

Kings Langley

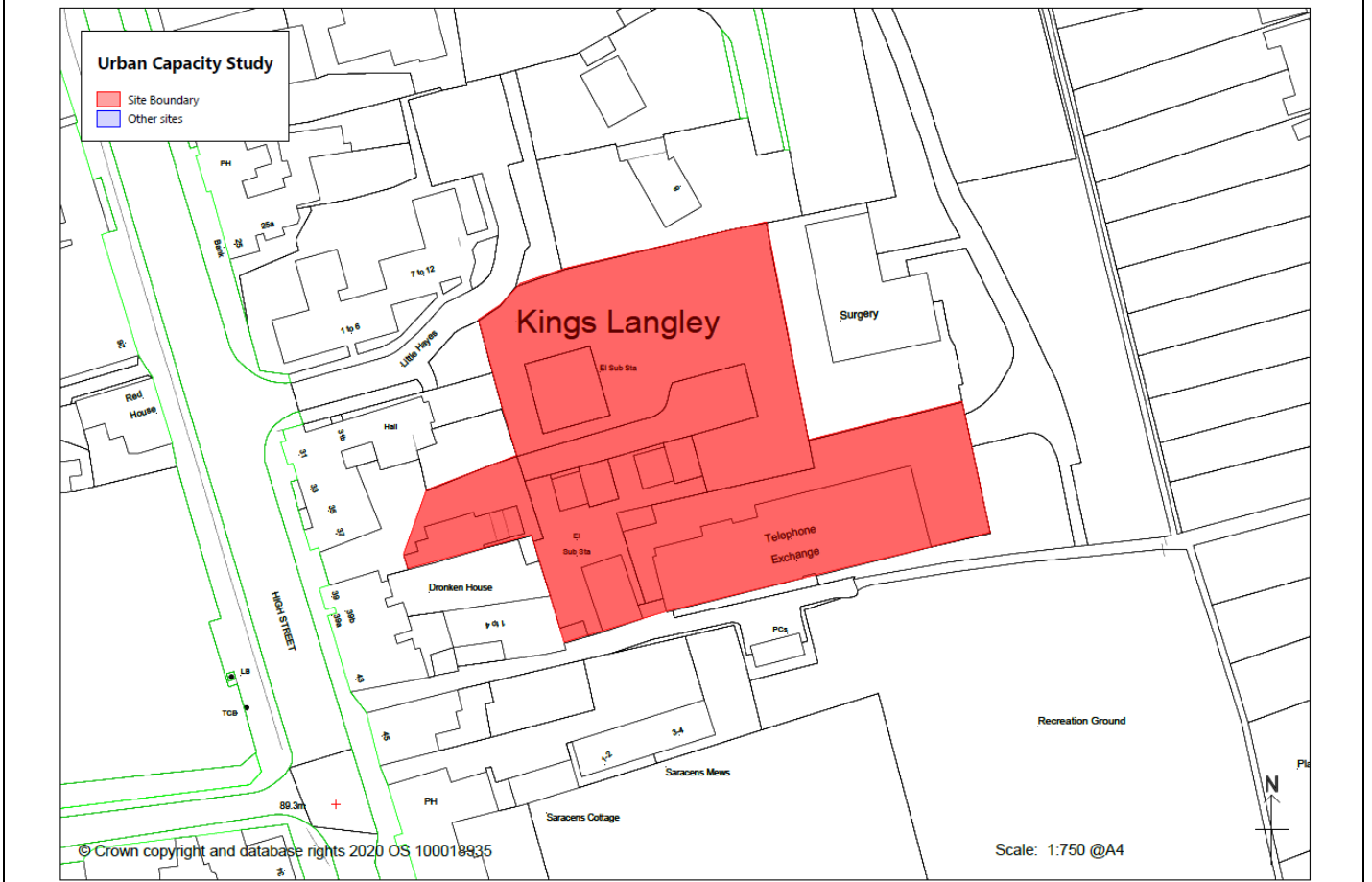
KLang01 - Land off High Street.....	207
KLang02 - Sunderland Yard	209
KLang03 - Montessori Nursery.....	211
KLang04 - Garages on Beechfield.....	213
KLang05 - Garages on Waterside	215
KLang06 - Skyline Roofing, The Nap.....	217
KLang07 - Garages on Great Park	219

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KLang01 - Land off High Street

