	CPRE Hertfordshire Site Analysis	Three Divers Local Dian Box 19 Cr	oon Polt sites une	dar cancidaration	August 2025		15/08/2025
	CPRE HERITORUSHIFE SILE ANAIYSIS	Three Rivers Local Plan Reg 18 - Gre	zen Beit sites und	der consideration	August 2025		15/08/2023
	Data from Three Rivers Reg 18 Newly Submitted Sites and New P	plicies Consultation Aug 2025 and Reg	To note: *Gross s	ite area is not nece	ssarily the are	a that will be d	eveloped but used here as may reflect
	18 Part 4: Preferred Local Plan Lower Housing Growth Option - P			emoved from Gree		a that will be a	relioped but used here us may relied
	2023						
	Green Belt Residential & Employment sites				Gross Site*	Proposed	
	under consideration from	Settlement	Site Ref	Green Belt Y/N	Area/ Ha	dwellings	Comment
	Reg 18 Oct 2023 and Reg 18 Aug 2025				Alea/ Ha	uweilings	
	GREEN BELT sites newly submitted for consideration Aug 2	025					
1	Chequers House, Chequers Lane	Abbots Langley	NCFS1	Υ	4.19	147	Part previously developed land
2	Fortune Farm, High Elms Lane	Abbots Langley	NCFS2	Υ	4.05	142	Part previously developed land
3	The Old Dairy, Chequers Lane	Abbots Langley	NCFS3	Υ	1.00	35	
4	Land off St Albans Lane	Bedmond	NCFS8	Υ	1.57	56	Small part previously developed land
5	Land to the north-west of Woodstock	Bedmond	NCFS9	у	0.56	20	Small part previously developed land
6	Land to the South-East of Poles Hill	Belsize	NCFS31	Υ	2.91	102	
7	Land to the southwest of Bragmans Lane	Belsize	NCFS32	Υ	3.49	122	
8	Waterdell	Bricket Wood	NCFS7	Υ	1.81	63	
9	Grange Wood, Oxhey Lane	Carpenders Park	NCFS11	Υ	1.40	49	Part previously developed land
10	Land East of Oxhey Lane	Carpenders Park	NCFS12	Υ	12.70	381	Considered at earlier stage of Local Plan
	•		<b></b>				
11	Catlips Farm	Chorleywood	NCFS13	Y	34.50	440	Considered at earlier stage of Local Plan.
			I				Small part previously developed land
12	Land at Stag Lane	Chorleywood	NCFS16	Υ	0.65	23	
13	North Hill Farm	Chorleywood	NCFS17	Y	3.24	57	Part previously developed land
14	Land south of Scots Hill	Croxley Green	NCFS21	Y	0.87	30	,
15	Land North of Little Green Lane	Croxley Green	NCFS36	Y	1.00	35	Considered at earlier stage of Local Plan
	Land Horar of Little Green Lane	c.oxicy Green	1401 330	'	1.00	33	State of State of Local Pidil
16	Land to the east of Watford Road	Hunton Bridge	NCFS6	Y	9.50	333	
17	Great Westwood Equestrian Park	Kings Langley	NCFS10	Υ	22.00	455	Small part previously developed land
18	Land adjacent to 60 Harthall Lane	Kings Langley	NCFS19	Y	1.00	35	
19	Lonsdale, Hyde Lane	Kings Langley	NCFS20	Y	1.60	10	Considered at earlier stage of Local Plan. Par
_		U- ==::0:=1					previously developed land
20	High Elms Manor	Leavesden	NCFS4	Υ	4.00	35	Considered at earlier stage of Local Plan
24	to the design of the country	to design	1,0====		0.00		Considered at south a Constitution
