

Leavesden Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
LV1	South East Abbots Langley	Open space and car parking adjacent to film studios		14.4	A	Greenbelt, previous factory/transport use (contamination?)		Site area reduced from 77.77ha to 14.4ha	LV1	Identified in Local Plan policy GB2. Unimplemented planning permission for office development	G	Y
LV2	Woodside Road	Field		4.29	A	Greenbelt, some TPOs			LV2		G	N
LV3	Bucknalls Lane	Farmland	Adjacent to waste transfer station at Waterdale	7.77	A	Greenbelt			LV3		G	N
LV4	Site off Mount Pleasant Lane	Open land			R	Greenbelt		Site does not abut any settlement. Therefore fails on Dacorum greenfield site suitability criteria.	LV4			

Site Ref.	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
LB1	✓							In Green Belt.		✓				✓			Site is partially adjacent to two wildlife sites. Possible contamination
LB2	✓							In Green Belt.					✓				some TPOs
LB3	✓							In Green Belt.	✓								Site is in flood zones 2 and 3a.
LB4																	

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
LV1	South East Abbots Langley	14.4	L	288	432	360		LV1
LV2	Woodside Road	4.29	6	103	189	146		LV2
LV3	Bucknalls Lane	7.77	L	194	272	233		LV3
LV4	Site off Mount Pleasant Lane							LV4

	<b>Availability</b>		<b>Achievability</b>				<b>Deliverability / Developability</b>	
<b>Sites</b>	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	<b>Overcoming barriers to delivery</b>
LV1				M-H	M-L	M	6-10 years	The site has a multitude of uses including the outfield for Abbots Langley Aerodrome and assorted hangar facilities. The site also accommodates Leavesden Studios which is a fully operational entity and several other storage type warehouse facilities. The site also includes grass verge off the main A road that runs along the eastern perimeter of the site and also includes undeveloped green open space next to a recently developed residential scheme. The site has the ability to make its own market and provide large scale residential schemes. There is also potential for commercial developments along the eastern side of the site to mirror office development currently in existence. Developer intention exists.
LV2				M-H	L	M-L	6-10 years	The site is open greenfield land on the edge of a built up settlement. The site contains some woodland and the remainder of the site is open fields. A large site with potential for a large scale housing scheme. The site will be of interest to regional and national housebuilders. The site benefits from good access from the main road and is in close proximity to Junction 6 of the M1. There may be some ecological issues given that part of the site is covered by woodland. The site would constitute a natural extension of the town of Abbots Langley. The site would be large enough to develop its own market.
LV3				M	L	M-L	6-10 years	The site is currently open, greenfield land beside the M1 motorway being currently used for grazing animals, (horses). The site has good potential for redevelopment as it is large and would offer a potential regional or national builder a development opportunity. There is plenty of scope to implement a medium density residential scheme. Potential considerations when looking at developments are noise issues from the adjoining motorway and potential overlooking issues from the residential properties to the south of the site. There is a precedent for new residential development in the area with the site currently being built out to the south-east. The site suffers from having a poor access, currently routed through residential properties. There may be some issue with relocating the existing use which appears to be stables.
LV4								

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
LV1	South East Abbots Langley	14.4	L	G	Y			288	432								LV1
LV2	Woodside Road	4.29	12	G	N			103	189								LV2
LV3	Bucknalls Lane	7.77	L	G	N			194	272								LV3
LV4	Site off Mount Pleasant Lane																LV4
					Total Urban	0	0	0	0	0	0	0	0	0	0		
					Total Greenfield	0	0	585	893	0	0	0	0	0	0		
					Total >5ha	0	0	482	704	0	0	0	0	0	0		
					Total	0	0	585	893	0	0	0	0	0	0		