Settlement	Kings Langley	Ward	Kings Langley
Previous/Old Reference	KL01	Source	Old SHLAA
Site Area (hectares)	0.39	Brownfield Land	Yes
Current Use(s)	Mixed Use, including residential		
Adjacent Use(s)	Residential, Employment		
Policies Map Designation	Residential Area		

Site Map



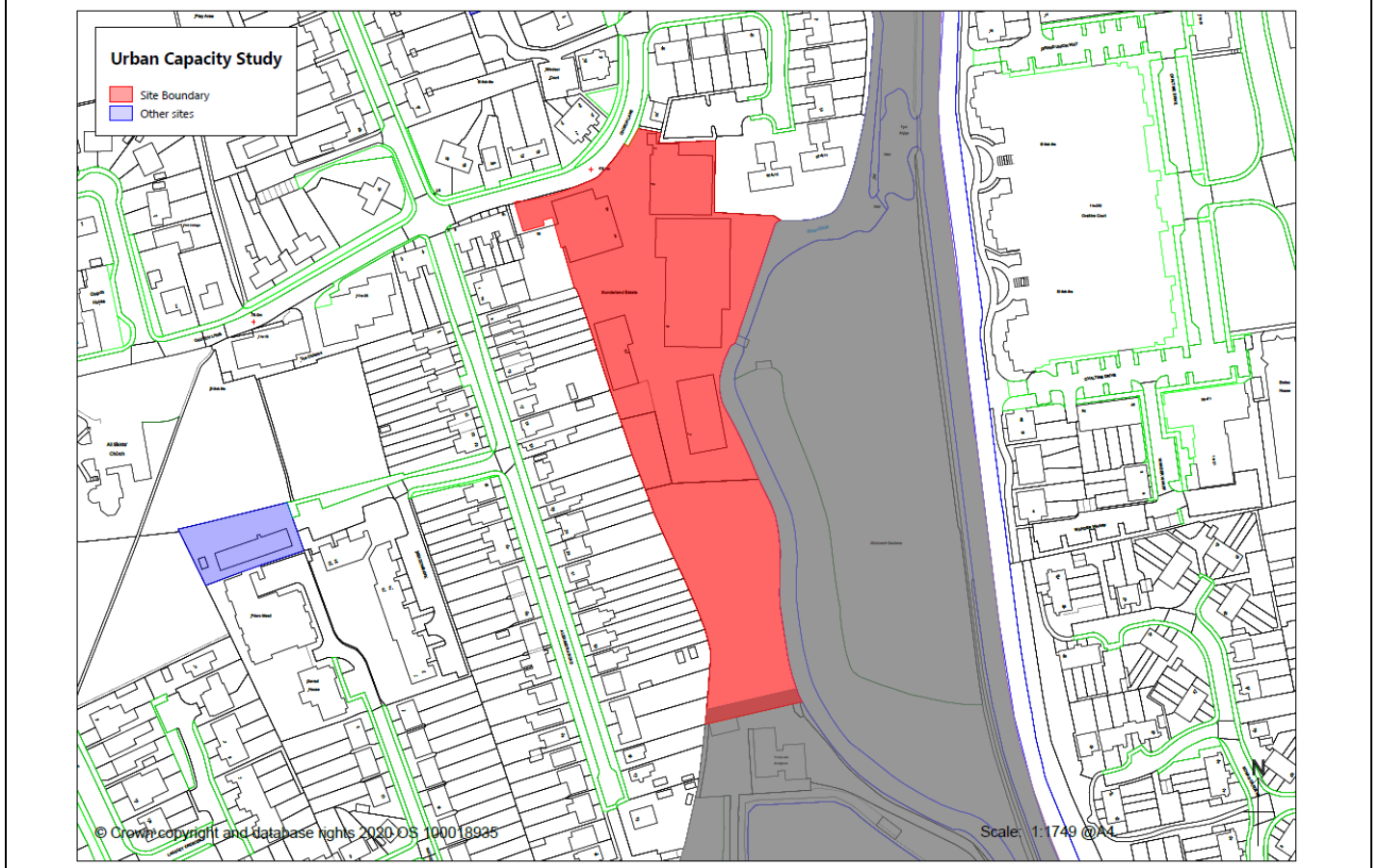
KLang01 - Land off High Street

Assessment of Constraints			
Conservation Area	Site partly overlaps with Kings Langley conservation area		
Listed Buildings	Site may impact upon the setting of 33, 35 and 37 High St		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site partly overlaps with an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is approximately 280 metres to the south east of Kings Langley Common and 280 metres east of the Grand Union Canal/River Gade		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	There are Tree Preservation Orders within or on the boundary of the site		
Source Protection Zones	The site is within Source Protection Zones 2		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Grade 3		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
Deduction for constraints	0 hectares		
Density (gross) attributed to site	75 dwellings per hectare	Suitable types of development	Houses/Flats
Estimated Development Potential	29 dwellings		
Suitability	Suitable subject to the successful relocation of existing uses to an appropriate location.		
Availability	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		

