Site				Site	Accept /		ability		Site	Planning		
Ref.	Name / Address	Current Use	Notes	Area (ha)	Reject	Policy constraints	Physical constraints	Reason / Comment	Ref.	Status	G/U	>5ha?
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.				
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	Α			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	А			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	Α			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	А			'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.				
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]		<u> </u>

Cito				Site	Accept /	Suita	ability		Cito	Dlanning		
Site Ref.	Name / Address	Current Use	Notes	Area (ha)	Accept / Reject	Policy constraints	Physical constraints	Reason / Comment	Site Ref.	Planning Status	G/U	>5ha?
KL20	off High Street (45)	Private parking			R			well used, space restrictions/access	KL20			
KL21	off High Street	Telephone Exchange		0.394	А			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.				
KL25	Vicarage Lane	Denmark House & garden		0.057	Α			Appears empty.	KL25		U	N
KL26	Vicarage Lane	Club & Car Park			R			Social community facility. There are no plans currently to develop this site.				
KL27	off Vicarage Lane	Works to rear of commercial units		0.134	Α			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.				
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	KI 32			
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	Merrow 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			

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suita Policy constraints	ability Physical constraints	Reason / Comment	Site Ref.	Planning Status	G/U	>5ha?
KL38	London Road	Doolittle Meadows	, ,	1.306	А			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				Site	Accept /	Suita	ability		Site	Planning		
Ref.	Name / Address	Current Use	Notes	Area (ha)	Reject	Policy constraints	Physical constraints	Reason / Comment	Ref.	Status	G/U	>5ha?
KL 48	Open land surrounding Red Lion PH, Nash Mills Lane	Open land		1.266	А			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.			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			

						F	Policy Co	nstrain	:s					Phys	sica	I Co	onst	rain	its
Site Ref.	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage		Exisitng and Future Open Space/ Recreational/ Leisure	Exisitng and Future Social/ Community Services Provision	Additional Comments	Flood Rsk	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		Topography	Additional Comments
KL1								ш											
KL2																			
KL3	V	V							Partially in the Green Belt. In Upper Gade Valley Character Area.										
KL4																			
KL5									In Honor Code Valley										
KL6		V							In Upper Gade Valley Character Area.										
KL7																			
KL8 KL9																			
KL10		V							In Upper Gade Valley Character Area.										
KL11		V							Ollaraciei Alea.										
KL12																			
KL13																			
KL14																			
KL15	√	$\sqrt{}$					\checkmark		Adjacent to Green Belt and open space. In Upper Gade Valley Character Area.										
KL16																			
KL17	\square																		
KL18 KL19	\vdash									\vdash									
KL19 KL20																			
KL21		V	V		√				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																			

						Р	olicy Co	onstrain	ts					Phys	sica	l Cc	nst	rain	nts
Site Ref.	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Exisitng and Future Open Space/ Recreational/ Leisure	Exisitng and Future Social/ Community Services Provision	Additional Comments	Flood Rsk	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		
KL25		√			V			ш	Site adjacent to a Local Centre. In Upper Gade Valley Character Area.			\checkmark							Listed buildings on site. In Conservation Area. In area of archeological significance.
KL26																			
KL27		$\sqrt{}$			V				Site in Local Centre. In Upper Gade Valley Character Area.			V		V					In Conservation Area. In area of archeological significance. Listed buildings adjacent to the site. TPOs on site.
KL28		•			'							1		'					ente.
KL29																			
KL30																			
KL31																			
KL32																			
KL33																			
KL34																			
KL35																			
KL36																			
KL37 KL38		V	√	V					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																			

ı							F	Policy Co	onstrain	ts					Phy	sica	l Co	onst	rain	nts
	Site Ref.	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Exisitng and Future Open Space/ Recreational/ Leisure	Exisitng and Future Social/ Community Services Provision	Additional Comments	Flood Rsk	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
	KL48	√ √	1							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.