21	Land to the East of Sarratt Lane	Loudwater	NCFS18	Y	0.90	32	Considered at earlier stage of Local Plan
22	Nine of Herts Golf Club and surrounding land	Rickmansworth	NCFS22	Y	39.20	980	Part previously developed land
23	Primrose Lodge, London Road	Rickmansworth	NCFS23	Y	0.77	27	Part previously developed land
24	The Island, land off Church Street	Rickmansworth	NCFS24	Y	0.45	16	Considered at earlier stage of Local Plan.
24	The Island, Iand On Church Street	RICKIIIdiiSWOLUI	NCF324	1	0.45	16	Small part previously developed land
25	New Model Farm	Sarratt	NCFS29	Υ	3.13	110	
26	Sarratt Lodge, Sarratt Green	Sarratt	NCFS30	Υ	0.22	8	
	EMPLOYMENT SITE						
27	Land south of Chalfont Lane	West Hyde	NCFS35	Υ	8.40	n/a	Proposed Employment use
	TOTAL IN GREEN BELT (newly submitted Aug 2025)				165.11	3743	
	Brownfield sites in Green Belt (not included in analysis)						
28	Green End Farm	Sarratt					
		Jarratt	NCFS27	Υ	1.12	39	Previously developed land
29	Ravenswood, Sarratt	Sarratt	NCFS27 NCFS28	Y Y	1.12 0.52	39 18	Previously developed land
	Ravenswood, Sarratt Pinewood Lodge, South Oxhey						
		Sarratt	NCFS28	Υ	0.52	18	Previously developed land
		Sarratt South Oxhey	NCFS28	Υ	0.52	18	Previously developed land
	Pinewood Lodge, South Oxhey	Sarratt South Oxhey	NCFS28	Υ	0.52	18	Previously developed land
0	Pinewood Lodge, South Oxhey	Sarratt South Oxhey	NCFS28	Υ	0.52	18	Previously developed land
1	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden	NCFS28 NCFS34	Y	0.52 0.52	18 18	Previously developed land
1 2	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H Land at Warren Court, Woodside Road	Sarratt South Oxhey ousing Growth Option Oct 2023	NCFS28 NCFS34	Y	0.52 0.52	18 18	Previously developed land
1 2 3	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H  Land at Warren Court, Woodside Road  Land adjacent to Fraser Crescent and Woodside Road	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden	NCFS28 NCFS34 CFS4 CFS3	Y Y Y Y	0.52 0.52 0.54 7.1	18 18 26 303	Previously developed land
1 2 3 4	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H  Land at Warren Court, Woodside Road  Land adjacent to Fraser Crescent and Woodside Road  Land at Mansion House Equestrian Centre  Land at Love Lane	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21	Y Y Y Y	0.52 0.52 0.54 7.1 2.8 1.3	18 18 26 303 133 62	Previously developed land
1 2 3 4 5	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H  Land at Warren Court, Woodside Road  Land adjacent to Fraser Crescent and Woodside Road  Land at Mansion House Equestrian Centre  Land at Love Lane  North Cott East Lane	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21 NSS6a	Y Y Y Y Y Y	0.52 0.52 0.54 7.1 2.8 1.3 0.47	18 18 26 303 133 62 12	Previously developed land
1 2 3 4 5	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H Land at Warren Court, Woodside Road Land adjacent to Fraser Crescent and Woodside Road Land at Mansion House Equestrian Centre Land at Love Lane North Cott East Lane Land north of Bucknalls Lane	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21 NSS6a CFS65	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	0.52 0.52 0.54 7.1 2.8 1.3	18 18 26 303 133 62	Previously developed land
1 2 3 4 5 6 7	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H Land at Warren Court, Woodside Road Land adjacent to Fraser Crescent and Woodside Road Land at Mansion House Equestrian Centre Land at Love Lane North Cott East Lane Land north of Bucknalls Lane Flower House 2-3 Station Road	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston Kings Langley	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21 NSS6a CFS65 ACFS8b	Y Y Y Y Y Y Y Y Y Part	0.52 0.52 0.54 7.1 2.8 1.3 0.47 5.8 0.4	18 18 26 303 133 62 12 144 19	Previously developed land
11 22 33 44 55 66 77	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H Land at Warren Court, Woodside Road Land adjacent to Fraser Crescent and Woodside Road Land at Mansion House Equestrian Centre Land at Love Lane North Cott East Lane Land north of Bucknalls Lane	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston Kings Langley Maple Cross	CFS4 CFS3 CFS6 PCS21 NSS6a CFS6 ACFS8b EOS12.4	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	0.52 0.52 0.54 7.1 2.8 1.3 0.47 5.8 0.4 17.18	18 18 26 303 133 62 12 144 19 850	Previously developed land
