

Abbots Langley 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					
AB1	Popes Road	Warehouse/storage (derelict)	2 storey converted warehouse, space at rear - derelict & overgrown.		R			Complete	AB1			
AB2	Breakspeare Road	Service Station, mechanics/garage	Well used business premises with parking to front and rear	0.132	A			Link to above site	AB2		U	N
AB3	Gallows Hill Lane	Garage court and pub	In use		R			In conservation area, well kept & used	AB3			
AB4	Trowley Rise	Back gardens	To rear of 3 properties, public footpath along 1 side, electricity sub station at rear. Gardens on either side well kept in use		R			No access	AB4			
AB5	Marlin Square	Builders yard	Active private business, good condition surrounded by housing.	0.063	A			May relocate over time	AB5		U	N
AB6	Kitters Green	Pub car park, Open space	In use, fairly well kept as storage, servicing for pub. In conservation area.		R			In use and unsuitable setting	AB6			
AB7	Kitters Green	Open space			R			Amenity space	AB7			
AB8	High Street	Allotment gardens, open space	All plots well used, in active community use for resident parking		R			In active use	AB8			
AB9	Abbots Road	Car park (150-200 spaces)	Pay and display, reasonably well used. In conservation area.		R			required as car parking	AB9			
AB10	Abbots Road	Garage Courts & Car parking	Small number, well used, average condition. Some overgrown land at rear of garages.	0.045	A			Subject to informal discussions	AB10		U	N
AB11	Abbots Road	Car parking	Servicing for Barclays Bank and Dentist		R			Required for servicing	AB11			
AB12	St Lawrence Close	Large Garden	Mature and well kept large garden		R			Retain existing residential	AB12			
AB13	St Lawrence Close	Woodland	Densely wooded space adjacent to main road		R			Retain woodland	AB13			
AB14	Backs onto St Lawrence Close	Garden of vicarage	Large, well maintained church grounds and vicarage garden with adjacent community hall (CAB) and car park		R			Retain existing residential	AB14			
AB15	St Lawrence Close	Rear gardens	Well kept managed rear gardens including mature trees to rear of bungalow		R			TPO's & access	AB15			
AB16	Abbots Road	Rear garden and 2 garages	Large, well used and kept garden		R			Retain existing residential	AB16			
AB17	St Lawrence Close	Cemetery	Densely wooded area (cemetery),		R			Cemetery	AB17			
AB18	Parsonage Close	Garage courts			R			In active use as resident parking	AB18			
AB19	High Street	School playing field & woodland	Densely overgrown wooded area to side of playing field. In conservation area.		R			School playing field	AB19			
AB20	High Street	Private elderly peoples home	New well managed, well kept gardens		R			TPO's and too prominent for development	AB20			
AB21	Kings Head	Pub and garden		0.128	A			Informal discussions have been held	AB21		U	N
AB22	High Street	Car Park			R			Built out already. Combine as single site with AB23	AB22			
AB23	High Street	Back lands	No access or view.	0.069	A			Subject to planning application for 1 unit	AB23		U	N
AB24	The Crescent	Garage courts and parking	Residential		R			Well used, fairly well kept. Large newish flatted development, 2 metre trees.	AB24			
AB25	Breakspear Court	Car park (20+ spaces)	Adjacent to disused college		R			Already under construction for residential use. 13 units planned	AB25			
AB26	Tibbs Hill Road	Garage courts 20+	Well kept/ well used		R			In active use as resident parking	AB26			

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AB27	Tibbs Hill Road	Garage courts (b) and Parking	Average condition, some in use. Also windows in side of property.		R			In active use as resident parking	AB27			
AB28	Creasy Close	Garage Court & allotments to rear of garages	New garages, well used. Large allotments to rear which only have access through garage court.		R			In active community use	AB28			
AB29	Trowley Rise	AL mens club	Single storey well kept building with pitched roof. Parking to front and rear	0.133	A			In longer term, acceptable in principle but currently in active use	AB29	erection of 2 dwellings but for a site of 0.106h	U	N
AB30	Summerhouse Way	Garage courts, allotments & open space	Some garages knocked down & sealed. Allotments well used Public footpath adjacent to site.		R			Allotments well used. Garage area contained by size	AB30			
AB31	Jacketts Field	Garage court and parking (10)	Well used, average condition		R			In active use as resident parking	AB31			
AB32	Off Tibbs Hill Road	Builders yard	In use. Site includes some temporary car parking. Mature trees at rear of site and wasteland.	0.175	A				AB32		U	N
AB33	Jacketts Field	Garage court and large parking area (10)	Fairly well used, and kept.		R			In active use as resident parking	AB33			
AB34	High Street, The Crescent	Service area and garages	Providing access and storage to shops.		R			Supporting viable businesses	AB34			
AB35	Love Lane	Covered reservoir/ garden		1.31	A	Greenbelt		Site is in operational use as a watertable. Developer submission claims site area to be 5.275, whereas GIS shows area to be smaller, as shown.	AB35		G	N
AB36	Site off Abbots Road (end of Little How Croft)	Open land		2.689	A	Greenbelt			AB36		G	N

