are two permitted waste sites to the west of the site (former Pynesfield Landfill [Site Ref: EAHLD30615] and Denham Park Farm Landfill). The Environment Agency can provide advice in regards to any potential considerations.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.

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<ul style="list-style-type: none"> • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • Local Wildlife Site: There is a Local Wildlife Site (Colne Valley Gravel Pits) located approximately 10m from the south-eastern boundary of the site, on the eastern side of Old Uxbridge Road. 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • There is a public right of way through the centre of the site, leading from Denham Way to Old Uxbridge Road. • Proposals include the provision of a new community facility and a parkland. • HCC Transport state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Whilst some walking routes exist, distances to destinations could limit any walking trips. HCC Highways state that the two bus stops within 400m of the site have only very limited services and the site location is likely to limit options for/discourage walking and cycling. HCC Highways state that the site would not generate developer contributions or patronage that would make bus service enhancement to a satisfactory level possible or viable in the long term. • <i>Settlement Appraisal (2025):</i> The site is located on the edge of the Green Belt Hamlet of West Hyde. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor. 							
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	Landowner Proposed Dwelling Range	220				
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	301				
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
<p>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.</p> <p>The developable area has been reduced due to the rural character of the site and BNG allocation.</p> <p>There are concerns relating to flood risk on the site. The site is also not in a sustainable location and is not strategic in size. It is therefore considered unsuitable for residential development.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

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Site Ref	Address	Settlement	Site Area (ha)
EOS12.0	Land to the west of Maple Cross	Maple Cross	15.76
Site Description			
<p>The site is comprised of greenfield land and is in agricultural use. Adjacent to the east of the site is Beechen Wood and residential development associated with Maple Cross. The western boundary is adjacent to the M25 and the southern boundary is bounded by Hornhill Road. The north of the site is bounded by Chalfont Lane with The sites northern boundary runs along Chalfont Lane.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is within the Green Belt. The site falls into two parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel (in which the southern half of the site is located) was assessed as moderate. Harm to the Green Belt of releasing the parcel (in which the northern half of the site is located) was assessed as high. The 2025 Green Belt Review assessed the northern parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a significant impact on preventing neighbouring settlements merging into one another. The southern parcel of the site was assessed as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The southern section of the site is considered to be Grey Belt. Historic Environment: The site does not contain any heritage assets and is not in close proximity to a Conservation Area. The Heritage Impact Assessment states that development would have a neutral impact on the historic environment. 	

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<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is within Flood Zone 1. • Surface Water Flood Risk: There is low risk of surface water flooding along the northern boundary of the site. • Groundwater Flood Risk: The north of the site has groundwater levels between 0.5m and 5m below the ground surface. The south of the site has groundwater levels at least 5m below the ground surface. • GSPZ: The majority of the site is in GSPZ1. GSPZ1 is the most sensitive zone in terms of the 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. A small area at the north-western corner is in GSPZ1. • Access: There is no vehicular access onto the site. Access could be provided from Chalfont Lane and Hornhill Road. HCC Highways have stated that access is likely to be technically achievable. • 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. 		
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having medium-high sensitivity to built development. • Tree Preservation Order: There are protected trees to the south of the site (TPO044). 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> • Public rights of way run through the centre of the site (Rickmansworth 009) and along the eastern boundary (Rickmansworth 008). • The eastern boundary of the site is adjacent to the Beechen Wood Open Space Allocation. • A buffer distance would be needed from the M25 to any residential development. • <i>Settlement Appraisal (2025):</i> The site is located on the edge of the Large Village of Maple Cross. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 			
<p>Availability (ownership/legal issues)</p>			
<p>The site is in single ownership and being promoted by the landowner.</p>			
<p>Achievability</p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p>Potential Density</p>			
<p>Landowner Proposed DPH</p>	<p>N/A</p>	<p>Landowner Proposed Dwelling Range</p>	<p>N/A</p>
<p>Indicative DPH (Developable/Non-Developable Area)</p>	<p>50 (50%/50%)</p>	<p>Indicative Dwelling Range</p>	<p>394</p>
<p>Phasing</p>			

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0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
<p>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.</p> <p>The 2025 Green Belt Review assessed the northern parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a significant impact on preventing neighbouring settlements merging into one another. The southern parcel of the site was assessed as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The southern section of the site is considered to be Grey Belt.</p> <p>The developable area has been reduced due to the rural character of the site and BNG allocation.</p> <p>When considered in isolation, the high harm area of the site is not strategic in scale (approximately 9.5ha in size). This part of the site is strategic in scale when considered with the adjacent site (Site CFS34b); <i>Please see the Site Assessment for Site EOS12.2 which considers a combination of both sites.</i></p> <p>The site's southern boundary is adjacent to Site CFS34b, which is a strategic site. Site EOS12.0 and CFS34b have been assessed as a singular site. <i>Please see the Site Assessment for Site EOS12.2 which is being taken forward.</i></p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

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<ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Surface Water Flood Risk: The majority of the site has no risk of surface water flooding. The western and southern boundaries have a low-medium risk of flooding. There is also a small parcel to the north-east of the site at low-medium flood risk. • Groundwater Flood Risk: The majority of the site has groundwater levels between 0.5m and 5m below the ground, the north-west of the site has groundwater levels at least 5m below the ground. • GSPZ: The centre of the site is within GSPZ2, whilst the north and south parcels of land are within GSPZ1. GSPZ1 is the most sensitive zone in terms of the 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. • Access: There is no vehicular access onto 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. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having medium sensitivity to built development. • Local Wildlife Site: The site's north-western boundary abuts a Local Wildlife Site (Chalk Pit south-east of Ladywalk Wood). 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located on the edge of the Large Village of Maple Cross. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 							
<p>Availability (ownership/legal issues)</p>							
<p>The site is in single ownership. The landowner has confirmed that the site as a whole is not available, however an area to the south of site is available for development. The part of the site which is available for development is assessed as <i>Site EOS12.3</i></p>							
<p>Achievability</p>							
<p>No viability issues have been identified.</p>							
<p>Potential Density</p>							
Landowner Proposed DPH	N/A			Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)			Indicative Dwelling Range	1085		
<p>Phasing</p>							
0-5 years		6-10 years		11-15 years	x	16+ years	x
<p>Conclusion</p>							

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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 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.

The deliverable area has been reduced due to the rural character of the site, the need to strengthen defensible boundaries and BNG allocation.

Communications with the landowner has confirmed that the site as a whole is not available for residential development.

Please see the Site Assessment for Site EOS12.3 for the part of the site which is available for development.

Suitable	No	Available	No	Achievable	Yes
Deliverable	No	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
EOS12.4	Land to the west and south of Maple Cross	Maple Cross	17.18
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Site Description			
<p>The site is comprised of greenfield land, which is in use as open, agricultural land. The site is made up of two distinct parcels. The western parcel is bounded to the east by trees and residential development associated with Maple Cross. The western boundary is in close proximity to the M25. Hornhill Road runs through the centre of this parcel. The eastern parcel is bounded to the north by residential development and a wooded area known as Franklin's Spring, to the west by residential development, and to the east by Maple Cross JMI primary school.</p> <p>The site is a reduction in area of site EOS12.2, with the new parcel boundaries reflecting the low-moderate and moderate areas of harm to the Green Belt if released.</p>			
Use(s) Proposed	Residential, education, community uses, retail, business		
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The 2025 Green Belt Review assessed the western parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The eastern parcel of the site was assessed as having a relatively limited impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt. Historic Environment: The Heritage Impact Assessment states that development of the whole land parcel would have a minor adverse impact on the historic environment, as there would be a change in the agrarian landscape by development. 		

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	<p>The Heritage Impact Assessment states that careful design has the potential to limit the harm, especially at the eastern side of the development. 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.</p> <ul style="list-style-type: none"> • 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: Close to the northern boundary, adjacent to Franklin's Spring, there is small area which ranges from medium-low risk of surface water flooding. All surface water attenuation would need to be delivered above-ground and above-ground conveyance would be prioritised. • Groundwater Flood Risk: The western parcel has groundwater levels at least 5m below the ground surface. The eastern parcel has groundwater levels between 0.5m and 5m of the surface. Ground investigations should be undertaken at the application stage. The site is considered appropriate for development subject to a Flood Risk Assessment and drainage strategy. • 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. • Access: There is no existing access into the site. It is proposed that the site would be accessed from Hornhill Road. • 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. • 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.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve 	<ul style="list-style-type: none"> • The northern part of the western of land was not assessed as part of the Landscape Sensitivity Assessment. The southern part of land was assessed; Landscape Sensitivity Assessment classifies the southern section of the parcel as having medium-high sensitivity to built development. The eastern section is

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<ul style="list-style-type: none"> • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<p>classified as having medium-low sensitivity to built development.</p> <ul style="list-style-type: none"> • TPO: There are protected trees within the site, adjacent to the north of Hornhill Road (TPO044). • SSSI: Developments may impact Mid Colne Valley SSSI and consultation with Natural England may be required. 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> • The eastern parcel of land has a public right of way which runs along the southern boundary, which continues along the eastern boundary of the western parcel, and then runs through the site, along Hornhill Road • The site is strategic in scale and would provide supporting infrastructure. This includes: a primary education extension to Maple Cross JMI and Nursery School, parkland (including play space), a local centre including local shops, community facilities, a nursery and flexible commercial space, an extra care home comprising 70-80 self contained units, improved bus stops and an extended bus route through the site as well as pedestrian and cycle routes. • HWE Integrated Health Board state that there is interest in reserving an option for an on-site facility. This may take a form of a branch surgery or a relocation. • <i>Settlement Appraisal (2025):</i> The site is located on the edge of the Large Village of Maple Cross. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. • 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. • HCC Minerals and Waste state that a Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage. • The Minerals Planning Authority would request a site investigation and evaluation by way of a MRA to assess the potential for workable mineral deposits and avoid the possibility of mineral sterilisation. • The site is located entirely within the Sand and Gravel Belt. • National Highways would require an individual transport assessment alongside a review of sustainability and net zero proposals. 							
<p>Availability (ownership/legal issues)</p>							
<p>The site is in single ownership and the site is being promoted by the landowner.</p>							
<p>Achievability</p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p>Potential Density</p>							
Landowner Proposed DPH	29			Landowner Proposed Dwelling Range		500	
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)			Indicative Dwelling Range		850	
<p>Phasing</p>							
0-5 years	x	6-10 years	x	11-15 years	x	16+ years	
<p>Conclusion</p>							
<p>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.</p> <p>The 2025 Green Belt Review assessed the western parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The eastern parcel of the site was assessed as having a relatively limited impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p>							

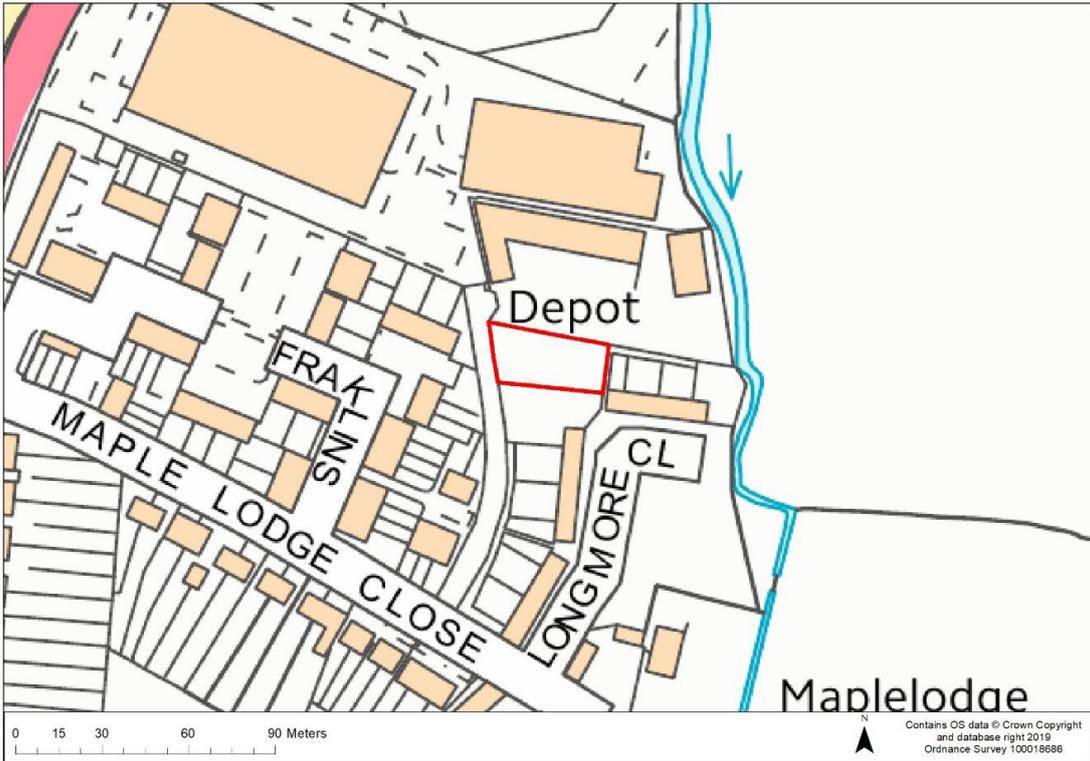
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Small areas of the site are at risk of surface water and groundwater flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Consideration to heritage assets and potential environmental impacts will also need to be made. Future proposals would also need to take account of the site's location in GSPZ1. Any development would need to take account of the presence of Public Rights of Way and the presence of protected trees on site. The site is both available and achievable.