1 2 3 4 5 6 7	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H  Land at Warren Court, Woodside Road  Land adjacent to Fraser Crescent and Woodside Road  Land at Mansion House Equestrian Centre  Land at Love Lane  North Cott East Lane  Land north of Bucknalls Lane  Flower House 2-3 Station Road  Land west and south of Maple Cross	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston Kings Langley	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21 NSS6a CFS65 ACFS8b	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Part	0.52 0.52 0.54 7.1 2.8 1.3 0.47 5.8 0.4	18 18 26 303 133 62 12 144 19	Previously developed land
1 2 3 4 5 6 7 8 9	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H Land at Warren Court, Woodside Road Land adjacent to Fraser Crescent and Woodside Road Land at Mansion House Equestrian Centre Land at Love Lane North Cott East Lane Land north of Bucknalls Lane Flower House 2-3 Station Road Land west and south of Maple Cross Land to the south of Shepherds Lane and east of the M25	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston Kings Langley Maple Cross Mill End	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21 NSS6a CFS65 ACFS8b EOS12.4 EOS7.0	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Part Y	0.52 0.52 0.54 7.1 2.8 1.3 0.47 5.8 0.4 17.18 20.8	18 18 26 303 133 62 12 144 19 850 550	Previously developed land
1 2 3 4 5 6 7 8	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H  Land at Warren Court, Woodside Road  Land adjacent to Fraser Crescent and Woodside Road  Land at Mansion House Equestrian Centre  Land at Love Lane  North Cott East Lane  Land north of Bucknalls Lane  Flower House 2-3 Station Road  Land west and south of Maple Cross	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston Kings Langley Maple Cross	CFS4 CFS3 CFS6 PCS21 NSS6a CFS6 ACFS8b EOS12.4	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Part	0.52 0.52 0.54 7.1 2.8 1.3 0.47 5.8 0.4 17.18	18 18 26 303 133 62 12 144 19 850	Previously developed land
1 2 3 4 5 6 7 8 9	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H Land at Warren Court, Woodside Road Land adjacent to Fraser Crescent and Woodside Road Land at John House Equestrian Centre Land at Love Lane North Cott East Lane Land north of Bucknalls Lane Flower House 2-3 Station Road Land west and south of Maple Cross Land to the south of Shepherds Lane and east of the M25 Land on London Road	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston Kings Langley Maple Cross Mill End	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21 NSS6a CFS65 ACFS8b EOS12.4 EOS7.0	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Part Y	0.52 0.52 0.54 7.1 2.8 1.3 0.47 5.8 0.4 17.18 20.8	26 303 133 62 12 144 19 850 550	Previously developed land
1 2 3 4 5 6 7 8	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H Land at Warren Court, Woodside Road Land adjacent to Fraser Crescent and Woodside Road Land at Mansion House Equestrian Centre Land at Love Lane North Cott East Lane Land north of Bucknalls Lane Flower House 2-3 Station Road Land west and south of Maple Cross Land to the south of Shepherds Lane and east of the M25	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston Kings Langley Maple Cross Mill End	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21 NSS6a CFS65 ACFS8b EOS12.4 EOS7.0	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Part Y	0.52 0.52 0.54 7.1 2.8 1.3 0.47 5.8 0.4 17.18 20.8	18 18 26 303 133 62 12 144 19 850 550	Previously developed land
1 2 3 4 5 6 7 8 9	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H Land at Warren Court, Woodside Road Land adjacent to Fraser Crescent and Woodside Road Land at John House Equestrian Centre Land at Love Lane North Cott East Lane Land north of Bucknalls Lane Flower House 2-3 Station Road Land west and south of Maple Cross Land to the south of Shepherds Lane and east of the M25 Land on London Road	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston Kings Langley Maple Cross Mill End	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21 NSS6a CFS65 ACFS8b EOS12.4 EOS7.0	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Part Y	0.52 0.52 0.54 7.1 2.8 1.3 0.47 5.8 0.4 17.18 20.8	26 303 133 62 12 144 19 850 550	Previously developed land
1 2 3 4 5 6 7 8	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H Land at Warren Court, Woodside Road Land adjacent to Fraser Crescent and Woodside Road Land at John House Equestrian Centre Land at Love Lane North Cott East Lane Land north of Bucknalls Lane Flower House 2-3 Station Road Land west and south of Maple Cross Land to the south of Shepherds Lane and east of the M25 Land on London Road	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston Kings Langley Maple Cross Mill End	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21 NSS6a CFS65 ACFS8b EOS12.4 EOS7.0	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Part Y	0.52 0.52 0.54 7.1 2.8 1.3 0.47 5.8 0.4 17.18 20.8	26 303 133 62 12 144 19 850 550	Previously developed land