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	Additional Comments
AB1																		
AB2								No designation.										
AB3																		
AB4																		
AB5															✓		Public right of way runs along edge of site.	
AB6																		
AB7																		
AB8																		
AB9																		
AB10											✓							In Conservation Area. In archeological site.
AB11																		
AB12																		
AB13																		
AB14																		
AB15																		
AB16																		
AB17																		
AB18																		
AB19																		
AB20																		
AB21											✓							In conservation area. In archeological site.
AB22																		
AB23											✓							Site is next to archeological site.
AB24																		
AB25																		
AB26																		
AB27																		
AB28																		
AB29																		

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	Additional Comments
AB30																		
AB31																		
AB32															✓		Access to site difficult. Public right of way runs along edge of site. Mature trees at rear of site and wasteland.	
AB33																		
AB34																		
AB35	✓	✓						In Green Belt. In Bedmond Plateau Character Area.							✓		Public right of way runs along edge of the site.	
AB36	✓							In Green Belt.										

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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		
AB1	Popes Road							AB1
AB2	Breakspeare Road	0.132	3	5	9	7		AB2
AB3	Gallows Hill Lane	0						AB3
AB4	Trowley Rise	0						AB4
AB5	Marlin Square	0.063	3	3	4	3		AB5
AB6	Kitters Green	0						AB6
AB7	Kitters Green	0						AB7
AB8	High Street	0						AB8
AB9	Abbots Road	0						AB9
AB10	Abbots Road	0.045	8	1	2	2		AB10
AB11	Abbots Road	0						AB11
AB12	St Lawrence Close	0						AB12
AB13	St Lawrence Close	0						AB13
AB14	Backs onto St Lawrence Close	0						AB14
AB15	St Lawrence Close	0						AB15
AB16	Abbots Road	0						AB16
AB17	St Lawrence Close	0						AB17
AB18	Parsonage Close	0						AB18
AB19	High Street	0						AB19
AB20	High Street	0						AB20
AB21	Kings Head	0.128	9	5	12	9		AB21
AB22	High Street	0						AB22
AB23	High Street	0.069	N/A	1	1	1	Site has planning permission	AB23
AB24	The Crescent	0						AB24
AB25	Breakspear Court	0						AB25
AB26	Tibbs Hill Road	0						AB26
AB27	Tibbs Hill Road	0						AB27
AB28	Creasy Close	0						AB28
AB29	Trowley Rise	0.133	3	5	9	7		AB29
AB30	Summerhouse Way	0						AB30
AB31	Jacketts Field	0						AB31
AB32	Off Tibbs Hill Road	0.175	8	6	9	7		AB32
AB33	Jacketts Field	0						AB33
AB34	High Street, The Crescent	0						AB34
AB35	Love Lane	1.31	8	42	66	54		AB35
AB36	Site off Abbots Road (end of Little How Croft)	2.689	3	110	186	148		AB36

Sites	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	Overcoming barriers to delivery
	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)		Phasing (0-5, 6-10, 11-15, 15-20 years)	
AB1								
AB2				M-H	M-H	M	No phasing period	The site appears to be currently operational as a accident repair centre and MOT garage.
AB3								
AB4								
AB5				M-H	M-H	L	No phasing period	The site is currently in operational use as workshops/light industrial use. The site is constrained on all sides by existing residential property and there are likely to be planning issues with overlooking and development density. Potential rights of light issues also. The site is small and unlikely to prove attractive to a local developer. Potential ground contamination issues with existing workshop uses. Developers likely to favour more accessible, larger nearby vacant sites. Potential loss of employment issues and land assembly issues, given multiple-ownerships.
AB6								
AB7								
AB8								
AB9								
AB10				L-M	M	M	No phasing	The site is the back-gardens of existing occupied residential properties. Slightly small and may be compromised by potential overlooking issues from surrounding residential properties. Access to the site is limited given its position to the rear of existing residential properties and it backing onto a currently used car park. The site is unlikely to come forward for development in the near future given existing planning constraints and the availability of more viable sites in the vicinity.
AB11								
AB12								
AB13								
AB14								
AB15								

