

# **Three Rivers District Council**

## **Local Development Framework**

# **Site Allocations Supporting Information Report**

November 2012

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## 1 Introduction

- 1.1 Three Rivers District Council are consulting on our Proposed Submission Site Allocations Document in November/December 2012.
- 1.2 The Site Allocations DPD will identify sites throughout the District for development up to 2026 to support the delivery of the Council's adopted Core Strategy. Once finalised, the Site Allocations will form part of the statutory Development Plan for Three Rivers.
- 1.3 The Site Allocations Preferred Options document seeks to identify the most appropriate and sustainable sites in the District to cater for identified development needs.
- 1.4 The proposed submission document builds on previous public consultation through the Core Strategy Preferred Options (2009), Core Strategy Further Preferred Options (2009), Site Allocations Issues and Options (2010) and Site Allocations Preferred Options (2012). Further details of these consultations and the responses received are available on our website at [www.threerivers.gov.uk](http://www.threerivers.gov.uk).
- 1.5 This report is an update to the January 2012 report that was produced in support of the Site Allocations Preferred Options consultation. It sets out the assessment methodology used to evaluate all sites considered as potential allocations for housing, employment, retail and open spaces. It includes all sites that are proposed for allocation, and all other sites that have been submitted to the Council but that are not proposed for allocation. The County Council have produced reports on potential sites for school allocations.
- 1.6 Chapter 2 of this report provides a background summary to the Site Allocations DPD. Chapter 3 sets out the methodology and assessment criteria used to evaluate sites. Chapters 4 to 7 summarise details of each site considered and their assessment.

## 2 Site Allocations Development Plan Document

- 2.1 The Core Strategy Supplemental Issues and Options (2007) consultation in July asked for views on eight potential broad locations for housing development (south east Abbots Langley, West of South Oxhey, South East Croxley Green, East Kings Langley, North East Maple Cross, North Croxley Green, East Carpenders Park and East Abbots Langley). It also asked for views on broad locations for employment and put forward options for extending employment space at Maple Lodge, releasing employment land at Kings Langley and Croxley Business Park to mixed use, and releasing some employment space at Carpenders Park. Comments were also sought on where additional retail provision should be located. 405 responses to the consultation were received, including additional suggestions for housing sites.
- 2.2 In February 2009, the Council consulted on the Core Strategy Preferred Options (2009). This document included five large and 35 small housing sites, and proposals for employment and retail areas in the District. Over 600 responses were received to the consultation, the majority of which related to the housing sites. Additional new sites for housing were also suggested.
- 2.3 In November 2009, the Council consulted on the Core Strategy Further Preferred Options (2009) which focussed on housing supply and housing sites. Nearly 1,900 responses were received to this consultation.
- 2.4 In November 2010, the Council consulted on the Site Allocations Issues and Options (2010) which included proposals for sites for secondary schools, employment sites, retail and open spaces. 2,171 responses to the consultation were received, mainly in relation to the secondary school sites, but there were also suggestions of additional sites for housing, open space and retail.
- 2.5 In January 2012, the Council consulted on the Site Allocations Preferred Options (2012) which brought together sites to meet needs for housing, employment, education, shopping, leisure and open spaces and included a Masterplan for the South Oxhey area to guide plans for the South Oxhey Initiative. Responses to the consultation were received from 900 individuals and organisations, mainly in relation to the secondary school sites, but there were also suggestions of additional sites for housing and open space.
- 2.6 In May 2012, specific consultation was carried out in a Masterplan for South Oxhey to inform plans for the regeneration of the area and the Masterplan to be included in the Site Allocations document. Responses to the consultation were received from 125 individuals/organisations.
- 2.7 Consultation on one potential housing site at Alpine Press, Kings Langley, four open spaces/local green space and one change to the Green Belt at Leavesden took place in July/August 2012. 31 responses were received, and a copy of a 423 signature petition and 5 letters opposing previous proposals for development of open space at Hill Farm Avenue were submitted.
- 2.8 All sites that have been put forward are considered in the relevant chapter.

