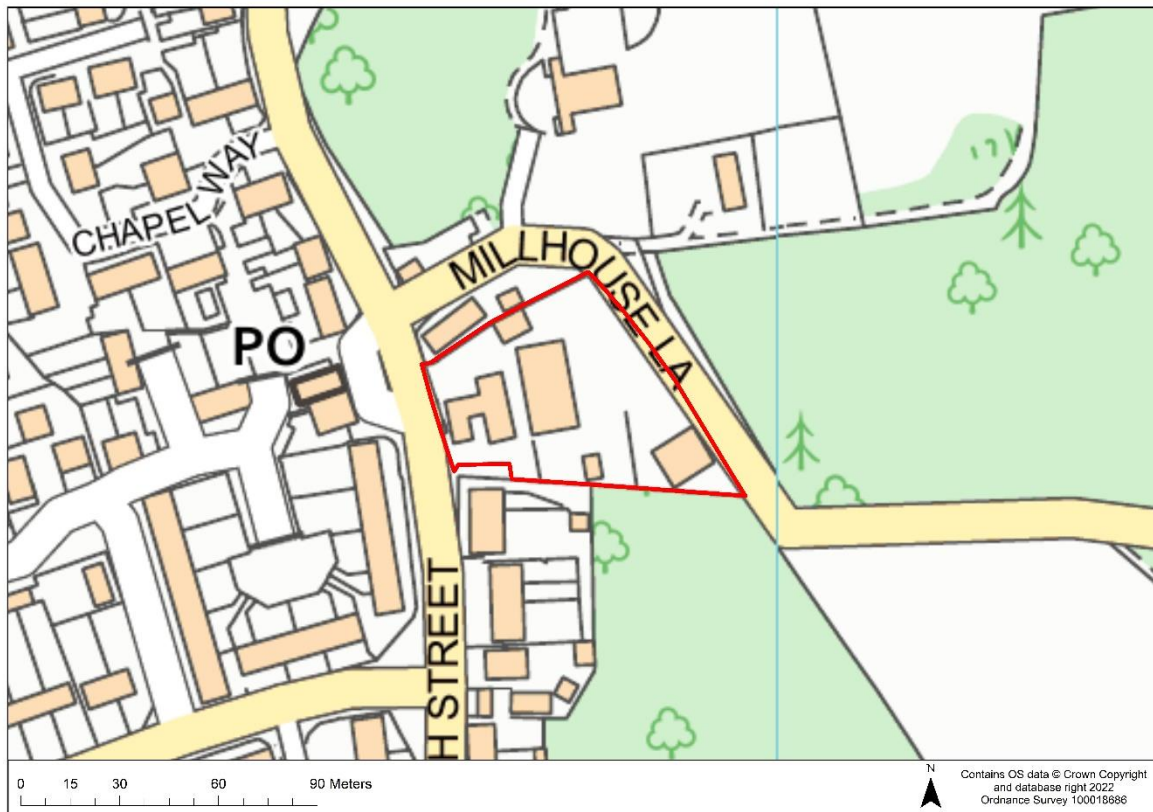


Site Ref	Address	Settlement	Site Area (ha)
NSS2	56 High Street, Bedmond	Bedmond	0.4



Site Description

The site is adjacent to the village of Bedmond. The site constitutes previously developed (brownfield) land and is in use as a car dealership, MOT centre and service station. Millhouse Lane runs along the eastern border of the site. There is residential development to the north along Millhouse Lane and south-west which abuts High Street. To the south-east there is a site comprised of woodland.

Use(s) Proposed

Residential with possible provision of Local Shops and Community uses (Dentist or Health Centre)

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. The site falls into two Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which majority of the site is located) was assessed as low harm. Harm to the Green Belt of releasing the parcel in which a small area at the south eastern part of the site is located was assessed as moderate harm.
- **Historic Environment:** There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the north and south of the site. In addition. There are also Locally Listed Buildings located to the south, on High Street.

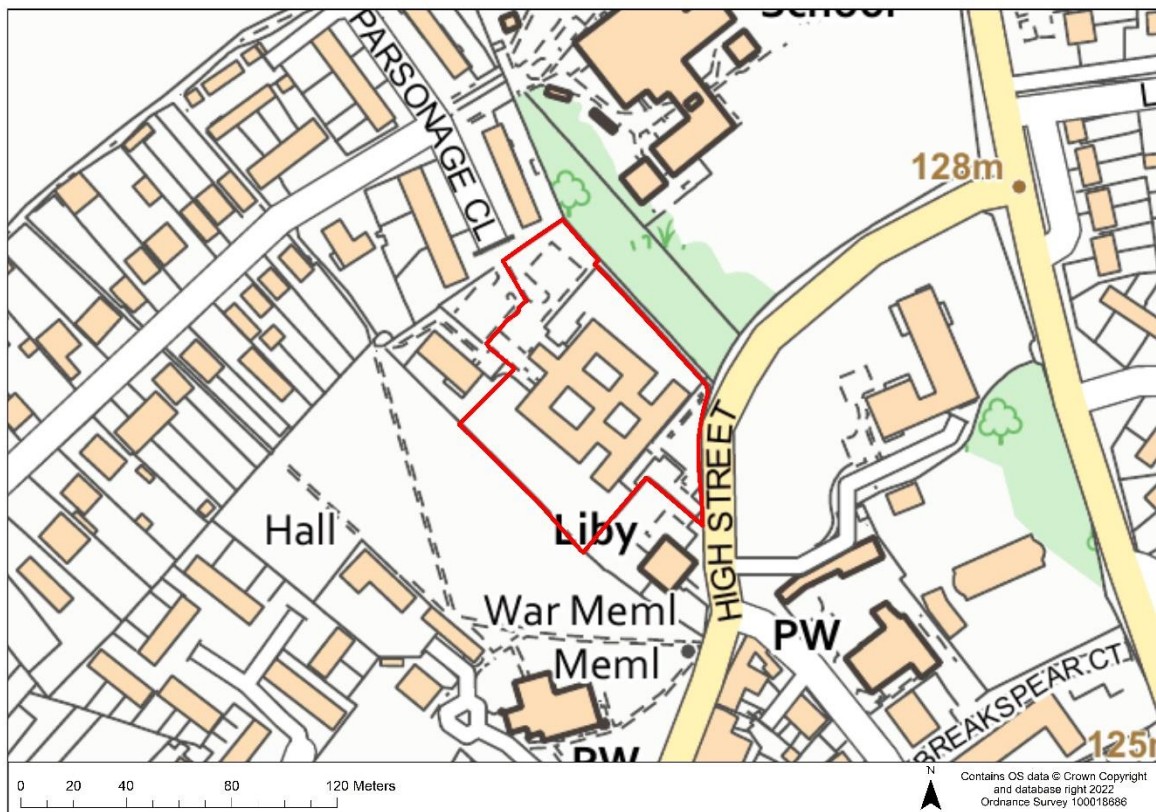
Physical Constraints:

