

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL175

Site location / address:

Address	Hartsbourne country club	Post Code	WD23 1JW
Ward	Bushey Heath Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	4.53	Current Use	Country club and golf course
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Surrounding area:

Neighbouring land uses	Residential to the north, golf course south of site.		
Character of surrounding area – landscape, townscape	The site lies on the western edge of Bushey Heath. There is a residential area to north. Golf course then open fields to the south.		
Could this site be joined to another to form a larger site?	No		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

Relevant Planning history	<p>TP/00/0221, Construction of building containing changing rooms for swimming pools following demolition of existing garage/storage building (GRANTED).</p> <p>20/0198/FUL - Conversion of existing clubhouse to provide 10 residential units, redevelopment of walled garden to retain existing cottage and provide 7 dwellings, development of stable block to provide 6 residential units and redevelopment of Manor Cottage to provide 2 residential units (26 residential units in total) along with the provision of a replacement clubhouse, swimming pool and machinery store to serve existing Hartsbourne Country Club. – (Approved pending S106 Agreement.)</p>
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Use(s) proposed by owner/developer:

Proposed Development Type
Residential (C3)

Location type:

Green Belt	PDL
Yes	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	2.75
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	20.13
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Non-Agricultural
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
1	Pass	5+	5	3	1	Strong
Stage 1 Comment	The parcel meets purposes 1 and 2 strongly. Although the area north of Merry Hill Road feels more detached from the wider countryside, it still plays an important role in preventing further encroachment of development into the countryside and also makes a limited contribution to purpose 4. The parcel is not recommended for further consideration.					

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	Possibly - can only be accessed from existing residential streets
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

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

What would be needed to overcome constraints?	No
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural/suburban	Low	Low	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
3.40	30dph	40dph
	133	177

Deliverability / Developability:

If the site was considered suitable for development, what is the likely	Capacity following any Green Belt review and change to policy framework at 30dph baseline:133 Delivery in 1-5 years 110 Delivery in 6-10 years 23
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timescale within which the site is capable of being delivered?	<p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:177</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 67</p> <p>Delivery in 11-15 years 0</p>
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Conclusion:

Is the site suitable, achievable and available?	<p>No significant environmental or topographical constraints affecting the previously developed part of the site, which is the only area being promoted for development.</p> <p>The clubhouse and some other buildings are locally listed. This could be overcome at application stage. There are various areas of hardstanding including small car parks.</p> <p>The principle of some development is acceptable under paragraph 154 of NPPF which allows for 'limited infilling or the partial or complete redevelopment of previously developed sites...which would not have a greater impact on the openness of the Green Belt' as 'appropriate development'.</p> <p>Development of the PDL part of the site may be suitable subject to passing the openness test required by NPPF. As this was the only part of the site submitted no assessment of the larger site is required. The PDL part of the site amounting to 34* dwellings could be suitable.</p> <p>The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>The site is therefore considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process. The site is not considered to be suitable for any other use.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:133</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:177</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL176

Site location / address:

Address	Former Bushey Golf and Country Club	Post Code	WD23 1BL
Ward	Bushey St James Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	23.51	Current Use	Former Bushey Golf and Country Club (now closed).Hertsmere council's Bushey Neighbourhood Office and a community facility operated by Hertsmere Leisure Trust on behalf of the council. Currently an events/banqueting facility and restaurant.
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Surrounding area:

Neighbouring land uses	Residential surrounding site to the north, east and west. St Margarets School, Ashfield Junior School and open land to the south. Some commercial (office uses) to the north.		
Character of surrounding area – landscape, townscape	The site lies on the southern side of Bushey High Street close to the historic core of the village as well as the residential area of Bushey.		
Could this site be joined to another to form a larger site?	No		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

Relevant Planning history	TP/06/1539, Construction of 5 no. new 10 metre lattice towers to support netting for the golf driving range (GRANTED). 20/0851/FUL: Retrospective change of use to restaurant (A3) with ancillary shisha lounge. (Application Withdrawn) 20/0955/FUL: Retrospective application for the retention of a new glass balustrade at first floor level in order to create an open seating area with the retention of a new retractable roof and ancillary Shisha area. (Permission Granted)
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Use(s) proposed by owner/developer :

Proposed Development Type	Previously developed part of the site to be considered for mixed use including residential and community uses. Consideration to be given to new open space/ parkland allocation and other associated development opportunities on remaining land.
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Location type (tick relevant box):

Green Belt	PDL
Yes	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	10.94
Surface Water Flooding Medium Risk	3.14
Surface Water Flooding High Risk	1.51
Reservoir Flooding Dry Day	0

Reservoir Flooding Wet Day	0
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Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
1	Pass	5+	5	3	1	Strong
Stage 1 Comment	The parcel meets purposes 1 and 2 strongly. Although the area north of Merry Hill Road feels more detached from the wider countryside, it still plays an important role in preventing further encroachment of development into the countryside and also makes a limited contribution to purpose 4. The parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-59	Fail	0	3	2	3	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
Recommended	No					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None

Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	St James churchyard local wildlife site is close to site
Is the Site suitable for the proposed use?	Yes

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	Yes
Ownership constraints?	No, site is owned by HBC Asset Management.		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
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Overcoming Constraints

What would be needed to overcome constraints?	St James churchyard local wildlife site is close to site
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural/suburban	Low	High	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
5.90	30dph	40dph
	345	484

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:345</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 235</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:484</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 275</p> <p>Delivery in 11-15 years 99</p>
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Conclusion:

Is the site suitable, achievable and available?	<p>The site has a very small element located within the Conservation area to the North-west. It also forms part of an archaeological site. The site also has a proportion of surface water flood risk. There is also a listed building in close proximity to the site.</p> <p>If development is proposed for the archaeological portion of the site a full assessment will need to be conducted. An HIA will likely be required for any development in close proximity to the Listed Building. Flood risk mitigation is detailed below.</p> <p>Under the current policy framework, the quantum of 'appropriate development' within the Green Belt would depend on an assessment of building footprint and volume, rather than the red line boundary submitted.</p> <p>The potential for any development in the wider site, should it be made available, would depend upon the existence of exceptional circumstances which could justify amending the Green Belt boundary in this location.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>Development of the PDL part of the site may be suitable subject to passing the openness test required by NPPF. However, currently the non-PDL part of the site can only be recorded in the category of sites as not acceptable within the current policy framework. However, the PDL part of the site amounting to 36* dwellings could be suitable based solely on a calculation of the existing footprint of development.</p> <p>Notwithstanding the sites Green Belt status, the site is considered to be potentially suitable, available and achievable subject to further assessment as part of the site selection process. The site could be considered suitable for commercial, community and / or mixed use development however is considered best suited for residential development, , potentially with supporting commercial and/or community uses. The creation of areas of public open space would require suitable arrangements to be put in place to secure ongoing stewardship of the site and public access in perpetuity.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:345</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:484</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL181

Site location / address:

Address	Land adj Little Bushey Lane & Bournehall Ave (Compass Park)	Post Code	WD23 3ST
Ward	Bushey St James Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	48.31	Current Use	Agriculture
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Surrounding area:

Neighbouring land uses	Residential towards the south of the site, cemetery towards the east of the site, playing field and Queens Secondary School towards the north of the site.		
Character of surrounding area – landscape, townscape	The site is on the southern side of Little Bushey Lane across the road from Old Bushey Jewish Cemetery. The site is located where open countryside meets the built up residential area of Bushey.		
Could this site be joined to another to form a larger site?	Yes		
If yes, give details of adjoining site including site reference if applicable	HEL337b		

Planning status:

Relevant Planning history	TP/81/0524 Residential development. (REFUSED)
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3), primary school, local centre, care home

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	3.4
Surface Water Flooding Medium Risk	0.89
Surface Water Flooding High Risk	0.45
Reservoir Flooding Dry Day	0

Reservoir Flooding Wet Day	0
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Agricultural Land Classification

Classification	Very good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
6	Pass	3	5	3	0	Strong
Stage 1 Comment	As a whole, the parcel meets purposes 1 and 3 moderately and purpose 2 strongly. In particular, it plays an important role in maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-60	Fail	0	3	4	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
Recommended	No					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt and Local Wildlife Site
Is there evidence of land contamination?	None
Are there any access difficulties?	Yes - vehicular access only from Little Bushey Lane. There appears to be a ransom strip here.

