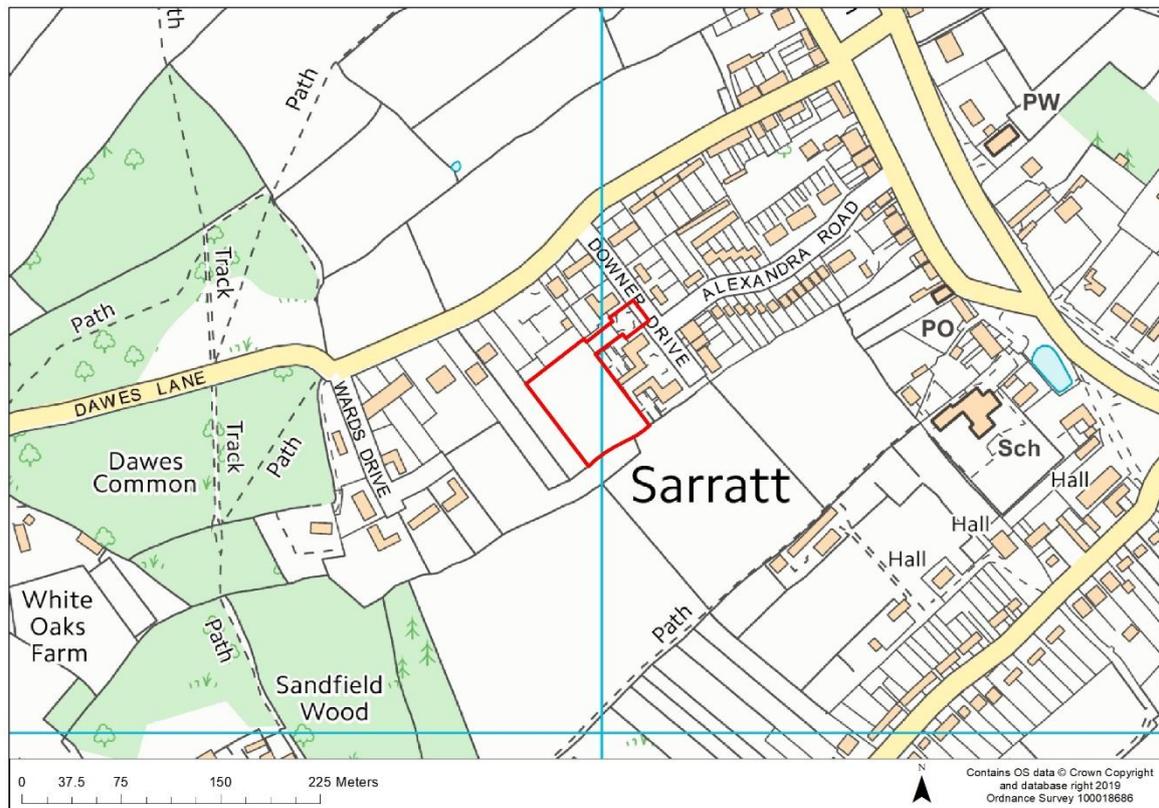


Sarratt & Chipperfield

Site Ref	Address	Settlement	Site Area (ha)
ACFS12	Land rear of Fir Trees, Dawes Lane	Sarratt	0.5



Site Description

The site is located to the east of Sarratt village and is comprised of greenfield land, which is currently used as a paddock. The site is located to the rear of residential properties on Downer Drive. Mature vegetation forms the eastern, southern and western boundaries whilst to the north, the site is adjacent to a Gypsy and Traveller site (Fir Trees, Dawes Lane). To the east there is residential development whilst to the south there is farmland.

Use(s) Proposed

Residential

Planning History

There was a planning application on the site (17/0653/OUT) for the erection of 8 affordable dwellings; this was refused and consequently dismissed at appeal.

Suitability

Policy Constraints:

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

- **Green Belt:** The Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt 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 are no heritage assets within or in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.

Physical Constraints:

- Access
- Flood Zone

- **Flood Zone:** The site is within Flood Zone 1.
- **Access:** The proposed access is from Downer Drive, although this land is currently in use as residential parking

SHELAA Site Assessments – Part 7

<ul style="list-style-type: none"> • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<p>serving the adjacent flatted developments. The proposed access road is routed through a private communal garden.</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"> • The Landscape Sensitivity Assessment classifies the site as having medium-low sensitivity to built development. • TPO: There are protected trees along the eastern boundary and to the south of the site (TPO255). • 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 in the Green Belt Village of Sarratt. • 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 land is in multiple ownerships; land to the east of the proposed access is under option to be acquired by the promotor. However, the access road and land to the north-east of the site are under separate ownerships.</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>15</p>	<p>Landowner Proposed Dwelling Range</p>			<p>8</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 site is located towards the western edge of Sarratt and consists of a paddock to the rear of dwellings on Dawes Lane. Access is from Downer Drive to the east.</p>						
<p>The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt 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.</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>Whilst it is considered that Sarratt should remain washed over by the Green Belt, infill development may occur on windfall sites in line with national and local Green Belt policy. The draft Affordable Housing policy also</p>						

SHELAA Site Assessments – Part 7

allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt. The site is not in a sustainable location and there is no sufficient access option from Downer Drive.

For the reasons set out above, the site considered unsuitable for residential development. The site is also considered to be unavailable. The site is therefore undeliverable.

Suitable	No	Available	No	Achievable	Yes
Deliverable	No	Developable	No		

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
CFS46	Land at The Boot, Sarratt	Sarratt	0.6
Site Description			
<p>The site is located in the village of Sarratt and is accessed from The Green. The site is comprised of a mix of previously developed (brownfield) and greenfield land and is in use as The Boot public house and garden, with car parking to the rear. There is an area of greenfield land to the west of the site which is also used for overflow parking. It is proposed that the public house would remain in its current use. The site's northern, eastern southern boundaries are bounded by trees, with residential properties and green land beyond this. There is a residential property adjacent to the eastern boundary of the site whilst the west of the site is bounded by The Green. Development is proposed at the rear portion of the site, on the existing car park.</p>			
Use(s) Proposed		Letting rooms, manager's accommodation, residential	
Planning History			
An outline application for the erection of a detached dwelling at the rear of the public house was submitted and refused in 2006 (06/0509/OUT).			
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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt 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 2026 Green Belt Review. Historic Environment: The western part of the site, which contains The Boot, is located in Sarratt (The Green) Conservation Area and a Site of Known Archaeological Interest. The site contains a Grade II Listed Building (The Boot Public House), with several other Listed Buildings located to the north of the site. The Heritage Impact Assessment considers that the site's development have a moderate adverse impact on the 	

SHELAA Site Assessments – Part 7

	<p>historic environment, as this would be likely to impact the setting of the heritage assets and the Conservation Area. The Heritage Impact Assessment states that ‘ideally this allocation should not proceed’ (pg. 185) and that any possible future proposals would essentially require a heritage 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: The site is in Flood Zone 1. • Access: Any residential development to the rear of the property would have to be accessed through the car park of a public house. 		
<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. • Ecology: Hertfordshire County Council Ecology state that the site has a locally moderate-high ecological sensitivity due to the presence of the Local Wildlife Site. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • 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 in the Green Belt Village of Sarratt. • 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	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 is situated off The Green, one of the main thoroughfares through the village. It is to the rear of The Boot pub and consists of brownfield and greenfield land in the form of a car park, pub garden and overflow car park.</p> <p>The developable area has been reduced due to the rural nature of the site and the presence of heritage assets.</p>			

SHELAA Site Assessments – Part 7

The site is not considered to be in a sustainable location.

It has initially been promoted for letting rooms and accommodation to support The Boot, with some possibility for residential development. Part of the site is comprised of previously developed land, although this includes a Grade II Listed Building which is considered unsuitable for redevelopment. The Heritage Impact Assessment considers that development of the site would have a moderate-adverse impact on the historic environment. Access to the rear of the site through a car park is likely to cause issues. Additionally, the existing use of the site as a community facility (an operational public house) should be protected in line with the draft Social and Community Facilities policy.

The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. The Stage 2 Review does not assess this area in particular, but states any area not assessed should be considered at least high harm. The site was not assessed as part of the 2026 Green Belt Review.

Whilst it is considered that Sarratt should remain washed over by the Green Belt, infill development may occur on windfall sites in line with national and local Green Belt policy. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt.

Subsequently, the site is unsuitable due to its Green Belt designation and unsustainable location.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
CFS47a	Land South of Downer Drive, Church Lane	Sarratt	2
Site Description			
<p>The site is located on the edge of the village of Sarratt and is comprised of greenfield land which is in agricultural use. The site's northern and eastern boundaries are adjacent to residential properties and gardens. Agricultural land is adjacent to the site's southern and western boundaries.</p>			
Use(s) Proposed		Residential (Rural Exception Site)	
Planning History			
<p>An application for the provision of a new agricultural vehicular access from the site onto Downer Drive was approved in 2018 (18/0737/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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt 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 2026 Green Belt Review. Historic Environment: The site's eastern boundary is adjacent to Sarratt (The Green) Conservation Area. The Heritage Impact Assessment considers that the site's development would have a minor adverse impact on the historic environment, as this would impact upon the historical agrarian landscape which surrounds Sarratt and the Conservation Area. The Assessment also considers that an impact on the heritage assets within the Conservation Area is likely. A detailed heritage impact assessment and discussion with the Conservation Officer will be required at an early stage in the design process. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of 	

SHELAA Site Assessments – Part 7

	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 Flooding: There are small scattered areas of low-high risk at the centre, south-east and north-west of the site. • Access: There is no existing access to the site although this could be obtained from Downer Drive. 		
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 sensitivity to built development. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • There is a public right of way running along the southern boundary. • 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 Village of Sarratt. • 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	25	Landowner Proposed Dwelling Range	50
Indicative DPH (Developable/Non-Developable Area)	50 (30%/70%)	Indicative Dwelling Range	30
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
<p>The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. It is therefore considered unsuitable for development. Land in the Green Belt in Sarratt 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. However, consideration will need to be given to the level of Green Belt harm acceptable to the council. The site was not assessed as part of the 2026 Green Belt Review.</p> <p>The developable area has been reduced due to the rural nature of the site and BNG allocation.</p> <p>The site is not considered to be in a sustainable location.</p> <p>The site was promoted as a rural exception site. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt. Infill development may also occur on windfall sites in Sarratt where in line with national and local Green Belt policy.</p>			

SHELAA Site Assessments – Part 7

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
CFS47b	Broswell Farm, Church Lane	Sarratt & Chipperfield	1.7
Site Description			
<p>The site is located on the edge of the village of Sarratt and is comprised of greenfield land which is in agricultural use as a small-scale chicken enterprise. There are several small buildings located to the north and south of the site. The site's southern and western boundaries are adjacent to residential properties and gardens whilst there is agricultural land adjacent to the northern and eastern boundaries.</p>			
Use(s) Proposed		Residential (Rural Exception Site)	
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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt 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 2026 Green Belt Review. Historic Environment: Sarratt (The Green) Conservation Area is located in close proximity to the east of the site. The Heritage Impact Assessment considers that the site's development would have a minor adverse impact on the historic environment. Careful design of any future development should try to retain a rural feel to the north-east of the site and layout and mitigation could minimise the impact on the Conservation Area.. An impact assessment would be required as part of any future 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 	

SHELAA Site Assessments – Part 7

	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 an existing private access from Church Lane, although this is a single-file road adjacent to residential properties which would pose capacity issues. There is another vehicular access to the south-east of the site from Church Lane, although access would have to be through adjacent land which has not been promoted for development. 		
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. • Ecology: Hertfordshire County Council Ecology state that the site has a moderate-high ecological sensitivity due to the sites location. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • There is a public right of way running along the northern boundary. • 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 Village of Sarratt. • 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	8	Landowner Proposed Dwelling Range	14
Indicative DPH (Developable/Non-Developable Area)	50 (40%/60%)	Indicative Dwelling Range	26
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
<p>The site is 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. The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt 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 2026 Green Belt Review.</p> <p>The developable area has been reduced due to the rural nature of the site, BNG allocation and the need to create suitable access.</p> <p>The site is not considered to be in a sustainable location.</p> <p>The site was promoted as a rural exception site. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt. Infill</p>			

SHELAA Site Assessments – Part 7

development may also occur on windfall sites in Sarratt which are in line with national and local Green Belt policy.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

Site Ref	Address	Settlement	Site Area (ha)
CFS48	Land at Holly Tree Farm	Sarratt	3.9

Site Description

The site is located on the edge of the village of Sarratt and is comprised of a small area of previously developed (brownfield) urban, with the majority of the site comprising of greenfield land. The majority of the site is in agricultural use, with several buildings located to the east of the site which are in agricultural, storage and equestrian use. There is a small pond at the close to the central southern boundary. The site is bounded by mature vegetation along all boundaries. The eastern boundary is adjacent to residential gardens of properties on The Green. To the north and south of the site, there is agricultural land. Dawes Common, an area of woodland, abuts the western boundary.

Use(s) Proposed Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

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

- **Green Belt:** The Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt 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.

SHELAA Site Assessments – Part 7

	<ul style="list-style-type: none"> • Historic Environment: Sarratt (The Green) Conservation Area is adjacent to the eastern boundary. The site is also located to the rear of a Grade II Listed Building (Holy Tree Farmhouse and Holly Tree Cottage). The Heritage Impact Assessment considers that the site's development would have a moderate adverse impact on the historic environment, due to the change from agricultural to residential land. Any future proposals would require a detailed heritage impact statement and early discussions with the Conservation Officer. • 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. • National Landscapes: The Chilterns National Landscapes is adjacent to the western boundary 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. • Surface Water Flooding: There are two minor areas at low risk of surface water flooding, located to the east and west of the site. • Access: There is an existing private access from The Green which is a single-file road also forming the driveway of the adjacent property. This is likely to pose capacity issues. HCC Highways raise significant concerns in how access could be achieved to a required standard when considering the site boundary presented. 		
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-high sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (Dawes Common) adjacent to the western boundary. • Ecology: Hertfordshire County Council Ecology state that the site has a high ecological sensitivity due to the presence of the Local Wildlife Site and field boundaries. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • There is a public right of way running partially along the northern boundary • The proposed developable area is 0.66 ha, at 30 DPH (totalling 20 dwellings). • HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location; there are minimal realistic alternatives to the use of private cars for trips due to the site location and the existing settlement has minimal opportunity for internalisation of trips and minimal existing public transport. • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Green Belt Village of Sarratt. • 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	30 (at 0.66ha – developable area)	Landowner Proposed Dwelling Range	20
Indicative DPH (Developable/Non-Developable Area)	50 (30%/70%)	Indicative Dwelling Range	59
Phasing			

SHELAA Site Assessments – Part 7

0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
<p>The site is 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 Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt 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.</p> <p>The developable area has been reduced due to the rural nature of the site, BNG allocation and the need to create suitable access.</p> <p>The site is not considered to be in a sustainable location.</p> <p>There is also no sufficient access route from The Green into the site.</p> <p>Whilst it is considered that Sarratt should remain washed over by the Green Belt, infill development may occur on windfall sites in line with national and local Green Belt policy. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable		No	Developable			No	

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
CFS49	Land to the west of Sarratt Road	Sarratt	2.9
Site Description			
<p>The site is located to the south-east of Sarratt and is comprised of a mix of previously developed (brownfield) land and greenfield land. The site is largely unused open land, although there is a residential dwelling, swimming pool and associated buildings/stables at the north-western corner of the site. There is also an area of hardstanding within the site, adjacent to the northern boundary. There is a hedgerow the centre of the site which separates the residential part of the site from the remaining three fields. To the south of the site there is agricultural land whilst to the north, there is residential development associated with the village of Sarratt.</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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt 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: The northern boundary is adjacent to Sarratt (The Green) Conservation Area, with three Grade II Listed Buildings to the north-west of the site. The Heritage Impact Assessment considers that the site's development would have a minor adverse impact on the historic environment, due to the change from agricultural to residential land on the edge of the Conservation Area. Any future proposals would require a detailed heritage impact statement and early discussions with the Conservation Officer. 	