The site is to be superseded by larger combined site, see: EOS12.2.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
MC26	Maple Lodge Depot Car Park	Maple Cross	0.07
			
Site Description			
<p>The site is comprised of previously developed land and is in use as part of the car park serving Maple Lodge Depot, which is located to the north of the site, beyond a line of trees which form the northern boundary. Adjacent to the east and south of the site are residential properties and gardens.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>The site's use as a car park was granted approval in 2006 (05/1865/FUL). The site is a small section of Depot which has had a planning application approved for the construction of warehouse units (24/1963/FUL).</p>			
Suitability			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are two Grade II Listed Buildings to the south-east of the site (Maple Lodge and Barn to West of Maple Lodge). Between these heritage assets and the site, there is residential development and tree coverage. 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. 	
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Groundwater Flood Risk: Groundwater levels are very near the surface (within 0.025m of surface) across the whole site. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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 	

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	<p>the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</p> <ul style="list-style-type: none"> • Access: There is an access into the site via an access road off Maple Lodge Close. • Odour: Odour arising from proximity to Maple Lodge Sewage Treatment Works (located to the south-east of the site) may impact on the site and mitigation works may be necessary to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • The site was not assessed as part of the Landscape Sensitivity Assessment. • TPO: There are protected trees along the northern boundary (TPO049). 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • The site was promoted as part of a larger site which included land to the north of the site (CFS35b). This adjacent land is located in the Maple Cross/Maple Lodge allocated employment site and is protected from a change of use to residential through an Article 4 Direction. • <i>Settlement Appraisal (2025):</i> The site is located within the Large Village of Maple Cross. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 							
Availability (ownership/legal issues)							
The site is in joint ownership and has been 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	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 site is in use as a car park which is ancillary to the Maple Cross/Maple Lodge allocated employment site.							
<p>The SW Hertfordshire Economic Study encourages Three Rivers to resist pressure for further changes of use in key employment areas and to explore the potential for imposing Article 4 directions in the most at-risk locations. The site should be protected for its current use which is ancillary to the existing employment area. It is also considered that the site may not have the capacity for 5+ dwellings. A planning application for the construction of warehouse units was recently approved (24/1963/FUL). The site is not considered to be suitable for residential development.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No		Developable		No		

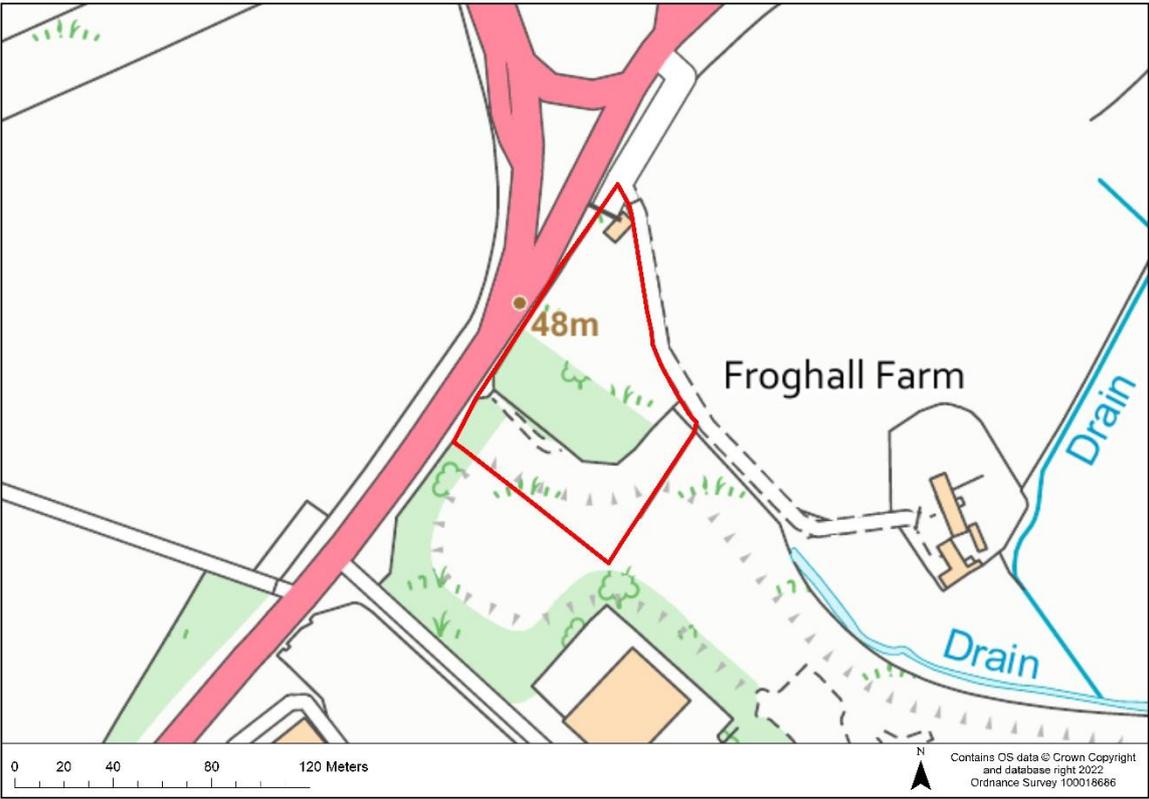
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Site Ref	Address	Settlement	Site Area (ha)
MC4	Garages at Pollards	Maple Cross	0.05
Site Description			
<p>The site is comprised of previously developed land and is located in Maple Cross. The site contains 10 council garages which are situated to the rear of a flatted development along Pollards. To the north of the site there is woodland and to the west there is open agricultural land. To the immediate south there are residential properties.</p>			
Use(s) Proposed		Residential	
Planning History			
An application for the erection of two 4 bed houses was recently approved (23/1570/FUL).			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no heritage assets within the vicinity of the site. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is within Flood Zone 1. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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 need, would be required at the pre-application stage to support any proposals on the site. Access: The site is accessed from Pollards. 	

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Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 		<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 	
Further Constraints/Considerations: <ul style="list-style-type: none"> A public right of way runs adjacent to the western boundary of the site. <i>Settlement Appraisal (2025)</i>: The site is located within the Large Village of Maple Cross. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 			
Availability (ownership/legal issues)			
<p>The site is in the single ownership of Three Rivers District Council. The site is not currently available for development.</p>			
Achievability			
<p>The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.</p>			
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			
<p>The site is not currently being promoted for development by the landowner and the site is therefore deemed undeliverable.</p> <p>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.</p> <p>In 2023, development was approved for the erection two 4-bed houses (23/1570/FUL).</p>			
Suitable	Yes	Available	No
Deliverable	No	Developable	No

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Site Ref	Address	Settlement	Site Area (ha)
NSS1	1 Denham Way, Maple Cross	Maple Cross	0.76
			
Site Description			
<p>The site is located in Maple Cross to the east of Denham Way. The majority of the site is comprised of greenfield land with an area to the northern most part of the site which is comprised of previously developed (brownfield land). The brownfield part of the site contains a derelict bungalow. The remaining area consists of open land which was previously in use as a large Garden Nursery but is no longer operational. The site's western boundary is formed by Denham Way and beyond this is agricultural land associated with Woodoaks Farm. To the north of the site beyond Denham Way roundabout is the Reach Free Secondary School. To the south of the site, beyond a small area of greenfield land, is Maple Lodge employment area which is an allocated site in the Site Allocations LDD (2014). To the east is greenfield land and beyond this Springwell Lake. The site has an access from Denham Way (A1412). The site is located within the larger Site CFS33 and Site CFS33a.</p>			
Use(s) Proposed	Use Class B2 General Industrial, Use Class B8 Storage and Distribution Roadside Facilities (e.g Service Station/ Electric Charging Facilities/ Drive-thru/Retail) Residential proposed only if delivered with adjacent land (Site CFS33a)		
Planning History			
<p>There was a planning application for a larger site (within which Site NSS1 is located) for a mixed use scheme comprising a hotel, office development and environment centre. The application was refused and then was the subject of an appeal which was subsequently withdrawn.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site falls into two Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the northern part of the site is located) was assessed as moderate-high. Harm to the Green Belt of releasing the wider parcel in which the southern part of the site is located was assessed as moderate. The 2025 Green Belt Review assessed the northern parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special 		

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	<p>character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The southern parcel of the site was assessed as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The southern section of the site is considered to be Grey Belt.</p> <ul style="list-style-type: none"> • Historic Environment: There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the west of the site and Locally Listed Building associated with Woodoaks Farm. In addition, there are two Grade II Listed Buildings to the south (Maple Lodge and Barn adjacent to Maple Lodge). There is also a Locally Listed Building located to the south-west (The Cross P.H.). A detailed heritage assessment may be required as part of any proposals.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: The majority of site is at negligible risk of surface water flood risk. • Groundwater Flood Risk: The majority of the site area has groundwater levels between 0.5m and 5m below the surface. The eastern half of the site has groundwater levels ranging between 0.025m and 0.5m below the surface with a portion of land having groundwater levels at or very near the surface (within 0.025m of the surface). • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Access: The main access to site is proposed via the existing access on Denham Way. HCC Highways state further work would be needed to determine whether access can be achieved. • Contamination: Any proposal would need to be consulted with the Waste Planning Authority due to the sites close proximity to safeguarded waste facilities. • Noise: Noise issues caused by the site's proximity to the A412 may have an impact on the site and its future occupiers. • Odour: Maple Lodge Sewage Treatment Works is located to the south-east of the site. Mitigation may be needed to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character.

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<ul style="list-style-type: none"> • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 							
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • HCC Highways state the site is not an ideal location but presents opportunity for sustainable trips however, utilising the Froghall Cottage access would not be supported due to conflict with walking/cycling route and an existing farm type access would not support intensification due to nearby RAB. • HCC Minerals & Waste state consideration should be given to the 'Agent of Change' principle in the NPPF (paragraph 187) due to the sites close proximity to safeguarded waste facilities (Waste Policy 5, Waste Core Strategy and Development Management Policies). • HCC Ecology state biodiversity offsetting/net gain would be required with considerations to GI/wildlife links. • The South West Herts Economic Study (2019) estimates a need for industrial and warehousing floorspace over the period to 2036. Taking into account the total requirement of 39,945sqm identified in the Economic Study and subtracting capacity at an existing allocation (Site E(d)), there is a total requirement for 21,945 sqm of industrial and warehousing space. The SW Herts Economic Study identifies a lack of supply of land suitable for small scale industrial uses in Three Rivers and states that the Council may wish to consider allocating additional sites to meet the needs of businesses servicing local markets. • <i>Settlement Appraisal (2025)</i>: The site is not located within any settlement. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. • There is an allocated employment area in close proximity to the south of the site (Site E(d) Maple Cross/Maple Lodge) which is safeguarded for business, industrial and storage or distribution uses. 							
Availability (ownership/legal issues)							
The site is in single ownership and the site is being promoted by the landowner. The agent representing the landowner states that the site owner is an established developer and has the relevant expertise to either bring the site forward for development themselves or with a development partner.							
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							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is in the Green Belt and is therefore considered unsuitable for development. However, consideration would need to be given to the level of Green Belt harm acceptable to the council.							
The 2025 Green Belt Review assessed the northern parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The southern parcel of the site was assessed as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a moderate impact on preventing neighbouring settlements merging into one another. The southern section of the site is considered to be Grey Belt.							
Residential proposed only if delivered with adjacent land (Site CFS33a) which is not being taken forward. Roadside Facilities (e.g Service Station/ Electric Charging Facilities/ Drive-thru/Retail) proposed will not be allocated through the Local Plan process as the Council does not have any evidence demonstrating a need for this use in this location. The need for roadside facilities will be considered at the planning application stage. It is considered that the proposed employment use (B2 and B8) is an appropriate use and that mitigation measures could be implemented as part of a planning application to address constraints on the site. Any future proposals would also need to take account of the site's location in GSPZ1. Future proposals should also ensure that the development is acceptable in terms of odour exposure arising from the proximity of the site to Maple Lodge STW. Access improvements may be required as part of any employment development. As part of any future application, a detailed heritage impact assessment may be required to identify impacts on Listed Buildings and any necessary mitigation measures to protect the buildings and their setting.							