KLang02 - Sunderland Yard

Settlement	Kings Langley	Ward	Kings Langley
Previous/Old Reference	KL02	Source	Other sources
Site Area (hectares)	1.23	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Mixed Use including residential		
Policies Map Designation	Residential Area		

Site Map



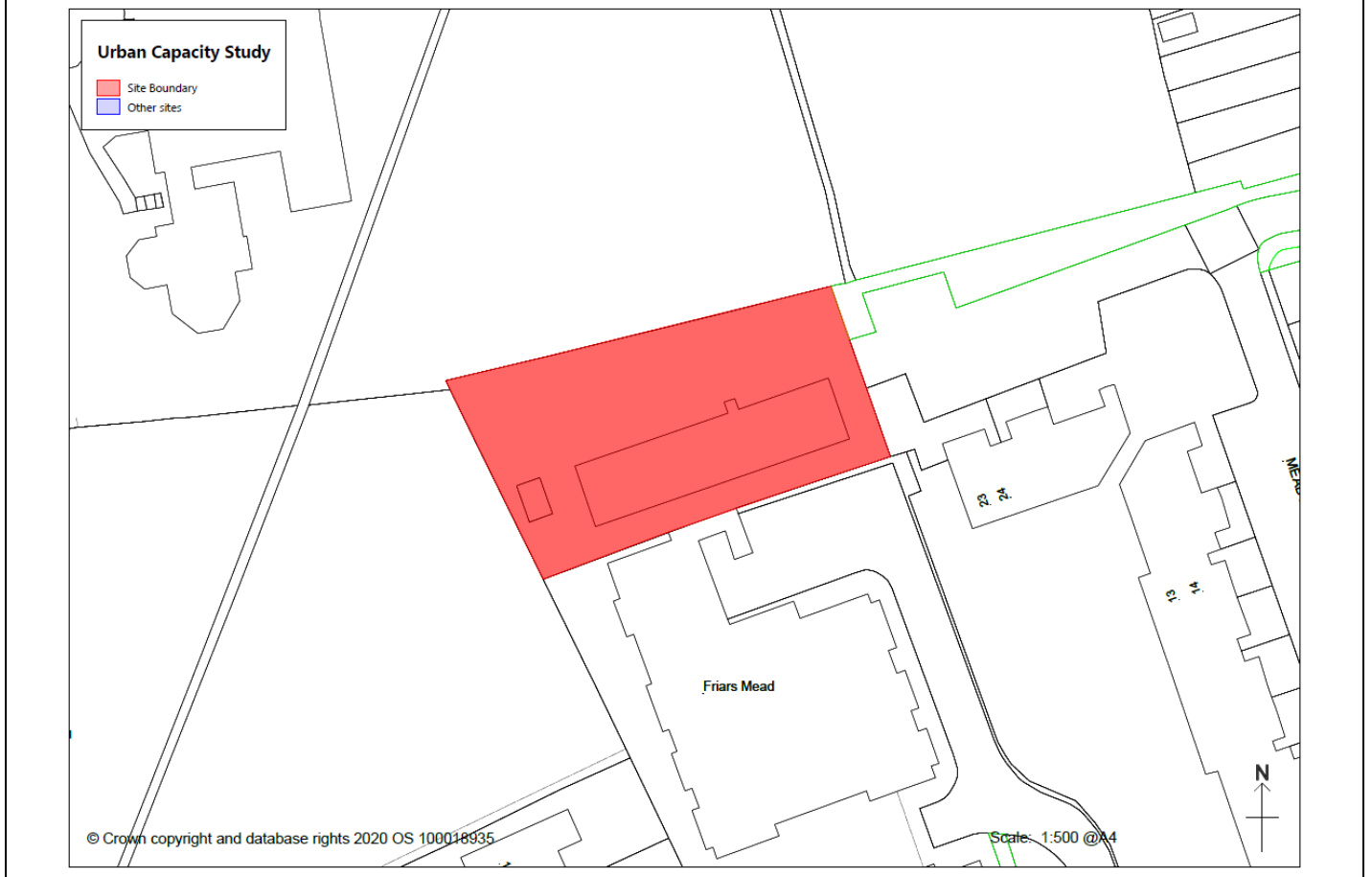
KLang02 - Sunderland Yard

Assessment of Constraints			
Conservation Area	Site may impact upon Kings Langley conservation area		
Listed Buildings	Site may impact upon the setting of Moat cottage facing onto Water Lane		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is adjacent to Kings Langley Park		
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is approximately 83 metres to the west of the Grand Union Canal		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 2		
Flood Zones 2/3	A small part of the site is affected by Flood Zones 2 and 3 (0.01 hectares)		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Grade 3		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
Deduction for constraints	0.01 hectares		
Density (gross) attributed to site	75 dwellings per hectare	Suitable types of development	Houses/Flats
Estimated Development Potential	91 dwellings		
Suitability	Suitable subject to it being demonstrated that there is no reasonable prospect that the site can be retained for its current use.		
Availability	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		

KLang03 - Montessori Nursery

Settlement	Kings Langley	Ward	Kings Langley
Previous/Old Reference	KL03	Source	Other sources
Site Area (hectares)	0.1	Brownfield Land	Yes
Current Use(s)	Education		
Adjacent Use(s)	Mixed Use including residential		
Policies Map Designation	Residential Area		