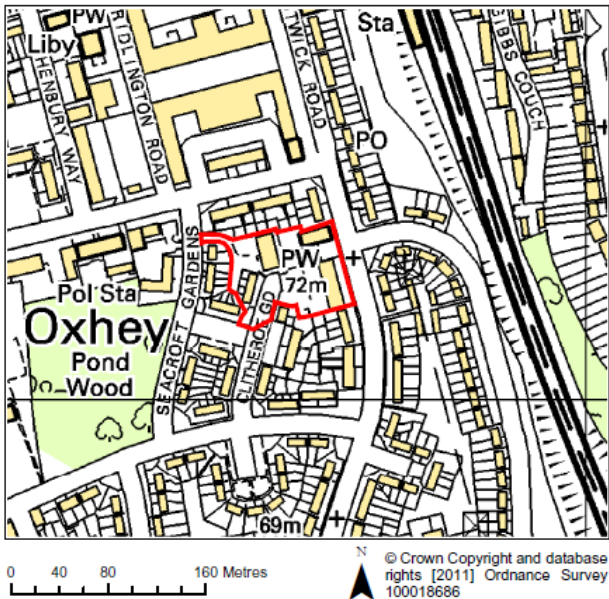


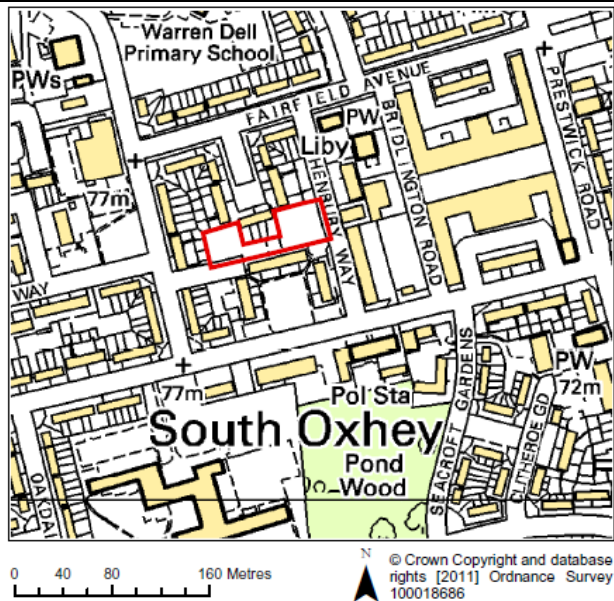
### 3 Evaluation of Sites

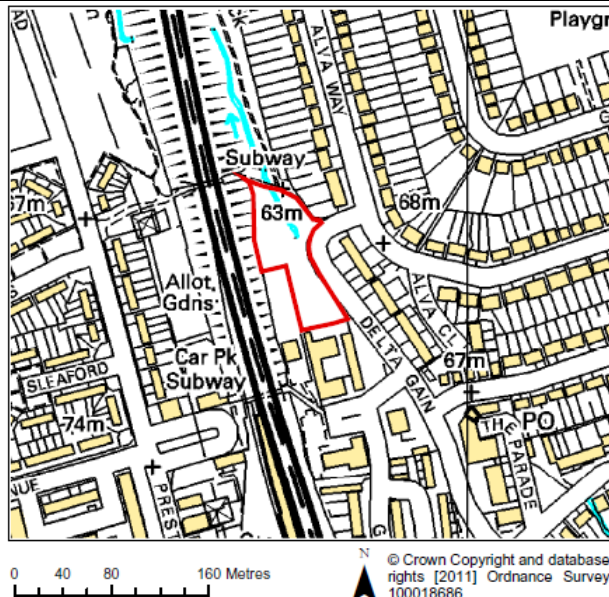
- 3.1 All sites that have been put forward for housing, employment, retail, and open spaces have been assessed to select the most appropriate and sustainable sites for inclusion in the Site Allocations Document.
- 3.2 The County Council have completed an assessment of potential sites for secondary schools. Details of this assessment are available on our website at [www.threerivers.gov.uk](http://www.threerivers.gov.uk).
- 3.3 The Core Strategy Spatial Strategy sets out that all development sites will be identified having regard to a criteria-based approach, taking into account whether development on the site:
- Will be accessible to public transport, services and facilities
  - Will not have a significant impact on the environment in terms of impacts on the Green Belt, visual amenity, heritage assets, transport and environmental quality including wildlife, flood risk and water pollution
  - Is likely to come forward over the plan period.
- 3.4 These criteria have therefore formed the basis of the assessment of all sites. Sites have been considered by the Local Development Framework Member Working Group who make recommendations to the Council's Executive Committee.
- 3.5 Sites have been assessed using extensive information from the Council's Geographic Information System (GIS) to develop an overall picture of each site, its key characteristics and surrounding areas to provide an assessment of site suitability. Where available, information submitted by landowners/developers has also been taken into account.
- 3.6 Site visits to each site have also been undertaken to identify any potential impacts or issues associated with the site.
- 3.7 In addition, compliance with planning policy as set out in the Core Strategy has also been assessed. The Core Strategy Spatial Strategy directs new development to previously developed land (including surplus employment land) and appropriate infilling opportunities within the urban areas of the Principal Town and Key Centres as these have been identified as the most sustainable locations in the District. More limited new development will take place on previously developed land (including surplus employment land) and appropriate infilling within the Secondary Centres. Limited development to meet local needs will take place in the villages of Bedmond and Sarratt. To meet needs, development will also be required on Green Belt land. In considering Green Belt sites, priority will be given to previously developed sites over greenfield sites, and sites will be identified at the most sustainable locations on the edge of the Principal Town, Key Centres and Secondary Centres.
- 3.8 To assist in the consideration of the significant number of housing sites that have been submitted to the Council, Appendix 2 of the Core Strategy (adopted 17 October 2011) sets out a range of specific site selection criteria covering a range of planning and sustainability criteria. An initial list of criteria was consulted on as part of the Core Strategy Preferred Options (2009), and were refined to take account of comments received.

- 3.9 All housing sites have been assessed against these criteria to give a score. Although this score and how well sites perform in relation to the range of criteria has informed the Council's consideration of sites, in considering sites the Council have considered each site on its merits and taken into account site specific circumstances. Housing site scores have been reviewed to ensure they take account of any changes in constraints and/or service provision and scores in this document reflect the position at October 2012.
- 3.10 The following sections set out details of each site considered and the site's assessment against the Core Strategy Spatial Strategy criteria-based approach taking into account whether development on the site:
- Will be accessible to public transport, services and facilities
  - Will not have a significant impact on the environment in terms of impacts on the Green Belt, visual amenity, heritage assets, transport and environmental quality including wildlife, flood risk and water pollution
  - Is likely to come forward over the plan period.
- 3.11 The conclusion for each site sets out whether the site has been **accepted** as an allocation, has been **rejected**, or has been **superseded**, for example if it has been granted planning permission for development and is therefore no longer proposed for allocation.

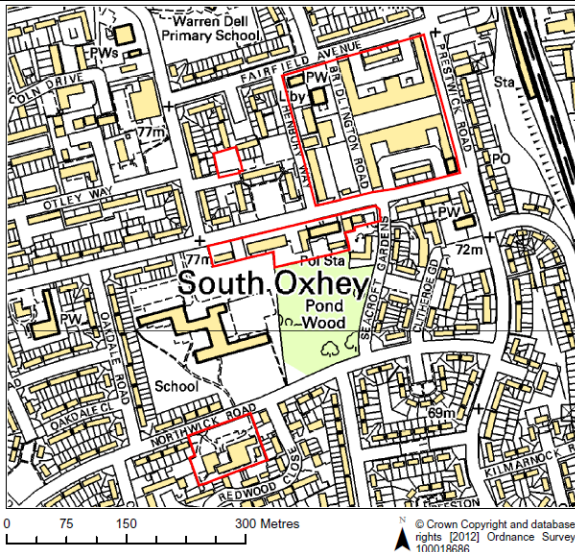
## 4 HOUSING SITES

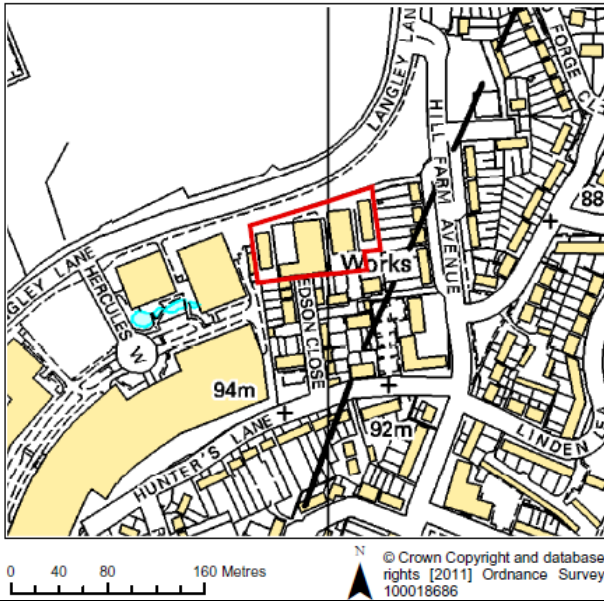
H001	Clitheroe Gardens, South Oxhey		Superseded
Site Information			
Current Use:	Residential	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.65	Indicative Dwelling Capacity:	25
Site Considered by MWG:	22/06/09 15/07/09	Housing Site Score:	1032
<b>Site Summary:</b> Site developed for residential for older people. Proposals for redevelopment of the site which could result in a net gain of dwellings.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Town centre site with excellent access to public transport (bus services and rail station at Carpenders Park) and range of services and facilities.			
<b>No Significant Impact on the Environment</b>			
Previously developed land. Site is adjacent to a wildlife site (Pond Wood), but no significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Yes. Development in progress.			
<b>Conclusion</b>			
Site has been granted planning permission for a net gain of 23 dwellings and redevelopment is underway therefore no longer proposed to allocate site.			