	This needs to be resolved to enable access to Little Bushey Lane
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Local Wildlife Site - Meadow N.W. of Tylers Farm is within the site. There is also a ditch/watercourse. There are TPO trees next to the site.
Is the Site suitable for the proposed use?	Yes, if access issues resolved

Site Availability:

Has the owner said the site is available?	Yes	Is there developer interest?	No
Ownership constraints?	Yes - ransom strip adjoining Little Bushey Lane		
Is the Site available?	Yes		

Site Achievability:

Is the Site achievable?	Yes subject to resolution of ransom strip. In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
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Overcoming Constraints

What would be needed to overcome constraints?	Local Wildlife Site - Meadow N.W. of Tylers Farm is within the site. There is also a ditch/watercourse. There are TPO trees next to the site.
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.Low	Low	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
15.91	30dph	40dph
	549	732

Deliverability / Developability:

<p>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</p>	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:549</p> <p>Delivery in 1-5 years 70</p> <p>Delivery in 6-10 years 350</p> <p>Delivery in 11-15 years 129</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:732</p> <p>Delivery in 1-5 years 70</p> <p>Delivery in 6-10 years 350</p> <p>Delivery in 11-15 years 312</p>
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>Key constraints include the site falling within the Green Belt and there being a Local Wildlife Site within the site boundary.</p> <p>Given the scale of development proposed, a detailed highway assessment would be required to assess the impact on both the local road network and the strategic road network given the proximity of the site to both the A41 and Junction 5 of the M1. An assessment of the impact upon the LWS will also be required although the most recent information submitted indicated that development would not be located on that part of the site.</p> <p>The area is not suitable under the current planning policy framework due to its Green Belt status although it is recognised that the northern part of the site is proposed as a park (subject to suitable stewardship and public access safeguards) and as such would not be developed. The site makes up a significant proportion of parcel 6 in the Stage 1 Green Belt assessment which as a whole scored strongly against purpose 2 (coalescence of settlements). The independent Stage 2 Green Belt assessment did not recommend the sub-area within which the site is located for further consideration.</p> <p>The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>Were access/land ownership onto Little Bushey Lane to be addressed and the wider policy framework to change, with the impact on the Green Belt needing to be outweighed by the wider sustainability benefits of delivering a significant quantum of growth in Bushey, the site could potentially be considered developable.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:549</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:732</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL201

Site location / address:

Address	Land at Little Bushey Lane	Post Code	WD23 4RT
Ward	Bushey Park Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	18.18	Current Use	Pasture – for grazing horses
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Surrounding area:

Neighbouring land uses	Residential towards the north, south and west of the site. Next to a farm with equestrian facilities.		
Character of surrounding area – landscape, townscape	Residential to west. Open land to south-east and north. M1 motorway to north-east. Access is gained off Little Bushey Lane.		
Could this site be joined to another to form a larger site?	Yes		
If yes, give details of adjoining site including site reference if applicable	HEL336		

Planning status:

Relevant Planning history	TP/88/0915: Jewish School Complex (Outline) Application B. (REFUSED) TP/88/0916: Jewish School Complex (Outline) Application A. (REFUSED), 23/0001/APP Application for residential development (up to 310 units) with access from Little Bushey Lane, and land reserved for primary school, community facilities and mobility hub (Class E) along with car parking, drainage and earthworks to facilitate drainage, open space and all ancillary and enabling works. (Appeal Dismissed)
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	3.11
Floodzone 3	4.81
Surface Water Flooding Low Risk	24.41
Surface Water Flooding Medium Risk	10.73
Surface Water Flooding High Risk	4.53
Reservoir Flooding Dry Day	7.58

Reservoir Flooding Wet Day	1.09
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Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
6	Pass	3	5	0	0	Strong
Stage 1 Comment	As a whole, the parcel meets purposes 1 and 3 moderately and purpose 2 strongly. In particular, it plays an important role in maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree.					0

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-57	Fail	0	3	2	0	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt and Flood Risk
Is there evidence of land contamination?	None

Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	Proximity of M1 motorway could impact future occupiers depending on layout and design. Pylons/power lines run across the site.
Are there any other environmental constraints?	Two Public Rights of Way cross the site. A sequential test will be required.
Is the Site suitable for the proposed use?	Flood risk levels mean that the site may not be suitable for residential development.

Site Availability:

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

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
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Overcoming Constraints

What would be needed to overcome constraints?	Two Public Rights of Way cross the site. A sequential test will be required.
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.Low	Low	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
8.92	30dph	40dph
	308	410

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Capacity following any Green Belt review and change to policy framework at 30dph baseline:308
	Delivery in 1-5 years 110
	Delivery in 6-10 years 198
	Delivery in 11-15 years 0
	Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:410
	Delivery in 1-5 years 110
	Delivery in 6-10 years 275
Delivery in 11-15 years 25	

Conclusion:

Is the site suitable, achievable and available?	Flood zone and pylons/overhead power lines affect the north east part of site. The northern part of the site is approximately 40m from M1 motorway albeit elevated from the carriageway.
	Access would be directly onto Little Bushey Lane. A detailed highway assessment would be required to assess the impact on the local road network and the strategic road network, taking account of other sites being promoted in the vicinity and given the proximity of the site to both the A41 and Junction 5 of the M1.
	The Stage 1 Green Belt assessment identified much of the parcel within which the site is located as scoring strongly against purpose 2 (coalescence of settlements). However the independent Stage 2 Green Belt assessment stated that the parcel meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. It is recommended for further consideration.
	The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. Presently, the extent of flood risk and in particular, surface water flood risk, has the potential to limit the extent to which the site can be considered suitable for development.
	Under the current policy framework, the site would not be suitable for development due to its Green Belt designation. Were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, site could potentially be suitable, available and achievable but only subject to passing the sequential and exception tests.
	Capacity following any Green Belt review and change to policy framework at 30dph baseline:308
Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:410	

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL202

Site location / address:

Address	Land at Merry Hill Road	Post Code	WD23 1DF
Ward	Bushey Park Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	0.82	Current Use	Rough Grassland
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Surrounding area:

Neighbouring land uses	Residential and St Margarets School to the west, allotments to east.		
Character of surrounding area – landscape, townscape	Open fields to the south, residential to the north and east and a sports centre to the west. The site gains access off Merry Hill Road to the north.		
Could this site be joined to another to form a larger site?	No		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

Relevant Planning history	None.
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
1	Pass	5+	5	3	1	Strong
Stage 1 Comment	The parcel meets purposes 1 and 2 strongly. Although the area north of Merry Hill Road feels more detached from the wider countryside, it still plays an important role in preventing further encroachment of development into the countryside and also makes a limited contribution to purpose 4. The parcel is not recommended for further consideration.					

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	No although there are mature trees in the vicinity of the access
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Applicant indicates that site is within NVZ 2013 Designation – Surface Water
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small site would be viable and the site achievable. Infrastructure costs are likely to be limited to CIL subject to any site-specific mitigation.
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Overcoming Constraints

What would be needed to overcome constraints?	Applicant indicates that site is within NVZ 2013 Designation – Surface Water
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural/suburban	V.Low	Medium	Urban Brownfield (Houses)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
0.70	30dph	40dph
	31	42

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of	Capacity following any Green Belt review and change to policy framework at 30dph baseline:31 Delivery in 1-5 years 31 Delivery in 6-10 years 0 Delivery in 11-15 years 0
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being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:42</p> <p>Delivery in 1-5 years 42</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
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Conclusion:

Is the site suitable, achievable and available?	<p>There are no significant environmental or topographical constraints with no designations affecting the site other than its Green Belt status. The site would be accessed from Merry Hill Road although there are a number of mature street trees across the entry point to the site..</p> <p>The site comprises two distinct parts, namely the relatively narrow gap between Nos.127 and 131 which is between approximately 12m and 19m in width and the wider open area to the rear comprising approximately 7ha of open countryside.</p> <p>The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>Development beyond the gaps between Nos. 131 and 137 would lead to further encroachment to the south of Merry Hill Road and would not be suitable for development under the current policy framework. Were this to change the site could potentially be suitable, available and achievable.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:31</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:42</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL211

Site location / address:

Address	Land on the north side of Little Bushey Lane	Post Code	WD25 8HB
Ward	Bushey St James Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	3.89	Current Use	Not developed, used for occasional car boot sales
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Surrounding area:

Neighbouring land uses	Sports club and playing field to the south, playing field and cemetery to the east of the site. Commercial use (Costco) to the north		
Character of surrounding area – landscape, townscape	Largely open but a number of institutional uses - sports clubs (south), schools (south-west), cemetery (west) and supermarket (north). The site gains access off little Bushey Lane and is bordered by mature trees and hedging.		
Could this site be joined to another to form a larger site?	No		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

Relevant Planning history	TP/88/1433: Change of use to class B1 business use (Application Refused)
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3) or employment development

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	2.35
Floodzone 3	4.46
Surface Water Flooding Low Risk	11.37
Surface Water Flooding Medium Risk	7.09
Surface Water Flooding High Risk	6.1
Reservoir Flooding Dry Day	39.36
Reservoir Flooding Wet Day	40.93

Agricultural Land Classification

Classification	Very good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
6	Pass	3	5	3	0	Strong
Stage 1 Comment	As a whole, the parcel meets purposes 1 and 3 moderately and purpose 2 strongly. In particular, it plays an important role in maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-62	Fail	0	0	3	0	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	Yes - historic fill operations
Are there any access difficulties?	No
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	Pylons and power lines
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	<p>In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable and achievable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development. However, any significant site-specific infrastructure requirements (over and above CIL) may require additional viability work to be undertaken.</p> <p>The site has also been promoted for commercial development on the basis that this would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for such development; recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements may require additional viability work to be undertaken.</p>
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Overcoming Constraints

What would be needed to overcome constraints?	No
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.Low	Medium	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
2.92	30dph	40dph
	114	152

Deliverability / Developability:

<p>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</p>	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:114</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 4</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:152</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 42</p> <p>Delivery in 11-15 years 0</p>
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>There are various constraints affecting the northern part of the site, with Hillfield Brook and associated flood zone close to northern boundary, as well as pylons/overhead power lines. The site promoter has indicated that the site was subject to historic fill operations by the previous owners although no details have been provided.</p> <p>The site forms part of a strongly performing parcel in the Stage 1 Green Belt assessment, playing an important role in maintaining a gap between Watford and Bushey. However The independent Stage 2 Green Belt assessment recommended that the sub-area within which the site is located could be considered further.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>An office, industrial or commercial development would have a significant and potentially greater impact on the surrounding landscape than residential development, requiring a site specific Landscape and Visual Impact Assessment prior to any allocation in the plan. This will identify potential impacts and set out required mitigation, including required areas of additional structure planting. Layouts, building heights and materials/colours will require further consideration, including potential use of a design code, to mitigate any potential landscape issues. Sites unable to adequately mitigate landscape impact are unlikely to be considered suitable for development.</p> <p>The area is not suitable under the current planning policy framework for housing or commercial development due to its Green Belt status. Were this to change the site could potentially be suitable, available and achievable.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:114</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:152</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL215

Site location / address:

Address	Land west of Rossway Drive	Post Code	WD23 4SA
Ward	Bushey Park Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	1.26	Current Use	Previously hardstanding for parking and storage area associated with development site adjoining. Currently Green fields.
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Surrounding area:

Neighbouring land uses	Residential and green field land. Farm to the North.		
Character of surrounding area – landscape, townscape	Largely undeveloped Green Belt to the west of the site; to the east of the site is Rossway Drive residential development. The site is presently accessed off Rossway Drive.		
Could this site be joined to another to form a larger site?	No		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

Relevant Planning history	<p>17/0566/OUT: Change of use from agricultural field to multi faith cemetery with prayer building, access road, parking area and associated landscaping (Outline Application with all matters reserved).(Application Withdrawn)</p> <p>16/0876/OUT. Erection of kennels and cattery (sui generis use) with ancillary office accommodation (REFUSED);</p> <p>14/1913/FUL Construction of temporary haul access road from Little Bushey Lane to Rossway Drive associated with the delivery of 82 homes on adjoining land. (GRANTED);</p> <p>16/1906/FUL: Retrospective application for the temporary change of use of the site (until 31st July 2017) to provide hard standing for parking and material storage area to facilitate the completion of planning approval 14/0727/FUL and subsequent conditions. (GRANTED)</p>
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	0.7
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0

Reservoir Flooding Wet Day	0
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Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
6	Pass	3	5	3	0	Strong
Stage 1 Comment	As a whole, the parcel meets purposes 1 and 3 moderately and purpose 2 strongly. In particular, it plays an important role in maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-54	Fail	0	1	2	0	Weak
Stage 2 Comment	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	No

Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

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

What would be needed to overcome constraints?	None
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural/suburban	V.Low	Low	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
1.07	30dph	40dph
	40	54

Deliverability / Developability:

<p>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</p>	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:40</p> <p>Delivery in 1-5 years 40</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:54</p> <p>Delivery in 1-5 years 54</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>There are no significant environmental or topographical constraints affecting the site itself, although it is close to the Grade II listed Tyler's Farm. Access is likely to be directly onto Little Bushey Lane with Rossway Drive a private road serving the development to the east. A detailed highway assessment would be required to assess the impact on the local and strategic road network.</p> <p>The Stage 1 Green Belt assessment identified much of the parcel within which the site is located as scoring strongly against purpose 2 (coalescence of settlements). However the independent Stage 2 Green Belt assessment recommended that part of the sub-area within which the site is located could be considered further.</p> <p>The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>Under the current policy framework, the site would not be suitable for development due to its Green Belt designation. Were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes in this location, the site could potentially be suitable, available and achievable.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:40</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:54</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL239

Site location / address:

Address	Elstree Road (The Paddock)	Post Code	WD23 4GP
Ward	Bushey Park Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	0.59	Current Use	Occasional temporary storage of garden waste; occasional parking and Tea room.
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Surrounding area:

Neighbouring land uses	Residential		
Character of surrounding area – landscape, townscape	Largely Residential built up area. Immanuel College is close to the site to the east on Elstree Road. The site gains access off Elstree Road.		
Could this site be joined to another to form a larger site?	No		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

Relevant Planning history	14/1331/FUL. Erection of 38 apartments within 4 residential blocks comprising 6 x 1 bedroom and 32 x 2 bedroom units with associated parking, access and refuse storage. (REFUSED, APPEAL DISMISSED); TP/11/2159. Erection of 75 bedroom residential care home for the elderly with associated car parking and landscaping. (REFUSED, APPEAL DISMISSED)
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
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No	No
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Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	0
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	86.98
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A
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Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Yes. The site is a designated open space under SADM34
Is there evidence of land contamination?	None
Are there any access difficulties?	No
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	No

Site Availability:

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

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small site would be viable and the site achievable. Infrastructure costs are likely to be limited to CIL subject to any site-specific mitigation.
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Overcoming Constraints

What would be needed to overcome constraints?	No
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Suburban	V.Low	Medium	Urban Brownfield (Houses))

(b) Net capacity

Net Ha	Net capacity: (no. units)	
0.50	30dph	40dph
	25	33

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:25</p> <p>Delivery in 1-5 years 25</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
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being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:33</p> <p>Delivery in 1-5 years 33</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
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Conclusion:

Is the site suitable, achievable and available?	<p>The main constraints include the listed buildings located on the site opposite as well as the site being allocated as open space under SADM 34. The site has no flood risk and so this is not a constraint to development.</p> <p>Should the current designation of the site under Policy SADM34, or the policy itself change, the site could be considered suitable, available and achievable for a larger quantum of development. Although the site is privately owned and maintained, with no public access, it contributes to the character and appearance of the area and redevelopment of the site would impact on this. Presently, therefore, redevelopment of the entire site would be unlikely to be suitable due to the policy conflict.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:0</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL337b

Site location / address:

Address	Land east of Farm Way (site 2)	Post Code	WD23 3PL
Ward	Bushey St James Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	0.25	Current Use	Former tennis court
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Surrounding area:

Neighbouring land uses	Sites HEL337A and HEL337C are within the residential area of Bushey, although HEL337C adjoins open countryside on the north west and north east sides. HEL337B adjoins residential on the south west but is otherwise surrounded by open fields.		
Character of surrounding area – landscape, townscape	The sites are in and adjoining the residential area at the edge of Bushey where open countryside meets the edge of the built up area.		
Could this site be joined to another to form a larger site?	HEL337B is surrounded on three sides by a larger site submitted to the Call for Sites		
If yes, give details of adjoining site including site reference if applicable	HEL181		

Planning status:

Relevant Planning history	None.
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
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Yes	No
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Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	25.21
Surface Water Flooding Medium Risk	1.69
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
6	Pass	3	5	3	0	Strong
Stage 1 Comment	As a whole, the parcel meets purposes 1 and 3 moderately and purpose 2 strongly. In particular, it plays an important role in maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-60	Fail	0	3	4	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
Recommended	No					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt.
Is there evidence of land contamination?	None
Are there any access difficulties?	Possibly – access would be via narrow road through the estate - Sutcliffe Close
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	HEL337B is surrounded by local wildlife site Meadow north west of Tyler Farm
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small site would be viable and the site achievable. Infrastructure costs are likely to be limited to CIL subject to any site-specific mitigation.
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Overcoming Constraints

What would be needed to overcome constraints?	HEL337B is surrounded by local wildlife site Meadow north west of Tyler Farm and has limited access.
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural/suburban	V.Low	Medium	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
0.25	30dph	40dph
	11	14

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of	Capacity following any Green Belt review and change to policy framework at 30dph baseline:11 Delivery in 1-5 years 11 Delivery in 6-10 years 0 Delivery in 11-15 years 0
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being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:14</p> <p>Delivery in 1-5 years 14</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
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Conclusion:

Is the site suitable, achievable and available?	<p>HEL337b is a 0.25ha site in the Green Belt, surrounded on three sites by a Local Wildlife Site (Meadow NW of Tylers Farm) and comprising four abandoned tennis courts.</p> <p>The location is identified in the Green Belt stage 1 assessment as forming part of the essential gap between Watford and Bushey Heath/Bushey Village, as well as the essential gap between those settlements and North Bushey and Elstree. The independent Stage 2 Green Belt assessment did not recommend the sub-area within which the site is located for further consideration.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The delivery of a small quantum of new homes in isolation in such a location is unlikely to constitute the exceptional circumstances which could justify amending the Green Belt boundary in this location in line with paragraph 136 of the NPPF, notwithstanding the previously developed nature of the site.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:11</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:14</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL337c

Site location / address:

Address	Land east of Farm Way (Site 1)	Post Code	WD23 3PL
Ward	Bushey St James Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	0.84	Current Use	Vacant Open Land
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Surrounding area:

