

Kings 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					
KL1	Coniston Road	garage courts	surrounded by residential and open land. Some in bad condition		R			Garage courts in use. There are no plans currently to develop this site.	KL1			
KL2	Coniston Road	rear gardens	surrounded by residential and open land. Inaccessible		R			There are no current plans currently to develop these gardens.	KL2			
KL3	Coniston Road	green space	surrounded by residential and open space	0.398	A			Electricity substation on site.	KL3		G	N
KL4	Whitlars Drive	garage courts	surrounded by residential and open space. In average condition		R			Parking is needed. There are no plans currently to develop this site.	KL4			
KL5	Havelock Road	green space	surrounded by residential		R			Site has amenity value. There are no plans currently to develop this site.	KL5			
KL6	The Nap	builders yard & gardens to rear	surrounded by residential, open space and town centre. In good condition	0.169	A			Large site, potential to relocate yard	KL6		U	N
KL7	Hempstead Road	green space outside pub and hotel	surrounded by residential, pub, hotel and open space		R			Tree and quality open space issue. There are no plans currently to develop this site.	KL7			
KL8	Mill Lane/Waterside	green space surrounded by residential	surrounded by residential		R			Tree and overlooking issues. There are no plans currently to develop this site.	KL8			
KL9	Church Lane	Sunderland Estate	surrounded by residential and open space. Large site, very active		R			This site is to be retained in employment use.	KL9			
KL10	Church Lane/Alexandra Road	garage	Surrounded by residential and industrial estate. Active usage.	0.1	A			Garage has the potential to relocate.	KL10		U	N
KL11	Meadowbank	montessori school	surrounded by residential and open land		R			Social and community facility. There are no plans currently to develop this site.	KL11			
KL12	Alexandra Road	rear gardens?	surrounded by residential and industrial estate		R			Site is a buffer against industrial activity. There are no plans currently to develop this site.	KL12			
KL13	Willow Edge	garage and parking	surrounded by residential		R			Part of Willow Close development. There are no plans currently to develop this site.	KL13			
KL14	Jubilee Walk	housing- built out	surrounded by residential and open space		R			H43A, site is built out.	KL14			
KL15	Jubilee Walk	housing allocation site	surrounded by residential and open land	0.74	A			'Greenfield' Housing Allocation (H43)	KL15		U	N
KL16	Great Park	Pub Car Park			R			large area, potential to reduce bays. Rejected due to community use of car park.	KL16			
KL17	Church Lane	Private office parking and garage courts			R			Site space restrictions and quality of garage courts. The parking is well used. There are no plans currently to develop this site.	KL17			
KL18	off High Street (51)	Private parking			R			Retain town centre car parking	KL18			
KL19	off High Street (47)	Pub Car Park			R			space constraints/access	KL19			

Kings 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					
KL20	off High Street (45)	Private parking			R			well used, space restrictions/access	KL20			
KL21	off High Street	Telephone Exchange		0.394	A			Site is in use. Graffiti. Potential rationalisation with substation and upholstery. Some TPOs. Consider with KL22	KL21		U	N
KL22	Little Hayes	Upholstery works and substation			R			Merged into KL21	KL22		U	N
KL23	Common Lane	Rear gardens behind fire station			R			need to resolve access issue	KL23			
KL24	Common Lane	Garage Courts to rear of commercial units			R			Garage courts in use. There are no plans currently to develop this site.	KL24			
KL25	Vicarage Lane	Denmark House & garden		0.057	A			Appears empty.	KL25		U	N
KL26	Vicarage Lane	Club & Car Park			R			Social community facility. There are no plans currently to develop this site.	KL26			
KL27	off Vicarage Lane	Works to rear of commercial units		0.134	A			Not specifically protected by Employment Land Study	KL27		U	N
KL28	Langley Hill	Car Park & Rear Gardens			R			Car park is heavily used. There are no plans currently to develop this site.	KL28			
KL29	High Street	Langley House Gardens			R			Private house and gardens. Hanley Primary Care Centre	KL29			
KL30	off Great Park	Scout Hall and Gardens			R			Community use. Hanley Primary Care Centre	KL30			
KL31	Great Park/Friars Way	Green Corner site			R			Amenity value, play area	KL31			
KL32	Palace Close	Garage Courts and Green Space			R			large site, good frontage to open space. Potential tree issue. Potential to reduce numbers. Consider with KL33 and KL34 to consolidate parking, release site for residential and play area	KL32			
KL33	Beechfield	Garage Courts			R			good frontage to open space, potential to reduce numbers. See KL32 and 34	KL33			
KL34	Beechfield	Garage Courts and Parking			R			Large site, good frontage to open space. Potential to reduce numbers. See KL32 and 33	KL34			
KL35	Vicarage Lane	Marrow Down etc. access issues			R			Rejected in order to retain gardens and due access issues. HCC are site owners and agents/promoters.	KL35			
KL36	Vicarage Lane				R			Duplicate of KL35	KL36			
KL37	Palace Close				R			Duplicate of KL32	KL37			