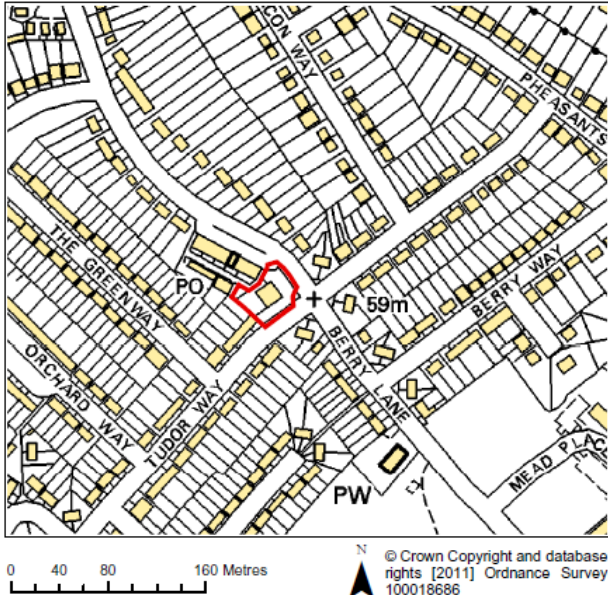
H002	Ferryhills Close, South Oxhey		Superseded
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.27	Indicative Dwelling Capacity:	10
Site Considered by MWG:	22/06/09 10/03/10	Housing Site Score:	983
<b>Site Summary:</b> Open land that has been put forward for development for housing. Site was consulted on at Core Strategy Further Preferred Options stage.			
<b>Consultation Comments:</b> At CS FPO, 75% support, 25% against. Concern from adjoining residents about overlooking and loss of green space used by residents of flats.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Town centre site with excellent access to public transport (bus services and rail station at Carpenders Park) and range of services and facilities.			
<b>No Significant Impact on the Environment</b> Site is within 200m of a wildlife site (Pond Wood), but no significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Yes. Landowner support for development.			
<b>Conclusion</b> Site is now included as part of South Oxhey Town Centre (H004) so superseded.			

H003	Delta Gain, Carpenders Park		Superseded
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.27	Indicative Dwelling Capacity:	35
Site Considered by MWG:	23/09/08 15/07/09 10/03/10	Housing Site Score:	1016
<b>Site Summary:</b> Vacant land designated as part of an employment site in the Local Plan. Site consulted on at Core Strategy Preferred Options with an indicative capacity of 25 dwellings. This was increased to a capacity of 35 dwellings at Core Strategy Further Preferred Options.			
<b>Consultation Comments:</b> At CS FPO, 58% in support of site, 42% against. Concern about floodplain on site, traffic on Delta Gain and overstretched infrastructure.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has excellent access to public transport (bus services and rail station at Carpenders Park) and range of town centre services and facilities.			
No Significant Impact on the Environment			
Previously developed land. Flood zone on part of site and wildlife site within 100m (Prestwick Road allotments), but no other significant impacts on the environment expected.			
Likely to Come Forward over the Plan Period			
Yes. Landowner support for development.			
Conclusion			
Site has been granted planning permission for 31 dwellings therefore no longer proposed to allocate site.			

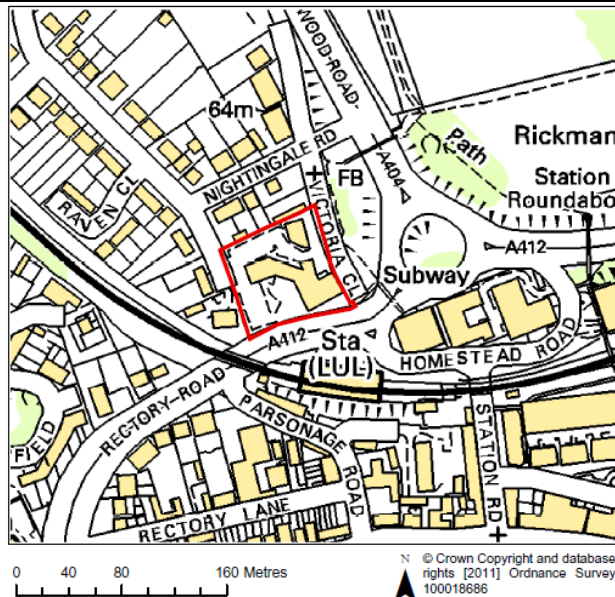


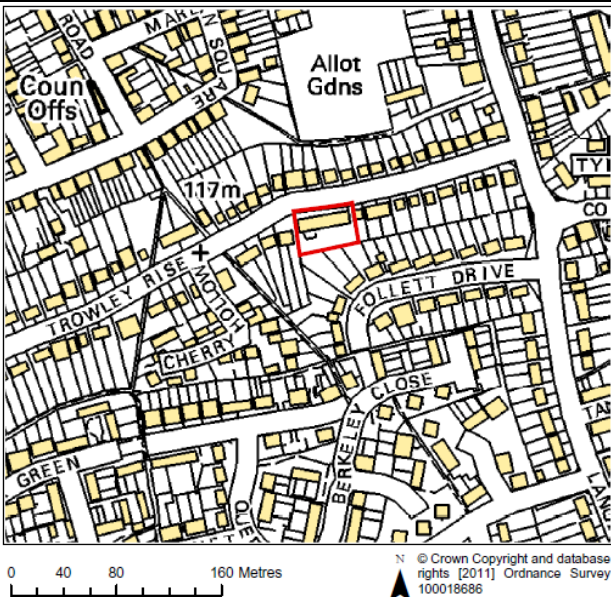
H004	South Oxhey Town Centre, South Oxhey		Accepted
Site Information			
Current Use:	Town centre uses	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	n/a (broad area)	Indicative Dwelling Capacity:	210
Site Considered by MWG:	11/08/08 15/07/09 10/03/10 08/05/12	Housing Site Score:	1015
<b>Site Summary:</b> Indicative capacity of 210 dwellings. Specific sites have been identified as part of a Masterplan to support the 'South Oxhey Initiative'.  The 'Strip' area on Oxhey Drive and the Northwick Road Day Centre were consulted on as housing sites as part of the Core Strategy Preferred Options with an indicative Capacity of 105 dwellings. The Core Strategy Further Preferred Options updated this site to the broad town centre with an indicative capacity of 200 dwellings. The capacity has now been increased to 210 dwellings to include the Ferryhills Close site (H002).			
<b>Consultation Comments:</b> At CS FPO, 76% support, 24% against. At SA PO, 72% support, 28% against. Concern about overstretched infrastructure and loss of facilities and overcrowding of the area. Support for benefits to the area of redevelopment.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has excellent access to public transport (bus services and rail station at Carpenders Park) and range of town centre services and facilities. Town centre services should be retained/enhanced as part of any redevelopment.			
No Significant Impact on the Environment			
Previously developed land. Some wildlife sites adjacent to sites but no significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Some landowner support for development, although multiple ownerships within the town centre area may require some land assembly.			
Conclusion			
Core Strategy identifies South Oxhey as a priority for development to promote regeneration. Previously developed land is in a sustainable location and at this stage there are not expected to be significant adverse impacts on the environment so site is proposed for allocation.			