Neighbouring land uses	HEL337C is within the residential area of Bushey, although HEL337C adjoins open countryside on the north west and north east sides surrounded by open fields.		
Character of surrounding area – landscape, townscape	The site is adjoining the residential area at the edge of Bushey where open countryside meets the edge of the built up area. The site gains access off Sutcliffe Close.		
Could this site be joined to another to form a larger site?	The site is adjoined to the north and east by a larger site submitted to the Call for Sites		
If yes, give details of adjoining site including site reference if applicable	HEL181		

Planning status:

Relevant Planning history	23/1135/OUT - Erection of 27 dwellings, with associated car/cycle parking, landscaping and access from Sutcliffe Close. (Outline Application to include Access, with all other matters reserved) (Amended site plans received on 19 September 2023).: (Awaiting Decision)
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
No	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	8.33
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes (although the site is no longer within the Green Belt, being safeguarded housing land, it formed part of a sub-area which was assessed by Arup and so details of the assessment are provided for information only)

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
7	Pass	5+	5	3	0	Strong
Stage 1 Comment	The parcel meets purposes 1 and 2 very strongly and purpose 3 moderately. While the south of the parcel (within LB Barnet) has a mixture of different land uses, including golf courses, ribbon development and smaller fields and wooded areas, in contrast the north of the parcel within Hertsmere is has a very open and rural character and contributes strongly to purpose 3. No sub-areas have been identified which would score less strongly and the parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-61	Fail	0	0	0	0	Weak
Stage 2 Comment	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	No
Are there any access difficulties?	Yes- access is gained through a narrow road (Sutcliffe Road)
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	The site is bordered by a LWS.
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of a small site would be viable and the site achievable. Infrastructure costs are likely to be limited to CIL subject to any site-specific mitigation.
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Overcoming Constraints

What would be needed to overcome constraints?	None
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural/suburban	V.Low	Medium	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
0.71	30dph	40dph
	30	40

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of	Capacity following any Green Belt review and change to policy framework at 30dph baseline:30 Delivery in 1-5 years 30 Delivery in 6-10 years 0 Delivery in 11-15 years 0
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being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:40</p> <p>Delivery in 1-5 years 40</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
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Conclusion:

Is the site suitable, achievable and available?	<p>HEL337c is safeguarded for housing in the current Local Plan and no longer within the Green Belt. There are no environmental or topographical constraints affecting the site. The site noted to be in close proximity of a LWS and a full survey will be required prior development.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>The site has previously been identified as suitable for housing its safeguarding in the SADM Plan (2015) and prior to that in the 2003 Local Plan; there are no changes in the suitability of the site and it is considered developable.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:30</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:40</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL357

Site location / address:

Address	Oxhey Lane	Post Code	WD19 4BE
Ward	Bushey St James Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	6.74	Current Use	Fields / Open land
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Surrounding area:

Neighbouring land uses	Largely surround by fields/open land. Residential development (Elm Ave) and former stables at Bucks Ave (with permission for residential redevelopment) to north west.		
Character of surrounding area – landscape, townscape	Countryside adjoining edge of Watford/Oxhey with allotments to the North.		
Could this site be joined to another to form a larger site?	Site in Three Rivers district adjoins the site to the west.		
If yes, give details of adjoining site including site reference if applicable	Site in Three Rivers district adjoins the site to the west.		

Planning status:

Relevant Planning history	16/2272/FUL - Demolition of 37 Bucks Avenue and equestrian facility, removal of hardstanding, menages, buildings & structures and the redevelopment of the site to include 24 dwellings (including 8 affordable units) comprising 2 x 1 bed & 2 x 2 bed apartments, 16 x 3 bed houses and 4 x 4 bed houses with associated parking, informal play area and open space, all to be served by modifying the existing access from Bucks Avenue/Sherwood Road. (Amended plans received 3/2/17). (Permission Granted, Located on Periphery of submitted site
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	35.48
Surface Water Flooding Medium Risk	13.01
Surface Water Flooding High Risk	7.52
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
1	Pass	5+	5	3	1	Strong
Stage 1 Comment	The parcel meets purposes 1 and 2 strongly. Although the area north of Merry Hill Road feels more detached from the wider countryside, it still plays an important role in preventing further encroachment of development into the countryside and also makes a limited contribution to purpose 4. The parcel is not recommended for further consideration.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-71	Pass	5	3	3	0	Strong
Stage 2 Comment	Meets Purpose assessment criteria strongly, but northern part makes a less important contribution to the wider strategic Green Belt. Northern part recommended for further consideration.					
Recommended	Split Sub-Area					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	The site requires access across land (within TRDC) which the applicant has an agreement in place for, so not a constraint. This land also being promoted through TRDC Local Plan; a comprehensive development approach could be taken.

Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
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Overcoming Constraints

What would be needed to overcome constraints?	None
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.Low	Low	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
5.05	30dph	40dph
	174	233

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:174</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 64</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:233</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 123</p> <p>Delivery in 11-15 years 0</p>
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Conclusion:

Is the site suitable, achievable and available?	<p>A watercourse runs through the centre of the site. Otherwise, there are no significant environmental or topographical constraints to the site itself. Access would be via Oxhey Lane (in Three Rivers district). The site could only come forward should TRDC consider it acceptable due to access issues.</p> <p>The site forms part of a wider parcel identified as strongly performing in the Stage 1 Green Belt assessment, particularly with regard to checking unrestricted sprawl and preventing neighbouring towns from coalescing. Only the northern part of the site was recommended for further consideration.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>Under the current policy framework, the site would not be suitable for development due to its Green Belt designation. Were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes in this location, the site could potentially be suitable, available and achievable.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:174</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:233</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL386

Site location / address:

Address	Gravel allotments, Heathbourne Road	Post Code	WD23 1PD
Ward	Bushey Heath Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	0.94	Current Use	Formerly allotments, now small holding
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Surrounding area:

Neighbouring land uses	Triangular site with residential on all three sides		
Character of surrounding area – landscape, townscape	Edge of settlement location. The site is opposite the built up area of Bushey Heath (residential and Spire Hospital) . Residential development adjoining the site is very low density, giving way to open countryside to the south.		
Could this site be joined to another to form a larger site?	Possible link to site to north east, although there is a TPO at the boundary between the 2 sites		
If yes, give details of adjoining site including site reference if applicable	HEL355		

Planning status:

Relevant Planning history	None
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3), access to adjacent site

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	0
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	1.54
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
2	Pass	3+	5	3	0	Strong
Stage 1 Comment	The parcel meets purposes 1 and 2 strongly. Although the area north of Merry Hill Road feels more detached from the wider countryside, it still plays an important role in preventing further encroachment of development into the countryside and also makes a limited contribution to purpose 4. The parcel is not recommended for further consideration					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-58	Fail	0	1	2	0	Weak
Stage 2 Comment	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	No
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	The site is covered by a TPO.
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

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

What would be needed to overcome constraints?	An Arboricultural Impact Assessment.
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	V.Low	Low	Urban Brownfield (Mixed)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
0.80	30dph	40dph
	28	37

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of	Capacity following any Green Belt review and change to policy framework at 30dph baseline:28 Delivery in 1-5 years 28 Delivery in 6-10 years 0 Delivery in 11-15 years 0
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being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:37</p> <p>Delivery in 1-5 years 37</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
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Conclusion:

Is the site suitable, achievable and available?	<p>The site was formerly used as allotments which fell into disrepair and has more recently been used by neighbouring landowners as a small holding/allotment use. All trees on the site are protected by the same TPO as that affecting HEL355. A Tree Protection Plan would be expected as part of the application submission.</p> <p>The site is identified as strongly performing in the Stage 1 Green Belt assessment forming part of the essential gap between Bushey Village/Bushey Heath and Elstree, and the wider gap between Greater London (Stanmore) and Elstree.</p> <p>The site promotion itself has been amended several times resulting in a significant increase in the number of residential units proposed, over and above the capacity identified through the HELAA methodology. However, subject to any further technical assessments required and there being no objections from the highway authority, given that the site is located on the outer edge of Bushey Heath approximately 1 mile from local shops and services, the site is considered to be suitable for development.</p> <p>Were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering a limited number of additional homes in this location, the site could potentially be suitable, available and achievable.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:28</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:37</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL502

Site location / address:

Address	Birchville Cottage	Post Code	WD23 1PB
Ward	Bushey Heath Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	0.29	Current Use	Residential
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Surrounding area:

Neighbouring land uses	Former Care Home to south, residential to north and east, covered reservoirs to west.		
Character of surrounding area – landscape, townscape	Site on the edge of the built up area of Bushey. Stanmore Common (Green Belt) to the east. It has a new residential development to the south and an existing development to the north.		
Could this site be joined to another to form a larger site?	Site adjoins Birchville Court which already has planning permission for residential development.		
If yes, give details of adjoining site including site reference if applicable	Policy SADM1, site H9		

Planning status:

Relevant Planning history	23/1260/OUT - Demolition of existing dwelling house and outbuildings. Construction of 2x3 bed single family dwelling houses and 2x4 bed single family dwelling houses. Provision of off-street carparking; cycle storage; and bin stores. (Outline application to include access, layout and scale with appearance and landscaping matters reserved.) (Awaiting Decision)
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	PDL
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	6.11
Surface Water Flooding Medium Risk	0.4
Surface Water Flooding High Risk	0.30
Reservoir Flooding Dry Day	100
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Non-Agricultural
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Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	None
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No