SHELAA Site Assessments – Part 7

	<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 Flooding: The eastern portion of the site is at low-medium risk of surface water flooding. • Access: There is an existing private access from Church Lane, although this is a single-file road adjacent to residential properties and gardens which would pose capacity issues. This access road also serves Adam's Nurseries, which is located to the north-west of the site. 		
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 sensitivity to built development. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • There is a public right of way running partially along the western boundary. • 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 Village of Sarratt. • 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	30	Landowner Proposed Dwelling Range	90
Indicative DPH (Developable/Non-Developable Area)	50 (30%/70%)	Indicative Dwelling Range	44
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
<p>The site is 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 Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt 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.</p> <p>The developable area has been reduced due to the rural nature of the site and BNG allocation.</p> <p>The site is not considered to be in a sustainable location.</p>			

SHELAA Site Assessments – Part 7

The site was promoted as a rural exception site. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt. Infill development may also occur on windfall sites in Sarratt where in line with national and local Green Belt policy.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
CFS50	Oak Tree House, Sarratt	Sarratt	1.6
Site Description			
<p>The site is comprised of a mix of previously developed (brownfield) land and greenfield land, which is currently in residential use. On the site, there is a large detached residential dwelling with a swimming pool and large garden to the rear. The site's boundaries are tree-lined. To the south of the site is low-density residential development along Deadman's Ash Lane, as well as playing fields. To the north, south and east there is open, agricultural land.</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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over in the Green Belt. Subsequently, land within the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: The Sarratt (The Green) Conservation Area is located to the south-west of the site. Any future proposals would require a heritage impact statement to identify and mitigate against any impact on the Conservation Area. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment. 	
Physical Constraints: <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. Access: There is an existing private access from Deadman's Ash Lane into the site. This is a narrow access as it currently serves as an access/driveway for one dwelling. A widened 	

SHELAA Site Assessments – Part 7

<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<p>access would need to be provided. Deadman's Ash Lane is also a narrow lane which may pose capacity issues.</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"> Ecology: Hertfordshire County Council Ecology state that the site has a moderate-high ecological sensitivity due to the grassland. 										
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> There is a public right of way running partially along the western boundary. 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 Village of Sarratt. 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 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>9-13</td> <td>Landowner Proposed Dwelling Range</td> <td>15-20</td> </tr> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td> <td>50 (20%/80%)</td> <td>Indicative Dwelling Range</td> <td>16</td> </tr> </table>				Landowner Proposed DPH	9-13	Landowner Proposed Dwelling Range	15-20	Indicative DPH (Developable/Non-Developable Area)	50 (20%/80%)	Indicative Dwelling Range	16
Landowner Proposed DPH	9-13	Landowner Proposed Dwelling Range	15-20								
Indicative DPH (Developable/Non-Developable Area)	50 (20%/80%)	Indicative Dwelling Range	16								
<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 site is 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 Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt 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.</p> <p>The developable area has been reduced due to the rural nature of the site and BNG allocation.</p> <p>The site is not considered to be in a sustainable location.</p> <p>The site was promoted as a rural exception site. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt. Infill development may also occur on windfall sites in Sarratt which are in line with national and local Green Belt policy.</p>											
Suitable	No	Available	Yes	Achievable	Yes						
Deliverable	No		Developable			No					

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
CFS51	Land rear of Great Winch off Dunny Lane, Little Windmill Drive	Belsize	1.2
Site Description			
<p>The site is comprised of greenfield land, which is currently an unused backland/field with some dispersed trees across the site. The land is located off Dunny Lane and to the rear of residential gardens on all sides. Beyond the adjacent residential properties, there is agricultural land in all directions, with some low-density residential development to the immediate north and south. Chipperfield Common and its woodland is located to the north-east.</p>			
Use(s) Proposed		Residential (C2 Residential Institution or C2A Secure Residential Institution)	
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 south of the site (Walnut Cottage and Lonmay). Any future proposals would require a heritage impact statement to identify and mitigate against any impact on the Listed Building. There is also a Locally Listed Building to the west 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 	

SHELAA Site Assessments – Part 7

	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 Flooding: There are small areas of the site at low risk of surface water flooding, to the north and at the south-east of the site. Access: The site includes an access from Dunny Lane, which runs between two residential properties. This is a narrow track contained by trees and private fences (of adjacent properties). This is likely to cause capacity issues, especially as the primary access into the site. There is also no clear secondary access route as the site is contained by private residential properties. 						
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"> None identified. 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 Belsize. 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	N/A			Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)			Indicative Dwelling Range	30		
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 and BNG allocation.</p> <p>The site is considered not to be located 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. Access to the site is currently a long, narrow footpath which runs adjacent to residential development on either side. There is little scope for improvement and the access is unlikely to meet Manual for Streets guidance. It is therefore considered unsuitable for residential development.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
CFS58	Land north-west of Church Lane	Sarratt	1.6
Site Description			
<p>The site is adjacent to the settlement boundary of Sarratt and is comprised of greenfield land which is in use as a paddock. There are scattered trees throughout the site, with vegetated and tree-lined boundaries in all directions. There is a stable in the northern-central area of the site. The eastern and southern boundaries are adjacent to residential gardens, whilst to the north there is an open field. The western boundary is adjacent to a woodland which continues to the north-west.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There have been several applications for residential development on the site prior to 2000, all of which have been refused (8/151/80 – erection of 50 dwellings, 8/1001/87 – erection of 23 dwellings, 97/0713 – erection of eight dwellings).</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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt 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: Sarratt (The Green) Conservation Area is located to the east of the site. A detailed heritage impact assessment would be required as part of any future 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. 	

SHELAA Site Assessments – Part 7

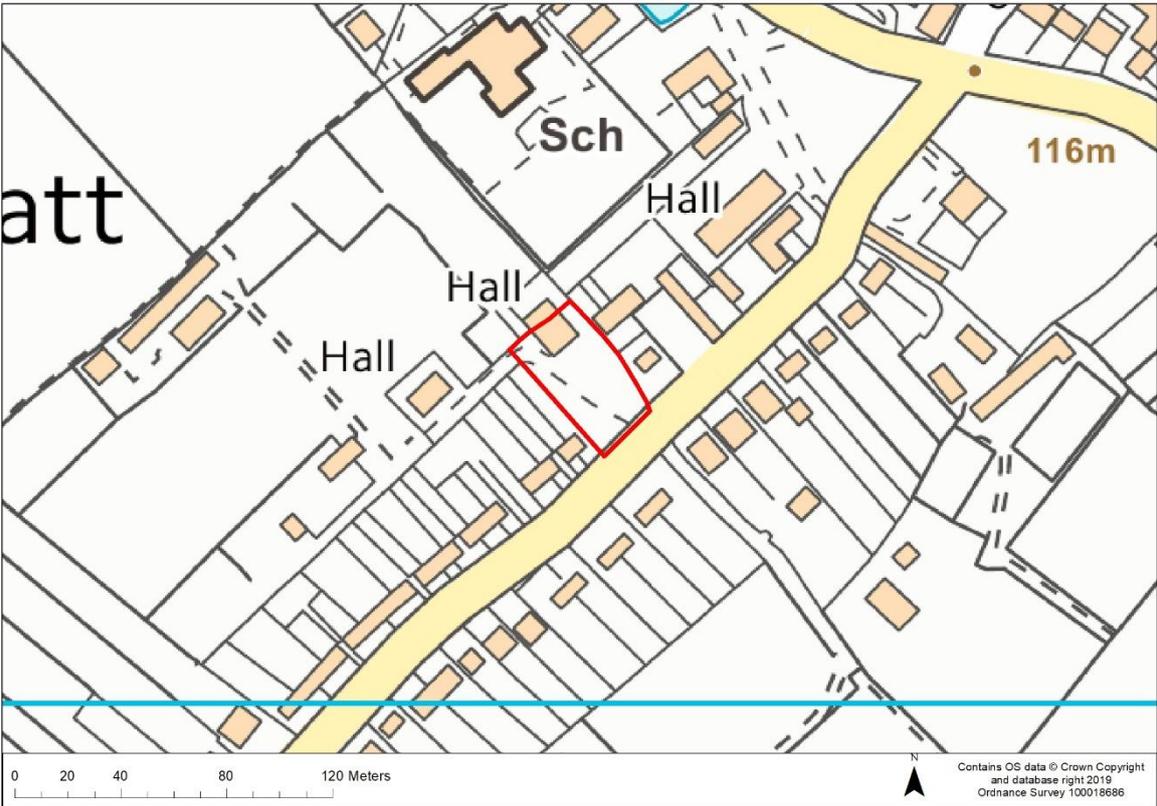
	<ul style="list-style-type: none"> • National Landscapes: The Chilterns National Landscape is adjacent to the north-western corner of the site. 		
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Access: There is an existing private unsurfaced access from Church Lane. This runs between two residential properties but is approximately 13m wide along its length and could likely accommodate two-way traffic and pedestrian access. There is greater width at the frontage of the road onto Church Lane. The access road also leads to the driveways of two residential properties. 		
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"> • TPO: There are several protected trees across the site and along the northern boundary (TPO301). • Ecology: Hertfordshire County Council Ecology state that the site is a recognised ecology site (ecology sites do not have any form of status of importance, but are a site which has some ecological information on it – these sites are often the starting point at identifying the county's wildlife resource, but they do not meet the assessment criteria needed to identify them as non-statutory Local Wildlife Sites). 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • 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 Village of Sarratt. • 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 multiple ownerships; the promotor of the site has an option agreement on the southern part of the site and the access road.			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	23-28	Landowner Proposed Dwelling Range	36-44
Indicative DPH (Developable/Non-Developable Area)	50 (30%/70%)	Indicative Dwelling Range	24
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
<p>The site is 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 Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt 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.</p> <p>The developable area has been reduced due to the rural nature of the site and BNG allocation.</p> <p>The site is not considered to be in a sustainable location.</p> <p>Whilst it is considered that Sarratt should remain washed over by the Green Belt, infill development may occur on windfall sites in line with national and local Green Belt policy. The draft Affordable Housing policy</p>			

SHELAA Site Assessments – Part 7

also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
H8	Royal British Legion, Church Lane	Sarratt	0.15
			
Site Description			
<p>The site is comprised of previously developed land and is located in the village of Sarratt. To the north of the site there is a disused Royal British Legion hall, with hardstanding to the south-east. To the south-west and north-east there are residential properties, with Sarratt village hall, a pub and a primary school further to the north-east. There is open agricultural land to the north-west and south-west. The site is accessed from Church Lane.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>The site is an existing housing allocation as a rural exception site in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 10 dwellings.</p> <p>In 2013, there was an application for the development of 8 affordable housing units (13/1781/FUL), although this was withdrawn. There were applications in 2017 and 2018 for residential development of 10 affordable housing units (17/1977/FUL and 18/1478/FUL); both applications were withdrawn.</p> <p>There was an application in 2019 for residential development of 11 affordable housing units (4 affordable rented units and 7 shared ownership units) (19/0152/FUL); this application was refused as it was not demonstrated that there is a genuine need for the proposed tenure of affordable housing in the Sarratt locality, the housing proposed would not be genuinely affordable and the proposal would not provide limited affordable housing for local community needs. The 19/0152/FUL application extended the boundary of the rural exception site to the north and north-west of its original boundary (the boundary of Site H8).</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 1 Green Belt Review concluded that Sarratt should remain washed over in the Green Belt. Subsequently, land within the Green Belt in Sarratt 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 	

SHELAA Site Assessments – Part 7

	<p>would result in at least high harm to the Green Belt. The site was not assessed as part of the 2025 Green Belt Review.</p> <ul style="list-style-type: none"> • Historic Environment: The site's north-eastern boundary is adjacent to Sarratt (The Green) Conservation Area). There are several Locally Listed Buildings and a Grade II Listed Building (Green End Farmhouse) in close vicinity to the east of the site. The site's north-eastern boundary is also adjacent to a Site of Archaeological Interest. A heritage impact assessment would 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 the site ranges from low to medium risk of surface water flooding. • Groundwater Flood Risk: (SFRA) • GSPZ: The site is in GSPZ 2. • Access: The site has an existing access from Church 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"> • None identified. 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • The site is on the Brownfield Land Register (2019). • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Green Belt Village of Sarratt. • 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 was promoted to the previous Local Plan.							
Achievability							
No viability issues have been identified.							
Potential Density							
Landowner Proposed DPH	N/A			Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)			Indicative Dwelling Range	8		
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
<p>The site is located in southern part of Sarratt village off Church Lane. It was formerly the Royal British Legion Building, so is a brownfield site.</p> <p>The site is also allocated as a rural exception site in the Site Allocations LDD (adopted 2014). It is not considered that the current allocation should be retained as the draft Affordable Housing policy allows for the provision of limited affordable housing for local community needs in Sarratt; this policy applies to any site within the village that may be proposed as a rural exception site. The site (H8) may still be delivered as a rural exception site providing that any proposals meet the requirements of the Affordable Housing policy and where reasons for refusal of previous planning applications are overcome. It is considered that an assessment of</p>							

SHELAA Site Assessments – Part 7

local housing need within Sarratt can be made at the time of any application for a rural exception site in order to ensure that local needs are met.

The site is not considered to be in a sustainable location.

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.

Subsequently, the site is not considered suitable when judged against planning policy criteria.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
NCFS27	Green End Farm	Sarratt	1.12
<p><small>© Crown copyright and database right 2024. OS 10003084984. All are corrected to use the data which is available to the public. No other data is included. All other data is the property of the Crown. All other data is the property of the Crown. All other data is the property of the Crown.</small></p>			
<p>Site Description</p> <p>The site is comprised of a mix of commercial buildings, stables and residential development and as such is mainly brownfield land, with a small amount of greenfield land to the east of the site. It is located within Sarratt. Adjacent to the site is 3.83 ha of paddock land, including a pond, which is owned by the promoter which could also be available for inclusion. There is existing access off Church Lane which does not currently have pedestrian access into Sarratt. The site is adjacent to NCFS28 and NCFS29 as well as land off Sarratt Road which has recently been granted outline planning permission on appeal (22/0601/OUT), for up to 83 new dwellings.</p>			
<p>Use(s) Proposed</p>		<p>Residential</p>	
<p>Planning History</p> <p>There is no relevant planning history on the site.</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 previously developed land located in the Green Belt. The Stage 1 Green Belt review assessed insetting in Sarratt to be inappropriate. 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 are six Listed Buildings¹ and five Locally Listed Buildings² in the 500-meter radius from the site boundary. They are mainly fall within The Green, Sarratt Conservation Area and Church End Sarratt 	

¹ There is a Grade II* Listed Building (Church of the Holy Cross) and five Grade II Listed Buildings (Day Monument and Railed Enclosure Immediate east of Church of the Holy Cross, The Cock Public House, Church End Cottages, Goldingtons, and Barn at Goldingtons Farm about 20 southwest of the Church of the Holy Cross).

² These includes i) Lodge to Goldingtons or Outbuildings to Goldingtons, inclusive of stock brick stables, ii) Village Hall, The Green, Sarratt, iii) Old Sarratt School, The Green, iv) The Cricketers, The Green, and v) 1-4 Dell Cottages.

SHELAA Site Assessments – Part 7

	<p>Conservation Area. In terms of recommendation, intervisibility of Church of the Holy Cross should be assessed as part of any planning application. Appropriate mitigations such as building height limitation and siting of development should be made to ensure there is no greater impact than the existing development on the site. More limited heights to the open south of the site to minimise the impact to the conservation areas. Appropriate use of screening and boundary treatment should be adopted in the future development.</p> <ul style="list-style-type: none"> • National Landscape: The site borders 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. • Access: There is existing vehicular access off Church Lane into the site, however there is a lack of pedestrian links into Sarratt along Church Lane. • Surface Water Flooding: Low to high surface water ponding in the north-east 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"> • Landscape: The Landscape Sensitivity Assessment categorised the site has low sensitivity to the built environment. • The Church End Local Wildlife Site is in close proximity to 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). • Ecology: Potential for roosting bats in buildings and nesting birds in trees
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located mostly within the Green Belt Village of Sarratt. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. • HCC Transport addressed that adjacent highways are unlikely to be demonstrated as suitable for the scale of proposed development with little opportunity for enhancement. • Sarratt Parish Council stated the site is not sustainable due to i) housing needs are already met by previously approved developments; ii) there is no sustainable transport options and no safe cycle routes; iii) the development will significantly impact on the local biodiversity assets e.g. National Landscape and Church End Conservation Area; iv) future development at the site will lead to sprawl of large built up areas and encroachment to the countryside; and v) the site for allocation is in contrary to policies in the emerging Neighbourhood Plan. • MoD advised that development height exceeding 45.7m will trigger statutory consultation requirement. • HCC Ecology suggested to consider measures on avoiding light spill on adjacent trees / woody habitats. • HCC Ecology advised that Preliminary Roost Assessment may be required. • HCC Historic Environment requested an Archaeological Watching Brief post-determination. Submission of an Archaeological Desk Based Assessment alongside the planning application is encouraged 	

SHELAA Site Assessments – Part 7

<ul style="list-style-type: none"> HCC Mineral and Waste state that 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	28			Landowner Proposed Dwelling Range	31		
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)			Indicative Dwelling Range	39 (173 on all land owned by promoter)		
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The site is located to the south of Sarratt off Church Lane.							
<p>Any development of the site would need to take account of the close proximity to the Chilterns National Landscape and the archaeological site of interest and conservation area of Church End. Also, appropriate mitigation measures would need to be carried out due to the site's location within the Beechwoods SAC zone of influence.</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>The developable area has been reduced due to the rural nature of the site and BNG allocation.</p> <p>There are some concerns relating to the sustainability of its location and the lack of a footpath for part of Church Lane, which will require further discussions with Hertfordshire Highways. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor.</p> <p>Subsequently, there are significant concerns in relation to this site's suitability mainly due to the potentially unsustainable location and lack of footpath for a considerable distance along Church Lane towards the village, notwithstanding its Green Belt designation. The site is both available and achievable.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
NCFS28	Ravenswood	Sarratt	0.52
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<p>Site Description</p> <p>The site is comprised of brownfield land consisting of a mix of outbuildings, stables and residential development. The site is located within the Green Belt and is mostly within the settlement boundary of Sarratt. Access to the site is in place from Church Lane. The promoter has suggested that the site could come forward alongside Green End Farm (NCFS27) to form a larger site. This would be in close proximity to New Model Farm (NCFS29) and land off Sarratt Road which has recently been granted outline planning permission on appeal (22/0601/OUT), for up to 83 new dwellings.</p>			
<p>Use(s) Proposed</p>		<p>Residential</p>	
<p>Planning History</p> <p>There is no relevant planning history on the site.</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 1 Green Belt review assessed in setting in Sarratt to be inappropriate. 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 are six Listed Buildings³ and one Locally Listed Building (Lodge to Goldingtons or Outbuildings to Goldingtons, inclusive of stock brick stables) in the 500-meter radius from the site boundary. Most of the heritage assets are situated within The Green 	

³ These include one Grade II* Listed Building (Church of the Holy Cross) and five Grade II Listed Building (Day Monument and Railed Enclosure Immediately East of Church of the Holy Cross, The Cock Public House, Church End Cottages, Goldingtons, and Barn at Goldingtons Farm about 20 Southwest of the Church of the Holy Cross).

SHELAA Site Assessments – Part 7

	<p>Sarratt Conservation Area and Church End Sarratt Conservation Area. In terms of recommendation, appropriate mitigation in relation to building height and siting should be used in future development. The use of screening and boundary treatment for future development is encouraged to minimise the impact to the conservation areas. Future development should ensure that no greater impact will be caused as compared with the existing development in the site.</p> <ul style="list-style-type: none"> • National Landscape: The site borders 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. • Access: Access to the site is constrained due to the width of Church Lane and the lack of pavements. Accordingly, it will be important to receive highways advice.
<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 low sensitivity to the built environment. • Local Wildlife Site: The Church End Local Wildlife Site is in close proximity to 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). • Ecology: potential for roosting bats in mature trees and buildings if suitable roosting features are present.
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located mostly within the Green Belt Village of Sarratt. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor. • HCC Transport stated that adjacent highways are unlikely to be demonstrated as suitable for scale of proposed development with little opportunity for enhancement. • Sarratt Parish Council stated the site is not sustainable due to i) housing needs are already met by previously approved developments; ii) there is no sustainable transport options and no safe cycle routes; iii) the development will significantly impact on the local biodiversity assets e.g. National Landscape and Church End Conservation Area; iv) future development at the site will lead to sprawl of large built up areas and encroachment to the countryside; and v) the site for allocation is in contrary to policies in the emerging Neighbourhood Plan. • MoD advised that development height exceeding 45.7m will trigger statutory consultation requirement. • HCC Ecology suggested to consider measures on avoiding light spill on adjacent trees / woody habitats. • HCC Ecology advised that Preliminary Roost Assessment and Preliminary Ecological Appraisal may be required. • HCC Historic Environment requested an Archaeological Watching Brief post-determination. Submission of an Archaeological Desk Based Assessment alongside the planning application is encouraged. 	