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The site is not considered to be in a sustainable location and goes against the spatial strategy as the site is not adjacent to a settlement in the Council's settlement hierarchy. The council's *Access to Services Study* has concluded that the site has a sustainability rating of poor. It is therefore not considered suitable for B2/B8 uses or residential development.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

Site Ref	Address	Settlement	Site Area (ha)
GT7	Land East of Denham Way	Maple Cross	1.71
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Site Description			
<p>The site consists of two parcels of agricultural / grazing land separated by Old Uxbridge Road. The western parcel is bounded by the A412 to the west and Old Uxbridge Road to the east respectively. The boundary of the eastern parcel adjoins Old Uxbridge Road to the west while there is an open green field beyond the eastern boundary. To the south of the site is a community facility (West Hyde Young Peoples Centre). An open greenfield land is situated to the north of the site. There is a Local Wildlife Site (Colne Valley Gravel Pits) situated to the southeast of the site to the east of Uxbridge Road. Both parcels of the site are accessible via Old Uxbridge Road.</p>			
Use(s) Proposed	Gypsy & Traveller Site		
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints:	<ul style="list-style-type: none"> Green Belt: The site is situated within the Green Belt. 		
<ul style="list-style-type: none"> Green Belt 			

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<ul style="list-style-type: none"> Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Heritage Assets: There are two Grade II Listed Building (St Thomas of Canterbury Church and Lynsters Farm House and Cottage) situated to the south and east of the site respectively. 						
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The larger parcel is entirely within Flood Zone 1, whilst approximately half of the smaller eastern parcel is in Flood Zone 2. Access: Both parcels of the site are accessible via Old Uxbridge Road. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> Local Wildlife Site: There is a Local Wildlife Site (Colne Valley Gravel Pits) to the southeast of the site across Old Uxbridge Road. Tree Preservation Order: There are not any TPOs within the site, however, there is a cluster of protected trees to the north of the site (TPO050), approximately 50m from the northern boundary of the western parcel. 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> <i>Settlement Appraisal (2025):</i> The site is located outside of the Large Village of Maple Cross. The HS2 Safeguarding Zone is located to the southeast of the site. 							
Availability (ownership/legal issues)							
No issues regarding the availability of the site have been identified.							
Achievability							
No issues regarding the viability of developing the site have been identified.							
Potential Density							
Landowner Proposed DPH	n/a	Landowner Proposed Pitch Capacity	15				
Indicative DPH (Developable/Non-developable Area)	n/a	Indicative Pitch Capacity	15				
Phasing							
0-5 years	X	6-10 years	X	11-15 years		16+ years	
Conclusion							
<p>The site is located to the south of the large village of Maple Cross and east of Denham Way. Access to the site is via Old Uxbridge Road to the west. The HS2 Safeguarding Zone is located to the southeast of the site.</p> <p>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 sites for Gypsy and Travellers, the site could potentially be suitable, available and achievable.</p> <p>Development on the site would need to take into account the cluster of TPOs in close proximity to the northern boundary of the western parcel. Development would also need to take into account the presence of the adjacent Local Wildlife Site.</p> <p>The site is available, achievable and deliverable. The site is considered to be suitable for a Gypsy & Traveller Site.</p>							

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Suitable	No	Available	Yes	Achievable	Yes
Deliverable	Yes	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
NSS16	Sunnyhill Road	West Hyde	0.73
Site Description			
<p>The site is located to the west of West Hyde and south of Maple Cross, north of Chalfont Lane. The site is currently in partly in residential use, as well as a leisure use as a spa. It is accessed from Chalfont Lane to the south, via Sunnyhill Road. The site is surrounded by agricultural land to the north, east and west, with HS2 development taking place to the south.</p>			
Use(s) Proposed		Residential (C3) or sheltered accommodation	
Planning History			
There is no relevant planning history on the site			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is within a parcel assessed in the Stage 2 Green Belt Review. The harm to the Green Belt of releasing the parcel is assessed as moderate-high harm. The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt. Historic Environment: There are Grade II Listed Buildings located to the north east of the site (Church of St Thomas Canterbury), and to the east between the site and Pynesfield Lake (May Cottage). 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: The site is at negligible risk of surface water flooding. Groundwater Flood Risk: The whole of the site has Groundwater levels between 0.025m and 05m below the surface 	

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<ul style="list-style-type: none"> • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Access: The site is accessed from Chalfont Lane. • Noise: The site is located to the west of Denham Way and is immediately north of a HS2 development site which may have an impact on the site and its future occupiers. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development. • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character. • TPO: There is a Tree Preservation Order (TPO040) covering the trees at the north boundary of the site. 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> • HCC Highways state the site is a fundamentally unsustainable location and would be an unsound allocation. • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Green Belt Hamlet of West Hyde. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 							
<p>Availability (ownership/legal issues)</p>							
<p>The site is in single ownership and the site is being promoted on behalf of the landowner.</p>							
<p>Achievability</p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p>Potential Density</p>							
<p>Landowner Proposed DPH</p>	<p>37-75</p>	<p>Landowner Proposed Dwelling Range</p>	<p>27-55</p>				
<p>Indicative DPH (Developable/Non-Developable Area)</p>	<p>50 (100%/0%)</p>	<p>Indicative Dwelling Range</p>	<p>37</p>				
<p>Phasing</p>							
<p>0-5 years</p>	<p>x</p>	<p>6-10 years</p>		<p>11-15 years</p>		<p>16+ years</p>	
<p>Conclusion</p>							
<p>The site is situated to the north-west of the hamlet of West Hyde, north of Chalfont Lane and west of Denham Way.</p>							
<p>The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is considered to be Grey Belt.</p>							
<p>Subsequently, it is washed over by the Green Belt as it is not located within or at the edge of a higher tier settlement. The harm of releasing the parcel of green belt the site is within would be moderate-high, although this site is a small part of that parcel.</p>							

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Other issues include that the entire site is in GSPZ1 and has shallow groundwater. Both of these factors would mean development/installation of infiltration SUDS drainage, tall buildings with deep foundations and basement/underground development are unlikely to be acceptable.

Given the close proximity to the HS2 depot, there is likely to be noise for the next few years, but operations are nearly completed in this location and it will be converted to a country park.

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. However, the site is situated in an unsustainable location, so its suitability for development is unlikely to change.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
NSS5	Clancy Group HQ, Harefield	West Hyde	1.3
			
Site Description			
<p>The site is located in Harefield. The site is comprised of previously developed (brownfield) land which is in use as offices, workshops, ancillary buildings and parking. The two substantial workshop buildings on the site and combined with other ancillary structures, result in an existing built footprint of 2,696 sqm. The remainder of the site is hard surfaced and used for the parking and manoeuvring of Clancy Group's vehicles. The north of the site is comprised of a vehicular access road (approximately 400 metres in length) which can be accessed from Park Lane. Adjacent to the access road, there is vehicle parking facilities, grassland and a public house. To the north-east there is an office building and public pathway which runs along the eastern boundary, alongside the Grand Union Canal. Opposite the canal there are residential buildings. The south and west of the site are bordered by River Colne and are adjacent to grassland and Pynesfield Lake.</p>			
Use(s) Proposed		Residential (Use Class C3) with retention of office and depot	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • Green Belt: The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review. 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. The site was not assessed as part of the 2025 Green Belt Review. • Historic Environment: There is a Conservation Area which within close proximity of the site with areas bordering the north and east of the site boundary. 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zones 1, 2, 3a and 3b. The site's western boundary is adjacent to Flood Zone 3b from which an 8m buffer would be required to any residential development. The western portion of the site is in Flood Zone 	
<ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 			
<ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding 			

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<ul style="list-style-type: none"> • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<p>2. The eastern portion of the site is in Flood Zone 1. The access road into the site is in Flood Zones 3b, 3a and 2.</p> <ul style="list-style-type: none"> • Surface Water Flood Risk: The site is at low risk of surface water flooding. • Groundwater Flood Risk: Groundwater levels of the site are between 0.5m below the ground surface and at the very near (within 0.025m of) the ground surface. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Access: There is an existing private vehicular access provision from Copper Mill Lane, to the north of the site. The access would be shared between the office and depot on land surrounding the site. The access is approximately 350m in length and is narrow, with little possibility of widening given the adjacent waterbody and its location in a Local Wildlife Site. There is also a narrow bridge which has to be passed over in order to arrive at the site; this would likely require widening. HCC Highways state clarity over the access route would be required and pedestrian access would be needed as a shared space solution is not likely to be acceptable. The canal route does not appear to have any lighting and may not be a suitable surface for accessibility requirements.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to the historic character. • Local Wildlife Site: The site is within close proximity to a Local Wildlife Site to the west. The existing vehicular access to the north of the site, is designated as part of the Local Wildlife Site. • Tree Preservation Order: There are protected trees along the south and west border of the site (TPO056)
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • HCC Ecology state illumination onto the nearby Local Wildlife Site should be avoided. • HCC Highways state the site is in a poor location for sustainable development and off site pedestrian routes do not connect to the limited nearby facilities. There is also minimal opportunity to reduce the need to travel or access service and facilities by sustainable means. • HCC Minerals & Waste state encourage opportunistic extraction of minerals for use on site prior to non-mineral development. • <i>Settlement Appraisal (2025):</i> The site is not located within any settlement but is in close proximity to the edge of the Green Belt Hamlet of West Hyde. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor. • The South West Herts Economic Study (2019) estimates a need for industrial and warehousing floorspace over the period to 2036. Taking into account the total requirement of 39,945sqm identified in the Economic Study and subtracting capacity at an existing allocation (Site E(d)), there is a total 	

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<p>requirement for 21,945 sqm of industrial and warehousing space. The SW Herts Economic Study identifies a lack of supply of land suitable for small scale industrial uses in Three Rivers and states that the Council may wish to consider allocating additional sites to meet the needs of businesses servicing local markets. It is stated by the promoter that the majority of staff employed on the site will either be remain employed on the site or be relocated within the local area. However, residential development of the site would result in the loss of storage and distribution/warehousing uses through redevelopment of the plant yard, workshops and other buildings.</p> <ul style="list-style-type: none"> • There is a Public Right of Way to the north of the site, which crosses through the existing vehicular access provision on site from east to west. 							
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		30		Landowner Proposed Dwelling Range		36	
Indicative DPH (Developable/Non-Developable Area)		50 (50%/50%)		Indicative Dwelling Range		33	
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
<p>The site is situated on the eastern side of the complex of lakes to the east of West Hyde, along the boundary of the district with Hillingdon. It is washed over by the Green Belt as it is not located within or at the edge of a higher tier settlement or an inset village.</p> <p>If the site was to be released from the green belt, it is situated in a parcel of land that would cause high harm, according to the Green Belt Stage 2 Review.</p> <p>The site is considered to be in an unsustainable location. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor.</p> <p>The existing vehicular access to the north of the site is narrow and approximately 350m in length, requiring significant improvements and/or widening, which are not considered to be achievable given the road's designation as a Local Wildlife Site and adjacency to Flood Zone 3b.</p> <p>In addition, residential development of the site would result in the loss of storage and distribution/warehousing floorspace, for which there is a significant need estimated in Three Rivers over the period to 2036. The site is also not in a sustainable location and is located in Flood Zones 3b, 3a and 2.</p> <p>Additionally, 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.</p> <p>For the above reasons the site is considered unsuitable for residential development. The site is considered to be undeliverable.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

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Site Ref	Address	Settlement	Site Area (ha)
PCS11	West Hyde Residential Centre	West Hyde	0.13
Site Description			
<p>The site is comprised of brownfield land. The site is in active use as an Action for Children residential centre. There is access to the site from Old Uxbridge Road. To the south, there is a youth centre and tennis court and to the east and north there is open greenspace. To the west, on the opposite side of Old Uxbridge Road, is Lynsters Lake. Low-density residential development runs along Old Uxbridge Road to the south east.</p>			
Use(s) Proposed	Residential		
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> 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. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: The site does not contain any Heritage Assets, however there are two Grade II Listed Building within the vicinity of the site (Church of St Thomas of Canterbury to the south and Lynsters Farmhouse and Cottage to the north-west). A detailed heritage impact assessment would be required as part of any proposals. 		
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Groundwater Flood Risk: Groundwater levels are very near the ground surface (within 0.025m of the surface). GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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 		

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<ul style="list-style-type: none"> Contamination Noise Air Quality 	<p>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.</p>						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> Local Wildlife Site: There is a Local Wildlife Site (Colne Valley Gravel Pits) to the west, on the opposite side of Old Uxbridge Road. 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> The site is in use by Action for Children as a residential centre providing short-breaks for children. <i>Settlement Appraisal (2025):</i> The site is located within the Green Belt Hamlet of West Hyde. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 							
<p>Availability (ownership/legal issues)</p>							
<p>The site is a previously considered site and is owned by Hertfordshire Country Council. The site has not been promoted for consideration and is required for its current use.</p>							
<p>Achievability</p>							
<p>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.</p>							
<p>Potential Density</p>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range			N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range			7		
<p>Phasing</p>							
0-5 years	x	6-10 years		11-15 years		16+ years	
<p>Conclusion</p>							
<p>The site is situated to the north of West Hyde, just south of Maple Cross and is comprised of an existing building used as residential care for Action for Children.</p> <p>The site is washed over by the Green Belt as it is not located within or at the edge of a higher tier settlement or an inset village. If the corresponding parcel was released from the Green Belt, according to the Phase 2 Green Belt Review, it would cause high harm, although the site in question is a very small part of the overall parcel.</p> <p>Other issues include that the entire site is in GSPZ1 and has shallow groundwater. Both of these factors would mean development/installation of infiltration SUDS drainage, tall buildings with deep foundations and basement/underground development is unlikely to be acceptable.</p> <p>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. However, this is unlikely to be the case given the unsustainable location of the site. The council's</p>							

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Access to Services Study has concluded that the site has a sustainability rating of poor. Furthermore, 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)
PSCFS5	West Hyde Nursery	West Hyde	0.16



Site Description

The site is comprised of previously developed land (brownfield) land, currently in use a Tree Nursery. There is an area of hardstanding with parking and several built units on the site. The site is accessed from Old Uxbridge Road. There are residential properties to the north and south, with woodland to the west and Pynesfield Lake beyond this. There is agricultural land to the west, on the opposite side of Old Uxbridge Road.

Use(s) Proposed Residential

Planning History

The site was subject to planning permission (16/2424/RSP) for the change of use from agricultural and forestry to a tree nursery business yard, which was granted approval in 2017.

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. The site was not assessed as part of the 2025 Green Belt Review.
- **Historic Environment:** The site does not contain any heritage assets within it. To the south of the site, on the opposite side of Uxbridge Road, lies Corner Hall a Grade II Listed Building. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.

Physical Constraints:

- **Flood Zone:** The site is wholly within in Flood Zone 2.