Kings 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					
KL38	London Road	Doolittle Meadows	employment use	1.306	A			Employment land study does not offer strong protection for site- therefore suitable for residential use	KL38		U	N
KL39	London Road	Doolittle Meadows West Side, BT Offices			R			No intention on BT's part of vacating site	KL39			
KL40	Petrol filling station, Hempstead Road	Retail			R			Cllr Anderson is agent/promoter of scheme. Land has been promoted independent of land owners. Rejected as in active use and no landowner intention of development.	KL40			
KL41	Adj. Community Centre, Green Park	Community - Early years centre			R			DBC are site owners. Cllr Anderson is agent/promoter of scheme. However, DBC confirm not intended as a housing site.	KL41			
KL42	R/o Waterside Garages	Garage courts			R			Promoted by Cllr Anderson. Council-owned, but DBC confirm to be retained as garages	KL42			
KL43	Rectory Farm, Rectory Lane	Open land with some farm buildings used for commercial purposes.			R			Eastern part of the site is in flood zones 2, 3a. Site area reduced to avoid flood zone 3b. Herts Constabulary are agents/promoters. Site fails on greenfield suitability criteria.	KL43			
KL44	Site on Rucklers Lane		Site submission sent from John Mole		R			Site is in green belt. Rejected on greenfield suitability criteria grounds.	KL44			
KL45	Kings Langley	Farms	HCC has referenced KL 45 - KL 48 as one site		R			Rejected on PPG2 Green Belt criteria- preventing the coalescence of the free-standing settlements of Chipperfield and Kings Langley. HCC are site owners and agents/promoters. Aldo would fail on greenfield suitability criteria.	KL45			
KL46	Kings Langley	Farms	HCC has referenced KL 45 - KL 48 as one site		R			HCC are site owners and agents/promoters. Fails on greenfield site suitability criteria.	KL46			
KL47	Kings Langley - royal hunting lodge	Open land.	HCC has referenced KL 45 - KL 48 as one site		R			Flood zones 2, 3a and 3b cover part of the site. Scheduled Ancient Monument on site. HCC are owners and agents/promoters of site. Rejected on greenfield suitability criteria grounds.	KL47			

Kings 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					
KL 48	Open land surrounding Red Lion PH, Nash Mills Lane	Open land		1.266	A			In flood zone 3b, reduced site size to take account of this. Owner of site is Punch Taverns, agent/promoter is Freeth Melhuish. 50 dwellings referred to. Forms part of "blue blob" site H/h 44.	KL 48		G	N
KL 49	Rucklers lane	Residential dwellings			R			Site appeared as one of a number of miscellaneous sites on mapping, but developer intention unknown and redevelopment of existing residential unviable	KL 49			

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
KL1																		
KL2																		
KL3	√	√						Partially in the Green Belt. In Upper Gade Valley Character Area.										
KL4																		
KL5																		
KL6		√						In Upper Gade Valley Character Area.										
KL7																		
KL8																		
KL9																		
KL10		√						In Upper Gade Valley Character Area.										
KL11																		
KL12																		
KL13																		
KL14																		
KL15	√	√				√		Adjacent to Green Belt and open space. In Upper Gade Valley Character Area.										
KL16																		
KL17																		
KL18																		
KL19																		
KL20																		
KL21		√	√	√				Site is partially in in open land. In Upper Gade Valley Character Area. Site partially in a local centre.		√		√					Western edge of site is in a Conservation Area and an Area of Archeological Significance. Listed building next to the site.	
KL22																		
KL23																		
KL24																		