SHELAA Site Assessments – Part 7

<ul style="list-style-type: none"> HCC Mineral and Waste state that 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 not owned by the land promoter but adjoins Green End Farm (promoter suggests that they could come in together).							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH		23		Landowner Proposed Dwelling Range		12	
Indicative DPH (Developable/Non-developable Area)		50 (70%/30%)		Indicative Dwelling Range		18	
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
<p>The site is located in the southern part of Sarratt fronting onto Church Lane and consists mainly of brownfield land.</p> <p>The developable area has been reduced due to the rural nature of the site and BNG allocation.</p> <p>Any development of the site would need to take account of the close proximity to the Chilterns National Landscape and the archaeological site of interest and conservation area of Church End. Also, appropriate mitigation measures would need to be carried out due to the site's location within the Beechwoods SAC zone of influence.</p> <p>There are questions that need to be addressed relating to the sustainability of its location and the lack of a footpath for a significant part of Church Lane heading towards the village, which will require further discussions with Herts Highways. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor.</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>Subsequently, there are some concerns in relation to this site, mainly due to the potentially unsustainable location and lack of footpath for a considerable distance along Church Lane towards the village, as well as concerns relating to the ownership (and thus the availability) of the site; this is notwithstanding the location of the site within the Green Belt.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No		Developable			No	

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
NCFS29	New Model Farm (Sarratt)	Sarratt	3.13
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Site Description			
<p>The site is comprised of greenfield land within the Green Belt which is currently in agricultural use. The site is not located within a defined settlement boundary but lies adjacent to the Village of Sarratt. The site is open farmland with no clear vehicular access. Sarratt Road runs near to the site but does not provide full access, and there are intervening fields from the site to Sarratt Road. The farmland adjacent has recently been granted outline planning permission on appeal for up to 83 dwellings (22/0601/OUT), with an indicative access achievable from Sarratt Road. It is not clear how the site itself will be accessed. There are some shrubs and hedgerows surrounding the perimeter of the site.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>The site adjacent has recently been granted outline planning permission on appeal for up to 83 dwellings (22/0601/OUT).</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 1 Green Belt review assessed in setting in Sarratt to be inappropriate. The site was not assessed as part of the 2025 Green belt Review. • Historic Environment: The Heritage Impact Assessment categorised the site as minor adverse on the potential impact to heritage assets. There are ten Listed Buildings⁴ and five Locally Listed Buildings⁵ in the 500-meter radius from the site boundary. Most of the heritage assets are situated within The Green Sarratt Conservation Area and 	

⁴ These include one Grade II* Listed Building (Church of the Holy Cross) and nine Grade II Listed Building (Day Monument and Railed Enclosure Immediately East of Church of the Holy Cross, The Cock Public House, Church End Cottages, Barn at Goldingtons Farm about 20 Southwest of the Church of the Holy Cross, Micklefield Green Farmhouse and Barn, Micklefield Green House, Green End Farmhouse, Green End Cottage, and Rose Cottage).

⁵ Namely i) Lodge to Goldingtons or Outbuilding to Goldingtons, inclusive of stock brick stables; ii) Village Hall, The Green, Sarratt; iii) Old Sarratt School, The Green; iv) The Cricketers, The Green; and v) 1-4 Dell Cottages, Sarratt.

SHELAA Site Assessments – Part 7

	<p>Church End Sarratt Conservation Area. In terms of recommendation, the important views of the Church of the Holy Cross in wider landscape should be identified and protected. Furthermore, appropriate mitigation measures such as setbacks of development in the southeastern part of the site should be made to minimise the impact to the Micklefield Green Farmhouse and Barn and Micklefield Green House. Appropriate mitigation in relation to building height, design and siting should be used in future development. The use of screening and boundary treatment for future development is encouraged.</p> <ul style="list-style-type: none"> • National Landscape: The site is nearby and can be viewed from 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"> • Surface Water Flood Risk: There is low to high surface water flood risk in the southeastern corner of the site. • Access: The site does not appear to have vehicular 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"> • Landscape: The Landscape Sensitivity Assessment categorised the site has medium 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).
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025):</i> The site is located close to the Green Belt Village of Sarratt. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of disconnected. • There is a Public Right of Way which runs along the perimeter of the site. • Adjacent highways are unlikely to be demonstrated as suitable for scale of proposed development with little opportunity for enhancement. • Sarratt Parish Council stated the site is not sustainable due to i) the site is land-locked; ii) housing needs are already met by previously approved developments; iii) there is no sustainable transport options and no safe cycle routes; iv) the development will significantly impact on the local biodiversity assets e.g. National Landscape and Church End Conservation Area; v) future development at the site will lead to sprawl of large built up areas and encroachment to the countryside; and vi) the site for allocation is in contrary to policies in the emerging Neighbourhood Plan. • MoD advised that development height exceeding 45.7m will trigger statutory consultation requirement. • HCC Ecology suggested to consider measures on avoiding light spill on adjacent trees / woody habitats. • HCC Ecology advised that Preliminary Roost Assessment and Preliminary Ecological Appraisal may be required. • HCC Historic Environment requested an Archaeological Evaluation post-determination. Submission of an Archaeological Desk Based Assessment alongside the planning application is encouraged. • HCC Adult Care suggested to allocate an appropriate size for a larger housing-with-care in the site with onsite communal facilities and transportation services. 	

SHELAA Site Assessments – Part 7

- HCC Children Home suggested to propose a 1x4-bedroom (3 children and 1 carer) children's home at the Site.
- HCC Mineral and Waste state that 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. There are concerns related to the accessibility to the site with no clear indication how the site can be accessed by road. This may be able to come from the adjacent approved site to the north, but this would require a modification of the scheme to accommodate an access route and would represent a potential overdevelopment of the area.

Potential Density

Landowner Proposed DPH	14	Landowner Proposed Dwelling Range	44
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	110

Phasing

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

The site is located to the south of the village and is currently agricultural land. It lies between Church Lane and Sarratt Road but is not connected to either road.

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

The site is detached from the built-up area boundary of Sarratt. The scale of development, particularly cumulatively, when combined with the aforementioned permission in the adjacent field granted at appeal (22/0601/OUT) and other potential sites for allocation would concentrate significant development in a small area of the village.

The nearest road access would be from Sarratt Road, around 100m from the site boundary, However, this is across third party land and on a bend in the road, posing serious access and highway safety concerns. Whilst there is a public right of way along the southern boundary of the site, this links Sarratt Road (which does not have a pavement) to Church Lane (which does not have a pavement), over a kilometre from the relatively limited services in Sarratt. The location of the site and lack of suitable access adds to the sense of detachment from the village itself.

The site is not considered to be in a sustainable location.

There is also a low to high surface water flood risk in the southeastern corner of the site.

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.

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

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
NCFS30	Sarratt Lodge, Sarratt Green	Sarratt	0.22
Site Description			
<p>The site is comprised of a residential front garden located within the Metropolitan Green Belt. The site is within the settlement boundary and Conservation Area of Sarratt. There are some shrubs, trees and hedgerows bordering the perimeter of the site. Access to the site is via the driveway of Sarratt Lodge, from The Green. Neighbouring properties are set back from The Green creating a green buffer between the road and residences.</p>			
Use(s) Proposed	Residential		
Planning History			
Multiple applications related to alterations to the neighbouring Sarratt Lodge.			
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 1 Green Belt review assessed in setting in Sarratt to be inappropriate. Historic Environment: The Heritage Impact Assessment categorised the site as moderate adverse on the potential impact to heritage assets. There are 19 Grade II Listed Buildings⁶ and 27 Locally Listed Buildings⁷ in the 500- 	

⁶ These include i) Little Sarratt Hall and the Cottage; ii) Barn about 35 Metres west southwest of Little Sarratt Hall; iii) Granary about 40 metres south of Little Sarratt Hall; iv) Barn and Stables about 35 metres south southwest of Little Sarratt Hall; v) Great Sarratt Hall; vi) Sarratt Hall; vii) Sarratt Hall Cottage; viii) The Old Forge; ix) The Old Cottage; x) The Nook and Wayside Cottages; xi) The Nook and Wayside Cottages; xii) Holly Tree Farmhouse and Holly Tree Cottage; xiii) Pump on the Green about 30 metres south west of Sarratt House; xiv) Front Garden Railings of Sarratt House; xv) Sarratt House; xvi) The White Cottage; xvii) Stables to rear of The White House; xviii) The Boot Public House; and xix) K6 Telephone Kiosk outside Oak View.

⁷ These includes i) 1 & 2 Wheatsheaf Cottage; ii) 3 & 4 Wheatsheaf Cottages; iii) 5 Wheatsheaf Cottage; iv) Greenview Cottage; v) Fairview Cottage; vi) The Woodyard; vii) Vine Cottage; viii) Atlantis; ix) Roseleigh; x) St Amant; xi) Victoria House; xii) Ramilles; xiii) The Village Sweet Shop; xiv) Green Close; xv) Middle Cottage; xvi) Greenside; xvii) Highways & Byways;

SHELAA Site Assessments – Part 7

	<p>meter radius from the site boundary. Most of them are within The Green Sarratt Conservation Area.</p> <ul style="list-style-type: none"> • National Landscape: The site lies within view of 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. • Surface Water Flooding: There is a Low to high surface water flood risk ponding to the east of the site associated with a pond.
<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-low sensitivity to the built environment. • Local Wildlife Site: The site is nearby to the Local Wildlife Site of The Green in Sarratt. • 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 within the Green Belt Village of Sarratt. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor. • HCC Transport stated that adjacent highways are unlikely to be demonstrated as suitable for scale of proposed development with little opportunity for enhancement. • Sarratt Parish Council stated the site is not sustainable due to i) the proposed density of the site is not compatible to the local area; ii) the site overlaps with Sarratt Green Conservation Area; iii) there are various listed buildings in the vicinity and future development would impact the heritage assets; iv) future development will create adverse impact to the Green Belt; v) the site is in area of archaeological significance; and vi) the deliverable development on the site does not achieve requirement in TRDC Plan Policy DM3 on historic character; • HCC Ecology suggested to consider measures on avoiding light spill on adjacent trees / woody habitats. • HCC Ecology advised that Preliminary Roost Assessment may be required. • HCC Historic Environment requested an Archaeological Evaluation post-determination. Submission of an Archaeological Desk Based Assessment alongside the planning application is encouraged. • HCC Mineral and Waste state that 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 has been withdrawn by the promoter.</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>	

xviii) Jasmine Cottage; xix) The Green; xx) Challoners & Willoucot Cottages; xxi) Sarratt Baptist Church; xxii) 1, 3, 5 Dawes Lane; xxiii) 7-19 Dawes Lane; xxiv) 21 Dawes Lane; xxv) 16, 18, 20 Dawes Lane; xxvi) 22 Dawes Lane; and xxvii) Peartree Cottage.

SHELAA Site Assessments – Part 7

Landowner Proposed DPH	22	Landowner Proposed Dwelling Range	5
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	8
Phasing			
0-5 years	x	6-10 years	11-15 years
Conclusion			
<p>The site is situated in the northern part of Saratt off The Green and consists of a front garden of a large detached property in spacious grounds.</p> <p>Any development of the site would need to take account of the character of the Sarratt conservation area, and the heritage assets nearby. These combining factors would likely mean that the plot would be unlikely to achieve 5 dwellings.</p> <p>The developable area has been reduced due to the rural nature of the site and BNG allocation.</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>The site is not considered to be in a sustainable location.</p> <p>It is considered that to achieve 5 dwellings, the density and layout of the development would have an adverse impact on the character of the Conservation Area and subsequently, there are significant concerns over the suitability of the site.</p> <p>The promoter has withdrawn the site. The site is therefore not available, suitable or achievable.</p>			
Suitable	No	Available	No
Achievable	Yes		
Deliverable	No	Developable	No

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
NCFS31	Land to the South-East of Poles Hill	Belsize	2.91
			
Site Description			
<p>The site is comprised of greenfield land which is currently used as agricultural land and is located within the Metropolitan Green Belt. The site is adjacent to the existing settlement of Belsize between Poles Hill and Plough Lane. A Local Wildlife Site and protected woodland border the site to the south. The topography of the site slopes upwards from Plough Lane in the north to the Local Wildlife Site in the south. A Public Right of Way intersects through the centre of the site connecting Poles Hill to the south.</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 1 Green Belt review continues to classify this site as a 'washed 'over' settlement. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: The Heritage Impact Assessment categorised the site as minor adverse on the potential impact to heritage assets. There are eight Listed Buildings⁸ and a Locally Listed Building (Doggetts) in the 500-meter radius from the site boundary. The Green, Saratt Conservation Area is situated to the south of the site. Appropriate setbacks at the northern part of the site are recommended to sustain the rural setting. In order to limit intervisibility to the site and the heritage assets, it is suggested to maintain or increase existing dense green boundaries. HCC Historic Environment have stated that due to its size and its location adjacent to an Ancient Woodland, an Area of Archaeological Significance, and a SHINE monument 	

⁸ There is a Grade II* Listed Building (Little Winch) and seven Grade II Listed Buildings (Belsize House, Walnut Cottage and Lonnay, Hilltop, Hillmead Farm House, Old Plough House, Plough Cottage, and Great Sarratt Hall).

SHELAA Site Assessments – Part 7

	<p>indicating the presence of a possible medieval earthwork enclosure (HER 885), further archaeological investigation is warranted. The Historic Environment team recommends that a Geophysical Survey followed by an Archaeological Evaluation through Trial Trenching be undertaken as part of the pre-application or pre-determination archaeological assessment.</p> <ul style="list-style-type: none"> • National Landscape: The site is in close proximity to the Chilterns National Landscape. • Archaeology: The site is adjacent to a Site of Archaeological Interest.
<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 are areas of low to high surface water risk at the area along northeastern boundary, along Plough Lane and within the site. Assessment on the impact of access and egress is recommended.
<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: A local wildlife site and ancient woodland border the south of the site. HCC Ecology have stated that improving the condition of the adjacent Wildlife Site should be supported. • Tree Preservation Order: There are protected trees located to the southern border of the site forming the ancient woodland. • 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"> • There is a public right of way that runs from north to south through the centre of the site. • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Green Belt Hamlet of Belsize. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor. • HCC Transport have stated that the site presents major issues when considering alignment to national planning policy in terms of reducing the need to travel and promoting sustainable travel options. • Sarratt Parish Council objected the site for development due to the reasons of i) the site is not a sustainable proposition for development with unrealistic density and limited developable land; ii) adverse impact on public right of way and there is insufficient sustainable transport option; iii) adverse impact on Listed Building in the vicinity; iv) development is in contrary to policies in the emerging Neighbourhood plan; v) adverse impacts on Green Belt which is detrimental to the natural and built environment; vi) housing needs already met in the parish through previously approved development; and vii) unsustainable expansion with incompatibility to the character and setting of Belsize. • HCC Ecology suggested that the ecological sensitivity will be high if trees in the site are affected. Measures should be considered to avoid light spill on adjacent trees / woody habitats. 	

SHELAA Site Assessments – Part 7

- HCC Ecology recommended that a Preliminary Ecological Appraisal may be required.
- HCC Adult Care advised a suitable size for larger housing with care scheme with onsite communal facilities and transportation services is recommended to be proposed at the site.
- HCC Children Homes advised a 4-bedroom (3 children and 1 carer) children's home is either included in this site or NCFS32.
- Flaunden Parish Council strongly objected the site for development due to the reasons of i) the development is substantial and will irreparably alter the character of Belsize; ii) inadequate provision of essential infrastructures; iii) development will lead to the loss of irreversible loss on Green Belt, agricultural land, local wildlife in the area; iv) adverse impact on the existing infrastructural capacity such as traffic, public transportation, community facilities etc.; and vii) unsustainable expansion with incompatibility to the character and setting of Belsize.
- HCC Digital Growth advised that the site would struggle in terms of mobile coverage so the consideration for new mobile infrastructure would be necessary.
- 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	23	Landowner Proposed Dwelling Range	67
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	102

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.

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

Any development of the site would need to take account of the presence of Public Rights of Way and the presence of protected trees bordering the site. Any development of the site would need to take account of the site's close proximity to the Chilterns National Landscape and location within the Beechwoods SAC zone of influence.

There are concerns relating to the site's proximity to a Site of Archaeological Interest. There are additional concerns relating to the site's close proximity to ancient woodland and a Local Wildlife Site.

Belsize is outside of the settlement hierarchy and around 500m north of Sarratt's built up area boundary, however, it is almost a further 1km to the local convenience store, with large sections not having pavements for pedestrians, further encouraging the use of private vehicle to reach facilities and services. It is a similar scenario north of the site, across the district boundary into Chipperfield. Whilst there are bus stops in close proximity to the site, these offer limited bus services with low frequency. HCC Transport have stated that the site presents major issues when considering alignment to national planning policy in terms of reducing the need to travel and promoting sustainable travel options. This scale of development in Belsize is considered unsustainable. The council's *Access to Services Study* has concluded that the site has a sustainability rating of very poor.

Both Sarratt and Flaunden Parish Councils stated the objection due to the unsuitability for the site.

SHELAA Site Assessments – Part 7

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.

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

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
NCFS32	Land to the southwest of Bragmans Lane	Belsize	3.49
 <p>© Crown copyright and database right 2024. All rights reserved. No warranty is made by the Crown as to the accuracy of the data. The data is not to be used for navigation. All other rights reserved.</p> <p>40 20 0 40 80 120 160 Metres</p> <p>N THREE RIVERS DISTRICT COUNCIL</p>			
Site Description			
<p>The site is comprised of greenfield land which is currently used as agricultural and grazing land and is located within the Metropolitan Green Belt. The Local Wildlife Site of Rosehall Wood neighbours the southeastern boundary of the site with the settlement of Belsize to the north. To the west of the site is Rosehill Farm agricultural buildings, some of which are Grade II listed.</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 1 Green Belt review assessed in setting in Belsize to be inappropriate. The site was not assessed as part of the 2025 Green Belt Review. Historic Environment: The Heritage Impact Assessment categorised the site as moderate adverse on the potential impact to heritage assets. There are 11 Grade II Listed Buildings⁹ and a Locally Listed Building (Doggetts) in the 500-meter radius from the site boundary. The Green, Saratt Conservation Area is situated to the southeast of the site. In terms of recommendation, building only on the eastern part of the site and creating a landscaped boundary may mitigate some degree of the harm. Appropriate setbacks at the direction towards Great Bragmans Farm and Rose Hall Farm will lower the degree of harm. 	

⁹ These are i) Rose Hall Farm House; ii) Barn about 30 metres north of Rose Hall Farm House; iii) Barn about 30 metres west north west of Rose Hall Farm House; iv) Stables about 5 metres east of Rose Hall Farm House; v) Great Bragmans Farm House; vi) Barn about 20 metres north of Great Bragman's Farm House; vii) Whitedell Farmhouse; viii) Barn about 10 metres north east of Whitedell Farm House; ix) Belsize House; x) Walnut Cottage and Lonmay; and xi) Hilltop.