1 2 3 4 5 6 7 8 9	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H Land at Warren Court, Woodside Road Land adjacent to Fraser Crescent and Woodside Road Land at John Lowe Equestrian Centre Land at Love Lane North Cott East Lane Land north of Bucknalls Lane Flower House 2-3 Station Road Land west and south of Maple Cross Land to the south of Shepherds Lane and east of the M25 Land on London Road  TOTAL IN GREEN BELT (previously proposed Oct 2023)	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston Kings Langley Maple Cross Mill End	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21 NSS6a CFS65 ACFS8b EOS12.4 EOS7.0	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Part Y	0.52 0.52 0.54 7.1 2.8 1.3 0.47 5.8 0.4 17.18 20.8	26 303 133 62 12 144 19 850 550	Previously developed land
2 3 4 5 6 7 8	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H Land at Warren Court, Woodside Road Land adjacent to Fraser Crescent and Woodside Road Land at John House Equestrian Centre Land at Love Lane North Cott East Lane Land north of Bucknalls Lane Flower House 2-3 Station Road Land west and south of Maple Cross Land to the south of Shepherds Lane and east of the M25 Land on London Road	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston Kings Langley Maple Cross Mill End	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21 NSS6a CFS65 ACFS8b EOS12.4 EOS7.0	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Part Y	0.52 0.52 0.54 7.1 2.8 1.3 0.47 5.8 0.4 17.18 20.8 1.1	18 18 18 26 303 133 62 12 144 19 850 550 40	Previously developed land
1 2 3 4 5 6 7 8	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H Land at Warren Court, Woodside Road Land adjacent to Fraser Crescent and Woodside Road Land at Mansion House Equestrian Centre Land at Love Lane North Cott East Lane Land north of Bucknalls Lane Flower House 2-3 Station Road Land west and south of Maple Cross  Land to the south of Shepherds Lane and east of the M25 Land on London Road  TOTAL IN GREEN BELT (previously proposed Oct 2023)	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston Kings Langley Maple Cross Mill End	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21 NSS6a CFS65 ACFS8b EOS12.4 EOS7.0	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Part Y	0.52 0.52 0.54 7.1 2.8 1.3 0.47 5.8 0.4 17.18 20.8 1.1 57.49 Gross Site* Area/ Ha	18 18 18 26 303 133 62 12 12 144 19 850 550 40 2139	Previously developed land
1 2 3 4 5 6 7 8	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H Land at Warren Court, Woodside Road Land adjacent to Fraser Crescent and Woodside Road Land ad Mansion House Equestrian Centre Land at Love Lane North Cott East Lane Land north of Bucknalls Lane Flower House 2-3 Station Road Land west and south of Maple Cross  Land to the south of Shepherds Lane and east of the M25 Land on London Road  TOTAL IN GREEN BELT (previously proposed Oct 2023)  COMBINED TOTAL from Aug 2025 and Oct 2023  Newly submitted (and revised) sites August 2025	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston Kings Langley Maple Cross Mill End	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21 NSS6a CFS65 ACFS8b EOS12.4 EOS7.0	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Part Y	0.52 0.52 0.54 7.1 2.8 1.3 0.47 5.8 0.4 17.18 20.8 1.1 57.49 Gross Site* Area/ Ha	18 18 18 26 303 133 62 12 144 19 850 550 40 2139  Proposed dwellings 3743	Previously developed land
1 2 3 4 5 6 7 8	Pinewood Lodge, South Oxhey  GREEN BELT sites proposed in Preferred Local Plan Lower H Land at Warren Court, Woodside Road Land adjacent to Fraser Crescent and Woodside Road Land at Mansion House Equestrian Centre Land at Love Lane North Cott East Lane Land north of Bucknalls Lane Flower House 2-3 Station Road Land west and south of Maple Cross  Land to the south of Shepherds Lane and east of the M25 Land on London Road  TOTAL IN GREEN BELT (previously proposed Oct 2023)	Sarratt South Oxhey  ousing Growth Option Oct 2023  Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Abbots Langley & Leavesden Bedmond Garston Kings Langley Maple Cross Mill End	NCFS28 NCFS34 CFS4 CFS3 CFS6 PCS21 NSS6a CFS65 ACFS8b EOS12.4 EOS7.0	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	0.52 0.52 0.54 7.1 2.8 1.3 0.47 5.8 0.4 17.18 20.8 1.1 57.49 Gross Site* Area/ Ha	18 18 18 26 303 133 62 12 12 144 19 850 550 40 2139	Previously developed land