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<ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Surface Water Flood Risk: An area at the centre of the site and along the southern boundary is low risk of surface water flooding. • Groundwater Flood Risk: The majority of the site has groundwater levels very near (within 0.025m) the ground surface. Along the eastern and western boundary there are small areas with groundwater levels between 0.025m and 0.5m below the ground surface. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Contamination: The site is partially on historic landfill, along its boundary (Site EAHL30615: Old Uxbridge Road, West Hyde). 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having low sensitivity to built development. • Local Wildlife Site: A Local Wildlife Site is partially within the site, to the east (Colne Valley Gravel Pits Local Wildlife Site). 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> • A public right of way runs along the southern boundary. • <i>Settlement Appraisal (2025):</i> The site is located within the Green Belt Hamlet of West Hyde. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor. 							
<p>Availability (ownership/legal issues)</p>							
<p>The Land Registry shows that the site is under single ownership and is being promoted by the landowner. The site is currently in commercial use which is due to end in the short term and the business owner is looking for alternative sites.</p>							
<p>Achievability</p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p>Potential Density</p>							
Landowner Proposed DPH	50	Landowner Proposed Dwelling Range	9				
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	8				
<p>Phasing</p>							
0-5 years	x	6-10 years		11-15 years		16+ years	
<p>Conclusion</p>							
<p>The site is located on the Old Uxbridge Road in the central part of the settlement of West Hyde and consists of previously developed land, formerly occupied by a garden nursery.</p>							

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The site is washed over by the Green Belt as it is not located within or at the edge of a higher tier settlement or an inset village. If the associated parcel were to be removed from the Green Belt, according to the Stage 2 Green Belt Review this would cause high harm, although the site is only a small part of the wider parcel.

In terms of site constraints, the entire site is in GSPZ1 and has shallow groundwater. Both of these factors would mean development/installation of infiltration SUDS drainage, tall buildings with deep foundations and basement/underground development is unlikely to be acceptable.

Furthermore, part of the site is within an area of historic landfill, so detailed investigation and potentially remediation/mitigation would be necessary. Part of the site is also within a Local Wildlife Site, which would also necessitate further assessment and may have implications for the scale of development.

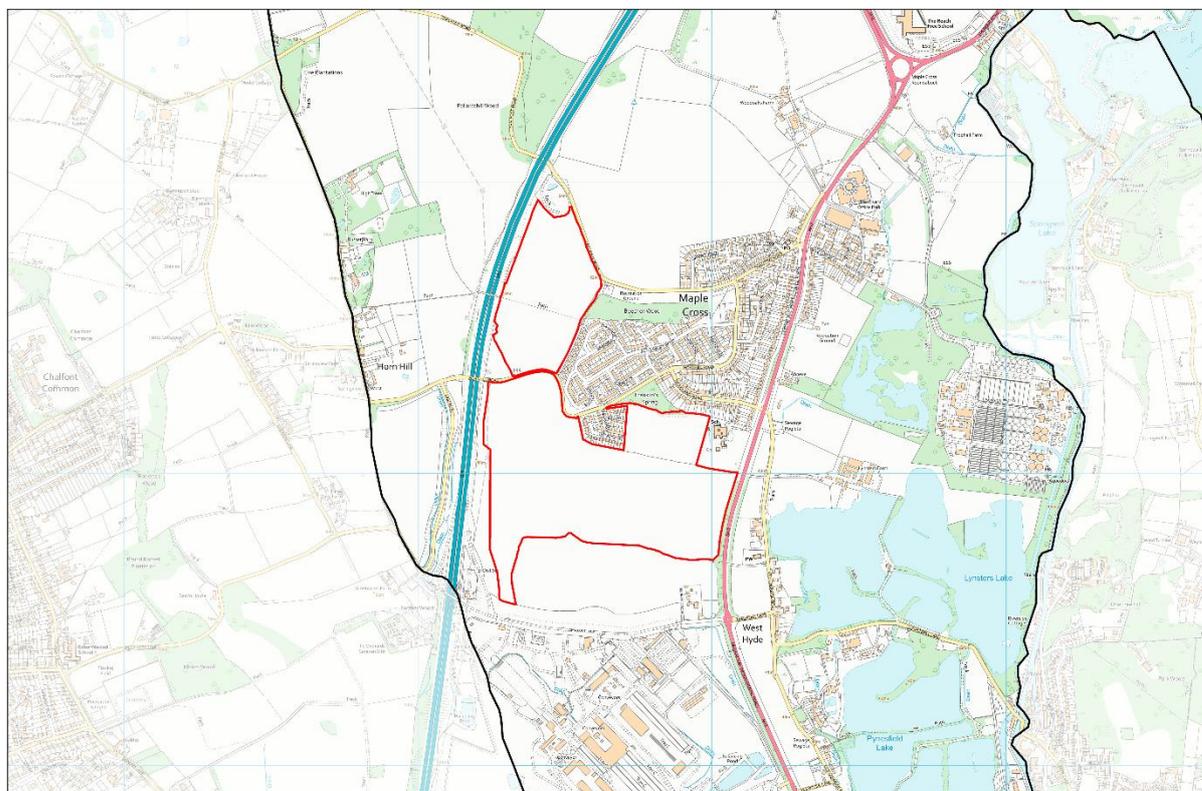
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the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

However, due to the unsustainable location, any change to its unsuitable status would be very unlikely.

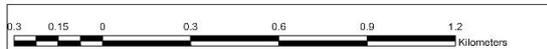
Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
EOS12.2	Land to the west and south of Maple Cross	Maple Cross	52.2



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Site Description

The site is comprised of greenfield land, which is in use as open, agricultural land. The east of the site is bounded by trees and residential development associated with Maple Cross. The western boundary is in close proximity to the M25, with an area of greenspace abutting the western boundary and the M25 towards the south-west of the site. The southern boundary of the site runs along Chalfont Lane, with the north-eastern boundary abutting Franklin's Spring. To the immediate north-east of the site is Maple Cross JMI School and to the east is Denham Way, beyond a strip of trees. Hornhill Road runs directly through the site separating the site into two parcels of land (northern and southern parcels). The site is a combination of Site CFS34b and EOS12.0

Use(s) Proposed

Residential, education, community uses, retail, business

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 is located in four parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the northern part of the site is located) was assessed as high. Harm to the Green Belt of releasing the parcel (in which the central part of the site is located, i.e. the land adjacent to north and south of Hornhill Road) was assessed as moderate. Harm to the Green Belt of releasing the parcel (in which the southern part of the site is located) was assessed as moderate-high. Harm to the Green Belt of releasing the parcel (in which the north-eastern parcel of the site, adjacent to Franklin's Spring, is located) was assessed as low-moderate. The 2025 Green Belt Review assessed the northern parcel of the site as

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	<p>having a significant impact on preventing neighbouring settlements merging into one another. The majority of the site is considered grey belt.</p> <ul style="list-style-type: none"> • Historic Environment: A Grade II Listed Building (The Church of St Thomas of Canterbury) lies to the immediate east of the site. The Heritage Impact Assessment states that development of the whole land parcel would have a minor adverse impact on the historic environment, as there would be a change in the agrarian landscape by development. The Heritage Impact Assessment states that careful design has the potential to limit the harm, especially at the eastern side of the development. 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. • 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: Within the southern part of the site, there is a surface water flow path running from the central eastern boundary (adjacent to Denham Way) towards the central-southern area of the site. This flow path is at low risk of surface water flooding (1 in 1000 year rainfall event). Against the eastern boundary and to the north-east of the site, there are small areas at high risk (1 in 30 year rainfall event). Close to the northern boundary, adjacent to Franklin's Spring, there is small area which ranges from medium-low risk of surface water flooding. The north-eastern boundary of the northern parcel is at low risk of surface water flooding along the north-eastern boundary. • Groundwater Flood Risk: The northern part of the northern parcel of the site has groundwater levels ranging from 0.5m and 5m. The centre of the site, adjacent to Hornhill Road and the south-western part of the southern parcel has groundwater levels at least 5m below the ground surface. The eastern and central areas of the southern parcel has groundwater levels between 0.5m and 5m of the surface. The south-eastern area of the southern parcel has groundwater levels between 0.025m and 0.5m below the ground surface. • GSPZ: The majority of 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. A small area at the north-eastern corner of the site is in GSPZ2. • Access: There is no existing access into the site. It is proposed that the site would be accessed from Denham Way, as the primary route leading to the northern part of the site. A secondary access could be provided from Hornhill Road and an emergency access is also proposed from the north of the northern parcel. • Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.

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	<ul style="list-style-type: none"> • 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. • 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. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The northern parcel of land was not assessed as part of the Landscape Sensitivity Assessment. The southern part of land was assessed; Landscape Sensitivity Assessment classifies the southern section of the site (CFS34a) as having medium-high sensitivity to built development. The northern section (CFS34) is classified as having medium-low sensitivity to built development. • TPO: There are protected trees within the site, adjacent to the north of Hornhill Road (TPO044). 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> • The southern parcel of land has a public right of way which runs along the northern boundary and through the site. The northern parcel of land has two public rights of ways, one of which runs through the centre of the site (Rickmansworth 009) and the other along the eastern boundary (Rickmansworth 008). • The HS2 safeguarding zone is adjacent to the western boundary of the southern parcel of land. • The site is strategic in scale and would provide supporting infrastructure. This includes: a primary education extension to Maple Cross JMI and Nursery School, parkland (including play space), a local centre including local shops, community facilities, a nursery and flexible commercial space, a 90-bed extra care home, improved bus stops and an extended bus route through the site as well as pedestrian and cycle routes. • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Large Village of Maple Cross. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 							
<p>Availability (ownership/legal issues)</p>							
<p>The site is in single ownership and the site is being promoted by the landowner.</p>							
<p>Achievability</p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p>Potential Density</p>							
<p>Landowner Proposed DPH</p>	<p>29</p>	<p>Landowner Proposed Dwelling Range</p>	<p>1500</p>				
<p>Indicative DPH (Developable/Non-developable Area)</p>	<p>50 (57%/43%)</p>	<p>Indicative Dwelling Range</p>	<p>1500</p>				
<p>Phasing</p>							
<p>0-5 years</p>	<p>X</p>	<p>6-10 years</p>	<p>X</p>	<p>11-15 years</p>		<p>16+ years</p>	
<p>Conclusion</p>							
<p>This site is situated to the south and west of the existing settlement of Maple Cross and bound by the M25 to the west and A412 Denham Way to the east. While the site is proportionally large in scale compared to Maple Cross, it is of a size that would be able to support infrastructure provision and in turn would make Maple Cross more sustainable as a whole, improving both public transport and active travel links.</p>							
<p>The 2025 Green Belt Review assessed the northern parcel of the site as having a significant impact on preventing neighbouring settlements merging into one another. The site is considered grey belt.</p>							
<p>As to be expected of a site of this size, there are numerous constraints to consider, mainly environmental, but also historical. However, also due to its size, there is scope for significant development and mitigation. The largest area of constraint is the area of GSPZ1 that covers most of the site. Consequently, there are several limitations in terms of</p>							

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design and built form including tall buildings and underground car parks/basements as well as the unlikely suitability of infiltration SuDS.

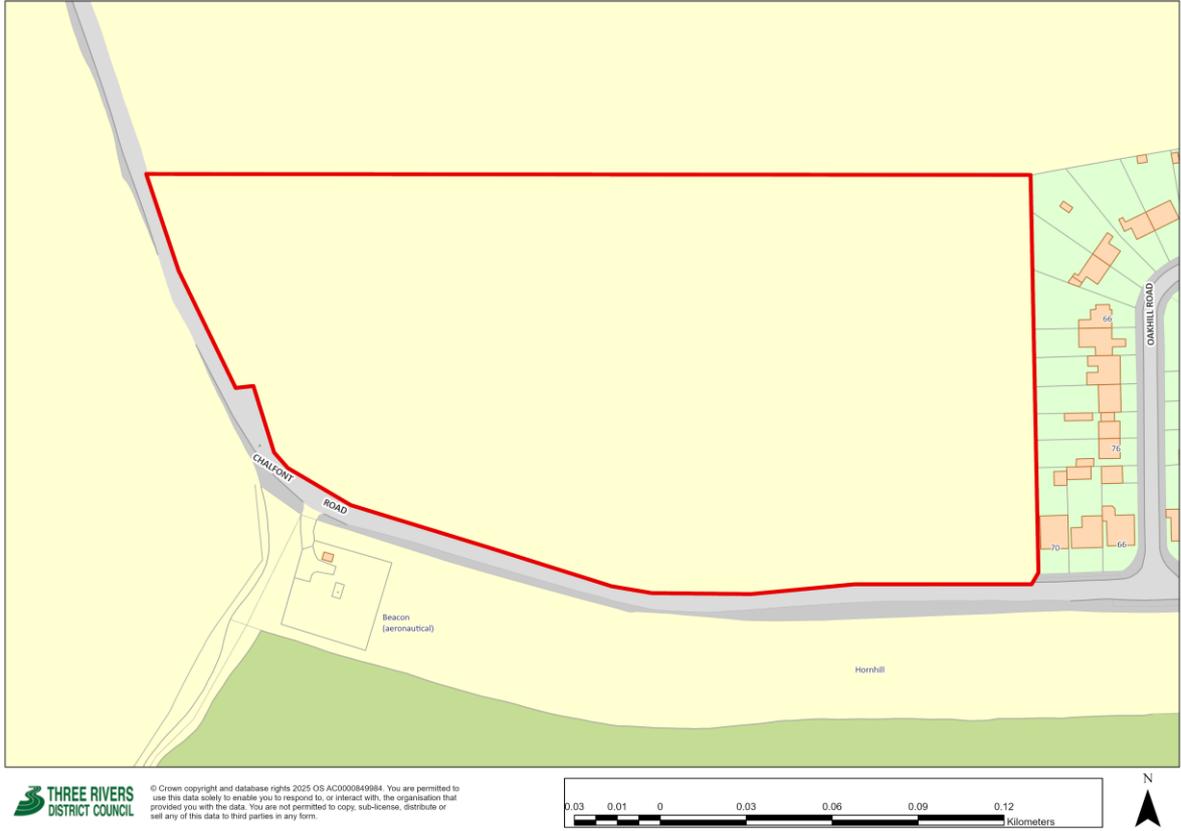
Aside from the GSPZ's, small areas of the site are at risk of surface water and groundwater flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Consideration of heritage assets including and potential environmental impacts will also need to be made. Any development would need to take account of the presence of Public Rights of Way and the presence of protected trees on site. Parts of the site are likely to be affected by a Grade II listed church and the conservation area in Maple Cross, so a Heritage Impact Assessment will be required. Noise from the M25 is likely to affect parts of the site, and subsequent mitigation may be required.