SHELAA Site Assessments – Part 7

	<ul style="list-style-type: none"> • HCC Historic Environment have stated that due to its size and its location adjacent to an Ancient Woodland, an Area of Archaeological Significance, and a SHINE monument indicating the presence of a possible medieval earthwork enclosure (HER 885), further archaeological investigation is warranted. The Historic Environment team recommends that a Geophysical Survey followed by an Archaeological Evaluation through Trial Trenching be undertaken as part of the pre-application or pre-determination archaeological assessment. • National Landscape: The site is in close proximity 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. • Access: The site is access via the single width Bragmans Lane which is lined with mature hedgerows for most of its length.
<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: The Local Wildlife Sites of Rosehall Wood and Rosehill Farm border the site to the southeast and west. • Tree Preservation Order: There are protected trees located across the Rosehall Wood Local Wildlife Site. • Beechwoods SAC: The site is within the Beechwoods SAC zone of influence. any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).
<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 Belsize. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor. • HCC Transport have stated that the site presents major issues when considering alignment to national planning policy in terms of reducing the need to travel and promoting sustainable travel options. • Sarratt Parish Council objected the site for development due to the reasons of i) the site is not a sustainable proposition for development with unrealistic density and limited developable land; ii) adverse impact on public right of way and there is insufficient sustainable transport option; iii) adverse impact on Listed Building in the vicinity; iv) development is in contrary to policies in the emerging Neighbourhood plan; v) adverse impacts on Green Belt which is detrimental to the natural and built environment; vi) housing needs already met in the parish through previously approved development; and vii) unsustainable expansion with incompatibility to the character and setting of Belsize. • HCC Ecology suggested that the ecological sensitivity will be high if trees in the site are affected. Measures should be considered to avoid light spill on adjacent trees / woody habitats. • HCC Ecology recommended that a Preliminary Ecological Appraisal may be required. • HCC Adult Care advised a suitable size for larger housing with care scheme with onsite communal facilities and transportation services is recommended to be proposed at the site. • HCC Children Homes advised a 4-bedroom (3 children and 1 carer) children's home is either included in his site or NCFS31. 	

SHELAA Site Assessments – Part 7

- Flaunden Parish Council strongly objected the site for development due to the reasons of i) the development is substantial and will irreparably alter the character of Belsize; ii) inadequate provision of essential infrastructures; iii) development will lead to the loss of irreversible loss on Green Belt, agricultural land, local wildlife in the area; iv) adverse impact on the existing infrastructural capacity such as traffic, public transportation, community facilities etc.; and vii) unsustainable expansion with incompatibility to the character and setting of Belsize.
- HCC Digital Growth advised that the site would struggle in terms of mobile coverage so the consideration for new mobile infrastructure would be necessary.
- 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	23	Landowner Proposed Dwelling Range	80
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	122

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.

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

Development would need to take appropriate measures regarding its location within the Beechwoods SAC zone of influence and its proximity to the Chilterns National Landscape.

There are concerns relating to the site's close proximity to a Local Wildlife Site.

Belsize is outside of the settlement hierarchy and around 500m north of Sarratt's built up area boundary, however, it is almost a further 1km to the local convenience store, with large sections not having pavements for pedestrians, further encouraging the use of private vehicle to reach facilities and services. It is a similar scenario north of the site, across the district boundary into Chipperfield. Whilst there are bus stops in close proximity to the site, these offer limited bus services with low frequency. HCC Transport have stated that the site presents major issues when considering alignment to national planning policy in terms of reducing the need to travel and promoting sustainable travel options. This scale of development in Belsize is considered unsustainable. The council's *Access to Services Study* has concluded that the site has a sustainability rating of very poor.

Both Sarratt and Flaunden Parish Councils stated the objection due to the unsuitability for the site.

Furthermore, the site extends a long way south into the countryside from Belsize and is open towards the north and west, so development of the site is likely to cause some landscape harm.

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

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
NSS11a	Land at Sarratt, Sarratt Road	Sarratt	5.4
			
Site Description			
<p>The site is located to the east of Sarratt village and is comprised of greenfield land in agricultural use. To the north of the site is a garden nursery and grounds and beyond this there is residential development along Church Lane. To the south, east and west of the site is agricultural land. The Green is located to the north-east. Sarratt Road forms the southern boundary of the site.</p>			
Use(s) Proposed		<p>Residential Business hub (offices) with potential provision for ancillary spaces (i.e. community café)</p>	
Planning History			
<p>Application for erection of up to 83 new dwellings and new Doctors Surgery (22/0601/OUT) approved at appeal with conditions (22/0047/REF).</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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt 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: Sarratt (The Green) Conservation Area is located in close proximity to the north-east of the site. The Conservation Area contains a number of Grade II Listed Buildings and Locally Listed Buildings, located to the north-west of the site. A detailed heritage assessment would likely be required as part of any proposals. 	

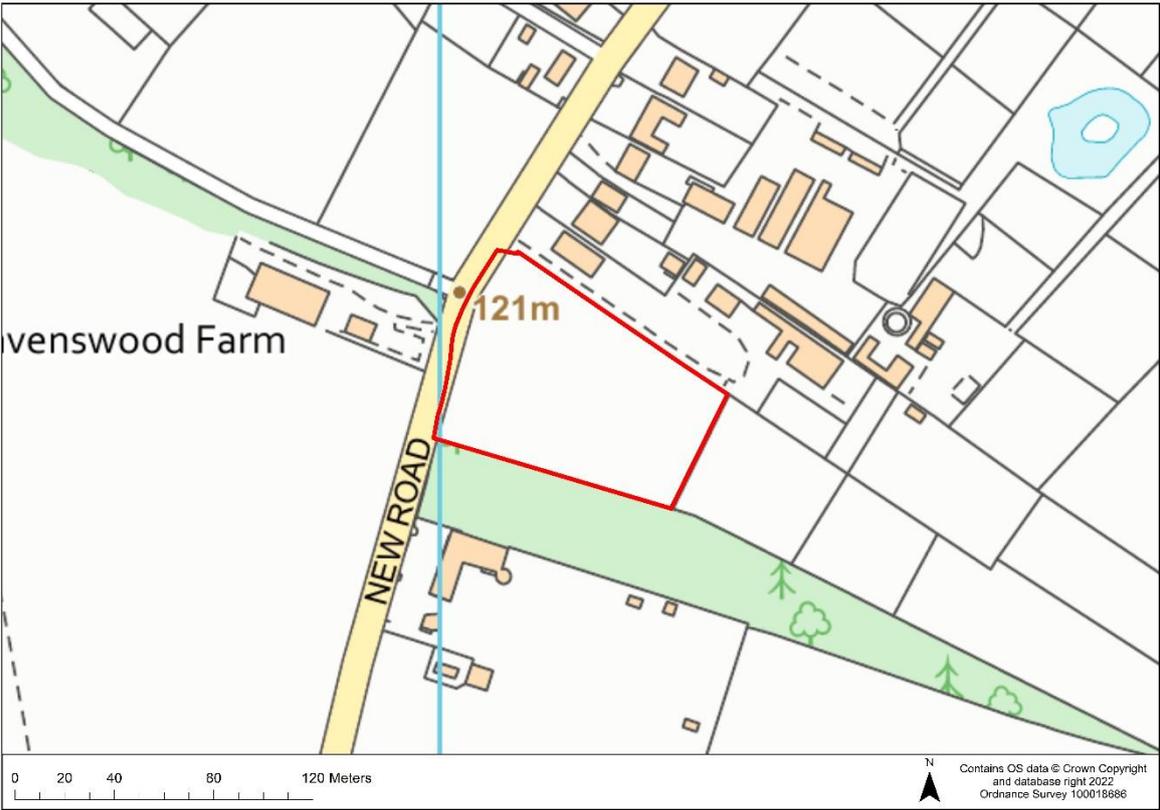
SHELAA Site Assessments – Part 7

	<ul style="list-style-type: none"> • National Landscapes: The Chilterns National Landscape is located to the west 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. • Surface Water Flood Risk: A surface water flow path runs through the centre of the site. • GSPZ: The site is in GSPZ2. • Access: The site is accessible from Sarratt Road. There is no footway along Sarratt Road. HCC Highways state one of the constraints is the existing highway with no pedestrian provision and without suitable walking routes to nearby services, the allocation of the site would be unsound and unsupported. 						
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 high sensitivity to built development. • The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to the historic character. 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • HCC Ecology state biodiversity offsetting/net gain would be required. • HCC Highways state New Road/Church Lane may constrain the scale of development due to road widths and existing traffic levels, along with impacts to vulnerable road users. • 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 at the edge of the Green Belt Village of Sarratt. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of poor. • A public right of way runs along the southern boundary of the site and then diagonally through to the north of the site, which links to Church Lane. 							
Availability (ownership/legal issues)							
HD602292 – pending first registration on Land Registry							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH		13		Landowner Proposed Dwelling Range		71	
Indicative DPH (Developable/Non-Developable Area)		50 (70%/30%)		Indicative Dwelling Range		189	
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
<p>The site is located to the south of Church Lane, to the rear of a garden centre/nursery. Site access would be from the south however, off Sarratt Road.</p> <p>The developable area has been reduced due to the rural nature of the site and BNG allocation.</p> <p>The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. The site would therefore be considered unsuitable for development. The site was not assessed as part of the 2025 Green Belt Review.</p> <p>The site is not considered to be in a sustainable location.</p>							

SHELAA Site Assessments – Part 7

Application for erection of up to 83 new dwellings and new Doctors Surgery (22/0601/OUT) approved at appeal with conditions (22/0047/REF).					
Suitable	No	Available	No	Achievable	Yes
Deliverable		No	Developable		No

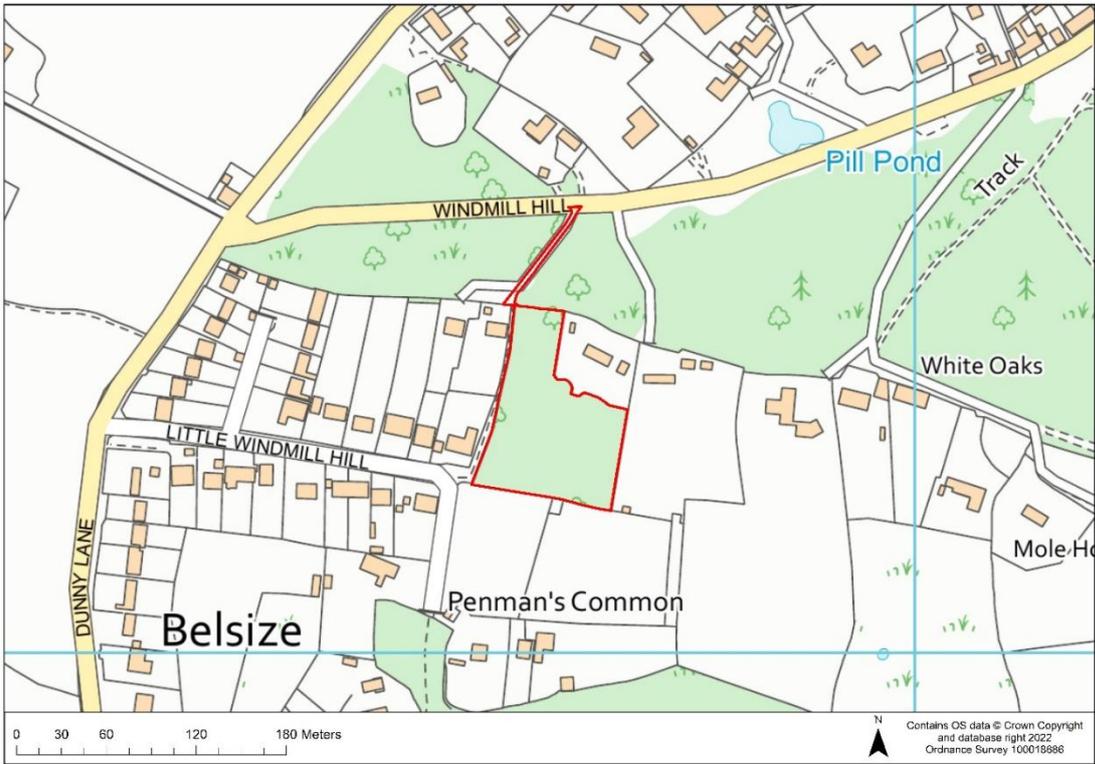
SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
NSS11b	Land at Sarratt, New Road, Sarratt	Sarratt	0.7
			
Site Description			
<p>The site is located to the south of Sarratt village and is comprised of greenfield land in agricultural use. To the north-east of the site there is residential development in the form of ribbon development along Church Lane. Sheds that are used for employment are also to the north east. To the south west of Parcel B is further ribbon development beyond a small area of woodland, a pub and church. To the south east and opposite across Church Lane is agricultural land.</p>			
Use(s) Proposed		Residential (including provision of self-build plots)	
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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt 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: To the south of the site is Sarratt (Church End) Conservation Area which contains a number of Grade II Listed Buildings and Locally Listed Buildings. National Landscapes: The site's western boundary is adjacent to the Chilterns National Landscape. 	
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: (SFRA) GSPZ: The site is in GSPZ2. 	

SHELAA Site Assessments – Part 7

<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Access: The site could be accessed from New Road. HCC Highways state one of the constraints is the existing highway has no pedestrian provision and without suitable walking routes to nearby services, the allocation would be unsound and unsupported. The Public right of Way would not mitigate this unless it is to an adoptable standard. There may be opportunity for pedestrian/cycle access from the North through to Church 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-high sensitivity to built development. The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to the historic character. 						
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> HCC Ecology state biodiversity offsetting/net gain would be required. HCC Highways state Sarratt Road may constrain the scale of development due to widths and existing traffic levels along with impacts to vulnerable road users. 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. The site would provide a proportion of plots for self-build/custom-build which would contribute to meeting demand for self-build/custom-build plots in Three Rivers. <i>Settlement Appraisal (2025):</i> The site is located partially at the edge of the Green Belt Village of Sarratt. 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>HD602292 – pending first registration on Land Registry</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	13	Landowner Proposed Dwelling Range	9 (including 5 self-build plots)				
Indicative DPH (Developable/Non-Developable Area)	50 (30%/70%)	Indicative Dwelling Range	11				
<p>Phasing</p>							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
<p>Conclusion</p>							
<p>The site is 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 developable area has been reduced due to the rural nature of the site and BNG allocation.</p> <p>The site is not considered to be in a sustainable location.</p> <p>The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt 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.</p>							
Suitable	No	Available	No	Achievable	Yes		
Deliverable	No		Developable	No			

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
NSS17	The Puffing Field Windmill Hill Chipperfield	Belsize	0.84
 <p>The map shows the site location in Belsize, near Windmill Hill and Little Windmill Hill. The site is outlined in red. Key features include Pill Pond, White Oaks, and Penman's Common. The map includes a scale bar (0 to 180 meters) and a north arrow. Text on the map includes 'DUNNY LANE', 'WINDMILL HILL', 'LITTLE WINDMILL HILL', 'Pill Pond', 'Track', 'White Oaks', 'Mole Ho', 'Penman's Common', and 'Belsize'. A copyright notice at the bottom right reads: 'Contains OS data © Crown Copyright and database right 2022 Ordnance Survey 100019898'.</p>			
Site Description			
<p>The site is currently in use for a model railway and some outbuildings, so part of the site comprises previously developed land, however the majority of the site is greenfield land with dense tree coverage. The site is accessed from Windmill Hill. This access falls outside the boundary of Three Rivers District, as it crosses the boundary into Dacorum Borough. There is agricultural land to the north and south of the site, with some low-density residential development to the immediate west and south west. Chipperfield Common and its woodland are located to the north.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was a planning application for one dwelling in 2021 (21/0282/FUL). The application was refused but is subject to a pending appeal.</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: The site does not contain any heritage assets, but the site of Little Winch, a Grade II* Listed Building is located to the west of the site. There are also a number of Grade II Listed Buildings located to the south of the site. A detailed heritage impact assessment would be required as part of a planning application. 	
Physical Constraints: <ul style="list-style-type: none"> Access 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1 	

SHELAA Site Assessments – Part 7

<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"> Surface Water Flood Risk: There is a small area in the centre of the site which has been identified as a high risk of surface water flooding. GSPZ: The site is in GSPZ 2. Access: Access is proposed from Windmill Hill via a single lane track. This is a narrow track contained by trees. This is likely to cause capacity issues, especially as the primary access into the site. HCC Highways state Windmill Hill will constrain the scale of development due to widths and existing traffic levels, along with impacts to vulnerable road users. Access is unlikely to be considered suitable as per Manual for Streets guidance. 		
<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 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 Highways state the site is within a poor location for sustainable development with minimal local facilities and services. One of the constraints is the existing highway with no pedestrian provision. Without suitable walking routes to nearby services, HCC would not support its inclusion and would likely be an unsound allocation. The Public Right of Way would not mitigate this unless it is to an adoptable standard. HCC Ecology state biodiversity offsetting/net gain would be required and nearby woodland and trees should not be illuminated. <i>Settlement Appraisal (2025):</i> The site is located partially at the edge of the Green Belt Hamlet of Belsize. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor. There is a public right of way along the west boundary of the site. 			
<p>Availability (ownership/legal issues)</p>			
<ul style="list-style-type: none"> The main part of the site is within single ownership and access to the site is owned by Dacorum Borough Council. The promoter of the site has permission from the Landowner and rights to the access. 			
<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	2-3	Landowner Proposed Dwelling Range	2-3
Indicative DPH (Developable /Non-Developable Area)	50 (50%/50%)	Indicative Dwelling Range	21
<p>Phasing</p>			
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</p>			