		Site Area	Case	Dv	velling Capa	city		
Site Ref.	Name / Address	(ha)	Study Applied	Scenario A	Scenario B	Mid-Point	Comment	Site Ref.
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,							KL40
	Hempstead Road							
KL41	Adj. Community Centre, Green							KL41
	Park							
KL42	R/o Waterside Garages							KL42
KL43	Rectory Farm, Rectory Lane						ļ	KL43
KL44	Site on Rucklers Lane						ļ	KL44
KL45	Kings Langley						ļ	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

							Deliverab ility /	
							Developa	
Site Ref.	Availa			chievabilit			bility	
	1 1/	Developer'		Cost	Delivery	Value	Phasing	
	Legal/own		assessme			Assessme		
	ership (H/M/L)	(H/M/L)	nt (H/M/L)	nt	nt	nt (H/M/L)	11-15, 15+)	Overseming barriers to delivery
KL1	(H/IVI/L)	(II/IVI/L)	(/ / / /	(H/M/L)	(H/M/L)	(H/W/L)	13+)	Overcoming barriers to delivery
KL2								
			M	I. M	NA.		No phasing	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.
KL3 KL4			М	L-M	М		period	intention unknown.
KL5								
KL6 KL7			М-Н	Н	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.
KL8								
KL9								
							No	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.
KL10			М-Н	M	М		Phasing	Developer's intentions unknown.
KL11								
KL12								
KL13								
KL14								

	1	1	1		ı	ı	
KL15 KL16 KL17 KL18		M-L	M-L	М		0-5 years	The site is open land behind an existing residential area. Access would be from Watford Road. Likely to be attractive to a local or regional housebuilder. There would be few costs associated with development of the open land here. Policy supports housing, developer intention exists.
KL19							
KL20							
KL21		М-Н	Н	L-M		No phasing period	The site is predominantly a telephone exchange, not sure if the building is still currently operational as windows are shuttered. The site would be capable of providing a small scale residential scheme of flatted apartments. Possible conversion potential from the existing building. There are likely to be issues that constrain development on this site including loss of the exchange and relocation of the business. Also the high development costs associated with demolition of the existing building. The site is likely to be in single ownership and access would need to be improved before any residential development could take place. Developer intention unknown.
KL22							
KL23							
KL24							
KL25 KL26		М-Н	Н	L		No Phasing	The site is currently a large bungalow set within its own private garden. There are likely to be planning considerations regarding the ownership of the property as well as rights to light and overlooking issues from surrounding residential properties should the site come forward for residential development. It is unlikely to provide many more than 2-3 new residential units given the densities of the surrounding properties. Developer intentions unknown.
NL20							
KL27 KL28		М-Н	М	М		No phasing period	The site is a private road and associated parking spaces and various sheds behind the retail parade bordering the main King's Langley High Street. The site is likely to be in multiple ownerships and is relatively constrained for new development. Access would need to be improved and there may be planning issues relating to overlooking and rights to light from surrounding residential properties. The site may be able to provide a number of residential units but values may suffer as the area is right behind service entry to local shops. Developer intention unknown.
KL29							
KL29 KL30							
VF30							

	ı	T		1	1	1		
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.
			IVI	IVI-II	IVI		Filasing	Site.
KL39								
KL40								
KL41								
KL42								
KL43								
KL44								
KL45								
KL46								
KL47								
KL 48			М	М	М		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								