There are also several public rights of way that run through or along the boundaries that will need to be considered in any design layouts, bearing in mind the timescales if any diversions are necessary.

The standard DPH is likely to be reduced on parts of the site, due to a combination of the above factors. 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

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Site Ref	Address	Settlement	Site Area (ha)
EOS12.3	Land to the north of Chalfont Road	Maple Cross	3.7
 <p>The map shows a large greenfield site outlined in red. To the west, Chalfont Road runs north-south. To the east, Oakhill Road runs north-south. The site is bordered by residential development along Oakhill Road to the east and Chalfont Road to the south and east. The north of the site is agricultural land. The settlement of Maple Cross is to the east and south. The M25 is to the west. A scale bar shows 0 to 0.12 Kilometers. A north arrow is present.</p>			
Site Description			
<p>The site is comprised of greenfield land which is in agricultural use. The site is bordered by residential development along Oakhill Road to the east and Chalfont Road forms the southern and eastern boundaries. The north of the site is bordered by the remainder of the agricultural field. The settlement of Maple Cross is located to the east and south, with agricultural land to the south-west. The M25 is located to the west of the site.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) was assessed as high. The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a significant impact on preventing neighbouring settlements merging into one another. The site is not considered grey belt. Historic Environment: The Heritage Impact Assessment categorised the site as neutral on the potential impact to heritage assets. There are no heritage assets within the site boundary. A locally listed building namely The Cross Pub is located to the east of the site. The development of this site will have no impact on the heritage assets and significance of locally listed building. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: Along the southern boundary of the site, there is low to medium risk of surface water flooding. 	

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<ul style="list-style-type: none"> • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Groundwater Flood Risk: Groundwater levels are between 0.5m and 5m below the ground surface. • GSPZ: GSPZ1 is the most sensitive zone in terms of the 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. • Access: The site could be accessed from Chalfont Road. • 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. 		
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • Landscape: The Landscape Sensitivity Assessment assessed the site as having medium-low sensitivity to built development. 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Large Village of Maple Cross. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 			
<p>Availability (ownership/legal issues)</p>			
<p>The landowner has stated that the site would be available for development.</p>			
<p>Achievability</p>			
<p>No viability issues have been identified.</p>			
<p>Potential Density</p>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	130
<p>Phasing</p>			
0-5 years	X	6-10 years	X
11-15 years		16+ years	
<p>Conclusion</p>			
<p>This site lies on the north-western edge of Maple Cross and is currently agricultural land. The site is accessed from Chalfont Road that forms the western and southern border, with residential properties to the east.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a significant impact on preventing neighbouring settlements merging into one another. The site is not considered grey belt.</p> <p>Harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as high. However, the boundary of the site is currently non-existent in physical terms, simply continuing across at the same northerly extent as the existing built form to the east. In order to minimise harm, a suitable boundary, potentially of hedgerows and trees, will need to be created to minimise the chance of development creep across the wider agricultural field.</p>			

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In terms of constraints, the site is underlain by GSPZ1, the most sensitive groundwater protection zone and there is likely to be limits to the type of SuDS that can be used and below ground development and deep foundations.

Noise and air quality impacts from the M25 are currently unknown, with assessment required, although the site is not directly adjacent to the motorway.

The developable area has been reduced due to the rural nature of the site, the need to strengthen defensible Green Belt boundaries and 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.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

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Site Ref	Address	Settlement	Site Area (ha)
MC11	Garages to rear of Longcroft Road	Maple Cross	0.06
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Site Description			
<p>The site is comprised of previously developed land and is located in Maple Cross. The site contains two rows of garages and is accessed from Longcroft Road. Adjacent to the west of the access road is an electricity sub-station, with a residential bungalow beyond this. There is a residential property adjacent to the west of the site. To the north of the site is Beechen Wood and to the south, east and west are residential properties/gardens.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • Green Belt: The site is not in the Green Belt. • Historic Environment: The site does not contain any Heritage Assets and the site is not within a Conservation Area. 	
<ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 			
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. 	
<ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 			

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	<ul style="list-style-type: none"> • Access: The site is accessed from Longcroft Road. There is an electricity substation adjacent to the access road which may need to be altered or moved. 						
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The site was not assessed as part of the Landscape Sensitivity Assessment. 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located in the Large Village of Maple Cross. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 							
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)	83 (100%/0%)			Indicative Dwelling Range	5		
Phasing							
0-5 years	X	6-10 years		11-15 years		16+ years	
Conclusion							
<p>The site consists of a cluster of garages located within the western part of Maple Cross adjacent to a wooded area to the north and Longcroft Road to the south. It is in the built-up area of Maple Cross and not within the Green Belt.</p> <p>Like much of Maple Cross, it is within GSPZ1, which means there are likely to be restrictions on SuDS infiltration drainage, below ground development and deep foundations.</p> <p>Access issues may have to be resolved due to an adjacent electricity sub-station, which could be relocated. The indicative dwelling number has been increased to more than the standard 50 DPH due to potential for increased density.</p> <p>The site is considered suitable for residential development.</p> <p>The site is both available and achievable. The site is deemed to be developable.</p>							
Suitable	Yes	Available	Yes	Achievable	Yes		
Deliverable	No		Developable	Yes			

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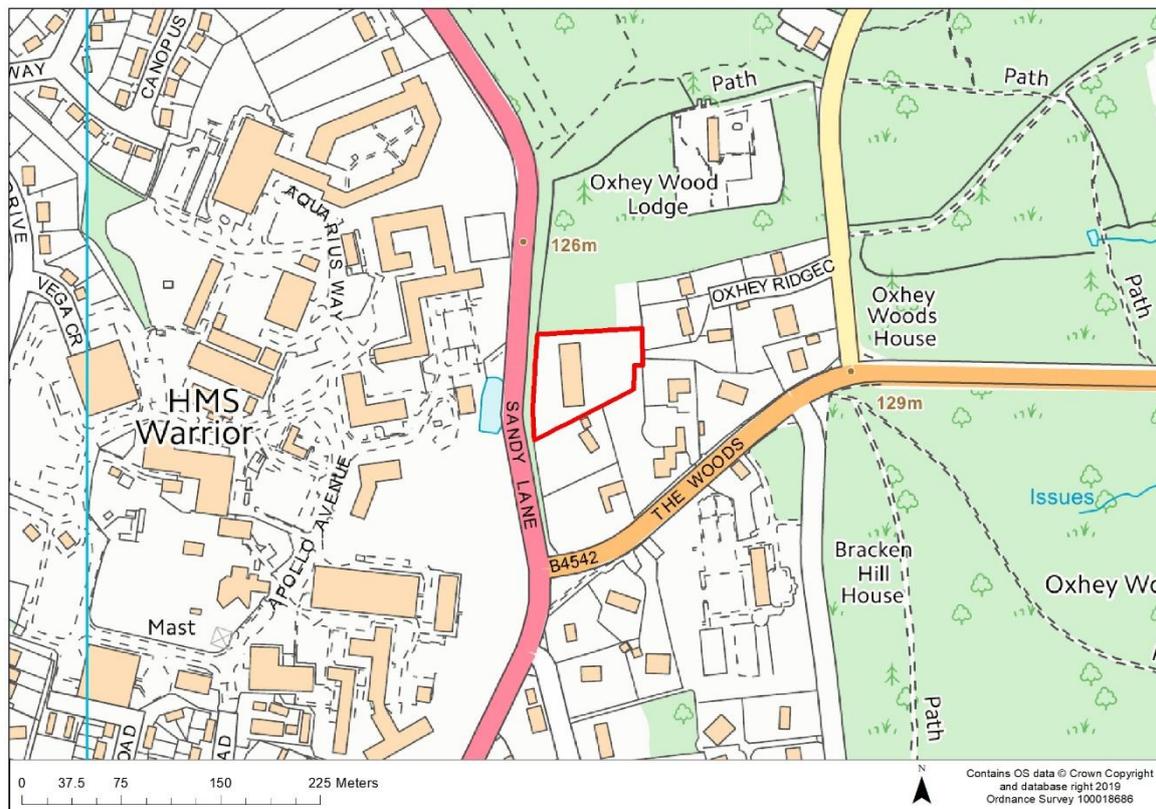
Site Ref	Address	Settlement	Site Area (ha)
GT7	Land East of Denham Way	Maple Cross	1.71
<p>Site Description</p> <p>The site consists of two parcels of agricultural / grazing land separated by Old Uxbridge Road. The western parcel is bounded by the A412 to the west and Old Uxbridge Road to the east respectively. The boundary of the eastern parcel adjoins Old Uxbridge Road to the west while there is an open green field beyond the eastern boundary. To the south of the site is a community facility (West Hyde Young Peoples Centre). An open greenfield land is situated to the north of the site. There is a Local Wildlife Site (Colne Valley Gravel Pits) situated to the southeast of the site to the east of Uxbridge Road. Both parcels of the site are accessible via Old Uxbridge Road.</p>			
Use(s) Proposed		Gypsy & Traveller Site	
Planning History			
There is no relevant planning history on the site.			
Suitability			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is situated within the Green Belt. Heritage Assets: There are two Grade II Listed Building (St Thomas of Canterbury Church and Lynsters Farm House and Cottage) situated to the south and east of the site respectively. 	
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise 		<ul style="list-style-type: none"> Flood Zone: The larger parcel is entirely within Flood Zone 1, whilst approximately half of the smaller eastern parcel is in Flood Zone 2. Access: Both parcels of the site are accessible via Old Uxbridge Road. 	

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<ul style="list-style-type: none"> Air Quality 							
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 		<ul style="list-style-type: none"> Local Wildlife Site: There is a Local Wildlife Site (Colne Valley Gravel Pits) to the southeast of the site across Old Uxbridge Road. Tree Preservation Order: There are not any TPOs within the site, however, there is a cluster of protected trees to the north of the site (TPO050), approximately 50m from the northern boundary of the western parcel. 					
Further Constraints/Considerations:							
<ul style="list-style-type: none"> <i>Settlement Appraisal (2025):</i> The site is located outside of the Large Village of Maple Cross. The HS2 Safeguarding Zone is located to the southeast of the site. 							
Availability (ownership/legal issues)							
No issues regarding the availability of the site have been identified.							
Achievability							
No issues regarding the viability of developing the site have been identified.							
Potential Density							
Landowner Proposed DPH		n/a		Landowner Proposed Pitch Capacity		15	
Indicative DPH (Developable/Non-developable Area)		n/a		Indicative Pitch Capacity		15	
Phasing							
0-5 years	X	6-10 years	X	11-15 years		16+ years	
Conclusion							
<p>The site is located to the south of the large village of Maple Cross and east of Denham Way. Access to the site is via Old Uxbridge Road to the west. The HS2 Safeguarding Zone is located to the southeast of the site.</p> <p>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 sites for Gypsy and Travellers, the site could potentially be suitable, available and achievable.</p> <p>Development on the site would need to take into account the cluster of TPOs in close proximity to the northern boundary of the western parcel. Development would also need to take into account the presence of the adjacent Local Wildlife Site.</p> <p>The site is available, achievable and deliverable. The site is considered to be suitable for a Gypsy & Traveller Site.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	Yes	Developable	No				

Moor Park & Eastbury

Site Ref	Address	Settlement	Site Area (ha)
CFS22	Knoll Oak, Sandy Lane, Northwood	Moor Park & Eastbury	0.5



Site Description

The site is comprised of previously developed (brownfield) land and the area of the existing building footprint is included on the Brownfield Register. The site contains a large vacant detached dwelling surrounded by trees in all directions. Due to the wooded nature of the area the site is well enclosed with dense vegetation to all boundaries, with trees coverage also existing within the plot. The local area is characterised by woodland forming part of Oxhey Woods. Amongst this woodland there is low density development consisting of large detached houses. On the opposite side of Sandy Lane is Northwood Headquarters.

Use(s) Proposed

Residential

Planning History

There is no relevant planning history on the site. Outline application for demolition of existing buildings and redevelopment to provide 29 residential flats (22/1875/OUT) currently awaiting decision.