SHELAA Site Assessments – Part 7

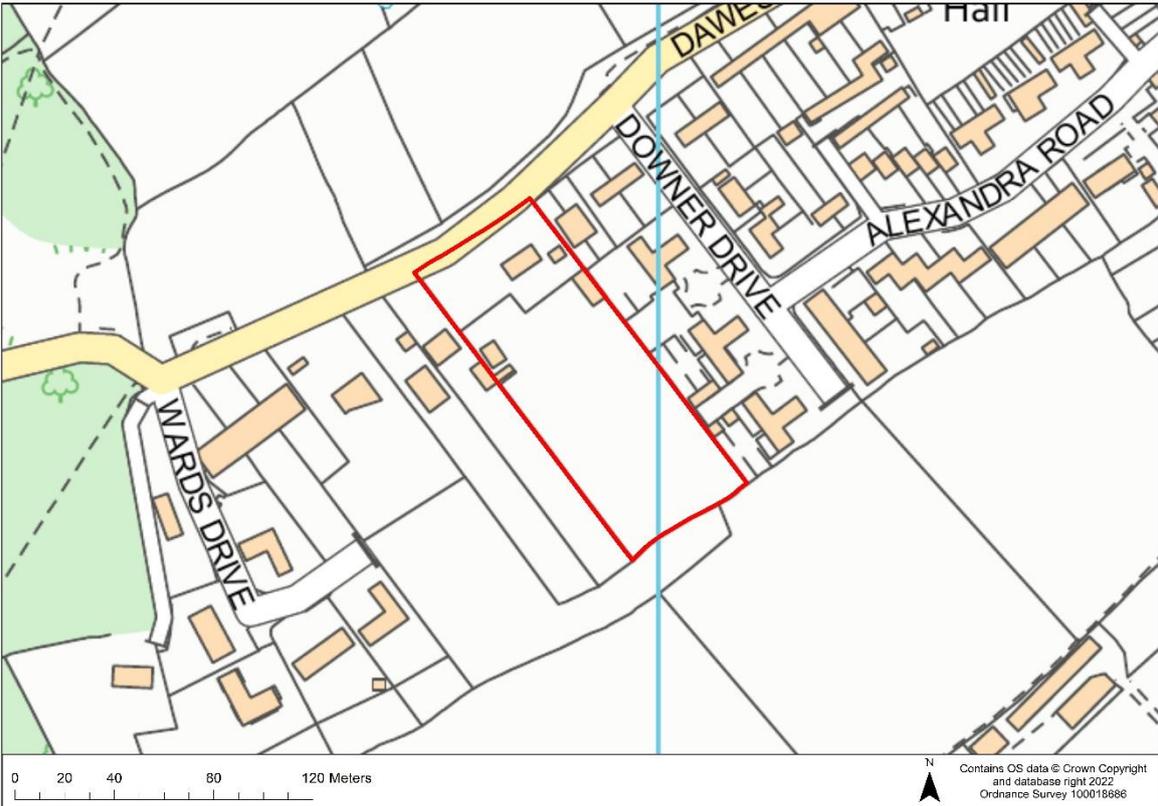
sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

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

The site is not in a sustainable location, at the edge of the hamlet of Belsize. There is poor access to the site in the form of a single track, unpaved lane which is unlikely to be acceptable as per Manual Streets Guidance. Additionally, the site is almost entirely covered by woodland. The site is therefore not considered to be suitable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
NSS7	Fir Trees, Dawes Lane, Sarratt	Sarratt	0.8
			
Site Description			
<p>The site is located to the east of Sarratt village, to the rear of residential properties on Downer Drive. The north of the site is comprised of previously developed land and is in use as a Gypsy and Traveller site with permanent planning permission for two pitches. The south of the site is comprised of greenfield land which is in use as a paddock. The paddock area to the south is separated from area to the north by timber open boarded fencing. Mature vegetation forms the eastern, southern and western boundaries whilst to the north, the site is bounded hedging along Dawes Lane. To the east and west there is residential development whilst to the south and north there is farmland</p>			
Use(s) Proposed	<p>Gypsy and Traveller site (8 pitches) or Affordable Housing with potential to re-provide 2 existing Gypsy and Traveller pitches</p>		
Planning History			
<p>There was a planning application on the site (13/1550/FUL) for the erection of 15 dwellings which was withdrawn. In addition, there was a planning application (17/0653/OUT) for the erection of 8 affordable dwellings which was refused and consequently dismissed at appeal.</p> <p>The north of the site is permanently permissioned as a Gypsy and Traveller site (14/1570/FUL). In 2020, there was an application for the construction of two dayroom amenity buildings to serve the two existing Gypsy/Traveller pitches which was approved (20/0214/FUL).</p> <p>The site is partially located in Site ACFS12 Land rear of Fir Trees, Dawes Lane.</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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt 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 are no heritage assets within or in the vicinity of the site. The Heritage Impact Assessment states that 		

SHELAA Site Assessments – Part 7

	<p>development of Site ACFS12, which the site is partially located within, would have a neutral impact on the historic environment.</p> <ul style="list-style-type: none"> • National Landscapes: The Chilterns National Landscape is located to the west of the site, approximately 160m from the western boundary 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 within Flood Zone 1. • Surface Water Flood Risk: The site is at negligible risk of surface water flooding. • GSPZ: The site is in GSPZ2. • Access: The main access to site is proposed from Downer Drive or Dawes Lane. HCC Highways state access from Dawes Lane will constrain scale of development due to widths and existing traffic levels, along with impacts to vulnerable road users. 						
<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 Site ACFS12, which the site is partially located within, as having medium-low sensitivity to built development. • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character. • TPO: Trees along the eastern boundary, to the south of the site and at the north-western corner are covered by TPOs (TPO255). 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • HCC Ecology state as the site is bordered by trees, illuminating trees should be avoided. • HCC Highways state there is constraint with the existing highway with no pedestrian provision and the Public Right of Way would not mitigate this unless it is to an adoptable standard. • HCC Highways state without a suitable walking route to nearby services, allocation of this site would be unsound and unsupported. • <i>Settlement Appraisal (2025):</i> The site is located in the Green Belt Village of Sarratt. • 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 being promoted 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	10-15			Landowner Proposed Dwelling Range	8-12		
Indicative DPH (Developable/Non-Developable Area)	50 (30%/70%)			Indicative Dwelling Range	12		
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
<p>The site is located to the rear of Church Lane, with access from it, on the south west end of Sarratt village. The site is mainly brownfield and currently consists of commercial buildings. Stables and residential development.</p> <p>The developable area has been reduced due to the rural nature of the site and BNG allocation.</p> <p>Gypsy & Traveller Accommodation Assessment (GTAA) concluded that for the period 2016 – 2031 two additional pitches were needed for households who met the definition of 'Traveller', three additional plots were needed to meet the needs of Travelling Showpeople and that there was no requirement for transit sites in the</p>							

SHELAA Site Assessments – Part 7

district. The additional needs identified for ‘Traveller’ households arose from sites which had temporary planning permission at the time of the assessment, both of which have since been granted permanent planning permission. The identified needs of those households have therefore been met and will continue to be met through safeguarding the existing sites. Future needs for plots for Travelling Showpeople can be accommodated within the existing authorised sites, and therefore there is no need to allocate further sites. The Fir Trees site will therefore continue to be safeguarded for its existing use.

The site is located within the Green Belt and is therefore considered unsuitable for development. The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt 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. However, consideration will need to be given to the level of Green Belt harm acceptable to the council. Then site was not assessed as part of the 2025 Green Belt Review.

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.

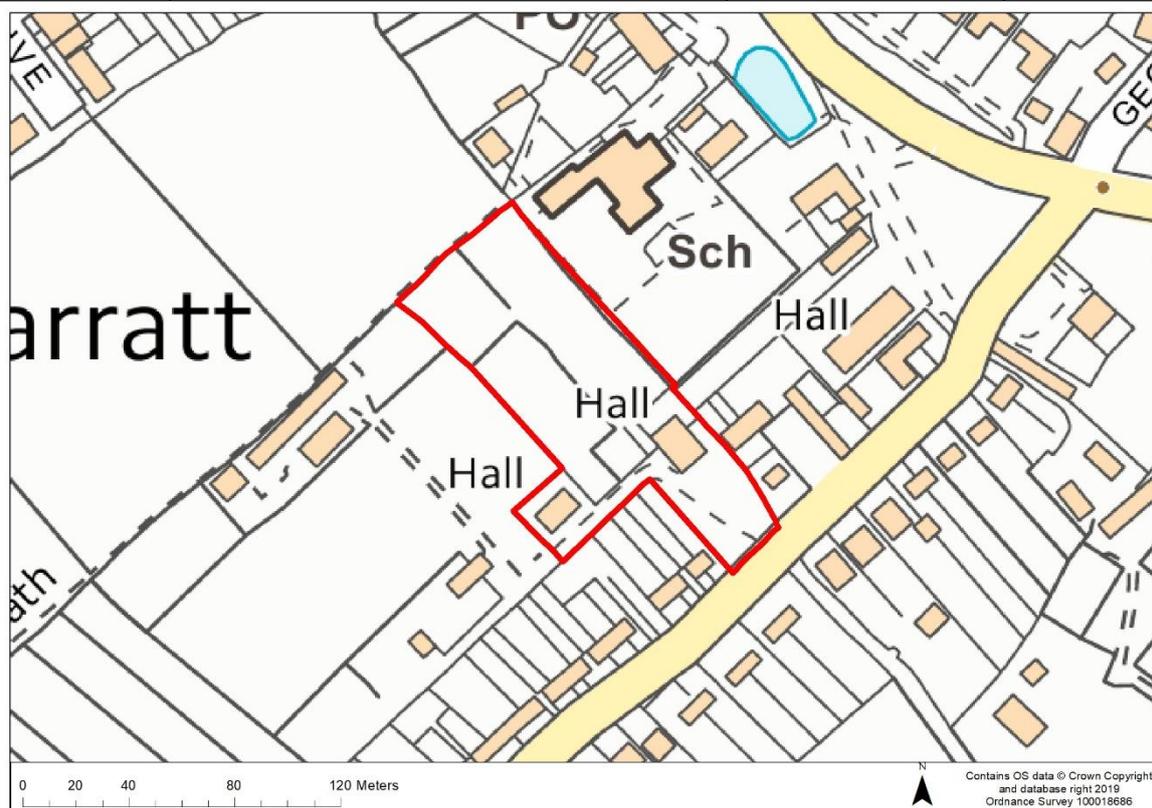
The site is not considered to be in a sustainable location.

One of the proposed uses of the site is for affordable housing (i.e. a rural exception site). Whilst it is considered that Sarratt should remain washed over by the Green Belt, the draft Affordable Housing policy allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
OSPF17	Former Royal British Legion Site, Sarratt	Sarratt	0.8



Site Description

The site is comprised of a mix of previously developed (brownfield) and greenfield land and is located in Sarratt. The south of the site contains two disused buildings; the Royal British Legion building is set back approximately 40 metres from Church Lane and is sited close to the eastern boundary whilst the Scout Hall is located to the rear of the properties fronting Church Lane. To the south of the site there is also an area of hardstanding, with grassland to the south-west. The north of the site is grassland. The site is accessed from Church Lane to the south, with the vehicular access also providing an access to the agricultural plot to the west. The south-west of the site is adjacent to residential development along Church Lane whilst the north-west and north of the site are adjacent to fields in agricultural use. The east of the site is adjacent to Sarratt C of E Primary School and residential development.

Use(s) Proposed	Residential
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Planning History

Part of the site is allocated as a rural exception site (Site H(8)) in the Site Allocations LDD (adopted 2014), with an indicative dwelling capacity of 10 dwellings. *Please see the Site Assessment for Site H8 for the boundary of the existing rural exception site allocation.*

In 2013, there was an application for the development of 8 affordable housing units (13/1781/FUL), although this was withdrawn. There were applications in 2017 and 2018 for residential development of 10 affordable housing units (17/1977/FUL and 18/1478/FUL); both applications were withdrawn. These applications extended the boundary of the existing rural exception site allocation to include land to the north and north-west, resulting in an application site area of 0.32ha.

The 19/0152/FUL application was for the development of 11 affordable housing units (4 affordable rented units and 7 shared ownership units). This was refused in September 2019 as it was not demonstrated that there is a genuine need for the proposed tenure of affordable housing in the Sarratt locality, the housing proposed would not be genuinely affordable and the proposal would not provide limited affordable housing for local community needs. The application extended the boundary of the existing rural exception site allocation to include land to the north and north-west, resulting in an application site area of 0.32ha.

Suitability

SHELAA Site Assessments – Part 7

<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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt 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: The site is adjacent to Sarratt (The Green) Conservation Area which contains several Locally Listed and Grade II Listed Buildings. A detailed heritage impact assessment would be required as part of any proposals. • Archaeology: The site is adjacent to a Site of Known Archaeological Interest (Sarratt Village). Appropriate site investigations may be required as part of any 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. • Surface Water Flood Risk: To the south and north of the site, there is risk of surface water flooding, ranging from low to medium risk. • GSPZ: The site is in GSPZ2. • Access: The site has an existing access from Church 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"> • None identified. 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> • A public right of way runs along the northern boundary of the site. • Part of the site, to the south (Site H8), is on the Brownfield Land Register (2019). • <i>Settlement Appraisal (2025):</i> The site is located partially within and partially at the edge of the Green Belt Village of Sarratt 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. Part of the site (H8) was promoted to the previous Local Plan. An extended boundary of H8, set within Site OSPF17, has been promoted through the 19/0152/FUL application. The remainder of the site is in the ownership of the promoter.</p>			
<p>Achievability</p>			
<p>No viability issues have been identified.</p>			
<p>Potential Density</p>			
<p>Landowner Proposed DPH</p>	<p>31-34 (on the 0.32ha application site)</p>	<p>Landowner Proposed Dwelling Range</p>	<p>10-11</p>
<p>Indicative DPH (Developable/Non-Developable Area)</p>	<p>50 (70%/30%) (on OSPF17 – 0.8ha site)</p>	<p>Indicative Dwelling Range</p>	<p>28</p>
<p>Phasing</p>			

SHELAA Site Assessments – Part 7

0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
<p>This site is located in Sarratt in the southern part of the village, off Church Lane and adjacent to the village hall. It is the former British Legion building and therefore brownfield land.</p> <p>The developable area has been reduced due to the rural nature of the site and BNG allocation.</p> <p>As Sarratt is a 'washed over' village in Green Belt terms, the site is within the Green Belt. The Stage 2 Green Belt Assessment did not assess this area, but it does state that anywhere outside of an assessed parcel in the review would be subject to 'at least high harm' if removed.</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>The site is not considered to be in a sustainable location.</p> <p>Part of the site is allocated as a rural exception site in the Site Allocations LDD (adopted 2014). It is not considered that the current allocation should be retained as the draft Affordable Housing policy allows for the provision of limited affordable housing for local community needs in Sarratt; this policy applies to any site within the village that may be proposed as a rural exception site. The site may still be delivered as a rural exception site providing that any proposals meet the requirements of the Affordable Housing policy and where reasons for refusal of previous planning applications are overcome. It is considered that an assessment of local housing need within Sarratt can be made at the time of any application for a rural exception site in order to ensure that local needs are met.</p> <p>Subsequently, the site is not considered suitable when judged against planning policy criteria.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
PSCFS15	Land adjacent to 8 The Briars	Sarratt	0.82

Site Description

The site is located on the edge of the village of Sarratt and is comprised of greenfield land. The north of the site is in use as paddock land, with a pond in this part of the site. A hedgerow separates the paddock from a residential garden, which is at the south of the site. There is an area of woodland in the south-western area of the site. The site's eastern boundary is adjacent to a cul-de-sac of thirteen residential houses (The Briars). The northern and western boundaries are adjacent to open land whilst to the south there are residential gardens.

Use(s) Proposed Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

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

- **Green Belt:** The Stage 1 Green Belt Review concluded that Sarratt should remain washed over in the Green Belt. Subsequently, land within the Green Belt in Sarratt 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 are no heritage assets within the site. The Sarratt (The Green) Conservation Area is located to the south of the site and contains a number of Grade II and Local Listed Buildings. Any future proposals would require a heritage impact statement to identify and mitigate against any impact on the Conservation Area.
- **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site

SHELAA Site Assessments – Part 7

	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 an existing access to the site between numbers 6 and 7 The Briars; this is provided from The Briars cul-de-sac and can accommodate single-file traffic. The access road runs adjacent to two residential gardens. The Briars is a residential cul-de-sac accessed from George V Way; primary access to the site through The Briars is likely to cause capacity issues. 				
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"> • Ecology: HCC Ecology have stated that the site ranges from low-medium ecological sensitivity if trees on the site were affected. 				
Further Constraints/Considerations:					
<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 Green Belt Village of Sarratt 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 two separate ownerships and the site is being promoted by one of the landowners. A small portion of the site, to the rear of 6 The Briars, has not been promoted by its landowner.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	10-12	Landowner Proposed Dwelling Range		5-10	
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range		29	
Phasing					
0-5 years	x	6-10 years		11-15 years	16+ years
Conclusion					
The site is 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.					
The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt 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.					
The site is not considered to be in a sustainable location.					
Whilst it is considered that Sarratt should remain washed over by the Green Belt, infill development may occur on windfall sites in line with national and local Green Belt policy. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt.					
Suitable	No	Available	No	Achievable	Yes
Deliverable		No	Developable		No

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
PSCFS16	Greys, Bucks Hill	Bucks Hill	1.12
Site Description			
<p>The site is comprised of greenfield land and is situated to the west of Bucks Hill. The site is in use as part of the residential garden of the adjacent residential property, with the western half of the site in use as a paddock. To the north and south of the site are residential dwellings and gardens. To the west and east (on the opposite side of Bucks Hill), there is agricultural land.</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 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 to the east of a Grade II Listed Building (Greys, Bucks Hill), which is the residential property located to the immediate west of the site. Any proposals would require a detailed heritage impact assessment. 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. 	

SHELAA Site Assessments – Part 7

<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 an existing access from Bucks Hill to the existing property. 								
<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 majority of the site is within a Local Wildlife Site (Bucks Hill Meadow). • 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 partially within and partially on the edge of the Green Belt Hamlet of Bucks Hill. 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 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>4</td> <td>Landowner Proposed Dwelling Range</td> <td>5</td> </tr> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td> <td>50 (70%/30%)</td> <td>Indicative Dwelling Range</td> <td>39</td> </tr> </table>		Landowner Proposed DPH	4	Landowner Proposed Dwelling Range	5	Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	39
Landowner Proposed DPH	4	Landowner Proposed Dwelling Range	5						
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	39						
<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 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.</p> <p>The developable area has been reduced due to the rural nature of the site and BNG allocation.</p> <p>The site is considered to be in an unsustainable location in Bucks Hill which is classified as an "Other Settlement" in the Settlement Hierarchy. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of very poor. Access to the site is via Bucks Hill which is a single-track rural lane with no pedestrian access. A large proportion of the site (0.08ha) is also designated as a Local Wildlife Site. For these reasons the site is considered unsuitable for residential development.</p>									
Suitable	No	Available	Yes	Achievable	Yes				
Deliverable	No	Developable	No						

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
PSCFS18	3 Micklefield Cottages, Sarratt Road	Sarratt	1.1
Site Description			
<p>The site is comprised of greenfield land, situated to the east of Sarratt Road. The site is in use as garden land of the residential properties adjacent to the site. To the north-west of the site there is an area of woodland and a pond. There are agricultural buildings to the south-east of the site and open, agricultural land in all other directions.</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 site although to the south of the site there are several Grade II Listed Buildings (including Micklefield Greenhouse, Micklefield Hall and Micklefield Green Farmhouse and Barn). A detailed heritage impact assessment would be required as part of any proposals. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: Access could be obtained from Sarratt Road. 	