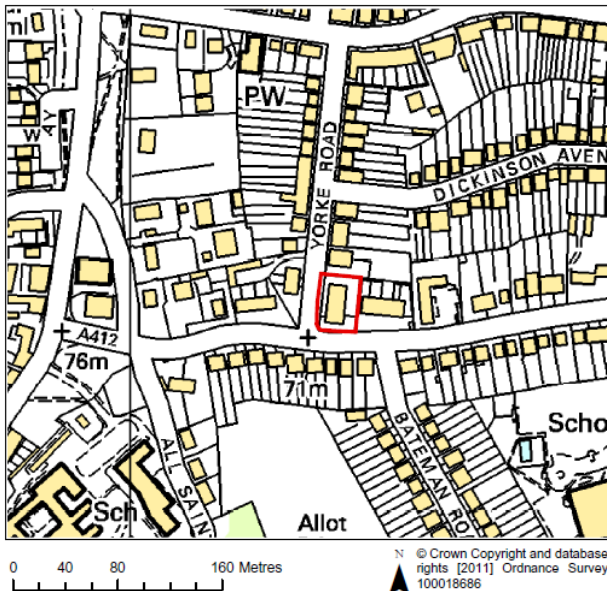
H005	Hill Farm Industrial Estate, Hill Farm Avenue, Leavesden		Accepted
Site Information			
Current Use:	Industrial units.	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes on part of site.
Site Area (ha):	0.57	Indicative Dwelling Capacity:	30
Site Considered by MWG:	22/06/09 10/03/10 08/05/12	Housing Site Score:	981
<b>Site Summary:</b> Industrial units put forward for residential development by landowner.  Site was consulted on as part of Core Strategy Further Preferred Options and Site Allocations Preferred Options for 30 dwellings.			
<b>Consultation Comments:</b> At CS FPO, 86% support and 14% against. At SA PO, 79% support and 21% against. Concern that too much development in the area as a result of Leavesden Aerodrome site, and about the loss of employment.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus services) and to local shops, education and open space.			
No Significant Impact on the Environment			
Part of site is within the Green Belt but is previously developed land. No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Some landowner support for development.			
Conclusion			
Previously developed land in a Key Centre with good access to public transport, services and facilities and no significant impacts on the environment anticipated so site is proposed for allocation.			

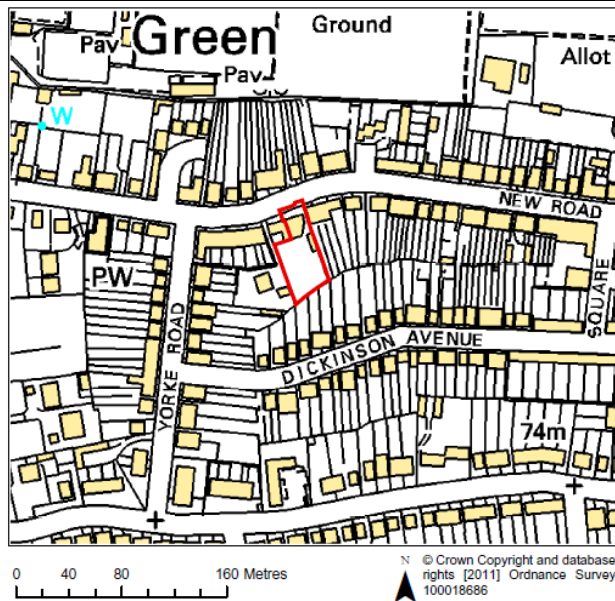
H006	Happy Man Public House, Mill End		Superseded
Site Information			
Current Use:	Former Public House	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No.
Site Area (ha):	0.15	Indicative Dwelling Capacity:	10
Site Considered by MWG:	23/09/08 10/03/10	Housing Site Score:	931
<b>Site Summary:</b> Former public house consulted on as a housing site with an indicative capacity of 10 dwellings at Core Strategy Preferred Options and Core Strategy Further Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 88% support, 12% against.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has access to public transport (bus services) and good access to local shops, primary education and open space.			
<b>No Significant Impact on the Environment</b>			
Previously developed land. No significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Yes. Some landowner support for development.			
<b>Conclusion</b>			
Site has been granted planning permission for 4 dwellings and a retail store and development is in progress therefore no longer proposed to allocate site.			

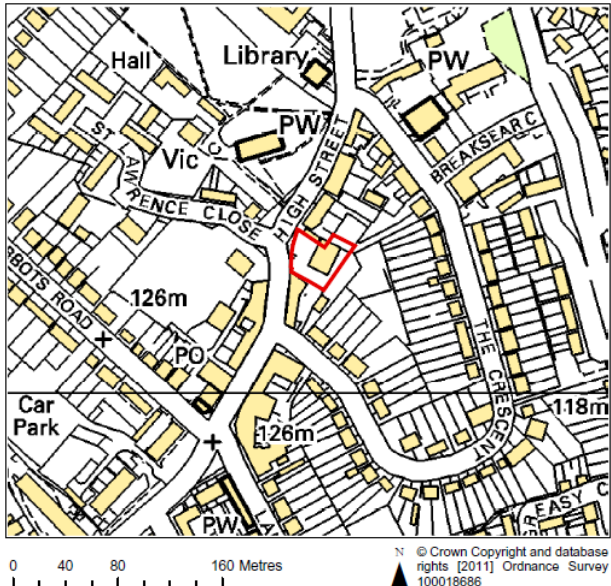


H007	Long Island Exchange, Victoria Close, Rickmansworth		Accepted
Site Information			
Current Use:	Hotel and bar and garage	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Principal Town	Green Belt:	No
Site Area (ha):	0.59	Indicative Dwelling Capacity:	50
Site Considered by MWG:	23/09/08 22/06/09 10/03/10 08/05/12	Housing Site Score:	902
Site Summary: Hotel and bar and garage site consulted on as a housing site with an indicative capacity of 50 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
Consultation Comments: At CS PO, 70% support, 30% against. At SA PO, 56% support, 44% against. Concern at loss of hotel, and that there would be too many dwellings.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Site has good access to public transport (bus and rail) and town centre shops and services and open space.			
No Significant Impact on the Environment Previously developed land. No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period Yes. Developer interest in site.			
Conclusion Previously developed land in the Principal Town with good access to public transport, services and facilities and no significant impacts on the environment anticipated so site is proposed for allocation.			

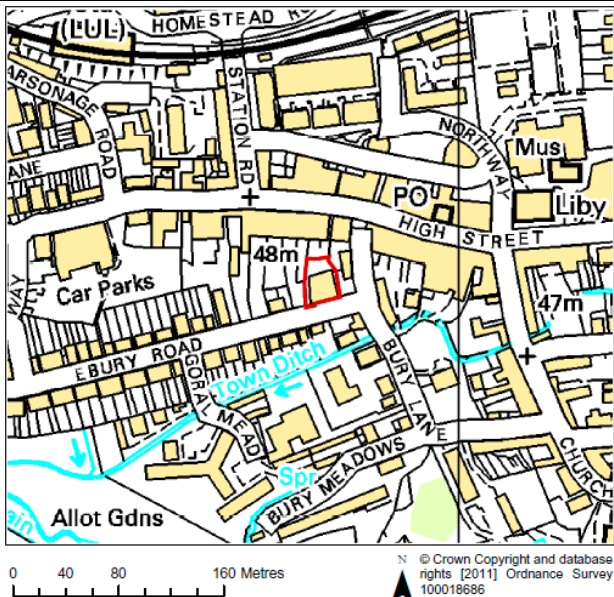
H008	Men's Club, Trowley Rise, Abbots Langley		Rejected
Site Information			
Current Use:	Men's club.	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.14	Indicative Dwelling Capacity:	5
Site Considered by MWG:	23/09/08 22/06/09	Housing Site Score:	909
<b>Site Summary:</b> Men's club consulted on as a housing site with an indicative capacity of 5 dwellings at Core Strategy Preferred Options. Removed as a housing site at Core Strategy Further Preferred Options stage as a result of consultation responses that the community facility would not be available for redevelopment.			
<b>Consultation Comments:</b> At CS PO 63% support, 37% against. Comments that community use should be preserved.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has good access to public transport (bus), local shopping and education.			
<b>No Significant Impact on the Environment</b> Previously developed land. No significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> No. Community use and landowners indicate site is not available for redevelopment.			
<b>Conclusion</b> Sustainable location with no significant impacts on the environment anticipated. However community use with no intention to develop so not deliverable and rejected as an allocation.			