Are there any other environmental constraints?	A narrow strip of land to the north of the house is understood to provide a means of access into the water treatment works site and must be retained although it currently forms part of the gardens to the house. Reservoir flood risk.
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

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

What would be needed to overcome constraints?	A narrow strip of land to the north of the house is understood to provide a means of access into the water treatment works site and must be retained although it currently forms part of the gardens to the house.
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Suburban	Medium	Low	Urban Brownfield (Mixed)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
0.29	30dph	40dph
	16	23

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:16</p> <p>Delivery in 1-5 years 16</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:23</p> <p>Delivery in 1-5 years 23</p> <p>Delivery in 6-10 years 0</p>
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	Delivery in 11-15 years 0
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>It is within the larger area on Heathbourne Road currently safeguarded for residential purposes under Policy SADM2 of the adopted Local Plan and no longer within the Green Belt.</p> <p>It has therefore previously been identified as suitable and consequentially safeguarded for housing (subject to a review of the plan); subject to an assessment of flood risk (the NPPF has been updated to clarify that other forms of non-fluvial flood risk should be assessed), it is considered developable subject to further assessment as part of the site selection process. The risk is understood to arise from a local covered reservoir and as such it is not likely to be an impediment to redevelopment.</p> <p>However, due to its measurable level of flood risk in relation, the site will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:16</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:23</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL505

Site location / address:

Address	Greenacres	Post Code	WD23 1PB
Ward	Bushey Heath Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	0.78	Current Use	Residential
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Surrounding area:

Neighbouring land uses	Spire Hospital to the north, Affinity Water pumping station to the west, residential to south and east.		
Character of surrounding area – landscape, townscape	Site on the edge of the built up area of Bushey. Mix of residential and institutional development, close to Stanmore Common		
Could this site be joined to another to form a larger site?	No; although the larger area is safeguarded for residential purposes it has not all been promoted for development		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

Relevant Planning history	TP/06/1623 Part two storey part first floor extension to existing double garage/games room (GRANTED):
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	PDL
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	0
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	99.99
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Very good
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Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	No
Is there evidence of land contamination?	None
Are there any access difficulties?	Existing access at Heathbourne Road/Clay Lane junction. New access proposed from Heathbourne Road and second access on Clay Lane, away from the junction.
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	Water treatment works to north of site
Are there any other environmental constraints?	There is a TPO on the site.
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

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

What would be needed to overcome constraints?	None
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Suburban	Medium	Low	Urban Brownfield (Mixed)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
0.66	30dph	40dph
	36	53

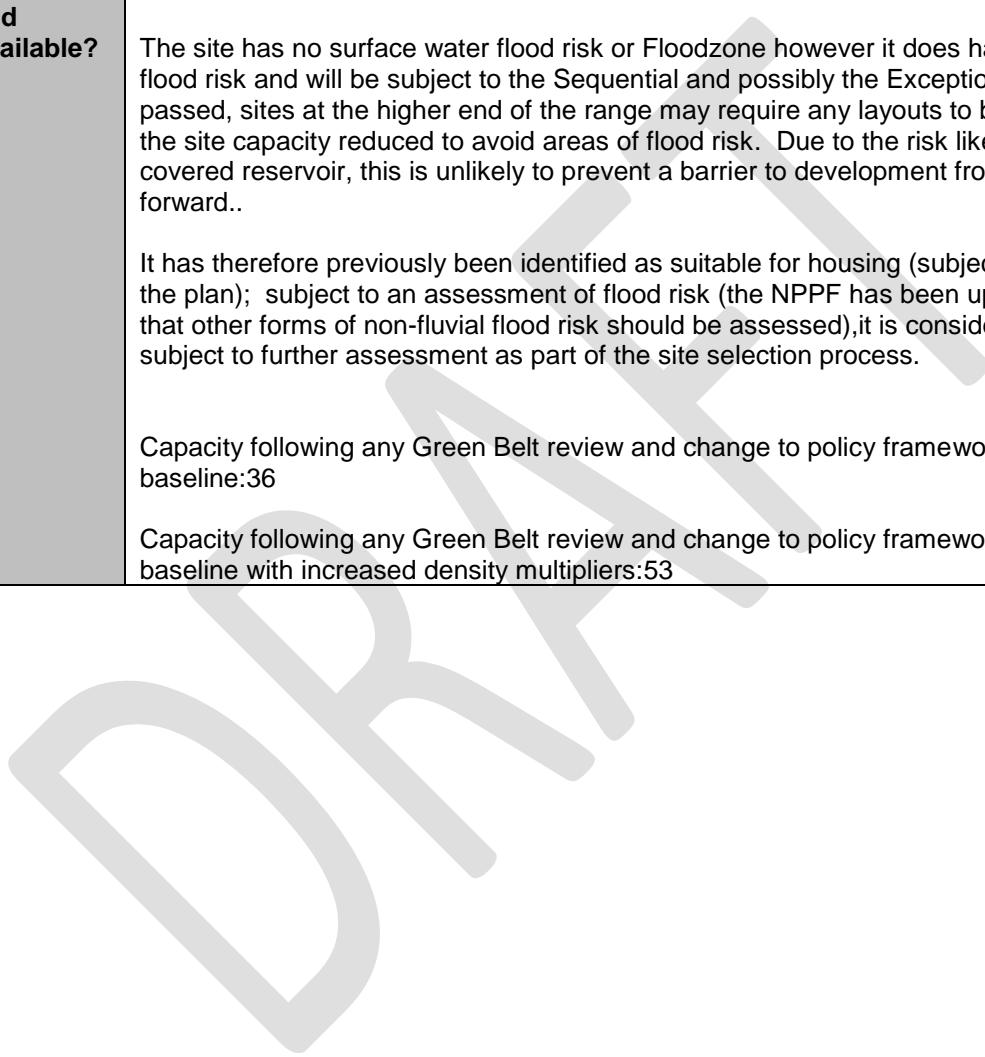
Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of	Capacity following any Green Belt review and change to policy framework at 30dph baseline:36 Delivery in 1-5 years 36 Delivery in 6-10 years 0 Delivery in 11-15 years 0
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being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:53</p> <p>Delivery in 1-5 years 53</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
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Conclusion:

Is the site suitable, achievable and available?	<p>It is within the larger area on Heathbourne Road currently safeguarded for residential purposes under Policy SADM2 of the adopted Local Plan and no longer within the Green Belt.</p> <p>The site has no surface water flood risk or Floodzone however it does have resevoir flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk. Due to the risk likely arising from a covered reservoir, this is unlikely to prevent a barrier to development from coming forward..</p> <p>It has therefore previously been identified as suitable for housing (subject to a review of the plan); subject to an assessment of flood risk (the NPPF has been updated to clarify that other forms of non-fluvial flood risk should be assessed),it is considered developable subject to further assessment as part of the site selection process.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:36</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:53</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL-1001-22

Site location / address:

Address	Land to South East of Merry Hill Road	Post Code	WD23 1DP
Ward	Bushey Park Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	11.66	Current Use	Agricultural
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Surrounding area:

Neighbouring land uses	Residential / Agricultural		
Character of surrounding area – landscape, townscape	Rural with Local Wildlife Sites and open space surrounding the site. There are some low density residential development to the east of the site.		
Could this site be joined to another to form a larger site?	No		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

Relevant Planning history	None
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
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Yes	No
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Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	7.75
Surface Water Flooding Medium Risk	1.33
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
1	Pass	5+	5	3	1	Strong
Stage 1 Comment	The parcel meets purposes 1 and 2 strongly. Although the area north of Merry Hill Road feels more detached from the wider countryside, it still plays an important role in preventing further encroachment of development into the countryside and also makes a limited contribution to purpose 4. The parcel is not recommended for further consideration.					