SHELAA Site Assessments – Part 7

<ul style="list-style-type: none"> • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • 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"> • None identified. 				
Further Constraints/Considerations: <ul style="list-style-type: none"> • A public right of way runs along the north-western boundary. • <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. 					
Availability (ownership/legal issues)					
The site is in single ownership but has not been 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	9-22	Landowner Proposed Dwelling Range	10-25		
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)	Indicative Dwelling Range	28		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The developable area has been reduced due to the rural nature of the site and BNG allocation.					
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. It is therefore considered unsuitable for development. 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.					
The site is not near to any existing settlement and is 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. The site is therefore deemed unsuitable for residential allocation and subsequently is undeliverable.					
Suitable	No	Available	No	Achievable	Yes
Deliverable		No	Developable		No

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
PSCFS2	Land of 10 The Briars, Sarratt	Sarratt	1.8
Site Description			
<p>The site is located to the east of The Green in Sarratt; it is comprised of mostly of greenfield land with a small portion of brownfield land to the south. The site is in use as a residential property and garden (adjacent to The Briars) and a grazing field, with a horse stable at the north-eastern corner of the site. The site borders low density residential development to the immediate south, with playing fields and tennis courts to the immediate east. There is open land and farmland to the north and west, with all boundaries formed by trees and vegetation. The site is accessed from the driveway of the residential property within the site; this is accessed through The Briars, which is residential cul-de-sac.</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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over in the Green Belt. Subsequently, land within the Green Belt in Sarratt 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 are no heritage assets within the site. Sarratt (The Green) Conservation Area is located to the south and west of the site, which contains several Grade II Listed Buildings. A heritage impact assessment would be required as part of any proposals. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site 	

SHELAA Site Assessments – Part 7

	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 onto the site; if developed, access would have to be through the existing residential plot contained within the site boundary. The Briars is a residential cul-de-sac accessed from George V Way; primary access to the site through The Briars is likely to cause capacity issues. HCC Highways state that based on the site boundary, it is difficult to see how access could be achieved of the required standard. 		
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"> • Local Wildlife Site: Sarratt Green Local Wildlife Site is located to the south-west. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • A public right of way runs through the site. • HCC Highways state that there are minimal realistic alternatives to the use of private cars for trips due to the site's location; the existing settlement has minimal opportunity for internalisation of trips and minimal existing public transport access. • <i>Settlement Appraisal (2025):</i> The site is located partially at the edge of the Green Belt Village of Sarratt. 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	14-28	Landowner Proposed Dwelling Range	25-50
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)	Indicative Dwelling Range	45
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
<p>The site is 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 developable area has been reduced due to the rural nature of the site, the need to strengthen defensible Green Belt boundaries and BNG allocation.</p> <p>The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt 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.</p> <p>The site is not considered to be in a sustainable location.</p> <p>Whilst it is considered that Sarratt should remain washed over by the Green Belt, infill development may occur on windfall sites in line with national and local Green Belt policy. The draft Affordable Housing policy also</p>			

SHELAA Site Assessments – Part 7

allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt.					
Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
CFS47c	Adams Nurseries, Church Lane	Sarratt	0.9
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Site Description			
<p>The site is located on the edge of the village of Sarratt and is comprised of a mix of previously developed (brownfield) land and greenfield land. The site is currently in use as a Garden Nursery, with the western portion of the land containing a main building and greenhouses/glasshouses. There is a grassed area to the east, with hedgerows partially along the northern boundary. The northern boundary is adjacent to residential gardens along Church Lane, with residential properties and the village centre of Sarratt to the east. There is open green land to the south and west. There is a single-file private access road from Church Lane into the site.</p>			
Use(s) Proposed	Residential		
Planning History			
<p>Application for adjacent plot (Site NSS11a) for erection of up to 83 new dwellings and new Doctors Surgery (22/0601/OUT) approved at appeal with conditions (22/0047/REF).</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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt 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. The site is considered to be grey belt. Historic Environment: Sarratt (The Green) Conservation Area partially adjacent to the site's eastern boundary. The Heritage Impact Assessment considers that the site's development would have a minor adverse impact on the historic environment. Careful design of any future development should try to retain a rural feel and mitigate against any harm to the Conservation Area. A detailed 		

SHELAA Site Assessments – Part 7

	heritage impact assessment would be required as part of any future development.		
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: The centre of the site is at risk of surface water flooding, ranging from low-medium risk. • Access: There is an existing private access from Church Lane, although this is a single-file road adjacent to residential properties and gardens which may pose issues in widening the 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 • Beechwoods SAC 	<ul style="list-style-type: none"> • Landscape: The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • Beechwoods SAC: The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same). 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • There is a public right of way running along eastern boundary. • <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Green Belt Village of Sarratt. 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	20	Landowner Proposed Dwelling Range	18
Indicative DPH (Developable/Non-developable Area)	50 (33%/67%)	Indicative Dwelling Range	15
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
<p>The site is situated in the settlement of Sarratt, near the south western boundary. It is currently used as a Garden Nursery and is a mixture of brownfield and greenfield land. Open fields are to the south, with a small business centre to the west and residential development to the east.</p> <p>The site is not considered to be in a sustainable location.</p> <p>As a brownfield site in the Green belt the site is considered to constitute grey belt.</p> <p>Whilst it is considered that Sarratt should remain washed over by the Green Belt, infill development may occur on windfall sites in line with national and local Green Belt policy. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt. It is recognised that the site is partially comprised of previously developed land; the previously developed part of the site could be redeveloped in accordance with national and local Green Belt policy.</p> <p>Sarratt is not considered a sustainable location, however the spatial strategy sets out that a proportion of 1-2% of the district's growth should come forward in the washed over Green Belt villages of Saratt and Bedmond. Application for adjacent plot (Site NSS11a) for erection of up to 83 new dwellings and new Doctors</p>			

SHELAA Site Assessments – Part 7

Surgery (22/0601/OUT) approved at appeal with conditions (22/0047/REF). Together with this site allocation equate to the proportion of growth expected in Sarratt.

The developable area has been reduced due to the context of site as it is considered that only the developed area will be appropriate for development due to the rural nature of the site and BNG allocation.

However, 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 7

South Oxhey

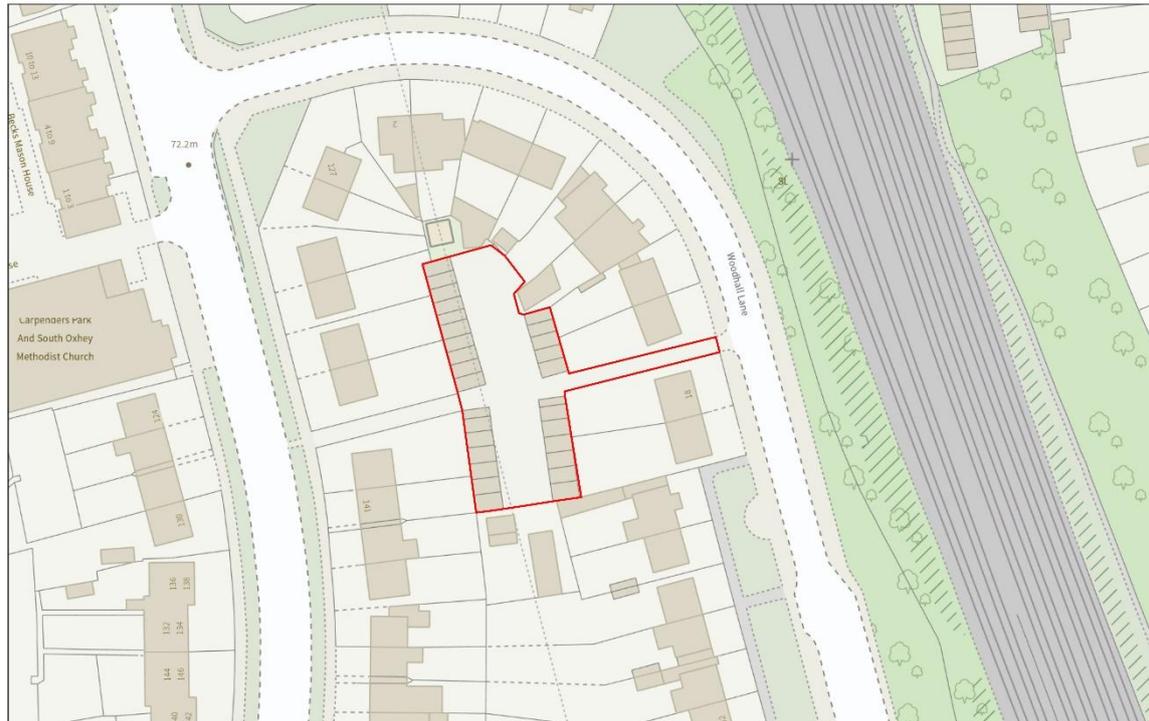
Site Ref	Address	Settlement	Site Area (ha)
AS13	Garages at Blackford Road	South Oxhey	0.1
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<p>Site Description</p> <p>The site is comprised of previously developed land and is located in South Oxhey. The site contains several garages. The site is surrounded by residential properties along all of its boundaries. The site is accessed from Blackford Road.</p>			
<p>Use(s) Proposed</p>		<p>Residential</p>	
<p>Planning History</p> <p>There is no relevant planning history on the site.</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 not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. 	
<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 north of the site is at high risk of surface water flooding (10% of the site area). There is an area of ponding which spreads to the north-east and south-west of the site, ranging from medium to high risk of surface water flooding; almost half the site is at low risk of surface water flooding. Access: The site is accessed from Blackford Road. HCC consider that due to possible constraints, details around width for vehicle access must be understood fully before the site is considered further. It is unlikely the access will be considered suitable for development as per the manual for streets guidance 	

SHELAA Site Assessments – Part 7

	due to requirements for emergency vehicles and refuse collection.		
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 Small Town of South Oxhey. 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 the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.			
Achievability			
No issues regarding the viability in developing the site have been identified.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	5
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
The site is considered to be in a sustainable location. Residential development will be subject to mitigation to address the risk of surface water flooding on the site. The site is both available and achievable. It is unlikely the access will be considered suitable for development as per the manual for streets guidance due to requirements for emergency vehicles and refuse collection. The site is therefore considered to be unsuitable.			
Suitable	No	Available	Yes
		Achievable	Yes
Deliverable	No	Developable	No

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
AS31	Garages at Woodhall Lane	South Oxhey	0.09



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10 5 0 10 20 30 40 Metres



Site Description

The site is comprised of previously developed land and is located in South Oxhey. The site contains four sets of garages. The site is surrounded by residential properties in all directions, although there is an allotment to the immediate south of the site. To the immediate north of the site there is a pylon which runs above the site. There is a vehicular access to the site from Woodhall Lane. The access from Prestwick Road serves pedestrians only.

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** There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.

Physical Constraints:

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

- **Flood Zone:** The site is in Flood Zone 1.
- **Surface Water Flood Risk:** The southern half of the site is at high risk of surface water flooding (51% of the site area). The extent of the flooding extends north covering the majority of the site, comprising medium and high risk of surface water flooding.
- **Access:** There is an existing vehicular access to the site from Woodhall Lane. The access from Prestwick Road serves pedestrians only. HCC state that “due to possible constraints, details around widths for vehicle access should be understood, including refuse collection/turning and servicing and emergency access/distances must be understood before the site is considered further”. It is unlikely the access will be considered suitable for development as per the manual for streets

SHELAA Site Assessments – Part 7

	guidance due to requirements for emergency vehicles and refuse collection vehicles.		
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 Small Town of South Oxhey. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of good. 			
Availability (ownership/legal issues)			
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.			
Achievability			
No issues regarding the viability in developing the site have been identified.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	5
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
The site is in the southern part of South Oxhey with access off Woodhall Lane, adjacent to the London Overground Railway Line.			
The site is considered to be in a sustainable location.			
It is unlikely the access will be considered suitable for development as set out in the manual for streets guidance. The site is therefore considered to be unsuitable.			
Suitable	No	Available	Yes
Deliverable	No	Developable	No
Achievable	Yes		

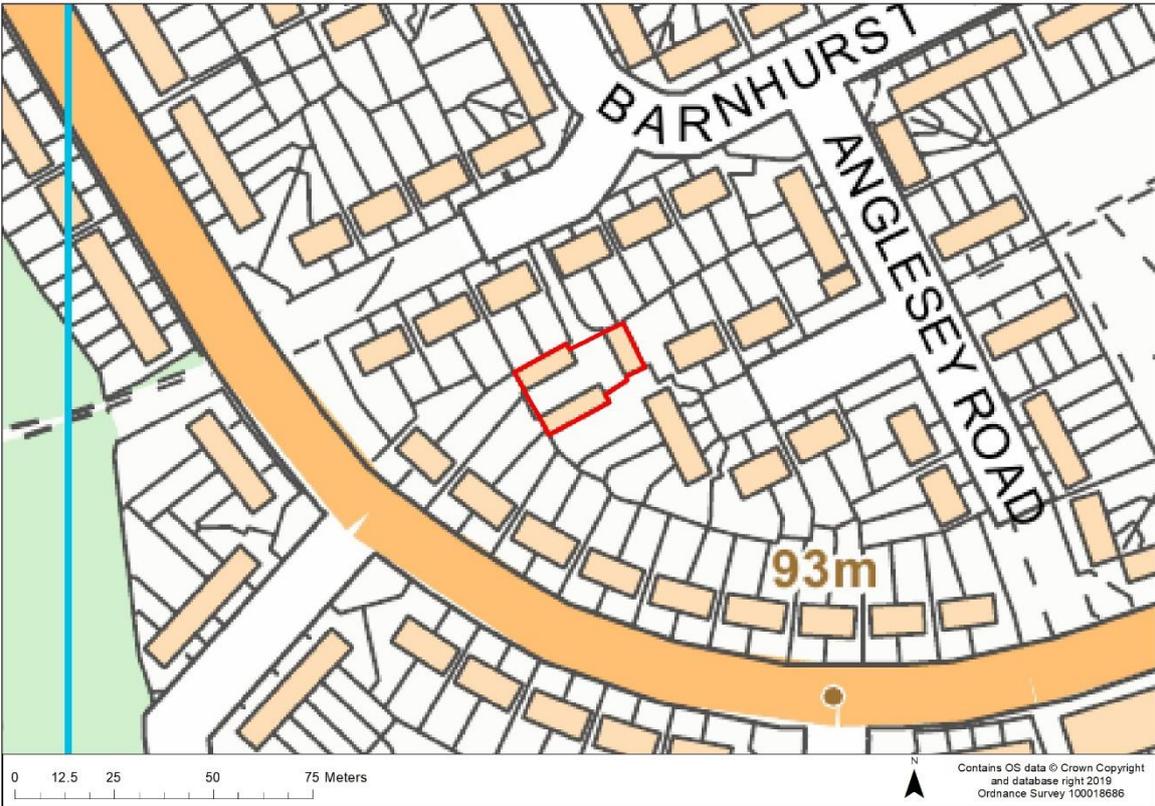
SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
AS35	Garage court at Ashridge Drive	South Oxhey	0.08
Site Description			
<p>The site is comprised of previously developed land and is located in South Oxhey. The site is a former garage court; the garages have been removed and the site is now comprised of hardstanding, with access from Ashridge Drive. There are residential properties to the east, west and south with woodland to the north. To the south-west is Greenfields Primary School.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was one planning application on the site (17/2606/FUL) for two wheelchair user flats and four 2-bed flats. The application was permitted and development has 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 within the Green Belt. Historic Environment: There is a Grade II Listed Building (Greenfields School) located to the south-west, although this is beyond existing residential development. A heritage impact assessment may 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 north of the site ranges from low to medium risk of surface water flooding. Access: Access exists from Ashridge Drive. 	
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character 		<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 	

SHELAA Site Assessments – Part 7

<ul style="list-style-type: none"> • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 			
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • The site is on the Brownfield Register (2019). • <i>Settlement Appraisal (2025)</i>: The site is located in the Small Town of South Oxhey. 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 the single ownership of Three Rivers District Council. The site is has been promoted for residential development through a planning application.			
Achievability			
The site is under construction and is considered to be achievable as per the approval of the 17/2606/FUL application.			
Potential Density			
Landowner Proposed DPH	75	Landowner Proposed Dwelling Range	6
Indicative DPH (Developable/Non-Developable Area)	75 (100%/0%)	Indicative Dwelling Range	6
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
The site is considered to be in sustainable location.			
The standard indicative DPH of 50 has been increased due to the urban nature of the site.			
The site has been built out (17/2606/FUL).			
Suitable	Yes	Available	Yes
		Achievable	Yes

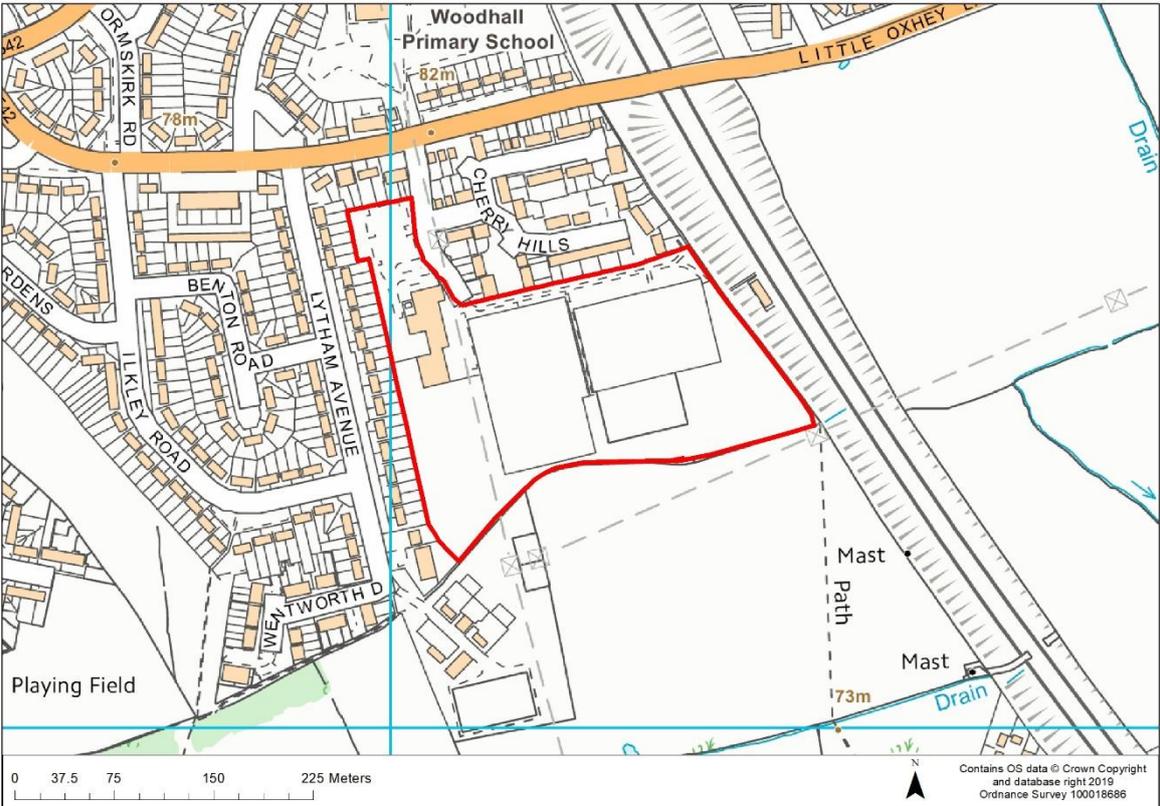
SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
AS5	Garages at Morriston Close	South Oxhey	0.05
			