Site Ref. Name / Address		\top	hasing	No Pr	ears	15+ y	years	11-15	years	6-10	/ears	0-5 y			Case	Cita Araa		
Commission Read	Comment Site Re	io C	Scenario	Scenario	Scenario	Scenario			Scenario	Scenario	Scenario	Scenario	>Ebo	LI/C	Study	Site Area	Name / Address	Site Ref.
KL2			В	Α	В	Α	В	Α	В	Α	В	Α	>511a	U/G	Applied	(IIa)		
K1.3 Consiston Road 0.398 14 G N	KL1																Coniston Road	
KL1	KL2																Coniston Road	KL2
KL5	KL3		21	13									N	G	14	0.398	Coniston Road	KL3
KL16	KL4																Whitlars Drive	
KL17 Hempslead Road	KL5																	KL5
KL18	KL6		16	7									Ν	U	9	0.169	The Nap	
KL19 Church Lane	KL7																	
KL10 Church Lane/Alexandra Road 0.1 9 U N	KL8																	
KL11 Meadowbank KL12 Alexandra Road KL13 Willow Edge KL14 Jubilee Walk N.74 14 U N 24 39 M. KL16 Great Park KL16 Great Park KL17 Church Lane KL18 Great Park KL19 Great Park KL19 Great Park KL10 Great Park Great Park	KL9																	
KL12 Alexandra Road	KL10		10	4									N	U	9	0.1		
KL13	KL11																	
KL14	KL12																	
KL15	KL13																	
Kl.16 Great Park	KL14																	
KL17	KL15										39	24	N	U	14	0.74		KL15
KL18	KL16																Great Park	KL16
KL19	KL17																	KL17
KL20	KL18																off High Street (51)	KL18
KL21	KL19																off High Street (47)	KL19
KL22	KL20																off High Street (45)	KL20
KL24	KL21		17	9									N	U	6	0.394		KL21
KL24	KL22																Little Hayes	KL22
KL25	KL23		1														Common Lane	
KL26	KL24		1														Common Lane	KL24
KL26	KL25		4	2									N	U	3	0.057	Vicarage Lane	KL25
KL27	KL26		1															KL26
KL29 High Street KL30 off Great Park Great Park Great Park/Friars Way Great Park/Friars	KL27		13	5									N	U	9	0.134		KL27
KL29 High Street KL30 off Great Park Image: Control of the park of the	KL28		1														Langley Hill	KL28
KL31 Great Park/Friars Way	KL29		1															KL29
KL32 Palace Close	KL30		1														off Great Park	KL30
KL33 Beechfield	KL31																Great Park/Friars Way	KL31
KL34 Beechfield	KL32		1														Palace Close	KL32
KL34 Beechfield	KL33		1														Beechfield	KL33
KL36 Vicarage Lane Image: Close of the control of the	KL34		1														Beechfield	
KL37 Palace Close Image: Close of the control of the c	KL35		1														Vicarage Lane	KL35
KL37 Palace Close Image: Close of the control of the c	KL36		1														Vicarage Lane	KL36
KL38 London Road 1.306 18 U N 57 111 KL39 London Road Image: Company of the com	KL37		1															KL37
KL40 Petrol filling station, Hempstead Road KL41 Adj. Community Centre, Green Park	KL38		111	57									N	U	18	1.306	London Road	
Petrol filling station, Hempstead Road Hempstead Ro	KL39	\neg																
Hempstead Road KL41 Adj. Community Centre, Green Park		\neg																
KL41 Adj. Community Centre, Green Park	KL40																	KL40
Park Park	171 44	十																171.44
	KL41																	KL41
	KL42	$\neg \vdash$															R/o Waterside Garages	KL42
KL43 Rectory Farm, Rectory Lane	KL43	\neg																
KL44 Site on Rucklers Lane	KL44	\neg															Site on Rucklers Lane	
KL45 Kings Langley	KL45	\neg	1															
KL46 Kings Langley	KL46	\neg																
Kingo Langlov, royal hunting		十																
KL47 Kings Langley - Toyal hunting	KL47																	KL4/
Open land surrounding Red	121 44	\neg							77	40			N.I.			4.000		1/1 40
KL 48 Open and surrounding Ked 1.266 2 G N 43 77	KL 48								//	43			N	G	2	1.266	Lion PH, Nash Mills Lane	KL 48
KL 49 Rucklers lane		\top	†															KL 49

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	