Suitability

Policy Constraints:

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

- **Green Belt:** Part 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 Green Belt area of the site is located) as moderate-high. The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.
- **Historic Environment:** There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that

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	the site's development would have a neutral impact on the historic environment.				
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: At the centre of the site, there is a small area at risk of surface water flooding (ranging from low-medium risk). • Access: Access exists from Sandy Lane. 				
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • TPO: A TPO covers trees across the whole site (TPO800). • Ecology: Hertfordshire County Council Ecology state that the site has a high ecological sensitivity due to the site's location. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located within the Large Village of Eastbury. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 					
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	68	Landowner Proposed Dwelling Range	34		
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)	Indicative Dwelling Range	13		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
<p>The site is partially located within the Green Belt and is therefore considered unsuitable for development. However, consideration will need to be given to the level of Green Belt harm acceptable to the council.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a relatively limited impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.</p> <p>Development would be subject to mitigation measures to address the risk of surface water flooding within the site. Any development of the site would need to take account of the presence of protected trees within the site. The site is both available and achievable.</p> <p>The boundary of the site has been revised to assess the area of the site which is not in the Green Belt; <i>please refer to the Site Assessment for Site CFS22a.</i></p> <p>Outline application for demolition of existing buildings and redevelopment to provide 29 residential flats (22/1875/OUT) currently awaiting decision.</p>					
Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

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Site Ref	Address	Settlement	Site Area (ha)
CFS22a (revised boundary)	Knoll Oak, Sandy Lane, Northwood	Moor Park & Eastbury	0.28
			
Site Description			
<p>The site is comprised of previously developed (brownfield) land and the area of the existing building footprint is included on the Brownfield Register. The site partially contains a large vacant detached dwelling surrounded by trees. Due to the wooded nature of the area, the site is well enclosed with dense vegetation to all boundaries, with trees coverage also existing within the plot. The local area is characterised by woodland forming part of Oxhey Woods. Amongst this woodland there is low density development consisting of large detached houses. On the opposite side of Sandy Lane is Northwood Headquarters.</p> <p>The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS22).</p>			
Use(s) Proposed		Residential	
Planning History			
Outline application for demolition of existing buildings and redevelopment to provide 29 residential flats (22/1875/OUT) currently awaiting decision.			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • Green Belt: The site is not located in 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. 	
<ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 			
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: At the centre of the site, there is a small area at risk of surface water flooding (ranging from low-medium risk). • Access: Access exists from Sandy Lane. 	
<ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) 			

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<ul style="list-style-type: none"> Contamination Noise Air Quality 			
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 		<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. TPO: A TPO covers trees across the whole site (TPO800). Ecology: Hertfordshire County Council Ecology state that the site has a high ecological sensitivity due to the site's location. 	
Further Constraints/Considerations:			
<ul style="list-style-type: none"> <i>Settlement Appraisal (2025):</i> The site is located within the Large Village of Eastbury. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 			
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	40-54	Indicative Dwelling Range	11-15
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
<p>The site is deemed suitable for residential development, subject to mitigation measures to address the risk of surface water flooding within the site. Any development of the site would need to take account of the presence of protected trees within the site. The site is both available and achievable. The site is deemed to be deliverable.</p> <p>Please see the Site Assessment for CFS22 which includes the area to the north of the site which was also promoted.</p> <p>Outline application for demolition of existing buildings and redevelopment to provide 29 residential flats (22/1875/OUT) currently awaiting decision.</p>			
Suitable	Yes	Available	Yes
Deliverable		Yes	Developable
			No

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Site Ref	Address	Settlement	Site Area (ha)
CFS39a	South of Tolpits Lane	Moor Park & Eastbury	6.9
Site Description			
<p>The site comprises of greenfield land, with a small portion of previously developed (brownfield) land to the west of the site where there are two residential properties and associated driveways. The majority of the site is in use as open land, with wooded areas running along the boundaries and concentrated at the centre of the site. There is an existing access to these properties from Tolpits Lane. There are wooded areas adjacent to the east and northern boundaries. Hampermill Lake is in close proximity to the south of the site, adjacent to the River Colne. Further to the south is Merchant Taylors School. To the north of the site is Tolpits Lane employment area.</p>			
Use(s) Proposed	Residential (including staff housing for Merchant Taylors School)		
Planning History			
<ul style="list-style-type: none"> • The site was previously considered as part of the Site Allocations LDD (2014) Examination (referred to as Site H(28) in the Inspector’s Report). The Inspector’s Report on the Site Allocations LDD stated that: <ul style="list-style-type: none"> ○ “Although 50 houses is a significant development it would be insufficient to engender or support the infrastructure required to make the location sustainable” (Paragraph 115). ○ “Neither does the development of the site facilitate anything that might be regarded as a planning advantage against which its clear disadvantages could be weighed. The allocation compromises the soundness of the SALDD and should be removed from it” (Paragraph 117). 			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 	<ul style="list-style-type: none"> • 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 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring 		

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	<p>settlements merging into one another. The site is not considered to be Grey Belt.</p> <ul style="list-style-type: none"> • Historic Environment: The majority of the site is located in a Site of Archaeological Interest. There is a Grade II Listed Building (Tolpits House) located to the west of the site. Development of the site would be likely to impact the setting of the Listed Building and any proposals would require a detailed heritage impact assessment and discussions with the Conservation Officer. A Locally Important Building (Tolpits Lodge) is located close to the north-western boundary 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The Main River Colne forms the southern boundary of the site. The south of the site is located within Flood Zones 2, 3a and 3b (13% of site area). 79% of the site is in Flood Zone 1. • Surface Water Flood Risk: The site is at low risk of surface water flooding and this represents the area in Flood Zone 3b. • Groundwater Flood Risk: The site is at high to very high risk of groundwater flooding. The south of the site is estimated to have water levels at or within 0.025m of ground surface and at 0.025-0.5m to the north of the site. Subsequently, there is a risk of groundwater flooding to surface and subsurface assets. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Contamination: The site's southern boundary is adjacent to a historic landfill site (Site EAHLD12360: Tolpits Lane Pit). • Access: Vehicular access is proposed to the north-east and west of the site, from Tolpits Lane. There is an existing private access at the west of the site, although this is currently the driveway to two residential properties.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • Local Wildlife Site: The vast majority of the site (approx. 80%) is located in a Local Wildlife Site (Hamper Mill Lakes). • TPO: The wooded areas on the site, to the east, within the central area, and to the west of the site are protected (TPO647).

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<ul style="list-style-type: none"> Beechwoods SAC 			
Further Constraints/Considerations:			
<ul style="list-style-type: none"> Delivery of housing on this site is with the aim of generating funding to support a wider masterplan for Merchant Taylors School. There are currently minimal existing routes for walking, cycling or public transport access to/from this site and Tolpits Lane has no footpaths/cycleway. Submission states the aim of providing a new footpath and cycle route from the site to Moor Park station. HCC Highways raise immediate concerns over the site location, stating that whilst there is opportunity for sustainable travel, the existing provision in the area and severance to bus and rail access presents challenges to the site being considered a sustainable location. There are minimal existing routes for any walking, cycling or public transport access; Tolpits Lane has no footpaths/cycleway and narrow points. <i>Settlement Appraisal (2025)</i>: The site is located at the edge of the Green Belt Hamlet of Tolpits Lane/Croxley Business Park. The majority of the Tolpits Lane/Croxley Business Park settlement area is allocated for employment use (Sites E(a) and E(b) in the Site Allocations LDD, 2014). The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of disconnected. 			
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	7-8	Landowner Proposed Dwelling Range	50-55
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)	Indicative Dwelling Range	173
Phasing			
0-5 years	x	6-10 years	x
		11-15 years	
		16+ years	
Conclusion			
<p>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.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.</p> <p>The developable area has been reduced due to the rural character of the site, impact upon heritage assets, the need to provide a buffer to the waterway and BNG allocation.</p> <p>The site is considered to be in an unsustainable location. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of disconnected.</p> <p>The site is in a fundamental area of importance.</p> <p>The majority the site area is within a Local Wildlife Site, with a Grade II Listed Building located in part of the non-Local Wildlife Site area. The site is in an unsustainable location and it is considered that the scale of development which the site could support would be insufficient to provide the level of infrastructure necessary to make the location sustainable. A minority of the site is comprised of previously developed land (approximately 0.13ha), which includes the Grade II Listed Building located to the west and existing dwellings to the east of the site. It is considered that these brownfield areas, like the remainder of the site, are in an</p>			

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unsustainable location and isolated from an existing higher tier settlement. The site is therefore deemed unsuitable for residential development.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
CFS39b	Land to East of Merchant Taylors School	Moor Park & Eastbury	9.2
Site Description			
<p>The site comprised of greenfield land, which is currently in use as open land and forestry. A strip of trees run through site from the northern to the southern boundary which divides the field. There is an area of roughly surfaced ground to the north-western corner of the site. There is an electricity pylon to the north-east corner of the site. The site's northern boundary is adjacent to a small area of grassland, with the River Colne and Hampermill Lake beyond this. There is woodland to the east, with Hampermill Lane and residential properties beyond this. To the south there is a Golf Course whilst to the north-west there is Merchant Taylors School. To the south-west, there is low-density residential development.</p>			
Use(s) Proposed		Education (extension to Merchant Taylors School)	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: The site is located in a Site of Archaeological Interest and the Moor Park Estate Conservation Area is located to the south-west of the site. To the north-west there is a group of Listed Buildings associated with Merchant Taylors School and to the east there is a group of Listed Buildings associated with Hampers Mill. The Heritage Impact Assessment states that development of the site would have a moderate adverse impact to the historic environment and that potential development is likely to be harmful to one or more elements adjacent to the site. It is recommended in the Assessment that the site should not be allocated. 	

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	<ul style="list-style-type: none"> • 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. 								
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is mainly in Flood Zone 1. A very small proportion of the site is within Flood Zone 2 (0.4%). Outside of this area, fluvial risk to the site from the River Colne is very low. There is an unnamed watercourse present immediately east of the site. • Surface Water Flood Risk: There is generally no identified risk across the site, although surface water pathways are present to the east and north-west and are at low-medium risk of surface water flooding. There is an area of ponding to the east of the site that is at high risk of surface water flooding. Surface water flooding is predicted to affect the site during the 3.33% AEP and greater events. • Groundwater Flood Risk: The site is at high to very high risk of groundwater flooding. The north of the site is estimated to have water levels at or within 0.025m of ground surface and at 0.025-0.5m to the central section of the site. Subsequently, there is a risk of groundwater flooding to surface and subsurface assets. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Access: A new access is proposed from Hampermill Lane. 								
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • Local Wildlife Site: The site's northern boundary is adjacent to a Local Wildlife Site (Hamper Mill Lakes) • TPO: The wooded areas to the eastern portion of the site are protected (TPO338). There are also protected trees along the northern boundary (TPO644). 								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • A public right of way runs from the central area at the southern boundary (on Sandy Lodge Lane) to the east of the site, leading onto Hampermill Lane. • HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location. • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Green Belt Hamlet of Sandy Lodge. 									
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and the site is being promoted by the landowner.</p>									
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p>Potential Density</p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>N/A</td> <td>Landowner Proposed Dwelling Range</td> <td>N/A</td> </tr> <tr> <td>Indicative DPH</td> <td>N/A</td> <td>Indicative Dwelling Range</td> <td>N/A</td> </tr> </table>		Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH	N/A	Indicative Dwelling Range	N/A
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A						
Indicative DPH	N/A	Indicative Dwelling Range	N/A						
<p>Phasing</p>									

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0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
<p>The site has been put forward for private education use, as part of relocation of existing private education facilities in the London Borough of Hillingdon. 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. Harm to the Green Belt of releasing land on which the site is located is considered to be at least high and the site is non-strategic. However, consideration will need to be given to the level of Green Belt harm acceptable to the council.</p> <p>The site is not considered to be in a sustainable location.</p> <p>The site is in a fundamental area of importance.</p> <p>The Heritage Impact Assessment recommends that the site should not be allocated for development due to the impact on heritage assets within the vicinity of the site. For these reasons, the site is considered unsuitable for residential development.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No		Developable	No			

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Site Ref	Address	Settlement	Site Area (ha)
CFS39c	Sandy Lodge Lane and Land at Askew Road	Moor Park & Eastbury	0.7



Site Description

The site comprised of greenfield land, which is entirely covered by woodland. The north of the site is bounded by Askew Road, with Sandy Lodge Lane adjacent to the south and a continuation of woodland to the west. The east of the site abuts residential properties and gardens. A Golf Course is located further to the south, on the opposite side of Sandy Lodge Lane. Merchant Taylors School is located to the north and north-east, beyond residential properties. Beyond the woodland to the west is Moor Park met-line station, a shopping parade and low-density residential development.

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 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively significant impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.
- **Historic Environment:** The site is located in a Site of Archaeological Interest and is adjacent to the Moor Park Estate Conservation Area. The Heritage Impact Assessment states that development of the site would have a minor adverse impact to the historic environment. Any future application would require a detailed heritage impact assessment and discussions with the Conservation Officer.

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	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: There is a very small area along the north-western boundary that is at low risk of surface water flooding. • Groundwater Flood Risk: The site is at high risk of groundwater flooding and is estimated to have water levels within 0.025-0.5m of the ground surface. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Access: There is no existing access into the site, although this could be provided from Askew Road or Sandy Lodge Lane. 						
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • TPO: The vast majority of site (approx. 0.65ha) contains protected trees (TPO643). 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located partially within and at the edge of the Green Belt Hamlet of Sandy Lodge. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of fair. 							
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	4-7		Landowner Proposed Dwelling Range			3-5	
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)		Indicative Dwelling Range			18	
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							

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sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a relatively significant impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.

The developable area has been reduced due to the rural character of the site, the presence of TPOs and BNG allocation.

The site is also almost entirely covered by protected trees (approx. 0.65ha) and there is no scope to deliver development on the area which is not covered by a TPO (which measures approx. 0.05ha and is covered by non-protected woodland). The site is therefore deemed unsuitable for residential allocation.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
E10	Garages, to the rear of 6-26 Main Avenue	Moor Park	0.1



Site Description

The site is comprised of previously developed land and is located in Moor Park. The site contains four garage blocks, to the rear of a three storey flatted development along Main Avenue. The area immediately to the north of the garages provides parking spaces for the flats and an access road to the rear of the flats. Beyond the flats, to the north is Main Avenue shopping parade. To the east of the site is Station Approach, with an area of woodland and car parking with the railway line beyond this. Moor Park station is in close proximity to the north-east of the site. To the south and west is residential development associated with Moor Park.