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

- **Flood Zone:** The site is in Flood Zone 1.
- **Surface Water Flood Risk:** To the south of the site, there is an area at risk of surface water flooding, which ranges from low to high Surface Water Flood Risk. To the north-west of the site, there is a small area at low Surface Water Flood Risk.
- **Groundwater Flood Risk:** Groundwater levels of the site are at least 5m below the ground surface.

<ul style="list-style-type: none"> Contamination Noise Air Quality 	<ul style="list-style-type: none"> GSPZ: GSPZ3 Access: There is an existing vehicular access provision from High Street on the eastern boundary. Noise: The site is located within close proximity to the M25. 						
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character. Tree Preservation Order: There are Tree Preservation Orders along the south of the site (TPO371). 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> HCC Ecology state the ancient woodland to the east and woodland to the south should not be illuminated. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Bedmond, which is defined as a 'village' in the Settlement Hierarchy. The site is located within the area proposed for inseting in Bedmond. The site supports a local business and development would result in a loss of employment floorspace, unless re-provisioned. Promoters of the site are promoting the site with potential for the provision of local shops and a community use as a health centre or dentist although viability evidence would likely be needed to demonstrate that this is achievable. 							
Availability (ownership/legal issues)							
The site is in single ownership and the site is being promoted by the landowner.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	50	Landowner Proposed Dwelling Range	20				
Indicative DPH	30-50	Indicative Dwelling Range	12-20				
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is deemed suitable for development as it constitutes as brownfield land. Development would need to take into consideration the heritage assets adjacent to the site. The site is both available and achievable. The site is deemed deliverable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

Site Ref	Address	Settlement	Site Area (ha)
NSS14	Margaret House, Abbots Langley	Abbots Langley	0.66



Site Description

The site is located in Abbots Langley, to the north of the High Street and is in walking distance to a number of services and facilities located along the High Street. The site is comprised of previously developed (brownfield) land. The site is currently comprised of a disused residential Care Home which closed in October 2020 because its size, fabric, age and layout meant the building was unable to meet the increasing demand for those with specialist and complex care needs. The site is accessed from Parsonage Close. Abbots Langley School is to the east of the site (beyond a strip of woodland), and there is residential development around the site. Abbots Langley Library lies to the south of the site.

Use(s) Proposed Residential

Planning History

There is no relevant planning history for the site.

Suitability

Policy Constraints:

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

- **Green Belt:** The site is not within the Green Belt
- **Historic Environment:** The majority of the site is located within Abbots Langley Conservation Area, and is also within Abbots Langley Village, a site of Known Archaeological Interest. St Lawrence Church, a Grade I Listed Building, is located to the south of the site, and there are also several Grade II Listed Buildings to the south, including memorials within the Church grounds and seven properties in the High Street. A detailed heritage impact assessment would be required at the planning application stage.

Physical Constraints:

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

- **Flood Zone:** The site is in Flood Zone 1.
- **Surface Water Flood Risk:** The majority of site is at negligible risk of surface water flood risk.
- **Groundwater Flood Risk:** The site has groundwater levels of at least 5m below the surface.
- **GSPZ:** The site is in GSPZ3.

<ul style="list-style-type: none"> Contamination Noise Air Quality 	<ul style="list-style-type: none"> Access: There is existing vehicular access provision from Parsonage Close at the northern boundary of the site. HCC Highways state access would need further work, including on the suitability of Abbots Road. 						
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to the historic character. Local Wildlife Site: There is a Local Wildlife Site adjacent to the south west boundary of the site. 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> HCC Ecology state illuminating trees in the surroundings should be avoided and a buffer should be created to protect the Local Wildlife Site from any development. HCC Highways state policy hooks to ensure accessibility should be secured. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley. The site is on the Brownfield Land Register. The existing vacant care home is comprised of 40 bedrooms (equivalent to 20 dwellings at 1:1.9 ratio), 							
Availability (ownership/legal issues)							
The site is in single ownership and the site is being promoted by the landowner.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	Gross: 40-80 Net: 40-80 (accounting for loss of 40 C2 bedrooms, equivalent to 20 C3 dwellings)	Indicative Dwelling Range	27-53 (gross) 17-33 (net)				
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is deemed suitable for residential development. Development would need to take into consideration the heritage assets within the vicinity of the site and the presence of the adjacent Local Wildlife Site. The site is both available and achievable. The site is deemed deliverable.							
Suitable	Yes	Available	Yes	Achievable	Yes		