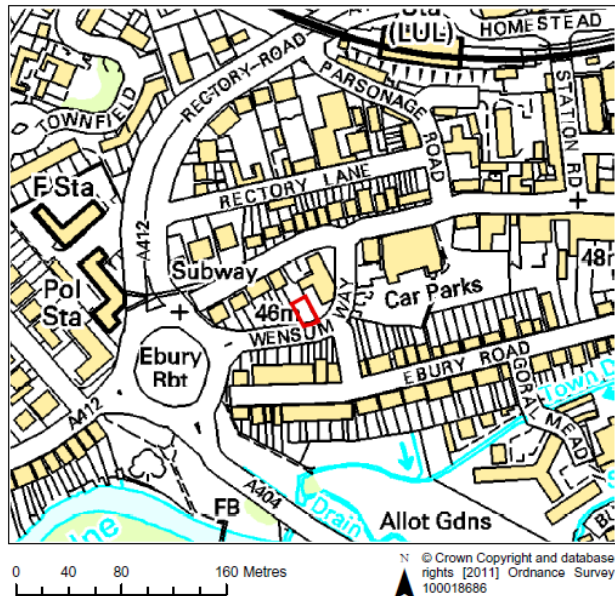
H009	Yorke Road School, Yorke Road, Croxley Green		Accepted
Site Information			
Current Use:	Former primary School/office	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.13	Indicative Dwelling Capacity:	5
Site Considered by MWG:	22/06/09 10/03/10 08/05/12	Housing Site Score:	908
<b>Site Summary:</b> Former primary school site consulted on as a housing site with an indicative capacity of 5 dwellings (through conversion of the school building) put forward and consulted on at Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS FPO 51% support, 49% against. At SA PO 33% support, 67% against. Concern that character of building should be preserved and that there are already traffic problems in the area.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus), local shopping and education.			
No Significant Impact on the Environment			
Site is a locally listed building, but allocation for conversion of building. Wildlife site (Bateman Road Allotments) within 100m of site but no significant impacts on environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Previously developed land in a Key Centre with good access to public transport, local services and facilities and no significant impacts on the environment anticipated so site is proposed for allocation (through conversion of the building).			

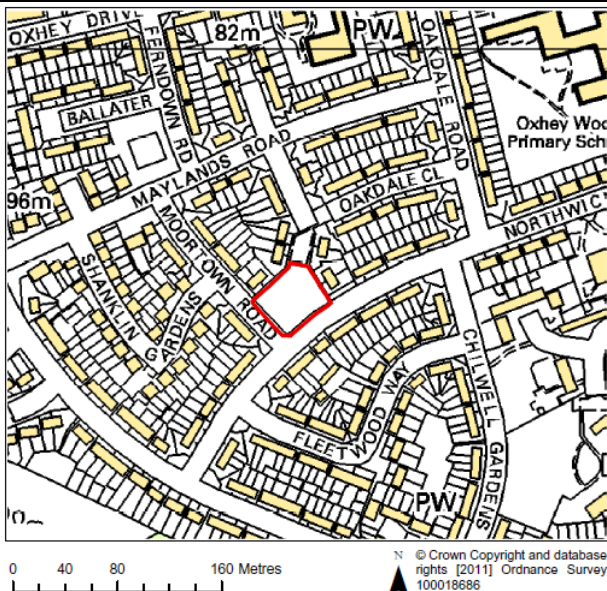
H010	50-52 New Road, Croxley Green		Accepted
Site Information			
Current Use:	Mechanics and fuel station	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.17	Indicative Dwelling Capacity:	10
Site Considered by MWG:	23/09/08 10/03/10 08/05/12	Housing Site Score:	925
Site Summary: Mechanics and fuel station site consulted on as a housing site with an indicative capacity of 10 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
Consultation Comments: At CS PO, 67% support, 33% against. At SA PO, 29% support, 71% against. Concern that Croxley already overdeveloped and roads congested.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Site has good access to public transport (bus and rail), local shopping and education.			
No Significant Impact on the Environment Previously developed land. No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period Site is not currently available for redevelopment.			
Conclusion Previously developed land in a Key Centre with good access to public transport, local services and facilities and no significant impacts on the environment anticipated so site is proposed for allocation.			

H011	Former Kings Head Public House, 35 High Street, Abbots Langley		Accepted
Site Information			
Current Use:	Restaurant	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.13	Indicative Dwelling Capacity:	10
Site Considered by MWG:	23/09/08 10/03/10 08/05/12	Housing Site Score:	902
<b>Site Summary:</b> Former public house, now a restaurant consulted on as a housing site with an indicative capacity of 10 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO 63% support, 37% against. At SA PO 76% support, 24% against. Concern that capacity too high.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus), local shopping and education.			
No Significant Impact on the Environment			
Previously developed land. Wildlife site within 100m (Abbots Langley Churchyard) but no significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Some developer interest in bringing site forward for development.			
Conclusion			
Previously developed land in a Key Centre with good access to public transport, local services and facilities and no significant impacts on the environment anticipated so site is proposed for allocation.			

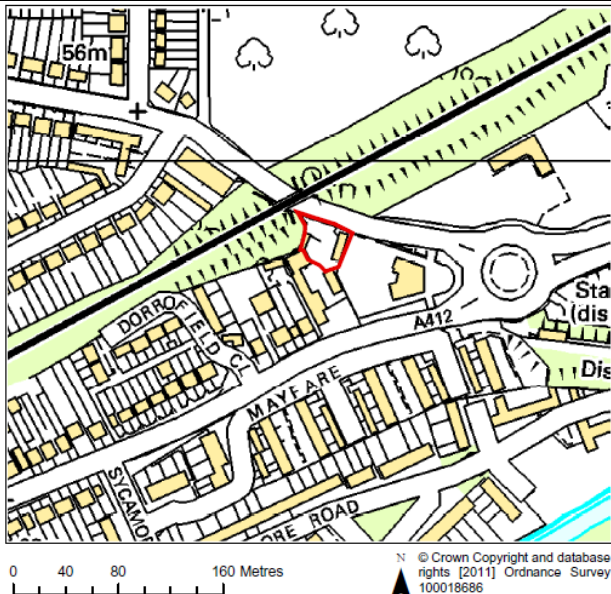


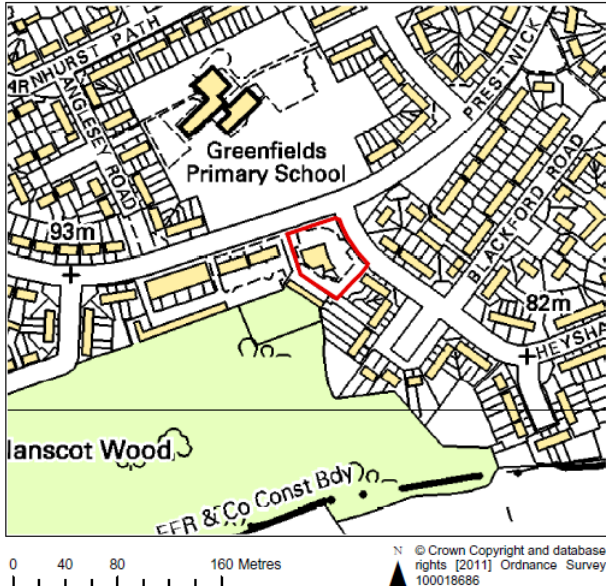
H012	Royal British Legion, Ebury Road, Rickmansworth		Accepted
Site Information			
Current Use:	British Legion hall	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Principal Town	Green Belt:	No
Site Area (ha):	0.08	Indicative Dwelling Capacity:	5
Site Considered by MWG:	23/09/08 10/03/10 08/05/12	Housing Site Score:	922
<b>Site Summary:</b> Royal British Legion hall consulted on as a housing site with an indicative capacity of 10 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 55% support, 45% against. At SA PO, 56% support, 44% against. Concern about loss of facility and that capacity too high.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus and rail), local shopping, education and open space.			
No Significant Impact on the Environment			
Previously developed land. Site within a conservation area but no significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Site is not currently available for redevelopment.			
Conclusion			
Previously developed land in the Principal Town with good access to public transport, local services and facilities and no significant impacts on the environment anticipated so site is proposed for allocation.			