Site Map



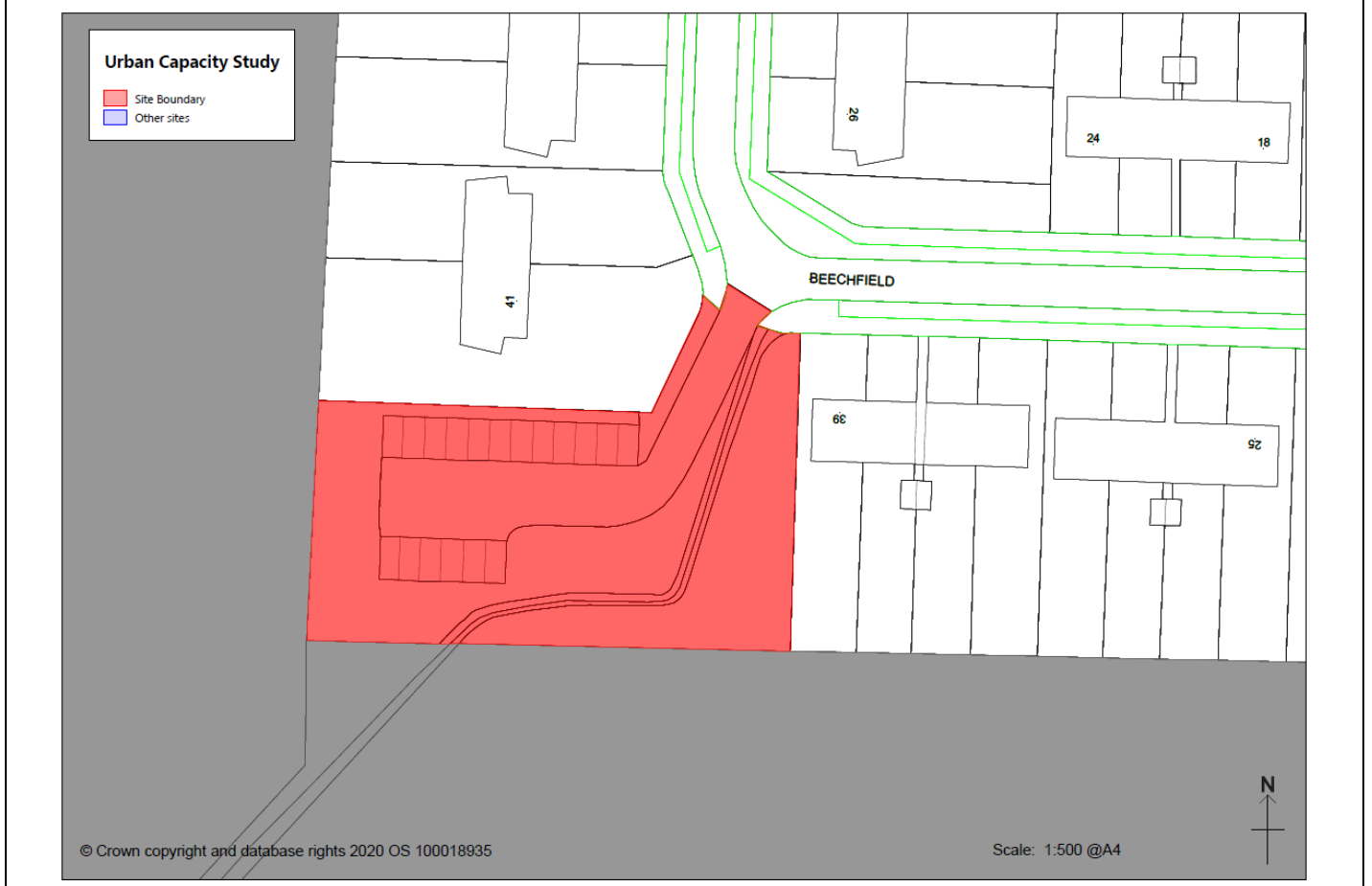
KLang03 - Montessori Nursery

Assessment of Constraints			
Conservation Area	Site is adjacent to Kings Langley conservation area		
Listed Buildings	Site may impact upon the setting of All saints church of England and War Memorial		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is adjacent to an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is approximately 270 metres to the west of the Grand Union Canal		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 2		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Grade 3		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
Deduction for constraints	0 hectares		
Density (gross) attributed to site	75 dwellings per hectare	Suitable types of development	Houses/Flats
Estimated Development Potential	7 dwellings		
Suitability	Suitable subject to the successful relocation of existing uses to an appropriate location.		
Availability	There is a reasonable prospect that the site could be made available for development.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		

KLang04 - Garages on Beechfield

Settlement	Kings Langley	Ward	Kings Langley
Previous/Old Reference	KL04	Source	Other sources
Site Area (hectares)	0.17	Brownfield Land	Yes
Current Use(s)	Garages		
Adjacent Use(s)	Residential, agricultural		
Policies Map Designation	Residential Area		

Site Map



KLang04 - Garages on Beechfield

Assessment of Constraints			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is adjacent to Kings Langley Park		
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is not within 400m of a designated wildlife site		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 3		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is not within 400m of a bus stop.		
Landfill	The site is adjacent to an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Grade 3		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
Deduction for constraints	0 hectares		
Density (gross) attributed to site	75 dwellings per hectare	Suitable types of development	Houses/Flats
Estimated Development Potential	12 dwellings		
Suitability	Suitable for further consideration		
Availability	There is a reasonable prospect that the site could be made available for development.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		

KLang05 - Garages on Waterside

Settlement	Kings Langley	Ward	Kings Langley
Previous/Old Reference	KL05	Source	Other sources
Site Area (hectares)	0.12	Brownfield Land	Yes
Current Use(s)	Garages		
Adjacent Use(s)	Residential		
Policies Map Designation	Residential Area		

Site Map



KLang05 - Garages on Waterside

Assessment of Constraints			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site may impact upon the setting of Moat cottage facing onto Water Lane		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is approximately 115 metres to the west of the Grand Union Canal		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 2		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Grade 3		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
Deduction for constraints	0 hectares		
Density (gross) attributed to site	75 dwellings per hectare	Suitable types of development	Houses/Flats
Estimated Development Potential	9 dwellings		
Suitability	Suitable for further consideration		
Availability	There is a reasonable prospect that the site could be made available for development.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		