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt & Local Wildlife Site
Is there evidence of land contamination?	None
Are there any access difficulties?	No
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Local Wildlife Site
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
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Overcoming Constraints

What would be needed to overcome constraints?	Local Wildlife Site
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
7.58	30dph	40dph
	273	364

Deliverability / Developability:

<p>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</p>	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:273</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 163</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:364</p> <p>Delivery in 1-5 years 110</p> <p>Delivery in 6-10 years 254</p> <p>Delivery in 11-15 years 0</p>
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>A Local Wildlife Site covers much of the southern part of the site. The site is also located within the Green Belt and performs strongly in terms of purpose 1 and 2.</p> <p>Development either needs to avoid all parts of the LWS and ensure no detrimental impact is incurred on the LWS or conduct the necessary investigations and reports detailing what measures can be taken to mitigate any impact on the LWS.</p> <p>The land is identified as part of a strongly performing parcel in the Stage 1 Green Belt assessment forming part of the essential gap between Bushey and Watford. It is not recommended for further consideration.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>Under the current policy framework, the site would not be suitable for development as it is located within the Green Belt. Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location the site would be available and achievable for development subject to satisfactory resolution of existing constraints and appropriate design. In terms of suitability the site's remote location and limited access makes the sustainability of the site questionable and further mitigation to address this would be required.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:273</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:364</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL-1003-22

Site location / address:

Address	Land at Magnolia Drive	Post Code	WD23 4JZ
Ward	Bushey Park Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	0.29	Current Use	Open Space
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Surrounding area:

Neighbouring land uses	Residential		
Character of surrounding area – landscape, townscape	Suburban Residential with a new residential development to the east.		
Could this site be joined to another to form a larger site?	No		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

Relevant Planning history	18/1026/FUL - Erection of 14 dwellings, together with car parking, waste storage, open space, landscaping and new vehicular and pedestrian access (Amended details received 13/5/19). (Approved) – Site retained as open space.
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
No	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Agricultural Land Classification

Classification	N/A
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Green Belt purposes

Stage 1

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

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Open Space under Policy SADM34
Is there evidence of land contamination?	The site is currently partially used for an attenuation pond (SuDs)
Are there any access difficulties?	No
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	SuD's in close proximity
Is the Site suitable for the proposed use?	No

Site Availability:

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

Site Achievability:

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

What would be needed to overcome constraints?	SuD's in close proximity
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Suburban	Low	Medium	Urban Brownfield (Houses)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
0.29	30dph	40dph
	15	20

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of	Capacity following any Green Belt review and change to policy framework at 30dph baseline:15 Delivery in 1-5 years 15 Delivery in 6-10 years 0 Delivery in 11-15 years 0
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being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:20</p> <p>Delivery in 1-5 years 20</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
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Conclusion:

Is the site suitable, achievable and available?	<p>The site has no flood risk and so this is not a constraint to development.</p> <p>An area of land nearby, to the rear of Richfield Road, was previously developed on the proviso that access to the remaining area of open space be improved and maintained. Under the current policy framework, the site would be inappropriate and not suitable for development as it is designated as open space; no supporting information has been submitted to demonstrate why this designation would no longer be warranted.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:0</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL-1050-22

Site location / address:

Address	Land South of Merry Hill Road, Bushey	Post Code	WD23 1DH
Ward	Bushey Park Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	2.13	Current Use	Agricultural
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Surrounding area:

Neighbouring land uses	Residential (North and East), Open Space (golf course – remaining)		
Character of surrounding area – landscape, townscape	Low density residential areas to the north and east with open land and agricultural land to the remaining extent. There is an electrical sub-station to the north of the site with power lines running through the northern part of the site.		
Could this site be joined to another to form a larger site?	No		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

Relevant Planning history	None
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
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Yes	No
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Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	6.35
Surface Water Flooding Medium Risk	1.04
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Very good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
1	Pass	5+	5	3	1	Strong
Stage 1 Comment	The parcel meets purposes 1 and 2 strongly. Although the area north of Merry Hill Road feels more detached from the wider countryside, it still plays an important role in preventing further encroachment of development into the countryside and also makes a limited contribution to purpose 4. The parcel is not recommended for further consideration.					

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	Yes, narrow lane which provides the current access into the main part of the site.
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	Electrical sub-station (north)
Are there any other environmental constraints?	Yes there is a TPO area to the western side of the site.
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

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

What would be needed to overcome constraints?	None
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
1.60	30dph	40dph
	57	77

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale	Capacity following any Green Belt review and change to policy framework at 30dph baseline:57 Delivery in 1-5 years 57 Delivery in 6-10 years 0
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within which the site is capable of being delivered?	Delivery in 11-15 years 0
	Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:77
	Delivery in 1-5 years 60
	Delivery in 6-10 years 17
	Delivery in 11-15 years 0

Conclusion:

Is the site suitable, achievable and available?	The site has a electrical sub-station to the north and pylons/overhead power lines in the northern part of the site. Access may also prove difficult through the current bridleway to Merry Hill Road. The site is also bordered by a TPO area.
	A detailed highway assessment would be required to assess the impact on the local road network and set out how access will be effectively gained. A Tree Protection Plan and method statement would also be required as part of the submission.
	The land is identified as part of a strongly performing parcel in the Stage 1 Green Belt assessment forming part of the essential gap between Bushey and Watford. The site has not be recommended for further consideration.
	The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.
	Under the current policy framework, the site would not be suitable for development as it is located within the Green Belt. Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location the site would be available and achievable for development subject to satisfactory resolution of existing constraints and appropriate design. In terms of suitability the site's remote location and limited access makes the sustainability of the site questionable and further mitigation to address this would be required.
	Capacity following any Green Belt review and change to policy framework at 30dph baseline:57
Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:77	

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL-1036b-22

Site location / address:

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

Site size / use:

Size (ha) Gross	8.81	Current Use	Agricultural
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Surrounding area:

Neighbouring land uses	Ancient woodland (North), Residential (South), Industrial (East) and Local Park (West).		
Character of surrounding area – landscape, townscape	Mainly open space to the north and west with residential to the south and east and Otterspool employment Area (mainly industrial) to the north east.		
Could this site be joined to another to form a larger site?	No		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

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

Proposed Development Type
Residential (C3), Employment

Location type (tick relevant box):

Green Belt	PDL
Yes	No

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	4.27
Surface Water Flooding Medium Risk	1.95
Surface Water Flooding High Risk	1.04
Reservoir Flooding Dry Day	8.24
Reservoir Flooding Wet Day	8.97

Agricultural Land Classification

Classification	Very good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
22	Fail	0	5	3	0	Strong
Stage 1 Comment	The parcel scores strongly against purpose 2. It plays an important role in maintaining the very narrow gap between Watford and North Bushey, which is very small in physical scale. Although the parcel does not meet purpose 1, it is noted that, at a more strategic level, it is physically very close to Watford and forms part of a broader Green Belt area that prevents its outward sprawl. Additionally, there is very little development throughout and the parcel plays a role in preventing the encroachment of development into the countryside.					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-76	Fail	0	1	2	0	Weakly
Stage 2 Comment	Recommended for further consideration					
Recommended	Yes					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt, & Powerlines
Is there evidence of land contamination?	None
Are there any access difficulties?	No
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes although the employment element is subject to vehicular access being deemed acceptable off Bushey Mill Lane, in the absence of access into the site from Otterspool Way or Stephenson Way

Site Availability:

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

Site Achievability:

Is the Site achievable?	<p>In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.</p> <p>The site has also been promoted for commercial development on the basis that such development would be achievable. The site promoter has not indicated that there are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development, although the existence of pylons and power lines has the potential to impact on this. More widely, however, recent commercial scheme applications submitted to the Council on greenfield sites have not presented viability as a barrier to development. However, any significant site-specific mitigation or infrastructure requirements, including any resiting of power lines, may require additional viability work to be undertaken for any employment-related development.</p>
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Overcoming Constraints

What would be needed to overcome constraints?	None
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
6.61	30dph	40dph
	238	317

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Capacity following any Green Belt review and change to policy framework at 30dph baseline:238
	Delivery in 1-5 years 70
	Delivery in 6-10 years 168
	Delivery in 11-15 years 0
	Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:317
	Delivery in 1-5 years 110
	Delivery in 6-10 years 207
	Delivery in 11-15 years 0

Conclusion:

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

Capacity following any Green Belt review and change to policy framework at 30dph baseline:238

Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:317

DRAFT

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL-0336-22

Site location / address:

Address	Harts Farm, Little Bushey Lane	Post Code	WD23 4SA
Ward	Bushey Park Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	4.64	Current Use	Livery, grazing and single dwelling
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Surrounding area:

Neighbouring land uses	Residential development at Rossway Drive to north and west, agricultural to south. Commercial to the south west, including MOT garage. This area is also put forward to Call for Sites for residential HEL203. M1 to the east.
Character of surrounding area – landscape, townscape	The site is at the edge of the built up area; land to the west side of Little Bushey Lane is built up. A new residential development has been completed to the north west of the site. The site is bordered by the M1 on the north eastern edge and open field
Could this site be joined to another to form a larger site?	Yes. The site adjoins HEL203 Land at Rossway Drive to the south west (now approved so not assessed under the HELAA), and also HEL201 Land at Little Bushey Lane to the south east
If yes, give details of adjoining site including site reference if applicable	HEL201

Planning status:

Relevant Planning history	TP/89/1015 residential development (REFUSED): TP/92/0463, TP/940542, TP/96/0509 and TP/02/1291. Continued use of site for storage of caravans and motor caravans (GRANTED). TP/90/0670. Outline application for residential development (REFUSED)
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential

Location type (tick relevant box):

Green Belt	PDL
Yes	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	24.11
Surface Water Flooding Medium Risk	4.91
Surface Water Flooding High Risk	1.81
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
2	Pass	3+	5	3	0	Strong
Stage 1 Comment	The parcel meets purposes 1 and 2 strongly. Although the area north of Merry Hill Road feels more detached from the wider countryside, it still plays an important role in preventing further encroachment of development into the countryside and also makes a limited contribution to purpose 4. The parcel is not recommended for further consideration					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-57	Fail	0	3	2	0	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt
Is there evidence of land contamination?	None
Are there any access difficulties?	No
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Close to M1 at northern edge of site
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

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

What would be needed to overcome constraints?	Close to M1 at northern edge of site
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Medium	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
3.48	30dph	40dph
	141	188