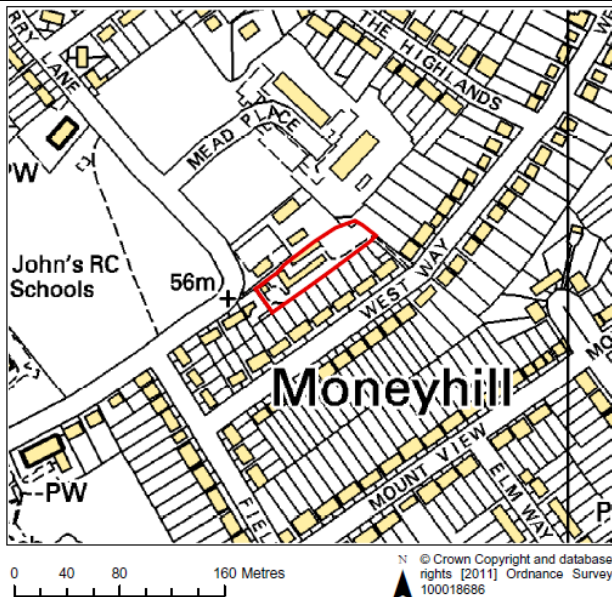
H013	Rear of 233 High Street, Rickmansworth		Rejected
Site Information			
Current Use:	Garden	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Principal Town	Green Belt:	No
Site Area (ha):	0.02	Indicative Dwelling Capacity:	2
Site Considered by MWG:	22/06/09	Housing Site Score:	877
Site Summary: Site has been put forward, but planning applications for development of the site have been refused at appeal, site has therefore not been subject to consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus and rail), local shopping, education and open space.			
No Significant Impact on the Environment			
Previously developed land. Site within a conservation area but no significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Landowner interest in bringing development forwards here, however proposals have been refused at appeal so questions over deliverability of site.			
Conclusion			
Previously developed land in the Principal Town with good access to public transport, local services and facilities and no significant impacts on the environment anticipated, however refusals at appeal so deliverability of site questioned and site is therefore rejected as an allocation.			

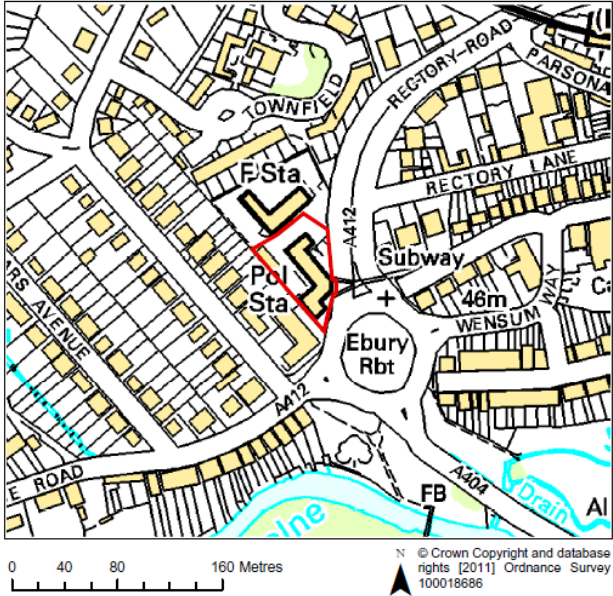
H014	Amenity Space Northwick Road/Moortown Road, South Oxhey		Rejected
Site Information			
Current Use:	Amenity Space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.19	Indicative Dwelling Capacity:	5
Site Considered by MWG:	20/07/11	Housing Site Score:	874
<b>Site Summary:</b> Amenity space site which is not considered appropriate for housing as a result of existing dwellings fronting onto space. However, could provide replacement play area if site H025 is developed.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus and rail), and good access to primary education and open space.			
No Significant Impact on the Environment			
Greenfield site but no other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Existing development fronting onto site means it is unlikely that new residential development would be appropriate, so site is not considered deliverable for housing. However, it may be an appropriate location for replacement play area if H025 is developed.			
Conclusion			
Greenfield site that is within a Key Centre. No other significant impacts on the environment anticipated but site is unlikely to be deliverable for housing given existing pattern of development and therefore rejected as an allocation. However, site may be an appropriate location for replacement play area if H025 is developed for housing.			

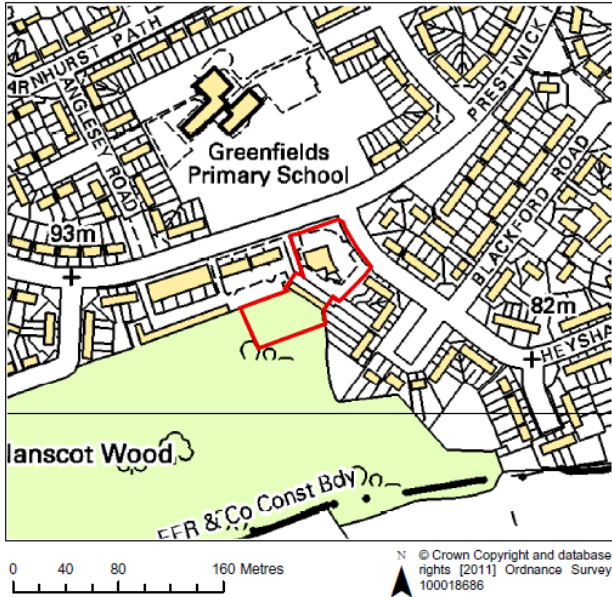


H015	33 Baldwins Lane, Croxley Green		Accepted
Site Information			
Current Use:	Car sales	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.18	Indicative Dwelling Capacity:	10
Site Considered by MWG:	23/09/08 10/03/10 08/05/12	Housing Site Score:	908
Site Summary: Car sales site consulted on as a housing site with an indicative capacity of 15 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
Consultation Comments: At CS PO, 63% support, 37% against. At SA PO, 28% support, 72% against. Concern about impact of Croxley Rail Link and overdevelopment of Croxley Green.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Site has good access to public transport (bus and rail), and good access to education, local shops and open space.			
No Significant Impact on the Environment Previously developed land. No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period Yes. Landowner interest in developing site.			
Conclusion Previously developed land in a Key Centre with good access to public transport, local services and facilities and no significant impacts on the environment anticipated so site is proposed for allocation. Site capacity reduced to take account of Croxley Rail Link.			