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
KL25	√			√				Site adjacent to a Local Centre. In Upper Gade Valley Character Area.		√							Listed buildings on site. In Conservation Area. In area of archeological significance.
KL26																	
KL27	√			√				Site in Local Centre. In Upper Gade Valley Character Area.		√		√					In Conservation Area. In area of archeological significance. Listed buildings adjacent to the site. TPOs on site.
KL28																	
KL29																	
KL30																	
KL31																	
KL32																	
KL33																	
KL34																	
KL35																	
KL36																	
KL37																	
KL38	√	√	√					Site in General Employment Area. Site is partially in an Area covered by an Article 4 Direction. Site is partially designated as open land.	√	√							Site is partially in a Wildlife Site. Site is partially within Flood Zone 2, 3a and 3b.
KL39																	
KL 41																	
KL 43																	
KL44																	
KL45																	
KL46																	
KL47																	

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
KL48	√	√					Site is in the green belt. In Upper Gade Valley Character Area. Site is in an Area covered by an Article 4 Direction.		√							Site is partially within Flood Zone 2, 3a and 3b.

Kings Langley Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
KL1	Coniston Road							KL1
KL2	Coniston Road							KL2
KL3	Coniston Road	0.398	14	13	21	17		KL3
KL4	Whitlars Drive							KL4
KL5	Havelock Road							KL5
KL6	The Nap	0.169	9	7	16	11		KL6
KL7	Hempstead Road							KL7
KL8	Mill Lane/Waterside							KL8
KL9	Church Lane							KL9
KL10	Church Lane/Alexandra Road	0.1	9	4	10	7		KL10
KL11	Meadowbank							KL11
KL12	Alexandra Road							KL12
KL13	Willow Edge							KL13
KL14	Jubilee Walk							KL14
KL15	Jubilee Walk	0.74	14	24	39	32		KL15
KL16	Great Park							KL16
KL17	Church Lane							KL17
KL18	off High Street (51)							KL18
KL19	off High Street (47)							KL19
KL20	off High Street (45)							KL20
KL21	off High Street	0.394	6	9	17	13		KL21
KL22	Little Hayes							KL22
KL23	Common Lane							KL23
KL24	Common Lane							KL24
KL25	Vicarage Lane	0.057	3	2	4	3		KL25
KL26	Vicarage Lane							KL26
KL27	off Vicarage Lane	0.134	9	5	13	9		KL27
KL28	Langley Hill							KL28
KL29	High Street							KL29
KL30	off Great Park							KL30
KL31	Great Park/Friars Way							KL31
KL32	Palace Close							KL32
KL33	Beechfield							KL33
KL34	Beechfield							KL34
KL35	Vicarage Lane							KL35
KL36	Vicarage Lane							KL36
KL37	Palace Close							KL37
KL38	London Road	1.306	18	57	111	84		KL38
KL39	London Road							KL39
KL40	Petrol filling station, Hempstead Road							KL40
KL41	Adj. Community Centre, Green Park							KL41
KL42	R/o Waterside Garages							KL42
KL43	Rectory Farm, Rectory Lane							KL43
KL44	Site on Rucklers Lane							KL44
KL45	Kings Langley							KL45
KL46	Kings Langley							KL46
KL47	Kings Langley - royal hunting lodge							KL47
KL 48	Open land surrounding Red Lion PH, Nash Mills Lane	1.266	2	43	77	60		KL 48
KL 49	Rucklers lane							KL 49