Site Description			
<p>The site is comprised of previously developed land and is located in South Oxhey. The site contains three sets of well-maintained garages and is accessed from Morriston Close, which is a residential road. The site is surrounded by residential properties along all of its boundaries.</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 in 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 within Flood Zone 1. Access: Access to the site exists from Morriston Close, which also provides parking bays to residential properties. It is unlikely for the site access to meet Manual for Streets guidance due to requirements for emergency vehicles and refuse collections. 	
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site 		<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 	

SHELAA Site Assessments – Part 7

<ul style="list-style-type: none"> Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 					
Further Constraints/Considerations:					
<ul style="list-style-type: none"> <i>Settlement Appraisal (2025)</i>: The site is located in the Small Town of South Oxhey. 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 the single ownership of Three Rivers District Council.					
Achievability					
No issues regarding the viability in developing the site have been identified.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)		Indicative Dwelling Range	3	
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
<p>The site is situated in the south-western part of South Oxhey and consists of around 20 garages in three short rows.</p> <p>The site is considered to be in a sustainable location.</p> <p>The access is long and narrow and is likely to be unsuitable for residential development, due to refuse collection and emergency service requirements.</p> <p>It is not considered that the size of the site in its context could accommodate more than 3-4 dwellings; development of the site would be more appropriately considered through the planning application process. Therefore, this site is considered to be unsuitable.</p>					
Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
CFS52	Former Sir James Altham School, Little Oxhey Lane	South Oxhey	4.6
			
Site Description			
<p>The site lies to the south of Little Oxhey Lane and is comprised of a mix of greenfield and previously developed (brownfield) urban land. The north-western part of the site is classified as previously developed (brownfield) urban land, with this part of the site listed on the Brownfield Register. This part of the site includes Sir James Altham Swimming Pool and the adjacent Oxhey Jets Football Club Clubhouse. There is a car park serving these facilities to the north of the site. The remaining majority of the site is comprised of greenfield land; land to the east of the site is in use as Oxhey Jets football playing pitches, whilst the land to the south-west is a grassy area which is largely unused. The south-west portion of the site is an existing housing allocation (H(32): Rear of Lytham Avenue).</p> <p>The site's southern boundary is adjacent to the London Borough of Harrow.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There is no relevant planning history on the site. Planning permission has been granted for the revised site (CFS52a).</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 eastern parcel of the site, on which the playing pitches are located, 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 this part of the site is located) as low-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 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 to be Grey Belt. Historic Environment: The Heritage Impact Assessment states that the site's development would have a neutral impact on the 	

SHELAA Site Assessments – Part 7

	<p>historic. Immediately adjacent the south east corner of the site is a listed pyramidal cast iron coal tax marker located where the railway crosses the authority border. Any design should take into account the location of this heritage asset and ensure that no harm comes to 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: The site is in Flood Zone 1. • Surface Water Flood Risk: There are small scattered areas low risk of surface water flooding located to the north-eastern corner and close to the southern boundary of the site. • Access: There is an existing access from Little Oxhey Lane. HCC Highways recognise this suitable access arrangements are achievable. • Air Quality: The site's southern boundary is adjacent to Harrow AQMA, which covers the whole borough. Consideration should be given to air quality 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 	<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 along the southern boundary and close to the eastern boundary of the site (TPO302). 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • Sir James Altham Swimming Pool is currently being replaced by a new pool being built at The Centre in South Oxhey (18/1806/FUL). • The football playing pitches were assessed in the Playing Pitch Assessment and Strategy as part of the Open Space, Sports and Recreation Study (2019). • <i>Settlement Appraisal (2025):</i> The site is located partially within and partially at the edge of the Small Town of South Oxhey. 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 but is subject to leasehold agreements. 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	161
Phasing			
0-5 years	6-10 years	x	11-15 years
			16+ years
Conclusion			
The Playing Pitch Strategy & Action Plan recommends that the Council protects football pitches which are currently in use and recommends that the Oxhey Jets playing pitches should be protected from development, unless adequately re-provided on an identified site in accordance with national policy. No appropriate and available site has been identified in the local area which could be used for the relocation of the playing pitches and club-house. The site boundary which includes the playing pitches and club-house has therefore been			

SHELAA Site Assessments – Part 7

identified as unsuitable for development. Following these recommendations, the site boundary has been revised to exclude the football playing pitches and club-house which are included in the site boundary.

The developable area has been reduced due to the need to create buffers to the rural area to the south and the railway to the east.

The site is considered to be in a sustainable location.

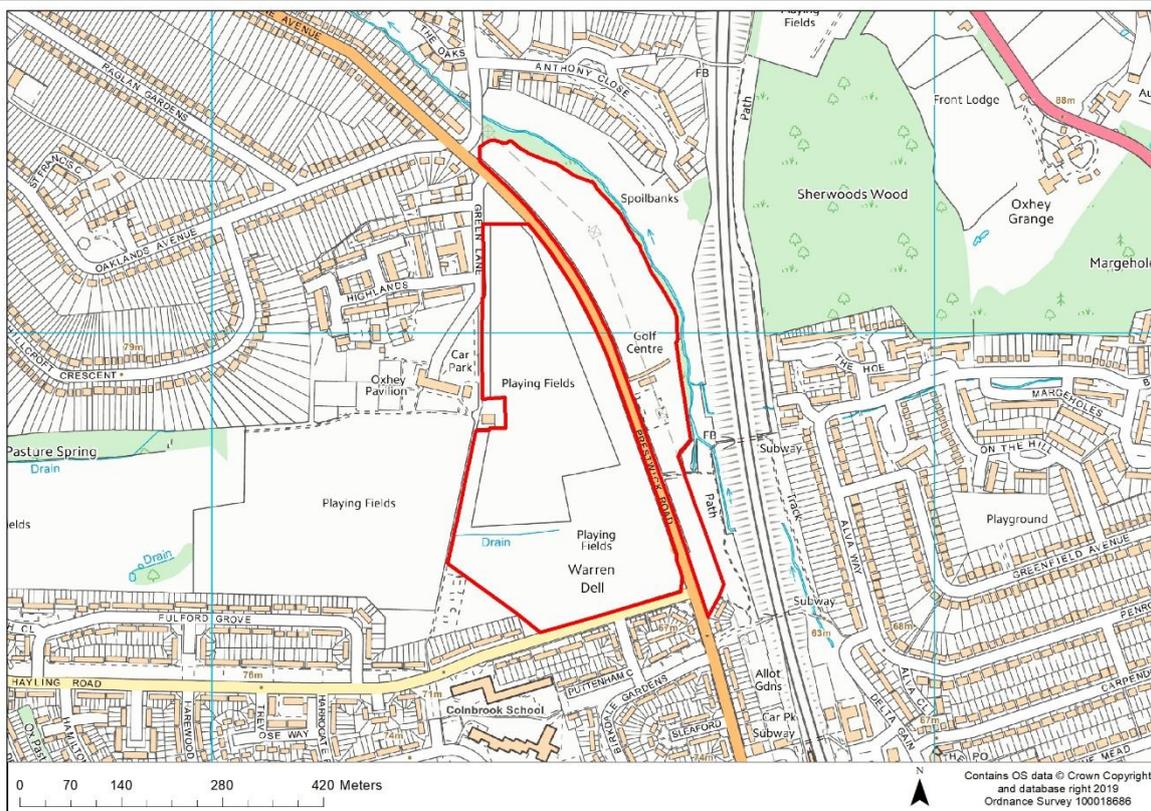
Planning permission has been granted for the revised site (CFS52a).

For the assessment of the revised site, please see the site assessment form for CFS52 (Revised Boundary).

Suitable	No	Available	No	Achievable	Yes
Deliverable		No	Developable		No

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
CFS53	Oxhey Golf Course and Driving Range, Prestwick Road	South Oxhey	15.8



Site Description

The site is comprised of two land parcels, which are separated by Prestwick Road. The western parcel is comprised of greenfield land and is a non-operational 9-hole golf course. The eastern parcel is a mix of previously developed (brownfield) land and greenfield land; approximately 0.3ha of the eastern parcel is comprised of previously developed land due to the presence of the clubhouse, car park and driving range building. The remainder of the eastern parcel is comprised of greenfield land. The eastern parcel contains a non-operational driving range, club-house and associated car park, with some overgrown scrubland to the north and south of the parcel. To the north of the parcels is residential development associated with Oxhey Hall, whilst to the south there is residential development and facilities associated with the settlement with South Oxhey. There is an embankment to the east of the eastern parcel, which slopes down towards an ordinary watercourse and Main River (Hartsbourne Stream), with a railway line beyond this. South Oxhey Playing Fields are located to the east of the western parcel.

Use(s) Proposed

Residential, open space, leisure, education

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. 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 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.

SHELAA Site Assessments – Part 7

	<ul style="list-style-type: none"> • Historic Environment: 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.
<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 Hartsbourne Stream (Main River) and an ordinary watercourse runs closely to the eastern boundary of the eastern parcel. The whole of the western parcel is in Flood Zone 1. The vast majority of the eastern parcel is in Flood Zone 1, although there is a small area along the south-eastern boundary in Flood Zone 2. • Surface Water Flood Risk: There is medium-high risk of surface water flooding at the south-western area of the western parcel, with scattered areas of low-high risk in the central area and to the south-east of the western parcel. The eastern parcel is at low-medium risk of surface water flooding along the eastern boundary and to the south. There is a small area at high risk at the centre of the eastern parcel. • Groundwater Flood Risk: Land along the eastern boundary of the eastern parcel is at very high risk of groundwater flooding (levels within 0.025m of ground surface). The rest of the eastern parcel as well as the eastern half and part of the southern portion of the western parcel are at high risk (levels 0.025m-0.5m of ground surface). Small areas of the western parcel, to the south-east, are at very high risk (groundwater levels at or within 0.05m of ground surface). • GSPZ: The vast majority of the western and eastern parcels are 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 eastern parcel has an existing access from Prestwick Road, which could also be provided for the western parcel. The western parcel could also be accessed from a small road leading from Green 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"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • Ecology: Hertfordshire County Council Ecology have assessed the site as having moderate ecological sensitivity, the site is part of two Ecosites (ecology sites do not have any form of status of importance, but are a site which has some ecological information on it – these sites are often the starting point at identifying the county's wildlife resource, but they do not meet the assessment criteria needed to identify them as non-statutory Local Wildlife Sites).
<p>Further Constraints/Considerations:</p>	

SHELAA Site Assessments – Part 7

- A public right of way runs through the lower quarter of the western parcel, continuing through to the eastern boundary of the eastern parcel.
- Residential development is proposed at the northern part of the western parcel (approx. 4.24ha), with open space to the south of the western parcel with potential for education use (approx. 5ha). Leisure uses are proposed on the eastern parcel (approx. 4.5ha).
- HCC Highways state that the site is in a central location to amenities and sustainable transport options (within walking and cycling distance of central South Oxhey and Carpenders Park rail station). The site is situated in a potentially highly sustainable location in transport terms.
- A medium pressure gas pipeline runs through the southern area of both parcels. 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.
- *Settlement Appraisal (2025)*: The site is located at the edge of the Small Town of South Oxhey.
- The council's *Access to Services Study* has concluded that the site has a sustainability rating of good.

Availability (ownership/legal issues)

The site is in single ownership but is under leasehold until 2115. The site is being promoted by the leaseholder and not 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	13-17 (whole site) 40-45 (on proposed 4.24ha residential area)	Landowner Proposed Dwelling Range	170-190
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	553

Phasing

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

The site is located between several settlements; South Oxhey to the south/south west, Oxhey Hall to the north west, Oxhey to the north and Carpenders Park to the east and south east, across the London Overground railway line. It was previously a golf course and a driving range, either side of Prestwick Road.

The site is situated in the Green Belt and according to the Stage 2 Green Belt Review, releasing it would result in high harm. 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 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 site is under a leasehold until 2115 and the site is being promoted by the leaseholder and not the landowner, so there is a significant question mark over whether the site is currently available.

The site is considered to be in a sustainable location.

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

There are several water-related constraints associated with the site. Areas on the eastern side of the eastern parcel has very shallow groundwater with a high risk of groundwater flooding and the majority of the site is within GSPZ1. These two constraints would mean that development/installation of infiltration SUDS drainage, tall buildings with deep foundations and basement/underground development is unlikely to be acceptable. There are several scattered areas across the site that also suffer from medium/high surface water flood risk, which would need to be considered during any design process.

Notwithstanding availability issues, 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

SHELAA Site Assessments – Part 7

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

The land is under a long-term leasehold agreement and is not available for development. The site is therefore unsuitable, unavailable and undevelopable.

Suitable	No	Available	No	Achievable	Yes
Deliverable	No	Developable	No		

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
EOS2.0	Prestwick Road Meadows, South Oxhey	South Oxhey	2.4
Site Description			
<p>The site is located in South Oxhey and is in use as open space (Prestwick Road Meadows). The site is bounded on both the north and south side by residential development and to the boundaries to both the north-west and south-east of the site are open fields. To the south-west of the site there is green space which is an allocated housing site (H31: Grazing Land at Foxgrove Path/Heysham Drive, South Oxhey).</p> <p>The district boundary is adjacent to the south 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: The site is not located in the Green Belt. • Historic Environment: There are no Heritage Assets within the vicinity of the site and the site is not in a Conservation Area. The Heritage Impact Assessment states that development of the site would have a neutral impact on the historic environment. 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is within Flood Zone 1. • Surface Water Flood Risk: The north-western portion of the site ranges from low to high risk of surface water flooding. The south-western side of the site is at low risk of surface water flooding. • Access: The site has no vehicular access on to the site. HCC Highways have stated that there is no highway access to the site and the land south of Prestwick Road is not a public highway; if an access across the land were achievable, access would likely be technically possible. 	
<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 • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 			

SHELAA Site Assessments – Part 7

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 assessed the site as having medium-high sensitivity to built development. Local Wildlife Site: The site is wholly within a Local Wildlife Site (Prestwick Road Meadows South). 	
Further Constraints/Considerations: <ul style="list-style-type: none"> The site is designated as public open space (Prestwick Road Meadows). There is a public right of way which runs through the south of the site (Watford Rural 010). <i>The Open Space, Sport and Recreation Study (2019)</i> includes the site in its assessment as semi-natural greenspace (referred to as Prestwick Road Meadows). The Watford Rural catchment area is identified as having a deficiency in the provision of natural and semi-natural greenspaces (-5.17ha per 1,000 population below the recommended standard). The site forms part of the provision of semi-natural greenspaces in Watford Rural. The Open Space Standards Paper estimates a future requirement of 273.16ha of natural and semi-natural greenspace in order for current levels of provision to be maintained. This illustrates a need to safeguard existing natural and semi-natural open space provision, including Prestwick Road Meadows (EOS2.0). <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Small Town of South Oxhey. 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 the single ownership of Three Rivers District Council but is not being for development.			
Achievability			
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	84
Phasing			
0-5 years	6-10 years	x	11-15 years
			16+ years
Conclusion			
<p>The site is in the southernmost area of South Oxhey and currently functions as an open space known as Prestwick Road Meadows.</p> <p>The developable area has been reduced due to rural nature of the site and BNG allocation.</p> <p>The site is considered to be in a sustainable location.</p> <p>The site is located wholly within a Local Wildlife Site and is designated as public open space. Prestwick Road Meadows was assessed in the Three Rivers District Council Open Space Assessment which forms part of the Open Space, Sport and Recreation Study (OSSR) (2019).</p> <p>There is a shortfall of natural and semi-natural greenspaces in the Watford Rural area against the recommended quantity standard and the OSSR estimates a future requirement of 273.16ha of amenity greenspace to maintain current provision levels. It is therefore considered that the site's current use as a natural/semi-natural greenspace and a public open space should be protected. For these reasons the site is therefore considered to be unsuitable and undeliverable.</p>			
Suitable	No	Available	No
Achievable	No	Achievable	No

SHELAA Site Assessments – Part 7

Deliverable	No	Developable	No
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SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
NW34	Garages to rear of the Dick Whittington	South Oxhey	0.09
Site Description			
<p>The site is comprised of previously developed land and is located in South Oxhey. The site is in use as garages, with residential gardens and properties adjacent to the north, east and west of the site. To the south of the site is The Dick Whittington public house and associated garden. The site is accessed from Prestwick 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: The site is not in the Green Belt. • Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: Surface water flood risk along Prestwick Road and at the southern point of the access road ranges from low to high risk. • Access: The site is accessed from Prestwick Road, via a single-file road which is adjacent to the plot of the public house and a residential plot on Prestwick Road. The access road is approximately 50 metres in length. 	
Potential Environmental Impacts:		<ul style="list-style-type: none"> • The site was not assessed as part of the Landscape Sensitivity Assessment. 	
<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 • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 			
<ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) 			