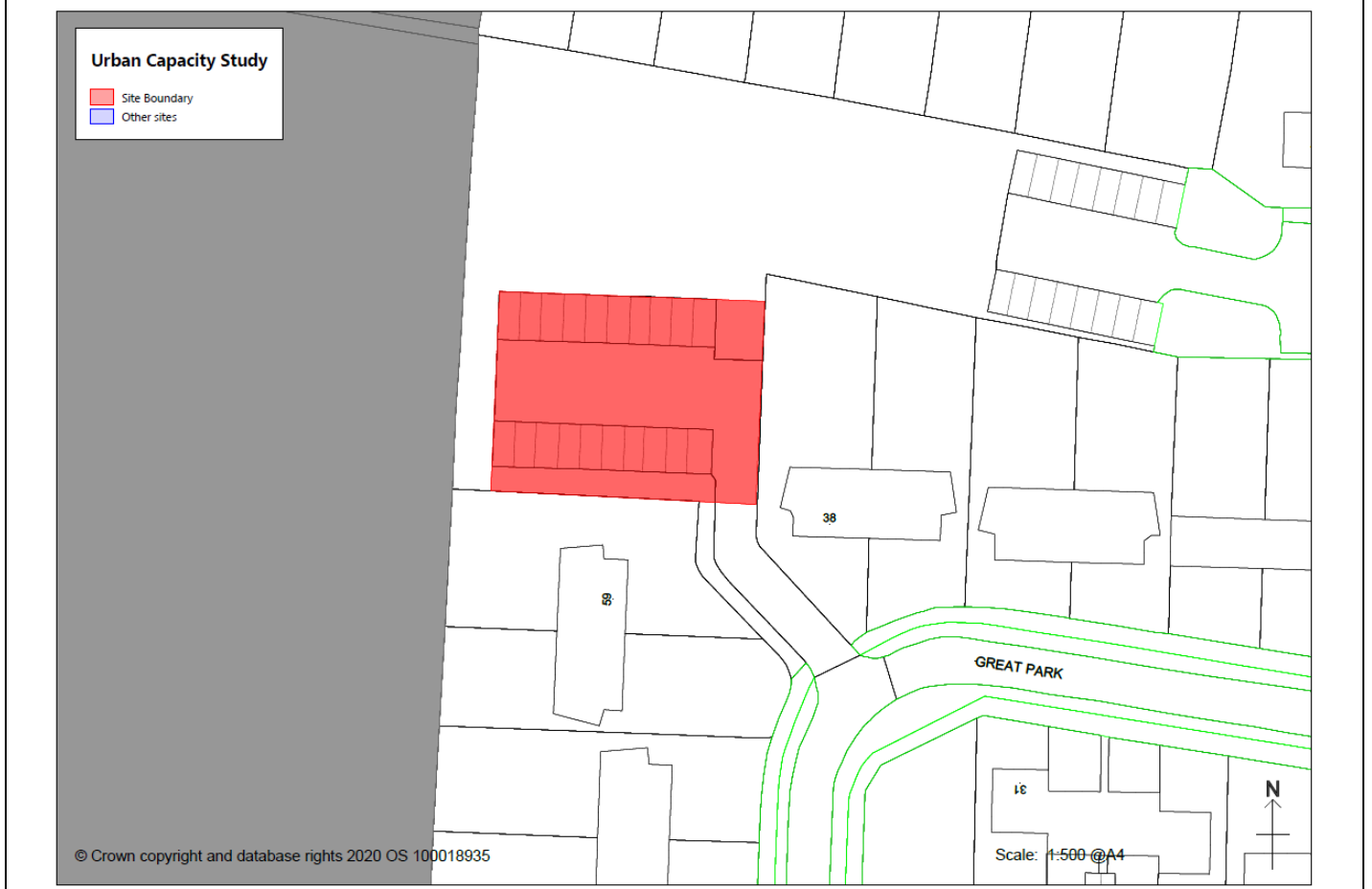
KLang06 - Skyline Roofing, The Nap

Assessment of Constraints			
Conservation Area	Site may impact upon Kings Langley conservation area		
Listed Buildings	Site may impact upon the setting of listed buildings along High Street		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is adjacent to an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is approximately 170 metres east of Kings Langley Common and 230 metres west of the Grand Union Canal		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 2		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Grade 3		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
Deduction for constraints	0 hectares		
Density (gross) attributed to site	75 dwellings per hectare	Suitable types of development	Houses/Flats
Estimated Development Potential	12 dwellings		
Suitability	Suitable subject to it being demonstrated that there is no reasonable prospect that the site can be retained for its current use.		
Availability	There is a reasonable prospect that the site could be made available for development.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		

KLang07 - Garages on Great Park

Settlement	Kings Langley	Ward	Kings Langley
Previous/Old Reference	KL07	Source	Other sources
Site Area (hectares)	0.07	Brownfield Land	Yes
Current Use(s)	Garages		
Adjacent Use(s)	Residential, agricultural		
Policies Map Designation	Residential Area		

Site Map



KLang07 - Garages on Great Park

Assessment of Constraints			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is adjacent to Kings Langley Park		
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is not within 400m of a designated wildlife site		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 2		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Grade 3		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
Deduction for constraints	0 hectares		
Density (gross) attributed to site	75 dwellings per hectare	Suitable types of development	Houses/Flats
Estimated Development Potential	5 dwellings		
Suitability	Suitable for further consideration		
Availability	There is a reasonable prospect that the site could be made available for development.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		