Kings Langley Ward

Site Ref.	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+)	
KL1								
KL2								
KL3			M	L-M	M		No phasing period	The site is currently an area of open green-land on the northern boundary of the urban settlement of King's Langley. The site is surrounded by low density residential housing, some Council housing. The site is also constrained by the presence of an electricity sub-station on the site. Any development brought here would be restricted by overlooking and rights to light from surrounding residential properties. Also access would need to be improved. The site would prove attractive to a local housebuilder. Developer intention unknown.
KL4								
KL5								
KL6			M-H	H	L		No Phasing	The site is a builder's yard in a residential area. Were the site to come forward for development, it is likely that any new residential scheme would be constrained by rights to light and overlooking issues from surrounding residential properties. Also access to the site would need to be improved. The site may be attractive to a local housebuilder. Owner's intentions unknown.
KL7								
KL8								
KL9								
KL10			M-H	M	M		No Phasing	The site is currently the KLMU's car centre. The site is being used as a car showroom and storage for vehicles. The site is likely to be constrained by various planning issues including loss of employment, relocation of existing businesses as well as rights to light and overlooking issues from surrounding properties. The site will be capable of providing a low density terraced scheme to mirror surrounding property. There may be some land remediation associated with the car storage uses and there will be some development costs associated with demolition of the existing structures on site. Developer's intentions unknown.
KL11								
KL12								
KL13								
KL14								



Kings Langley Ward

KL31								
KL32								
KL33								
KL34								
KL35								
KL36								
KL37								
KL38			M	M-H	M		No Phasing	The site is currently the Doolittle Business Park incorporating Hertfordshire County Council office premises. Existing use would need to be relocated and demolition of existing structure may raise development costs. The site is likely to be attractive to a regional or local housebuilder. Developer intention unknown, but Employment Land Study does not offer specific policy protection as employment site.
KL39								
KL40								
KL41								
KL42								
KL43								
KL44								
KL45								
KL46								
KL47								
KL 48			M	M	M		6-10 years	The site is currently an area of open scrubland lying adjacent to the railway line and the main A road through Kings Langley. The site would be capable of providing a small scale residential scheme. There may be planning issues around noise nuisance from the railway line. The site is likely to prove attractive to local housebuilder. Developer intention exists.
KL 49								

Kings Langley Ward

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		
KL1	Coniston Road																KL1
KL2	Coniston Road																KL2
KL3	Coniston Road	0.398	14	G	N									13	21		KL3
KL4	Whitlars Drive																KL4
KL5	Havelock Road																KL5
KL6	The Nap	0.169	9	U	N									7	16		KL6
KL7	Hempstead Road																KL7
KL8	Mill Lane/Waterside																KL8
KL9	Church Lane																KL9
KL10	Church Lane/Alexandra Road	0.1	9	U	N									4	10		KL10
KL11	Meadowbank																KL11
KL12	Alexandra Road																KL12
KL13	Willow Edge																KL13
KL14	Jubilee Walk																KL14
KL15	Jubilee Walk	0.74	14	U	N	24	39										KL15
KL16	Great Park																KL16
KL17	Church Lane																KL17
KL18	off High Street (51)																KL18
KL19	off High Street (47)																KL19
KL20	off High Street (45)																KL20
KL21	off High Street	0.394	6	U	N									9	17		KL21
KL22	Little Hayes																KL22
KL23	Common Lane																KL23
KL24	Common Lane																KL24
KL25	Vicarage Lane	0.057	3	U	N									2	4		KL25
KL26	Vicarage Lane																KL26
KL27	off Vicarage Lane	0.134	9	U	N									5	13		KL27
KL28	Langley Hill																KL28
KL29	High Street																KL29
KL30	off Great Park																KL30
KL31	Great Park/Friars Way																KL31
KL32	Palace Close																KL32
KL33	Beechfield																KL33
KL34	Beechfield																KL34
KL35	Vicarage Lane																KL35
KL36	Vicarage Lane																KL36
KL37	Palace Close																KL37
KL38	London Road	1.306	18	U	N									57	111		KL38
KL39	London Road																KL39
KL40	Petrol filling station, Hempstead Road																KL40
KL41	Adj. Community Centre, Green Park																KL41
KL42	R/o Waterside Garages																KL42
KL43	Rectory Farm, Rectory Lane																KL43
KL44	Site on Rucklers Lane																KL44
KL45	Kings Langley																KL45
KL46	Kings Langley																KL46
KL47	Kings Langley - royal hunting lodge																KL47
KL 48	Open land surrounding Red Lion PH, Nash Mills Lane	1.266	2	G	N			43	77								KL 48
KL 49	Rucklers lane																

Kings Langley Ward

					Total Urban	24	39	0	0	0	0	0	0	86	171		
					Total Greenfield	0	0	43	77	0	0	0	0	13	21		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	24	39	43	77	0	0	0	0	99	192		