SHELAA Site Assessments – Part 7

<ul style="list-style-type: none"> • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 			
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • <i>Settlement Appraisal (2025)</i>: The site is located within the Small Town of South Oxhey. • The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of fair. 			
Availability (ownership/legal issues)			
<p>The site is in multiple ownerships. Three Rivers District Council own the majority of the site; the land owned by Three Rivers District Council is anticipated for development in the later stage of the Plan period. Land upon which two garages are located, to the north-east, is in separate ownership associated with an adjacent residential property.</p> <p><i>Please see Site Assessment for Site NW34a.</i></p>			
Achievability			
No issues regarding the viability in developing the site have been identified.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	5
Phasing			
0-5 years	6-10 years	11-15 years	x 16+ years
Conclusion			
<p>The site is located in the southern part of South Oxhey, just off Prestwick Road. It currently consists of two rows of garages off a long narrow access.</p> <p>The site is considered to be in a sustainable location.</p> <p>The site is in multiple ownerships and part of the site has not been promoted for development. It is likely that the access to the site will not be suitable for development.</p> <p>Therefore, the site is partially unavailable and unsuitable for development.</p> <p><i>Please see Site Assessment for Site NW34a which assesses area of the site which is in the single ownership of Three Rivers District Council.</i></p>			
Suitable	No	Available	No
Deliverable	No	Developable	No
Achievable	Yes		

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
NW34a	Garages rear of Dick Whittington	South Oxhey	0.09
			
Site Description			
<p>The site is comprised of previously developed land and is located in South Oxhey. The site is in use as garages, with residential gardens and properties adjacent to the north and west of the site. The eastern boundary is adjacent to residential gardens and wraps around two garages which are located adjacent to the remaining garages on the site. To the south of the site is The Dick Whittington public house and associated garden. The site is accessed from Prestwick 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 in 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. Surface Water Flood Risk: The extent of surface water flood risk along Prestwick Road extends to the southern point of the access road which ranges from low to high risk, covering a small area of the site. The majority of the site, excluding the southernmost point of the access road, is at negligible risk of surface water flooding. Access: The site is accessed from Prestwick Road, via a single-file road which is adjacent to the plot of the public house and a residential plot on Prestwick Road. The access road is approximately 50 metres in length. 	
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site 		<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 	

SHELAA Site Assessments – Part 7

<ul style="list-style-type: none"> Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 					
Further Constraints/Considerations:					
<ul style="list-style-type: none"> <i>Settlement Appraisal (2025)</i>: The site is located within the Small Town of South Oxhey. 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 the multiple ownership of Three Rivers District Council and a private owner of one of the garages. The site is anticipated for development in the later stage of the Plan period.					
Achievability					
No issues regarding the viability in developing the site have been identified.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)		Indicative Dwelling Range	5	
Phasing					
0-5 years		6-10 years		11-15 years	X
				16+ years	
Conclusion					
The site is located in the southern part of South Oxhey just off Prestwick Road and currently consists of two rows of garages off a long and narrow drive.					
The site is considered to be in a sustainable location.					
The access road to the site is not considered to be suitable as it is too long and narrow, so it is not suitable. There is a garage in private ownership, so additionally, the site is not available.					
Suitable	No	Available	No	Achievable	Yes
Deliverable	No		Developable	No	

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
BR20	Northwick Day Centre, Northwick Road	South Oxhey	0.56
<p>Site Description</p> <p>The site is comprised of previously developed land and is located in South Oxhey. Buildings in the southern portion of the site are in use as Northwick Day Centre. To the north there is hardstanding in use for parking as well as a small area of amenity grassland. The north of the site is bordered by Northwick Road, from which the site is accessed. The site is bounded by residential development on along all other boundaries.</p>			
<p>Use(s) Proposed</p>		<p>Residential</p>	
<p>Planning History</p> <p>The site is part of an existing housing allocation in the Site Allocations LDD (adopted 2014) relating to the wider South Oxhey regeneration area (H29). Planning permission was granted for the remainder of the allocation in 2016 for 458 dwellings and the site is under construction.</p> <p>Site BR20, Northwick Day Centre, is not included in any permission for residential development. The Site Allocations LDD states that the Northwick Road Day Centre facility will be re-provided in the local area as part of any development.</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 not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. 	
<p>Physical Constraints:</p> <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 has been identified to be at very low risk of fluvial flooding due to its location within Flood Zone 1. Surface Water Flood Risk: Along the southern boundary, there is low-medium risk of surface water flooding. Northwick Road, to the north of the site, is also at risk of surface water flooding (ranging from low to high risk). The 2026 Level 2 SFRA has stated that up to 4.5% of the site is predicted to be at risk during 	

SHELAA Site Assessments – Part 7

<ul style="list-style-type: none"> Noise Air Quality 	<p>the 3.33% AEP surface water event, increasing 6% and 12% in the 1% AEP and 0.1% AEP respectively.</p> <ul style="list-style-type: none"> Access: The site is accessed from Northwick 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"> TPO: There are protected trees to the north-east and south-west of the site (TPO178). 		
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> As stated in the allocation of H(29), Northwick Road Day Centre facility will be re-provided in the local area as part of any development. <i>Settlement Appraisal (2025):</i> The site is located within the Small Town of South Oxhey. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of good. HCC Minerals and Waste stated that a Site Waste Management Plan (SWMP) will 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 landowner has confirmed that the site is available.</p>			
<p>Achievability</p>			
<p>No viability issues have been identified.</p>			
<p>Potential Density</p>			
Landowner Proposed DPH		Landowner Proposed Dwelling Range	
Indicative DPH (Developable/Non-developable Area)	89 (100%/0%)	Indicative Dwelling Range	50
<p>Phasing</p>			
0-5 years	x	6-10 years	11-15 years 16+ years
<p>Conclusion</p>			
<p>The site is located in the centre of South Oxhey and is an existing day centre. It is surrounded by residential development, with a primary school and family centre to the north, across Northwick Road.</p> <p>The site is considered to be in a sustainable location.</p> <p>There are few on site constraints, but there is a TPO in the south west of the site, which should be retained.</p> <p>The standard indicative DPH of 50 has been increased due to the urban and brownfield character of the site.</p> <p>The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is both available and achievable and is deemed to be deliverable.</p> <p>Planning permission was granted for the remainder of the allocation in 2016 for 458 dwellings and the site is under construction.</p>			
Suitable	Yes	Available	Yes
Deliverable	Yes	Developable	No
Achievable	Yes		

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
CFS52a (<i>revised boundary</i>)	Former Sir James Altham School, Little Oxhey Lane	South Oxhey	1.3
<p>Site Description</p> <p>The site lies to the south of Little Oxhey Lane and is, comprised of previously developed (brownfield) urban land, and is listed on the Brownfield Land Register. The site includes the Sir James Altham Swimming Pool and car park. Located to the south of the site is the Oxhey Jets Football Club clubhouse and to the south east of the parcel is the associated football playing pitches, with the railway line beyond this. To the north and west of the site is residential development associated with the settlement of South Oxhey.</p> <p>The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS52).</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 located in the Green Belt. • Historic Environment: The Heritage Impact Assessment categorised the site as neutral on the potential impact to heritage assets. There is a Grade II Listed Building (London Coal Duty Marker on County Boundary on West Railway Embankment about 270 metres south of Road) in the 500-meter radius from the site boundary. The development of the site will have no impact on the heritage assets and its significance. • 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. • Access: There is an existing access to the site from Altham Way 	
<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 			

SHELAA Site Assessments – Part 7

<ul style="list-style-type: none"> • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • 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"> • Landscape: The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • Sir James Altham Swimming Pool has been replaced by a new pool being at The Leisure Centre in South Oxhey (18/1806/FUL). • The existing car park to the north of the site is also used by Oxhey Jets Football Club. Development of the site will include a requirement to provide an additional 15 car parking spaces as well as a coach parking space to serve Oxhey Jets Football Club. • <i>Settlement Appraisal (2025)</i>: The site is located partially within and partially adjacent to the Small Town of South Oxhey. • 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	46	
Phasing					
0-5 years	X	6-10 years		11-15 years	
					16+ years
Conclusion					
The site is located on the southern edge of South Oxhey. It is formed of a swimming pool building associated with a school to the north.					
The developable area has been reduced due to flood risk and BNG allocation.					
The site is considered to be in a sustainable location.					
There are few constraints associated with this development site, The area of surface water flooding on the southern boundary is likely associated with an ordinary watercourse that may require modelling and relevant preliminary site investigations will need to be carried out prior to demolition and any mitigation measures recommended, followed.					
The site is suitable for residential development. The site is both available and achievable. The site is deemed to be developable.					
Suitable	Yes	Available	Yes	Achievable	Yes
Deliverable		Yes	Developable		No

SHELAA Site Assessments – Part 7

Site Ref	Address	Settlement	Site Area (ha)
NCFS34	Pinewood Lodge, South Oxhey	South Oxhey	0.517
<p>Site Description</p> <p>The site is comprised of a care home which is due to close. The site is located in the Green Belt adjacent to mature woodland of Oxhey Woods to the West. Three storey flatted development borders the site to the east and there is a row of semi-detached residential housing to the south on the opposite side of Oxhey Drive. To the north is grassland bordering St. Joseph's Catholic Primary School, the former detached playing field for the Little Furze Primary School. The landowner has indicated that these two land holdings could be considered as one site for development purposes. The combined area of the two sites is 2.05 hectares.</p>			
<p>Use(s) Proposed</p>		<p>Residential</p>	
<p>Planning History</p> <p>REF 96/0852 – Partial demolition and erection of 60 bed residential care and nursing home with day care unit and car parking – granted planning permission 16 January 1997.</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 previously developed land 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. The 2025 Green Belt Review assessed the parcel of the site as having limited to no impact on the purposes of the Green Belt. The site is considered grey belt. Historic Environment: The Heritage Impact Assessment categorised the site as neutral on the potential impact to heritage assets. There is a Grade II* Listed Building (Oxhey Chapel) in the 500-meter radius from the site boundary. The development of the site will have no impact on the heritage assets and its significance. 	
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding 		<ul style="list-style-type: none"> Access: The existing access off Oxhey Drive would be utilised, although improvement works such as widening may be necessary. Flood Zone: The site is in Flood Zone 1. 	

SHELAA Site Assessments – Part 7

<ul style="list-style-type: none"> Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Surface Water Flood Risk: There is a low to high surface water flood risk across the Site. HCC LLFA recommends a sequential test. Access and egress assessment is recommended with mitigation measures on managing the flood risk anticipated on site. The council's Level 2 SFRA (2026) has concluded that development should be steered outside the areas of surface water flood risk on the site. Where this is not possible, flood resilience and resistance measures can be implemented. However, this will not be appropriate in the area of deep ponding in the south of the site, unless works can be undertaken that do not increase flood risk elsewhere. Arrangements for safe access and escape will need to be provided for the 1% AEP surface water events with an appropriate allowance for climate change. A Flood Risk Assessment (FRA) must be submitted at the planning application (and preferably pre-application) stage. 		
<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 site is adjacent to the Local Wildlife Site and Local Nature Reserve of Oxhey Woods. HCC Ecology stated that the areas of the site considered of High Strategic Significance, improving the condition of adjacent Local Wildlife Site would be supported Ancient Woodland: The site is adjacent to Abbots Wood (ASNW), a mixed deciduous woodland. Any demolition would require careful consideration and mitigation and any new development would require a buffer zone from the ancient woodland. HCC Ecology advised that part of the site is within Local Nature Recovery Network (LNRS) and it is encouraged to create new woodland in the site. . 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> <i>Settlement Appraisal (2025):</i> The site is located within the Small Town of South Oxhey. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of good. The promoter has suggested that the site could come forward with the adjoining parcel of land to the north-east, PCS18 (Land south of St Josephs) HCC Mineral and Waste stated that a Site Waste Management Plan (SWMP) is required in the preparation of any proposals on the site. 			
<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>			
<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>77 (100%/0%)</p>	<p>Indicative Dwelling Range</p>	<p>40</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>Pinewood Lodge lies on the western edge of South Oxhey and is currently an assisted living development. To the west is Oxhey Woods, primary school playing fields to the north, and residential development to the south and east.</p>			

SHELAA Site Assessments – Part 7

However, it is still in the Green Belt. Harm from releasing this site and parcel from the Green Belt is considered to be low, according to the Stage 2 Green Belt Assessment. As a brownfield site in the Green Belt, the site is considered to constitute grey belt. The 2025 Green Belt Review assessed the parcel of the site as having limited to no impact on the purposes of the Green Belt.

The site is considered to be in a sustainable location.

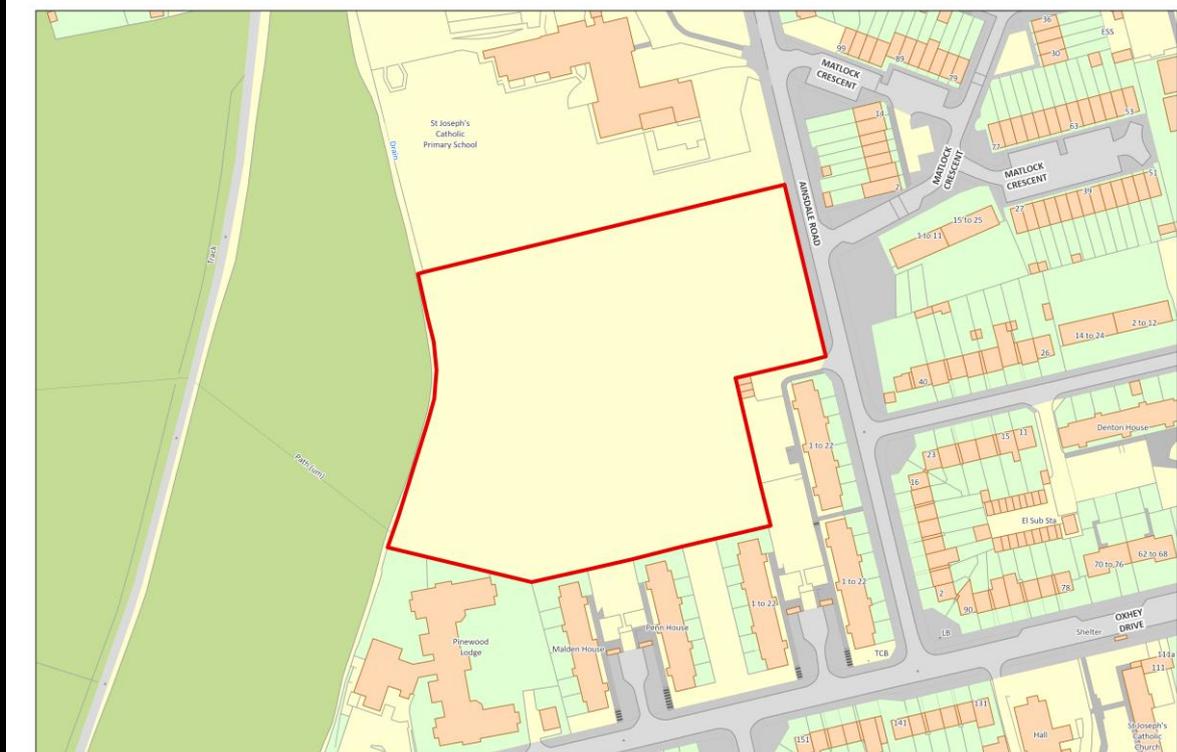
The indicative dwelling number has been increased to more than standard 50 DPH due to potential for increased density for this brownfield site in a sustainable location. The council's *Access to Services Study* has concluded that the site has a sustainability rating of good.

Development of the site must have regard to the adjoining Local Wildlife Site and Local Nature Reserve of Oxhey Woods, but is unlikely to be a major issue, as it is outside the site boundary.

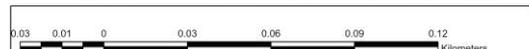
The site is considered suitable, it is both available and achievable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No		Developable		No

Site Ref	Address	Settlement	Site Area (ha)
PCS18	Land south of St Josephs, South Oxhey	South Oxhey	1.5



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Site Description

The site is located on the western edge of South Oxhey and is comprised of greenfield land. The site is currently in use as open green space located on the western edge of South Oxhey. The site's northern boundary abuts St Joseph's Primary School whilst to the south and east there is residential development. To the west is Oxhey Woods.

Use(s) Proposed Residential

Planning History

There is no relevant planning history on the site.

SHELAA Site Assessments – Part 7

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 as low. The 2025 Green Belt Review assessed the parcel of the site as having limited to no impact on the purposes of the Green Belt. The site is considered grey belt. Historic Environment: There are no heritage assets in the vicinity of the site, however Oxhey Chapel Grade II* Listed Building is close by. The Heritage Impact Assessment states that development is likely to be a neutral impact on the heritage asset. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment. 	
Physical Constraints: <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: Small areas to the south and east of the site are at 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 could be accessed from Ainsdale 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 Beechwoods SAC 		<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development. Local Nature Reserve: Adjacent to the west of the site is a Local Nature Reserve (Oxhey Woods). Local Wildlife Site: Adjacent to the west of the site is a Local Wildlife Site (Oxhey Woods). Ancient Woodland: Adjacent to the west of the site is an Ancient Woodland (Oxhey Woods). 	
Further Constraints/Considerations:			
<ul style="list-style-type: none"> HCC Highways state that the site is in a central location to amenities and sustainable transport options. The site is situated in a potentially highly sustainable location in transport terms. <i>Settlement Appraisal (2025):</i> The site is located at the edge of the Small Town of South Oxhey. The council's <i>Access to Services Study</i> has concluded that the site has a sustainability rating of good. 			
Availability (ownership/legal issues)			
The site is in single ownership. HCC is now promoting the site.			
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

SHELAA Site Assessments – Part 7

Indicative DPH (Developable/Non-developable Area)		53 (100%/0%)		Indicative Dwelling Range		80	
Phasing							
0-5 years		x		6-10 years		11-15 years	
						16+ years	
Conclusion							
<p>This site is located directly to the north of NCFS34, also bordering Oxhey Wood to the west and comprises of a school playing fields (St Joseph's Primary).</p> <p>The harm of releasing this site from the Green Belt is considered to be low, according to the Green Belt Stage 2 review and the site is considered to constitute grey belt. The 2025 Green Belt Review assessed the parcel of the site as having limited to no impact on the purposes of the Green Belt.</p> <p>The site is considered to be in a sustainable location.</p> <p>There is no current access identified, but access from Ainsdale Road appears to be feasible.</p> <p>The site is in GSPZ1, which is the highest risk groundwater protection zone. Development limitations include infiltration SuDS, below ground development and deep foundations, often associated with tall buildings.</p> <p>Development of the site must have regard to the adjoining Local Wildlife Site and Local Nature Reserve of Oxhey Woods, but is unlikely to be a major issue, as it is outside the site boundary.</p> <p>The indicative dwelling number has been increased to more than the standard 50 DPH due to potential for increased density due to the local character and sustainable location 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 homes, the site could potentially be suitable, available and achievable.</p>							
Suitable	No		Available	Yes		Achievable	Yes
Deliverable	No		Developable	No			