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AB16								
AB17								
AB18								
AB19								
AB20								
AB21				M	M	M-H	6-10 years	The site currently has a pub building upon it. Very good access to the high street. In active use.
AB22								
AB23				M-L	L	M	0-5 years	The site is a back-land segment to the rear of several semi-detached residential dwellings. Access is non-existent but there is intention to develop.
AB24								
AB25								
AB26								
AB27								
AB28								
AB29				M	M	M	6-10 years	The site is currently Abbots Langley Working Men's Club. Still operational. The site has reasonable access and could accommodate 5 or 6 residential dwellings. The surrounding area is low density, detached and semi-detached housing. Medium costs associated with demolition of existing use and potential re-provision elsewhere. Potential overlooking issues from surrounding residential development. The site is unlikely to come forward for development in the near future given current use as a working men's club. Likely to be attractive to a local developer.
AB30								
AB31								
AB32				M	M	M	No phasing period	The site is currently several brick built buildings behind the existing residential buildings fronting onto the main street. The site is in use as a car storage facility and is overlooked by a residential development. It is unlikely to come forward for development in the near future given its current use and there may be some assembly issues associated with multiple-ownerships. Access to the site is poor, down a single carriageway from the main road and is very close to a major junction. Were the site to come forward for development, it would probably be most suitable for a local developer and the site will need careful consideration as to the layout of new properties.
AB33								
AB34								

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AB35				M	L	M	11-15 years	This site is an existing water storage table and surrounding fields. The site has the ability to accommodate a large residential scheme at medium densities. The site lies on the edge of an existing built-up settlement. The surrounding property is predominantly semi-detached housing. Relatively low costs of development.
AB36				M-H	L	M	6-10 years	The site is open greenfield land on the edge of a built-up settlement. Large site, so could accommodate a sizable number of dwellings.

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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		
AB1	Popes Road																AB1
AB2	Breakspeare Road	0.132	3	U	N									5	9		AB2
AB3	Gallows Hill Lane	0															AB3
AB4	Trowley Rise	0															AB4
AB5	Marlin Square	0.063	3	U	N									3	4		AB5
AB6	Kitters Green	0															AB6
AB7	Kitters Green	0															AB7
AB8	High Street	0															AB8
AB9	Abbots Road	0															AB9
AB10	Abbots Road	0.045	8	U	N									1	2		AB10
AB11	Abbots Road	0															AB11
AB12	St Lawrence Close	0															AB12
AB13	St Lawrence Close	0															AB13
AB14	Backs onto St Lawrence Close	0															AB14
AB15	St Lawrence Close	0															AB15
AB16	Abbots Road	0															AB16
AB17	St Lawrence Close	0															AB17
AB18	Parsonage Close	0															AB18
AB19	High Street	0															AB19
AB20	High Street	0															AB20
AB21	Kings Head	0.128	9	U	N			5	12								AB21
AB22	High Street	0															AB22
AB23	High Street	0.069	N/A	U	N	1	1									Site has planning permission	AB23
AB24	The Crescent	0															AB24
AB25	Breakspear Court	0															AB25
AB26	Tibbs Hill Road	0															AB26
AB27	Tibbs Hill Road	0															AB27
AB28	Creasy Close	0															AB28
AB29	Trowley Rise	0.133	3	U	N			5	9								AB29
AB30	Summerhouse Way	0															AB30
AB31	Jacketts Field	0															AB31
AB32	Off Tibbs Hill Road	0.175	8	U	N									6	9		AB32
AB33	Jacketts Field	0															AB33
AB34	High Street, The Crescent	0															AB34
AB35	Love Lane	1.31	8	G	N					42	66						AB35
AB36	Site off Abbots Road (end of Little How Croft)	2.689	3	G	N			110	186								AB36
					Total Urban	1	1	10	21	0	0	0	0	15	24		
					Total Greenfield	0	0	110	186	42	66	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	1	1	121	207	42	66	0	0	15	24		