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale	Capacity following any Green Belt review and change to policy framework at 30dph baseline:141 Delivery in 1-5 years 110 Delivery in 6-10 years 31
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within which the site is capable of being delivered?	Delivery in 11-15 years 0
	Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:188
	Delivery in 1-5 years 110
	Delivery in 6-10 years 78
	Delivery in 11-15 years 0

Conclusion:

Is the site suitable, achievable and available?	The northern part of the site is approximately 30m from M1 motorway albeit elevated from carriageway. Access would be directly onto Little Bushey Lane. A detailed highway assessment would be required to assess the impact on the local road network and the strategic road network.
	The Stage 1 Green Belt assessment identified much of the parcel within which the site is located as scoring strongly against purpose 2 (coalescence of settlements). However the independent Stage 2 Green Belt assessment recommended that the sub-area within which the site is located could be considered further.
	The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.
	Development of the PDL part of the site may be suitable subject to passing the openness test required by NPPF. However, currently the non-PDL part of the site can only be recorded in the category of sites as not currently acceptable. The PDL part of the site amounting to 43* dwellings could be suitable.
	Under the current policy framework, the site would not be suitable for development due to its Green Belt designation. Were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes in this location, the site could potentially be suitable, available and achievable.
	Capacity following any Green Belt review and change to policy framework at 30dph baseline:141
Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:188	

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL-0355-22

Site location / address:

Address	Heathbourne Green, Bushey	Post Code	WD23 1PD
Ward	Bushey Heath Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	35.63	Current Use	Agricultural
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Surrounding area:

Neighbouring land uses	Residential (west), Agricultural (remaining)		
Character of surrounding area – landscape, townscape	Mainly agricultural land surrounding the site with low density residential housing to the West.		
Could this site be joined to another to form a larger site?	Yes (Land Adj to Heathbourne Cottage)		
If yes, give details of adjoining site including site reference if applicable	HEL-1062-22		

Planning status:

Relevant Planning history	23/1485/EI2 - Request for scoping opinion (Environmental Impact Assessment). (Awaiting Decision)
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C2), Employment, BNG & SuDs

Location type (tick relevant box):

Green Belt	PDL
Yes	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	8.09
Surface Water Flooding Medium Risk	3.59
Surface Water Flooding High Risk	1.9
Reservoir Flooding Dry Day	15.66
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
2	Pass	3+	5	3	0	Strong
Stage 1 Comment	The parcel meets purposes 1 and 2 strongly. Although the area north of Merry Hill Road feels more detached from the wider countryside, it still plays an important role in preventing further encroachment of development into the countryside and also makes a limited contribution to purpose 4. The parcel is not recommended for further consideration 0					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-56	Fail	0	3	3	0	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.					
Recommended	No					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Yes (Green Belt & Local Wildlife Site)
Is there evidence of land contamination?	Yes (Former Landfill)
Are there any access difficulties?	No
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Local Wildlife Reserve
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	Yes
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Overcoming Constraints

What would be needed to overcome constraints?	Local Wildlife Reserve
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
17.82	30dph	40dph
	641	855

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?	Capacity following any Green Belt review and change to policy framework at 30dph baseline:641
	Delivery in 1-5 years 70
	Delivery in 6-10 years 350
	Delivery in 11-15 years 221
	Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:855

	<p>Delivery in 1-5 years 70</p> <p>Delivery in 6-10 years 350</p> <p>Delivery in 11-15 years 350</p>
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Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>A Local Wildlife Site (Elstree Road Pastures) supporting a range of grassland indicator species and Woodland TPO (27/2010) cover much of the western part of the site. A Local Nature Reserve (Stanmore Common) adjoins the site, within LB Harrow. The site was previously used as landfill (inert waste).</p> <p>Development either needs to avoid all parts of the LWS and ensure no detrimental impact is incurred on the LWS or conduct the necessary investigations and reports detailing what measures can be taken to mitigate any impact on the LWS.</p> <p>The land is identified as part of a strongly performing parcel in the Stage 1 Green Belt assessment forming part of the essential gap between Bushey Village/Bushey Heath and Elstree, and the wider gap between Greater London (Stanmore) and Elstree. It was not recommended for further consideration through the Stage 2 Green Belt assessment.</p> <p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p> <p>A preliminary ground investigation report has been provided which identified 'active pollutant linkages' on the site for which remediation would be required, although further investigation is required to provide a more complete analysis of the depth of landfill. A complete analysis would need to be reviewed and agreed by the Council before the site can be potentially considered as suitable.</p> <p>The site promotion itself has been amended several times resulting each time in a significant increase in the number of residential units proposed, over and above the capacity identified through the HELAA methodology.</p> <p>However, subject to any further technical assessments required and there being no objections from the highway authority (given that the site is located on the outer edge of Bushey Heath approximately 1 mile from local shops and services), were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location the site would be suitable, available and achievable.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:641</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:855</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL-0510-22

Site location / address:

Address	Melbury Stables, Hilfield Lane South	Post Code	WD23 4EG
Ward	Bushey Heath Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	0.44	Current Use	Offices
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Surrounding area:

Neighbouring land uses	Residential		
Character of surrounding area – landscape, townscape	Rural residential development with open space to the south and east of the site.		
Could this site be joined to another to form a larger site?	No		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

Relevant Planning history	TP/07/1225, Extension to existing stables; change of use of stables and recreation room to (B1) offices; rebuilding existing barn following the demolition of existing outbuildings. Status: Decided
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
Yes	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

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

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
2	Pass	3+	5	3	0	Strong
Stage 1 Comment	The parcel meets purposes 1 and 2 strongly. Although the area north of Merry Hill Road feels more detached from the wider countryside, it still plays an important role in preventing further encroachment of development into the countryside and also makes a limited contribution to purpose 4. The parcel is not recommended for further consideration					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-57	Fail	0	3	2	0	Moderate
Stage 2 Comment	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Yes (Green Belt)
Is there evidence of land contamination?	None
Are there any access difficulties?	No
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

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

What would be needed to overcome constraints?	None
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Urban Brownfield (Houses)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
0.44	30dph	40dph
	17	23

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale within which the site is capable of	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:17</p> <p>Delivery in 1-5 years 17</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
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being delivered?	<p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:23</p> <p>Delivery in 1-5 years 23</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
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Conclusion:

Is the site suitable, achievable and available?	<p>There are no significant constraints to development at the site other than the presence of a large number of trees across it (not subject to TPO). The site is within the Green Belt on the outskirts of Bushey and currently used as offices and parking.</p> <p>The site is identified as strongly performing in the Stage 1 Green Belt assessment in terms of the prevent coalescence score. However the independent Stage 2 Green Belt assessment recommended that the sub-area within which the site is located could be considered further.</p> <p>Development of the PDL part of the site may be suitable subject to passing the openness test required by NPPF. Under the current policy framework the non-PDL part of the site is not suitable for development.</p> <p>The site has no flood risk and so this is not a constraint to development.</p> <p>Were exceptional circumstances to exist justifying a change to the Green Belt boundary in this location in line with the NPPF, subject to detailed technical assessments of the impact on the locality and access, the site could potentially be suitable, achievable and available, subject to further assessment as part of the site selection process.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:17</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:23</p>
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**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL-0905-22

Site location / address:

Address	Bushey Hall Golf Club, Bushey Hall Drive	Post Code	WD23 2DF
Ward	Bushey North Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	41.71	Current Use	Private Open Space (Former Golf Course)
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Surrounding area:

Neighbouring land uses	Residential, Education		
Character of surrounding area – landscape, townscape	Low density residential development with open space to the north west of the site.		
Could this site be joined to another to form a larger site?	No		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

Relevant Planning history	16/1579/FUL Demolition of existing Clubhouse, former print works, ProShop and maintenance buildings. Erection of a new single storey Golf Clubhouse with associated basement facilities and retention of the existing golf club car park, accessed off Bushey Hall Drive. Erection of a part two, part 3 storey with roof level accommodation residential building comprising 31 self-contained residential units (6 x 1 bed, 19 x 2 bed and 6 x 3 bed) with underground car parking, relocated access off Bushey Hall Drive, with associated refuse and cycle stores, landscaping and communal and private amenity space. (Amended plans received 02/11/16)
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3 & C2)

Location type (tick relevant box):

Green Belt	PDL
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Yes	No
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Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	1.31
Floodzone 3	2.56
Surface Water Flooding Low Risk	16.89
Surface Water Flooding Medium Risk	10.57
Surface Water Flooding High Risk	8.47
Reservoir Flooding Dry Day	20.85
Reservoir Flooding Wet Day	21.18

Agricultural Land Classification

Classification	Non-Agricultural
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
1	Pass	3+	5	3	0	Strong
Stage 1 Comment	The parcel scores strongly against purpose 2, but a small area in the north-east, north of Bushey Mills Lane, is less important for preventing coalescence. This area is physically and visually severed from the wider countryside and has been subject to substantial encroachment in the form of the David Lloyd sports centre. It is recommended that this sub-area is considered further.					

Stage 2

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

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Yes (Green Belt, Local Wildlife Site and Floodzone 2 / 3)
Is there evidence of land contamination?	None
Are there any access difficulties?	No
Is topography a constraint?	The side does have some steeper slopes.