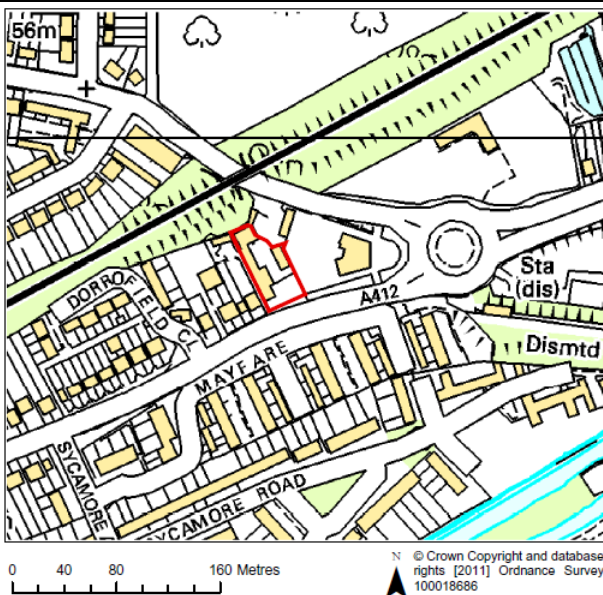
H016	Grapevine Public House, Prestwick Road, South Oxhey		Superseded
Site Information			
Current Use:	Public house	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.22	Indicative Dwelling Capacity:	20
Site Considered by MWG:	23/09/08 10/03/10 20/07/11	Housing Site Score:	899
<b>Site Summary:</b> Public house site consulted on as a housing site with an indicative capacity of 20 dwellings at Core Strategy Preferred Options and Core Strategy Further Preferred Options. Site now superseded by site H019.			
<b>Consultation Comments:</b> At CS PO 84% support, 16% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus), and good access to primary education, local shops and open space.			
No Significant Impact on the Environment			
Previously developed land. Wildlife site and Local Nature Reserve adjacent but no significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Previously developed land in a Key Centre with good access to public transport, local services and facilities and no significant impacts on the environment anticipated so site is proposed for allocation.			

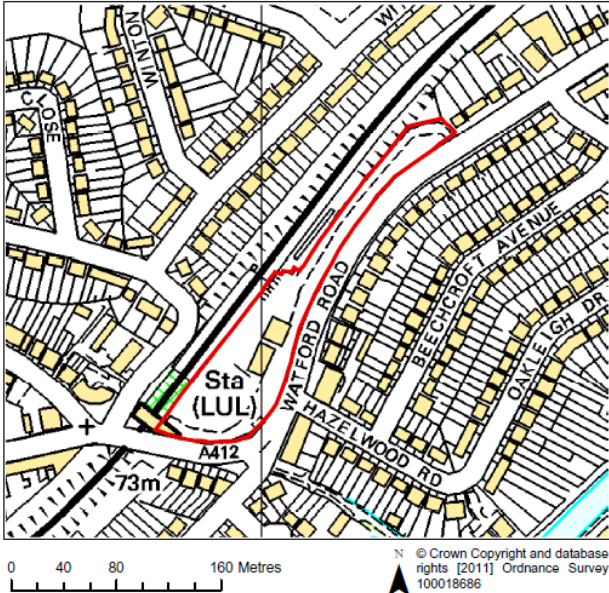
H017	Garages Rear of Drillyard, West Way, Rickmansworth		Accepted
Site Information			
Current Use:	Garages	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Principal Town	Green Belt:	No
Site Area (ha):	0.22	Indicative Dwelling Capacity:	3
Site Considered by MWG:	23/09/08 10/03/10 08/05/12	Housing Site Score:	862
<b>Site Summary:</b> Garage site consulted on as a housing site with an indicative capacity of 3 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 78% support, 22% against. At SA PO, 84% support, 16% against. Concern that access would be difficult.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus and rail), and good access to primary education, local shops and open space.			
No Significant Impact on the Environment			
Previously developed land. No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Previously developed land in the Principal Town with good access to public transport, local services and facilities and no significant impacts on the environment anticipated so site is proposed for allocation.			

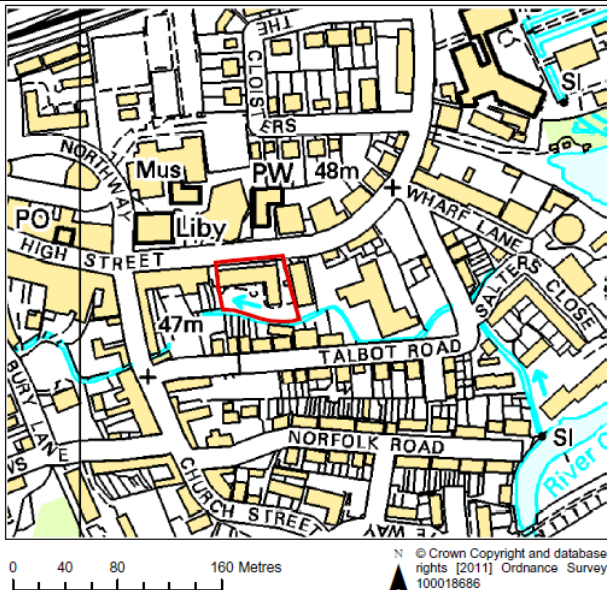
H018	Police Station, Rectory Road, Rickmansworth		Accepted
Site Information			
Current Use:	Former police station	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Principal Town	Green Belt:	No
Site Area (ha):	0.29	Indicative Dwelling Capacity:	20
Site Considered by MWG:	23/09/08 22/06/09 15/07/09 10/03/10 08/05/12	Housing Site Score:	894
<b>Site Summary:</b> Police station site consulted on together with fire station as a housing site with an indicative capacity of 40 dwellings at Core Strategy Preferred Options. Site revised at Core Strategy Further Preferred Options to include just the Police Station site with a capacity of 20 dwellings following responses to public consultation. Site consulted on at Site Allocations Preferred Options with a capacity of 20 dwellings.			
<b>Consultation Comments:</b> At CS FPO comments that services should be retained and that traffic/roads already too busy. At SA PO, 75% support, 25% against. Concern that capacity too high.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus and rail), and good access to local shops and open space.			
No Significant Impact on the Environment			
Previously developed land. Wildlife site (Rickmansworth Aquadrome) and conservation area within 200m, but no significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Previously developed land in the Principal Town with good access to public transport, local services and facilities and no significant impacts on the environment anticipated so site is proposed for allocation.			

H019	Grapevine Public House and Land to the Rear, Prestwick Road, South Oxhey		Accepted
Site Information			
Current Use:	Public house	Brownfield/Greenfield:	Brownfield and Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.44	Indicative Dwelling Capacity:	25
Site Considered by MWG:	20/07/11 08/05/12	Housing Site Score:	854
<b>Site Summary:</b> Public House site consulted on as a housing site with an indicative capacity of 20 dwellings at Core Strategy Preferred Options and Core Strategy Further Preferred Options (site H016). Site now extended to include land to the rear and capacity increased to 25 dwellings in Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At SA PO, 84% support, 26% against. Concern about loss of facility.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has reasonable access to public transport (bus), and good access to primary education, local shops and open space.			
<b>No Significant Impact on the Environment</b> Previously developed land. Wildlife site and Local Nature Reserve adjacent but no significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Yes. Landowner interest in developing site.			
<b>Conclusion</b> Previously developed land in a Key Centre with good access to public transport, local services and facilities and no significant impacts on the environment anticipated so site is proposed for allocation.			