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 Moor Park Estate Conservation Area is located to the east 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:

- Access
- Flood Zone
- Surface Water Flooding
- Groundwater Flooding
- Groundwater Source Protection Zone (GSPZ)

- **Flood Zone:** The majority of the site is within Flood Zone 1. A small area to the east of the site is within Flood Zone 2 (7% of the site), with this part of the site also within Flood Zone 3a (10% of the site area). This is associated with the Main River (the Moor Park Stream) which runs to the east of the site (approx. 30m to the east), beyond Station Approach.

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<ul style="list-style-type: none"> Contamination Noise Air Quality 	<ul style="list-style-type: none"> Surface Water Flood Risk: There is a small parcel of land to the east of the site ranging from low to medium risk of surface water flooding. The area of surface water flood risk largely overlaps with the fluvial floodplain of the Moor Park Stream. Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface across the whole site. 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. Access: The site has access from Station Approach to the East and Wolsey Road to the west. Noise: Noise issues caused by the site's proximity to the railway line may have an impact on the site and its future occupiers. 		
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> <i>Settlement Appraisal (2025):</i> The site is located in the Large Village of Moor Park. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 			
<p>Availability (ownership/legal issues)</p>			
<p>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.</p>			
<p>Achievability</p>			
<p>The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.</p>			
<p>Potential Density</p>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	5
<p>Phasing</p>			
0-5 years	x	6-10 years	11-15 years
<p>Conclusion</p>			
<p>The site is considered to be in a sustainable location. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor.</p>			
<p>The site is not currently being promoted for development by the landowner and the site is therefore deemed undeliverable.</p>			
Suitable	Yes	Available	No
Achievable	No		

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Deliverable	No	Developable	No
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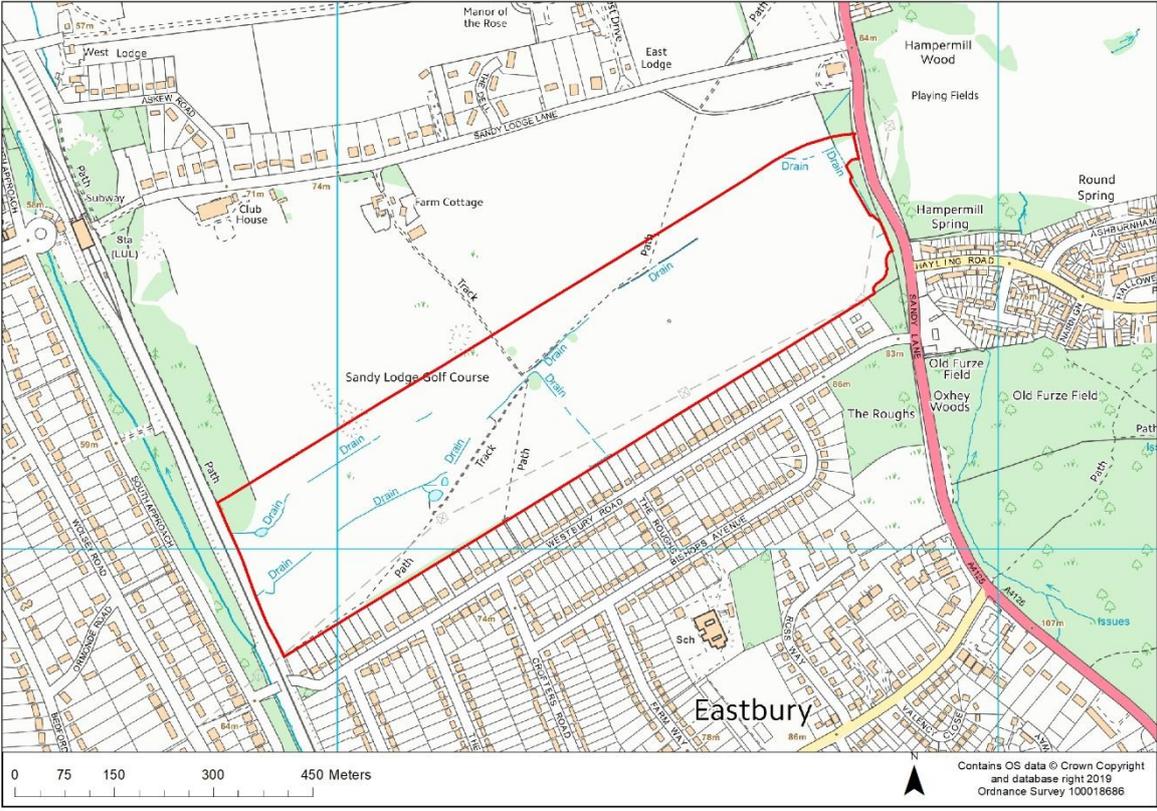
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Site Ref	Address	Settlement	Site Area (ha)
E5	Backlands, rear of Capella Road	Eastbury	0.25
Site Description			
<p>The site is comprised of greenfield land and is located to the rear of properties and gardens located on Capella Road. The site is in use as a communal garden with some trailers/caravan stored on the site. The site is adjacent to gardens along all boundaries, with access from a driveway off Capella Road.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. GSPZ: The site is in GSPZ 2. Access: The site is accessed from a private single-file driveway off Capella Road. 	
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site 		<ul style="list-style-type: none"> None identified. 	

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<ul style="list-style-type: none"> Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 			
Further Constraints/Considerations:			
<ul style="list-style-type: none"> <i>Settlement Appraisal (2025)</i>: The site is located in the Large Village of Eastbury. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of fair. 			
Availability (ownership/legal issues)			
The site is in a freehold ownership relating to several residential properties within the vicinity of the site. The site is also subject to several leasehold agreements which relate to the ownership of 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	13
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
The site is in use as a private communal garden and is subject to a leasehold agreement relating to existing residential properties. The site has not been promoted and is considered to be unavailable for development. The site is therefore undeliverable.			
Suitable	Yes	Available	No
Deliverable		Developable	No
			Achievable
			No

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Site Ref	Address	Settlement	Site Area (ha)
EOS10.0	Land at Sandy Lodge Golf Course	Moor Park & Eastbury	27.5
			
Site Description			
<p>The site is comprised of greenfield land and forms part of as Sandy Lodge Golf Club's golf course. There is a wooded area to the south, where the boundary of the site is bounded by residential development. The north of the site is adjacent to the remainder of the golf course, with the club-house to the north-west. The western boundary of the site runs adjacent to the railway line, whilst the eastern boundary is adjacent to Sandy Lane.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no planning history on the site.			
Suitability			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 		<ul style="list-style-type: none"> • 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 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site has been considered to be Grey Belt. • Historic Environment: Moor Park Estate Conservation Area is located in close proximity to the east and north 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. 	

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	<ul style="list-style-type: none"> • Archaeology: The site is located in a Site of Known Archaeological Interest. Any development proposals on the site would need to be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is within Flood Zone 1. • Surface Water Flood Risk: A surface water flow path ranging from low to high risk of surface water flooding emerging from the west of the site flows across the centre of the site. There are also small patches of low risk flooding scattered throughout the site. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Access: There is no vehicular access onto the site. Access would have to be provided from Sandy Lane to the east, given the location of residential development, the railway line and the golf club to the south, west and north. HCC Highways have stated that access is possible achievable onto the A4125, although the site boundary indicates minimal permeability into the existing opportunity and that there is minimal opportunity for sustainable access due to only two existing footpaths.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having medium-high sensitivity to built development. • Tree Preservation Order: There are protected trees located at the north-western corner of the site (TPO0643). • Local Wildlife Site: The site is wholly within a Local Wildlife Site (Sandy Lodge Golf Course).
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • A medium pressure pipeline runs along the southern boundary. An appropriate buffer distance is likely to be required from the pipeline to any development; Cadent Gas must be consulted as part of any application. • A public right of way runs through the centre of the site (Rickmansworth 051/052). • <i>The Playing Pitch Strategy (PPS) & Action Plan</i>, which forms part of the <i>Open Space, Sport and Recreation Study (2019)</i>, recommends that Sandy Lodge Golf Club's golf course should be retained and its quality sustained through appropriate maintenance. • <i>Settlement Appraisal (2025)</i>: The site is located at the edge of the Large Village of Eastbury. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 	
<p>Availability (ownership/legal issues)</p>	
<p>The site is in single ownership. The site has not been directly promoted by the landowner.</p>	
<p>Achievability</p>	
<p>The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.</p>	
<p>Potential Density</p>	

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Landowner Proposed DPH	N/A			Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-Developable)	50 (70%/30%)			Indicative Dwelling Range	963		
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
<p>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.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a moderate impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site has been considered to be Grey Belt.</p> <p>The site is considered to be in an unsustainable location.</p> <p>The developable area has been reduced due to flood risk, the rural character and the need to strengthen defensible boundaries</p> <p>The site is in use as Sandy Lodge Golf Course which contributes to golf provision in the district. The Playing Pitch Strategy (PPS) & Action Plan, which forms part of the Open Space, Sport and Recreation Study (2019), recommends that the Sandy Lodge Golf Course should be retained and its quality sustained through appropriate maintenance. The draft Local Plan seeks to protect existing sports facilities, including golf facilities. The site is also located wholly in a Local Wildlife Site. For these reasons the site is considered to be unsuitable for residential development.</p>							
Suitable	No	Available	No	Achievable	No		
Deliverable	No		Developable	No			

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Site Ref	Address	Settlement	Site Area (ha)
PCS50	The Roughts, Eastbury	Eastbury	3.6
Site Description			
<p>The site is comprised of two parcels of greenfield land, located off Westbury Road in Eastbury. Both parcels have entire woodland coverage. The eastern boundary of the parcels is formed by Sandy Lane, with Oxhey Woods and a Garden Centre further east on the opposite side of Sandy Lane. To the west and south of the site is residential development whilst to the north is Sandy Lodge Golf Course.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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. The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt. Historic Environment: There are no heritage assets within the site but to the south-west is Upland Court (a Grade II Listed Building). A detailed heritage impact assessment would be required as part of any proposals. Archaeology: The northern parcel is adjacent to a Site of Known Archaeological Interest (River Colne Settlements). 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 	

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	<p>accompanied by a pre-application or pre-determination archaeological assessment.</p>		
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flooding: There is low-medium risk of surface water flooding along Sandy Lane, adjacent to the west of the site; from this an area of ponding emerges in the south-eastern corner of the site, which is at high risk of surface water flooding. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Access: There is no access to the site. HCC Highways policy would not permit the formation of any new access onto Sandy Lane, although this may not be required. Access may be possible from Westbury Road. HCC Highways state that access to the southern parcel is likely achievable although the northern parcel would be unlikely to achieve suitable access. 		
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • Tree Protection Order: The whole of the southern parcel is covered in protected trees (TPO147, TPO454, TPO504) • Local Wildlife Site: The northern parcel of the site is adjacent to a Local Wildlife Site (Sandy Lodge Golf Course). Another Local Wildlife Site (Oxhey Woods) is to the east, on the opposite side of Sandy Lane. • Local Nature Reserve: Oxhey Woods Local Nature Reserve is located to the east of the site, divided by Sandy Lane. 		
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • HCC Highways state that the site sits within an existing residential area, although there is minimal local amenity accessible other than by private vehicle. Access to bus and rail services are achievable; direct bus provision and walking/cycling to rail would be achievable if safe/attractive routes were provided. • A medium pressure gas pipeline runs adjacent to the northern boundary of the northern parcel. An appropriate buffer distance is likely to be required from the pipeline to any development; Cadent Gas must be consulted as part of any application. • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Large Village of Eastbury. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 			
<p>Availability (ownership/legal issues)</p>			
<p>The site is in single ownership although no confirmation of availability has been received. The site is considered unavailable.</p>			
<p>Achievability</p>			
<p>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.</p>			
<p>Potential Density</p>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A

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Indicative DPH (Developable/Non-Developable area.		50 (70%/30%)		Indicative Dwelling Range		126	
Phasing							
0-5 years		x		6-10 years		11-15 years	
						16+ years	
Conclusion							
<p>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.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a moderate impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.</p> <p>The developable area has been reduced due to the rural nature of the site, the presence of TPOs and BNG allocation.</p> <p>The site is in an unsustainable location.</p> <p>The majority of the site (the southern parcel) is entirely covered by protected trees, with the remainder of the site (the northern parcel) still in use as woodland, which is considered inappropriate for development. The site is therefore considered to be unsuitable. The site has not been promoted for development and there has been no confirmation from the landowners that the site is available. The site is considered to be undeliverable.</p>							
Suitable		No		Available		No	
Deliverable		No		Developable		No	

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS8a	Moor Park Golf Course, 1 Sandy Lodge Road	Moor Park	0.35
Site Description			
<p>The site is comprised of greenfield and is located to the immediate north of Sandy Lodge Road. The site wholly covered by woodland and adjacent to the eastern and western boundaries are residential plots of large detached properties. The site is bounded by further tree coverage to the north and to the south is residential development associated with Moor Park and Moor Park Golf Course beyond this. An unnamed ordinary watercourse flows through northern portion of the site, in a north easterly to north westerly direction.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the parcel (in which part of the site is located) as moderate. The remainder of the site was not assessed as this area is in Flood Zone 3b, treated as an absolute constraint. The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt. Historic Environment: The site does not contain any heritage assets. Moor Park Conservation Area is adjacent to the south and east of the site and Moor Park Registered Park and Garden is located to the south, on the opposite side of Sandy Lodge Road and beyond residential development. 	

