

Langleybury 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					
LB1	Old Mill Road	Private house and garden	Residential, old house & estate. Well kept with attractive gardens		R			Green belt. Site is within flood zones 2, 3a and 3b.	LB1			
LB2	Hunton Bridge Hill	Pub garden	Well managed pub garden backing onto green belt flood plain		R			Viable Business	LB2			
LB3	Long Elms	Garage Courts & grass verge	Old, but well used garages with mature trees.		R			Building line of surrounding houses	LB3			
LB4	The Garth	Open space & garage courts.	Grassed open space with mature trees in middle of terraced housing		R			Amenity space and actively used garages	LB4			
LB5	Gallows Hill and Gade View Gardens	Grass verge & trees, Garage Courts, Parking, Flats	Empty space fronting onto road. Adjacent to backgardens of Glade View. 3 Storey flats surround	0.3962	A			Possible demolition & re-build. Currently subject to pre app discussions. Poorly kept, not that well used, one large mature tree. Combine.	LB5	Future Site identified in Capacity Study - residential redevelopment. Planning permission likely to be for 34 units, with net gain of 10 units.	U	N
LB6	Hazelbury Avenue	Open space	Backlands site enclosed by dwellings and back gardens. Current access by footpath only.		R			No access	LB6			
LB7	Broomfield Rise	Garage court & verges	Unkempt corner site		R			Incompatible with building line	LB7			
LB8	Hunton Bridge Hill	Backgardens	Large back gardens with possibility of site assembly if one house lining the road purchased. Western end adjacent to railway		R			Application for part of the site recently refused on issues of character, TPOs, piecemeal approach.	LB8			
LB9	Bridge Road	Carlsberg Factory	Large factory located in conservation area.		R			Planning permission for 149 units. High flood risk. Development in progress. Already under construction.	LB9			
LB10	Hazelwood Lane	Garage Courts/ previously developed land, local shopping parade	Derelict largely demolished garages to rear of local centre		R			Development completed.	LB10			
LB11	Hunton Bridge Hill (duplicate of LB 08)		Future Site identified in Capacity Study for Residential development (infilling)		R			Site total adjusted	LB11			
LB12	Langleybury	Disused school/ house		1.964	A	Greenbelt, listed building		Potential for conversion. Listed Langleybury House to be retained (and converted as part of any future development).	LB12		G	N
LB13	Langleybury	Farm land	Land around the two schools		R			Site is in flood risk zones 2, 3a and 3b. Site does not abut any urban settlement.	LB13			

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LB14	Furtherfield	Depot		0.509	A			Site suggested by 3RDC	LB14		U	N
LB15	Brakespeare PH, School Mead	Pub		0.257	A			Site suggested by 3RDC	LB15		U	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
LB1																		
LB2																		
LB3																		
LB4																		
LB5											✓			✓				Public right of way runs through the site. Listed building is close to the site.
LB6																		
LB7																		
LB8																		
LB9																		
LB10																		
LB11																		
LB12	✓							In green belt.			✓							Listed building on edge of site.
LB13																		
LB14	✓							In green belt.										
LB15								No designations										

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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		
LB1	Old Mill Road	0						LB1
LB2	Hunton Bridge Hill	0						LB2
LB3	Long Elms	0						LB3
LB4	The Garth	0						LB4
LB5	Gallows Hill and Gade View Gardens	0.3962	N/A	10	10	10		LB5
LB6	Hazelbury Avenue	0						LB6
LB7	Broomfield Rise	0						LB7
LB8	Hunton Bridge Hill	0						LB8
LB9	Bridge Road	0						LB9
LB10	Hazelwood Lane	0						LB10
LB11	Hunton Bridge Hill (duplicate of LB 08)	0						LB11
LB12	Langleybury	1.964	6	47	86	67		LB12
LB13	Langleybury	0						LB13
LB14	Furtherfield	0.509	14	17	27	22		LB14
LB15	Brakespeare PH, School Mead	0.257	3	11	18	14		LB15

	Availability		Achievability				Deliverability / Developability	
Sites	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)	Overcoming barriers to delivery
LB1								
LB2								
LB3								
LB4								
LB5				H	M-H	M	0-5 years	The site is currently a derelict 1960's collection of four storey flats with garages. Development costs are high due to demolition and excavation works associated with removal of the existing buildings. There are level changes on the site which may prove problematic for developers and access to the site is poor. The site lies in a medium value area and could prove attractive to a local or regional housebuilder. The precedent for developing at a higher density has been set by the existing buildings so potential site for apartments. Site assembly issues are likely to be easy given that the site is under single ownership and vacant. Pre-application discussions have been held in the past, and at present there is definite intention to develop.
LB6								
LB7								
LB8								
LB9								
LB10								
LB11								
LB12				M-H	M	M-H	6-10 years	The site is a vacant school premises with some period buildings and some 1950/60's, two storey school buildings. The site is liable to make a relatively high development cost due to demolition and remediation of existing school premises which are currently in a state of disrepair. One of the period buildings looks to be under renovation by Jarvis. The site would present an attractive prospect for a regional or national housebuilder. It is big enough to create its own market and its pleasant, rural surroundings. Potential planning constraints might be a reprovion of the education establishment, proximity to a working farm and potential greenfield challenges. Access would need to be improved if a large scale residential development were to be proposed. There are likely to be significant development costs associated with demolition and remediation of the former school premises. The site is likely to be able to provide a large scale housing development at various densities.

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LB14				M-H	M	M-H	6-10 years	The site is currently a depot building. The site is liable to make a relatively high development cost due to demolition of existing building. Potential planning constraints may include potential greenfield challenges.
LB15				M-H	M	M-H	0-5 years	The site is currently a pub building. The site is liable to make a relatively high development cost due to demolition of existing building. Developer intention exists.

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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		
LB1	Old Mill Road	0	0	0	0												LB1
LB2	Hunton Bridge Hill	0	0	0	0												LB2
LB3	Long Elms	0	0	0	0												LB3
LB4	The Garth	0	0	0	0												LB4
LB5	Gallows Hill and Gade View Gardens	0.3962	N/A	U	N	10	10									Subject to pre-app discussion. Will be re-developed entirely for social housing	LB5
LB6	Hazelbury Avenue	0	0	0	0												LB6
LB7	Broomfield Rise	0	0	0	0												LB7
LB8	Hunton Bridge Hill																LB8
LB9	Bridge Road		0														LB9
LB10	Hazelwood Lane			0	0												LB10
LB11	Hunton Bridge Hill (duplicate of LB 08)	0	0	0	0												LB11
LB12	Langleybury	1.964	6	G	N	47	86										LB12
LB13	Langleybury	0	0														LB13
LB14	Furtherfield	0.509	14	U	N			17	27								LB14
LB15	Brakespeare PH, School Mead	0.257	3	U	N	11	18										LB15
					Total Urban	21	28	17	27	0	0	0	0	0	0		
					Total Greenfield	47	86	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	68	114	17	27	0	0	0	0	0	0		