

CPRE Hertfordshire Site Analysis		Three Rivers Local Plan Reg 18 - Green Belt sites under consideration August 2025					15/08/2025
Data from Three Rivers Reg 18 Newly Submitted Sites and New Policies Consultation Aug 2025 and Reg 18 Part 4: Preferred Local Plan Lower Housing Growth Option - Protecting More Green Belt Land Oct 2023		To note: *Gross site area is not necessarily the area that will be developed but used here as may reflect total area to be removed from Green Belt.					
	Green Belt Residential & Employment sites under consideration from Reg 18 Oct 2023 and Reg 18 Aug 2025	Settlement	Site Ref	Green Belt Y/N	Gross Site* Area/ Ha	Proposed dwellings	Comment
GREEN BELT sites newly submitted for consideration Aug 2025							
1	Chequers House, Chequers Lane	Abbots Langley	NCFS1	Y	4.19	147	Part previously developed land
2	Fortune Farm, High Elms Lane	Abbots Langley	NCFS2	Y	4.05	142	Part previously developed land
3	The Old Dairy, Chequers Lane	Abbots Langley	NCFS3	Y	1.00	35	
4	Land off St Albans Lane	Bedmond	NCFS8	Y	1.57	56	Small part previously developed land
5	Land to the north-west of Woodstock	Bedmond	NCFS9	Y	0.56	20	Small part previously developed land
6	Land to the South-East of Poles Hill	Belsize	NCFS31	Y	2.91	102	
7	Land to the southwest of Bragmans Lane	Belsize	NCFS32	Y	3.49	122	
8	Waterdell	Bricket Wood	NCFS7	Y	1.81	63	
9	Grange Wood, Oxhey Lane	Carpenders Park	NCFS11	Y	1.40	49	Part previously developed land
10	Land East of Oxhey Lane	Carpenders Park	NCFS12	Y	12.70	381	Considered at earlier stage of Local Plan
11	Catlips Farm	Chorleywood	NCFS13	Y	34.50	440	Considered at earlier stage of Local Plan. Small part previously developed land
12	Land at Stag Lane	Chorleywood	NCFS16	Y	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
16	Land to the east of Watford Road	Hunton Bridge	NCFS6	Y	9.50	333	
17	Great Westwood Equestrian Park	Kings Langley	NCFS10	Y	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. Part previously developed land
20	High Elms Manor	Leavesden	NCFS4	Y	4.00	35	Considered at earlier stage of Local Plan
21	Land to the East of Sarraatt 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. Small part previously developed land
25	New Model Farm	Sarratt	NCFS29	Y	3.13	110	
26	Sarraatt Lodge, Sarraatt Green	Sarratt	NCFS30	Y	0.22	8	
EMPLOYMENT SITE							
27	Land south of Chalfont Lane	West Hyde	NCFS35	Y	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	NCFS27	Y	1.12	39	Previously developed land
29	Ravenswood, Sarratt	Sarratt	NCFS28	Y	0.52	18	Previously developed land
30	Pinewood Lodge, South Oxhey	South Oxhey	NCFS34	Y	0.52	18	Previously developed land
GREEN BELT sites proposed in Preferred Local Plan Lower Housing Growth Option Oct 2023							
1	Land at Warren Court, Woodside Road	Abbots Langley & Leavesden	CF54	Y	0.54	26	
2	Land adjacent to Fraser Crescent and Woodside Road	Abbots Langley & Leavesden	CF53	Y	7.1	303	
3	Land at Mansion House Equestrian Centre	Abbots Langley & Leavesden	CF56	Y	2.8	133	
4	Land at Love Lane	Abbots Langley & Leavesden	PCS21	Y	1.3	62	
5	North Cott East Lane	Bedmond	NSS6a	Y	0.47	12	
6	Land north of Bucknalls Lane	Garston	CF565	Y	5.8	144	
7	Flower House 2-3 Station Road	Kings Langley	ACFS8b	Part	0.4	19	
8	Land west and south of Maple Cross	Maple Cross	EOS12.4	Y	17.18	850	
9	Land to the south of Shepherds Lane and east of the M25	Mill End	EOS7.0	Y	20.8	550	
10	Land on London Road	Rickmansworth	CF559	Y	1.1	40	
TOTAL IN GREEN BELT (previously proposed Oct 2023)					57.49	2139	
COMBINED TOTAL from Aug 2025 and Oct 2023							
Newly submitted (and revised) sites August 2025					165.11	3743	
Previously proposed sites Oct 2023					57.49	2139	
COMBINED TOTAL DEVELOPMENT PROPOSED IN GREEN BELT					222.6	5882	Includes 1 employment site 8.4 Ha
Non Green Belt sites and brownfield sites in Green Belt are not included in this analysis							