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	Local Wildlife Sites and TPOs
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	In an area of high housing demand and given the low existing use value of a greenfield site, it is anticipated development of the site would be viable. This has been evidenced in the applications submitted to the Council on greenfield sites over the past 12 months where viability has not been presented as a barrier to delivering policy-compliant (other than green belt) development on larger sites. Further viability work will be required should the site be taken forward in the plan and there may be some site-specific infrastructure requirements, over and above CIL. However, subject to viability and build out rates/phasing proposed being realistic, the site is capable of being achievable.
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Overcoming Constraints

What would be needed to overcome constraints?	Local Wildlife Sites
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Suburban	Low	Low	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
20.86	30dph	40dph
	907	1210

Deliverability / Developability:

<p>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</p>	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:907</p>
	<p>Delivery in 1-5 years 70</p>
	<p>Delivery in 6-10 years 350</p>
	<p>Delivery in 11-15 years 350</p>
	<p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:1210</p>
	<p>Delivery in 1-5 years 0</p>
	<p>Delivery in 6-10 years 440</p>
	<p>Delivery in 11-15 years 550</p>

Conclusion:

<p>Is the site suitable, achievable and available?</p>	<p>The site is located within the Green Belt and serves an important purpose in maintaining a gap between Bushey Village and North Bushey, which is very small and, in places, narrow in physical scale. Under the current policy framework, due to its Green Belt status, the site is not considered suitable other than for appropriate development within the parameters set out in the NPPF.</p>
	<p>The site also contains a Local Wildlife Site to the north. No development will be allowed to be carried out in this area and full mitigation plan will be required detailing development plans.</p>
	<p>The site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.</p>
	<p>Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location in line with the NPPF and subject to more detailed technical assessments, the site would be suitable, available and deliverable land for employment purposes.</p>
	<p>Notwithstanding the capacity figures stated below from the HELAA methodology, the site promoter is envisaging a considerably lower quantum of development.</p>
	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:907</p>
	<p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:1210</p>

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL-1062-22

Site location / address:

Address	Land Between Heathbourne Cottage and Oak Lodge, Bushey	Post Code	WD23 1PA
Ward	Bushey Heath Ward	Unparished area	Bushey

Site size / use:

Size (ha) Gross	1.14	Current Use	Open Land
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Surrounding area:

Neighbouring land uses	Residential (South and north), Healthcare (west) and Agricultural and woodland (remaining)		
Character of surrounding area – landscape, townscape	Mainly agricultural land surrounding the site with low density residential developments skirting Heathbourne Road.		
Could this site be joined to another to form a larger site?	Yes		
If yes, give details of adjoining site including site reference if applicable	HEL-0355-22		

Planning status:

Relevant Planning history	20/0142/FUL - Land Adjacent To Heathbourne Cottage Heathbourne Road Bushey Heath Hertfordshire (Refused, Appeal dismissed)
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Use(s) proposed by owner/developer :

Proposed Development Type
Residential (C3)

Location type (tick relevant box):

Green Belt	PDL
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Yes	Yes
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Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	1.41
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	95.44
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	Good
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Green Belt purposes

Stage 1

Parcel number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
2	Pass	3+	5	3	0	Strong
Stage 1 Comment	The parcel meets purposes 1 and 2 strongly. Although the area north of Merry Hill Road feels more detached from the wider countryside, it still plays an important role in preventing further encroachment of development into the countryside and also makes a limited contribution to purpose 4. The parcel is not recommended for further consideration					

Stage 2

Sub-Area number	1 Prevent sprawl (Pass / Fail)	1 Prevent sprawl score	2 Prevent coalescence score	3 Protect countryside score	4 Historic towns score	Overall Performance
SA-58	Fail	0	1	2	0	Weak
Stage 2 Comment	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.					
Recommended	Yes					

Landscape Sensitivity Assessment

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

Officer Assessment

Is there a conflict with existing policy?	Green Belt and Local Wildlife Site
Is there evidence of land contamination?	None
Are there any access difficulties?	No
Is topography a constraint?	No

Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

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

What would be needed to overcome constraints?	No
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Sustainable Neighbourhood (urban extension)

(b) Net capacity

Net Ha	Net capacity: (no. units)	
0.97	30dph	40dph
	35	47

Deliverability / Developability:

If the site was considered suitable for development, what is the likely timescale	Capacity following any Green Belt review and change to policy framework at 30dph baseline:35 Delivery in 1-5 years 35 Delivery in 6-10 years 0
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within which the site is capable of being delivered?	Delivery in 11-15 years 0
	Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:47
	Delivery in 1-5 years 47
	Delivery in 6-10 years 0
	Delivery in 11-15 years 0

Conclusion:

Is the site suitable, achievable and available?	The main constraints are the site falling within the Green Belt and there being a Local Wildlife Site within the site boundary.
	A full assessment of any development proposed as part of the LWS would need to be conducted.
	The area is not suitable under the current planning policy framework due to its Green Belt status. The site forms part of parcel 2 in the Stage 1 Green Belt assessment which as a whole scored strongly against purpose 2 (coalescence of settlements). However, the independent Stage 2 Green Belt assessment did recommend the sub-area within which the site is located for further consideration.
	The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.
	The site is available and achievable for development. Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location the site may be suitable for a achieving a higher capacity.
	Capacity following any Green Belt review and change to policy framework at 30dph baseline:35
	Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:47

**HELAA 2024
SITE ASSESSMENT FORM**

Site reference HEL-1107-22

Site location / address:

Address	Kemp Place Car Park, Bushey	Post Code	WD23 1DW
Ward	Bushey St James Ward	Parish	unparished area of Bushey

Site size / use:

Size (ha) Gross	0.5	Current Use	Car Park
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Surrounding area:

Neighbouring land uses	Residential to south and east, commercial to north and west.		
Character of surrounding area – landscape, townscape	The site is at the edge of Bushey High Street centre to the rear of commercial properties and adjoining a residential area.		
Could this site be joined to another to form a larger site?	No		
If yes, give details of adjoining site including site reference if applicable	N/A		

Planning status:

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

Proposed Development Type
Residential with some public car parking.

Location type (tick relevant box):

Green Belt	PDL
No	Yes

Constraints Check

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

Designated & Undesignated Heritage Assets

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

Flooding Risk (Surface & Ground Water)

Constraint	Percentage of Site (estimated)
Floodzone 2	0
Floodzone 3	0
Surface Water Flooding Low Risk	5%
Surface Water Flooding Medium Risk	0
Surface Water Flooding High Risk	0
Reservoir Flooding Dry Day	0
Reservoir Flooding Wet Day	0

Agricultural Land Classification

Classification	N/A
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Green Belt purposes

Stage 1

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

Stage 2

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

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

Officer Assessment

Is there a conflict with existing policy?	The site is location within a Conservation Area and site of Archaeological Interest. The site is also in close proximity to a number of listed buildings.
Is there evidence of land contamination?	No
Are there any access difficulties?	No
Is topography a constraint?	No
Are there any existing 'bad neighbours'?	No
Are there any other environmental constraints?	No
Is the Site suitable for the proposed use?	Yes

Site Availability:

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

Site Achievability:

Is the Site achievable?	In an area of high housing demand and as evidenced by recent planning applications determined locally, the small size of the site mean it is likely to be viable and achievable. The retention/reprovision of some public car parking on the site will need to be factored into any detailed viability assessment but wider infrastructure costs are likely to be limited to CIL, with low BNG requirements due to the previously developed status of the site.
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Overcoming Constraints

What would be needed to overcome constraints?	A heritage impact assessment would be required to assess the impact on heritage assets.
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Estimated development potential - residential

(a) Density multiplier :

Area type	Prevailing density	Accessibility	Likely type
Suburban	Medium	High	Urban brownfield mixed

(b) Net capacity

Net Ha	Net capacity: (no. units)	
0.48	30dph	40dph
	35	54

Deliverability / Developability:

What is the likely timescale within which the site is capable of being developed?	<p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:35</p> <p>Delivery in 1-5 years 35</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p> <p>Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:54</p> <p>Delivery in 1-5 years 54</p> <p>Delivery in 6-10 years 0</p> <p>Delivery in 11-15 years 0</p>
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Conclusion:

Is the site suitable, achievable and available?	<p>The site is located immediately adjoining Bushey High Street District Centre where the neighbouring uses are commercial and residential. The site is accessed from Kemp Place. This is a relatively accessible location, being approximately 0.07 miles from Bushey High Street.</p> <p>The site is within Bushey High Street Conservation Area and an area of archaeological interest; several statutory and locally listed building also adjoin the northern and eastern boundaries, all of which will constrain the use, quantum and design of development possible on the site. The amenity of residents of adjoining properties will also need to be taken into account, as well as the impact of any reduction in off-street parking arising from development on the site. It is understood that some public car parking would continue to be provided.</p> <p>The site has low level flood risk and therefore is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but they are highly likely to pass at this level of risk.</p> <p>The site is within the urban area, in an accessible location and could potentially be suitable, available and achievable.</p> <p>Capacity following any Green Belt review and change to policy framework at 30dph baseline:35</p>
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Capacity following any Green Belt review and change to policy framework at 40dph baseline with increased density multipliers:54

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