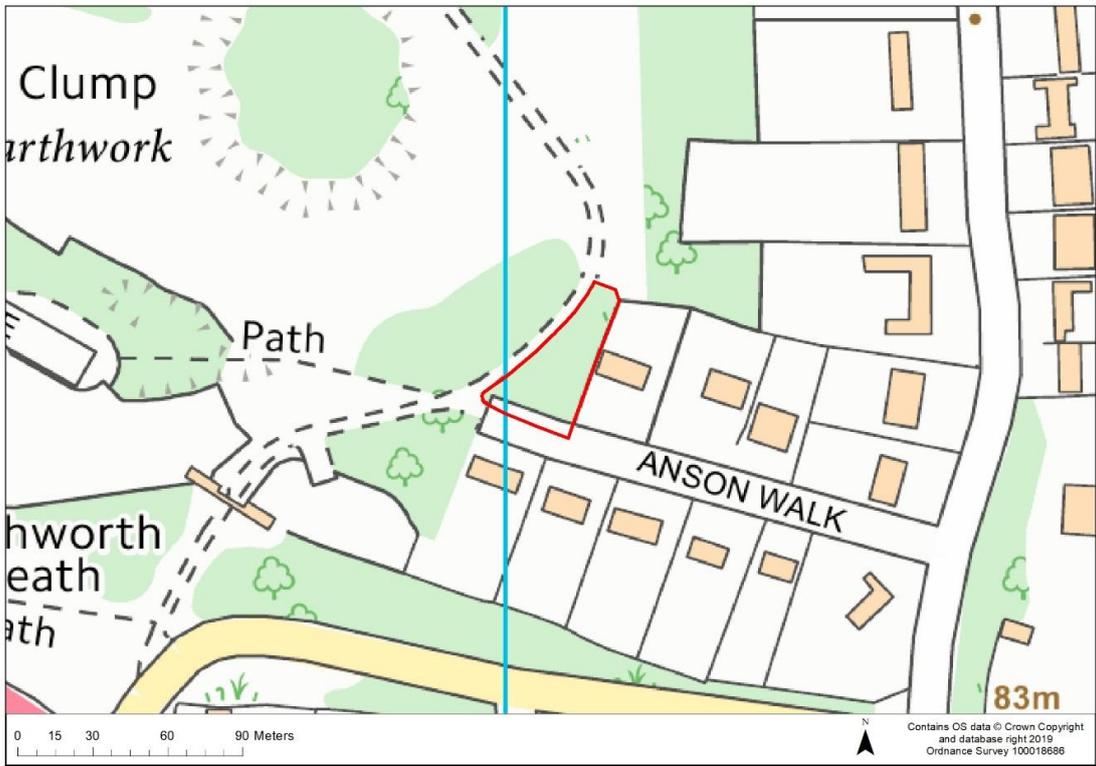
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	<ul style="list-style-type: none"> • Archaeology: The site is in a Site of Known Archaeological Interest (River Colne Settlements). HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: An unnamed ordinary watercourse flows through northern portion of the site, in a north easterly to north westerly direction. The site is at high risk of fluvial flooding. The northern half of the site lies within Flood Zone 3b (34% of the site area) and 3a (48% of the site area). Flood Zone 2 covers a greater extent of the centre, east and west of the site (62% of the site area). • Surface Water Flood Risk: The northern and eastern boundaries of the site are identified as at high risk, and are predicted to flood during a 1 in 30-year rainfall event. The area at risk extends to cover the centre of the site and ranges from medium-low risk. • Groundwater Flood Risk: The northern area of the site is at very high risk of groundwater flooding, with water levels predicted to lie within 0.025m to 0.5m below the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topography. Groundwater levels in the southern portion of the site are predicted to lie between 0.5m and 5m below the ground surface. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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. • Access: There is no access onto the site although access could be obtained be possible from Sandy Lodge Lane.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • TPO: There are protected trees running along the southern boundary of the site (TPO462).
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Large Village of Moor Park. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 	

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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		8-11			Landowner Proposed Dwelling Range		3-4				
Indicative DPH (Developable/Non-Developable Area)		50 (50%/50%)			Indicative Dwelling Range		9				
Phasing											
0-5 years		x		6-10 years		11-15 years		16+ years			
Conclusion											
<p>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.</p> <p>The 2025 Green Belt Review assessed the parcel of the site as having a relatively significant impact on checking unrestricted sprawl of large built-up areas, a limited to no impact on preserving the setting and special character of historic towns and a relatively significant impact on preventing neighbouring settlements merging into one another. The site is not considered to be Grey Belt.</p> <p>The site is in a fundamental area of importance though not strategic in scale and therefore is not considered to fundamentally undermine the purposes of the Green Belt as a whole.</p> <p>.</p> <p>The developable area has been reduced due to a large proportion of the site being a waterway which would require a sufficient buffer.</p> <p>The site is at high risk of flooding from multiple sources and is entirely covered by woodland. Residential development will not be permitted in Flood Zone 3a/b which covers a large proportion of the site. The remaining developable area outside of the fluvial flood risk area is measured at approximately 0.13ha, with protected trees present in the non-risk area. The site is therefore considered unsuitable and undeliverable.</p>											
Suitable		No		Available		Yes		Achievable		Yes	
Deliverable		No		Developable				No			

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS8b	Moor Park Golf Course, Adjacent to 1 Anson Walk	Moor Park	0.14
			
Site Description			
<p>The site is comprised of greenfield land and is situated on Anson Walk. The site is entirely covered by woodland. Adjacent to the north and west of the site is Moor Park Golf Course whilst to the east, the site is adjacent to residential houses. The Golf Course extends to the north-west and to the south there is low density residential development.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning permission on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is within the Green Belt. The site was not assessed due to its location in a Registered Park and Garden which was considered to be an absolute constraint. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: The site forms part of the Moor Park Grade II* Park and Garden. Historic England state that a residential allocation of the site would likely result in permanent loss to development, would inevitably harm this section of the Registered Park and Garden, leading to a cumulative harm to the wider heritage asset. Historic England state the view that the site should not be allocated. In addition, the site is adjacent to the Moor Park Estate Conservation Area and there are a number of Grade II Listed Buildings within the vicinity of the site. The Heritage Impact Assessment states that the sites development would have a minor-adverse impact on the historic environment. 	

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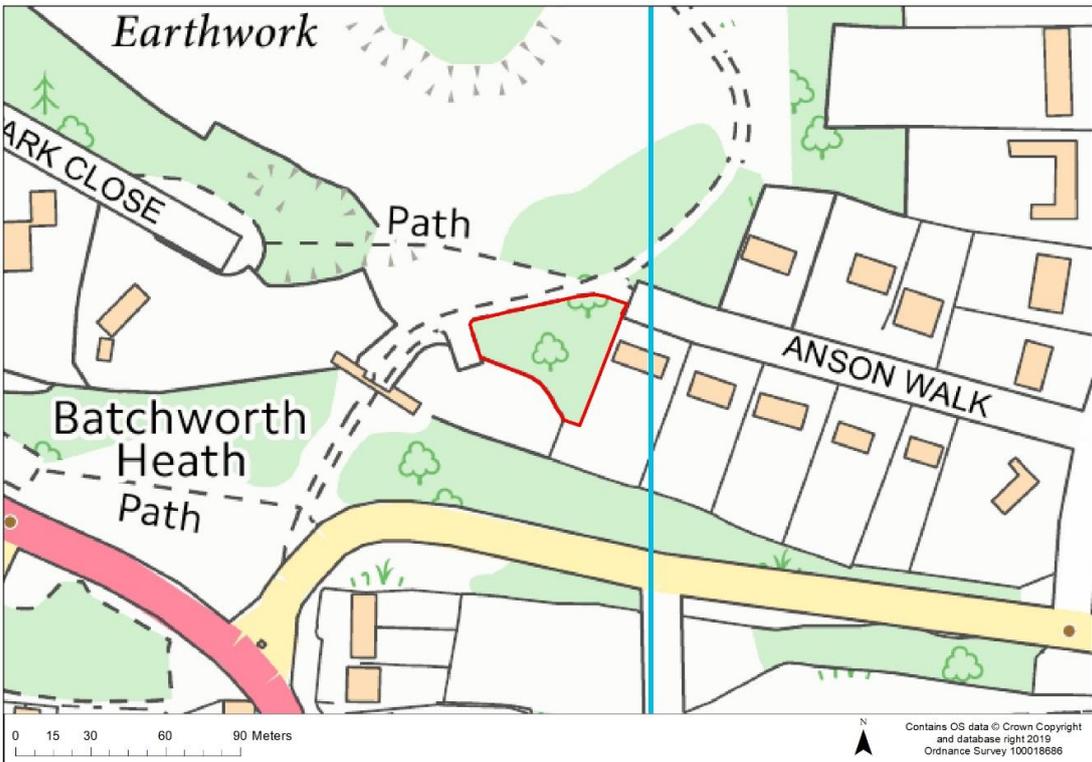
	<ul style="list-style-type: none"> • Archaeology: The site is in a Site of Archaeological Interest (Batchend Clump). HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment. 						
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Access: There is no access to the site but this could be obtained from Anson Walk. 						
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to built development. • Local Wildlife Site: The site is wholly within a Local Wildlife Site (Moor Park Golf Course). 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Large Village of Moor Park. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 							
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	7	Landowner Proposed Dwelling Range	1				
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	5				
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
<p>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.</p> <p>The developable area has been reduced due to the rural character of the site, the site's location within a Local Wildlife Site and within a listed park and garden and BNG allocation.</p> <p>The site is wholly within a Local Wildlife Site and is located within the Moor Park Grade II* Registered Park & Garden. Historic England have stated due to the site's location in the Moor Park Grade II* Registered Park & Garden, the site should not be allocated for development. Due to the site's location in a Local Wildlife Site and</p>							

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its potential impact on the Registered Park and Garden, the site is deemed unsuitable and therefore undeliverable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS8c	Moor Park Golf Course, Adjacent to 2 Anson Walk	Moor Park	0.18
			
Site Description			
<p>The site is comprised of greenfield located, located to the south west of Anson Walk. The site is entirely covered by woodland. To the immediate north is Moor Park Golf Course whilst adjacent to the west is residential development along Anson Walk. There is woodland to the south.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 		<ul style="list-style-type: none"> • Green Belt: The site is within the Green Belt. The site was not assessed due to its location in a Registered Park and Garden which was considered to be an absolute constraint. The site was not assessed as part of the 2025 Green Belt Review. • Historic Environment: The site forms part of the Moor Park Grade II* Park and Garden. Historic England state that a residential allocation of the site would likely result in permanent loss to development, would inevitably harm this section of the Registered Park and Garden, leading to a cumulative harm to the wider heritage asset. Historic England state the view that the site should not be allocated. In addition, the site's eastern boundary is adjacent to the Moor Park Estate Conservation Area and there are a number of Grade II Listed Buildings within the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a minor-adverse impact on the historic environment. • Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of 	

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	archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.				
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Access: There is no access to the site but this could be obtained from Anson Walk. 				
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having high sensitivity to built development. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Large Village of Moor Park. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 					
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	5		Landowner Proposed Dwelling Range	1	
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					
<p>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.</p> <p>The developable area has been reduced due to the site's rural character, the presence of trees and BNG allocation.</p> <p>The site is also wholly within a Local Wildlife Site and is located within the Moor Park Grade II* Registered Park & Garden. Historic England have stated due to the site's location in the Moor Park Grade II* Registered Park & Garden, the site should not be allocated for development. Due to the site's potential impact on the Registered Park and Garden, the site is unsuitable and therefore undeliverable.</p>					
Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		No

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS8d	Moor Park Golf Course, North of Park Close	Batchworth Heath	0.7
Site Description			
<p>The site is comprised of greenfield land and is entirely covered by woodland, located off Park Close. To the immediate north is Moor Park Golf Course whilst to the south there is low density residential development, with Ye Olde Greene Manne pub located beyond this.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is within the Green Belt. The site was not assessed due to its location in a Registered Park and Garden which was considered to be an absolute constraint. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: The site forms part of the Moor Park Grade II* Park and Garden. Historic England state that a residential allocation of the site would likely result in permanent loss to development, would inevitably harm this section of the Registered Park and Garden, leading to a cumulative harm to the wider heritage asset. Historic England state the view that the site should not be allocated. In addition, the site is adjacent to the Moor Park Estate and Batchworth Heath Conservation Area. There are a number of Grade II Listed Buildings within the vicinity of the site. The Heritage Impact Assessment states that the sites development would have a minor-adverse 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 	

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	should be accompanied by a pre-application or pre-determination archaeological assessment.						
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is Flood Zone 1. Access: There is no access on to the site but this could be obtained from Park Close. 						
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having high sensitivity to built development. Local Wildlife Site: The site's northern boundary is adjacent to a Local Wildlife Site (Moor Park Golf Course). 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Green Belt Hamlet of Batchworth Heath. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. 							
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	9		Landowner Proposed Dwelling Range	6			
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)		Indicative Dwelling Range	25			
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The developable area has been reduced due to the rural character of the site and proximity to heritage assets and a Local Wildlife Site.							
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 that development is unsuitable. 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.							
Historic England have stated due to the site's location in the Moor Park Grade II* Registered Park & Garden, the site should not be allocated for development. For these reasons, the site is considered to be unsuitable and therefore undeliverable.							
Suitable	No		Available	Yes		Achievable	Yes
Deliverable	No		Developable				No

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