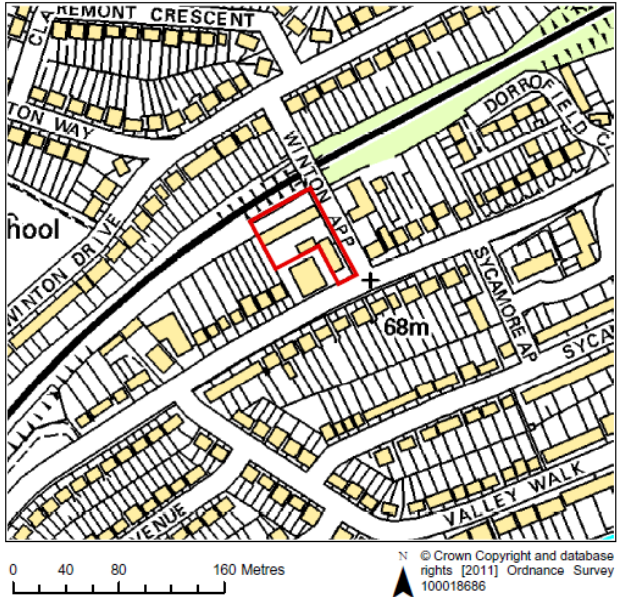


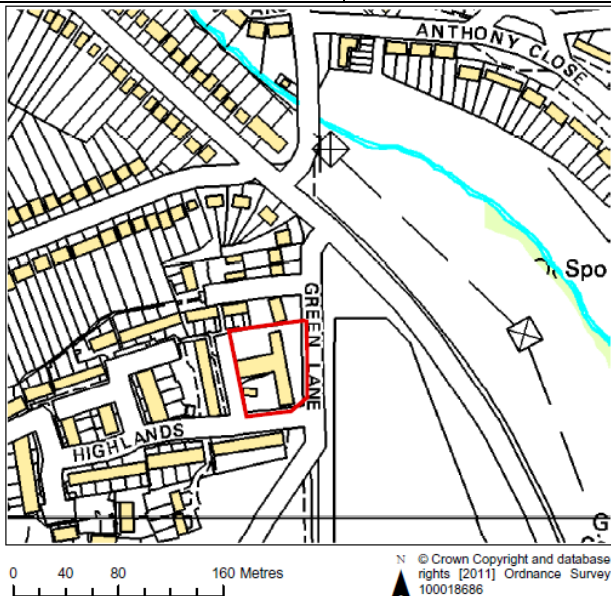
H020	253 Watford Road, Croxley Green		Superseded
Site Information			
Current Use:	Former car sales	Brownfield/Greenfield:	Yes
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.18	Indicative Dwelling Capacity:	25
Site Considered by MWG:	23/09/08 10/03/10	Housing Site Score:	904
<b>Site Summary:</b> Site consulted on as a housing site with an indicative capacity of 25 dwellings at Core Strategy Preferred Options and Core Strategy Further Preferred Options. Planning permission granted and development in progress.			
<b>Consultation Comments:</b> At CS PO, 75% support, 25% object.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has good access to public transport (bus and rail), and good access to education, local shops and open space.			
<b>No Significant Impact on the Environment</b>			
Previously developed land. No significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Yes. Landowner interest in developing site.			
<b>Conclusion</b> Previously developed land in a Key Centre with good access to public transport, local services and facilities and no significant impacts on the environment anticipated. Site has been granted planning permission and redevelopment is underway therefore no longer proposed to allocate site.			

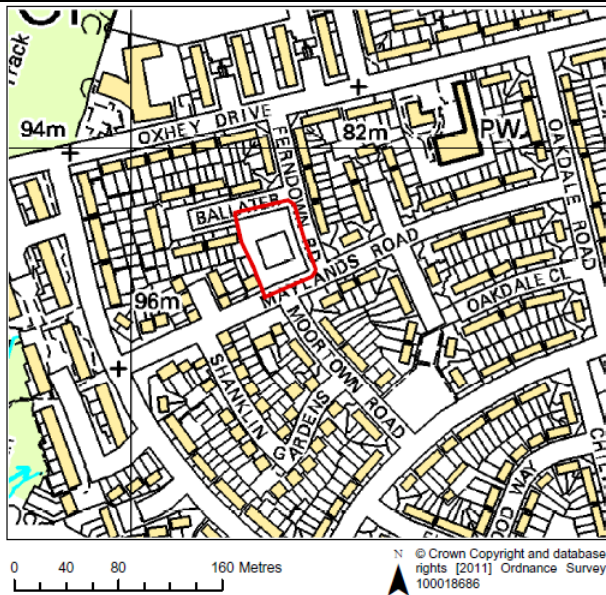
H021	Croxley Station Car Park and Timber Yard, Croxley Green		Accepted
Site Information			
Current Use:	Station car park and timber yard	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	1.04	Indicative Dwelling Capacity:	25
Site Considered by MWG:	23/09/08 10/03/10 28/09/11 08/05/12	Housing Site Score:	909
<b>Site Summary:</b> Site put forward for redevelopment, potentially for a retail store and residential above. Consulted on with an indicative capacity of 25 dwellings at Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At SA PO, 24% support, 76% against. Concern over loss of parking and overdevelopment of Croxley Green.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has good access to public transport (bus and rail), and good access to education, local shops and open space.			
<b>No Significant Impact on the Environment</b> Previously developed land. Locally listed building adjacent but no significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Yes. Landowner interest in developing site.			
<b>Conclusion</b> Previously developed land in a Key Centre with good access to public transport, local services and facilities and no significant impacts on the environment anticipated so site is proposed for allocation. Text added to allocation to highlight need to retain parking provision.			

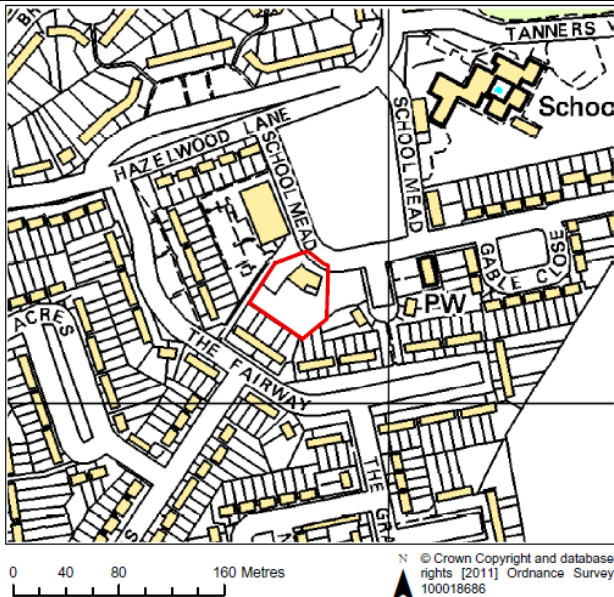
H022	Langwood House, High Street, Rickmansworth		Accepted
Site Information			
Current Use:	Offices	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Principal Town	Green Belt:	No
Site Area (ha):	0.25	Indicative Dwelling Capacity:	15
Site Considered by MWG:	23/09/08 10/03/10 08/05/12	Housing Site Score:	914
<b>Site Summary:</b> Office site consulted on as a housing site with an indicative capacity of 10 dwellings at Core Strategy Preferred Options and Core Strategy Further Preferred Options. Site capacity increased to 15 dwellings in Site Allocations Preferred Options following responses to consultation.			
<b>Consultation Comments:</b> At CS PO, 67% support, 33% against. At SA PO, 68% support, 32% against. Concern at loss of office accommodation in town centre.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus and rail), and good access to education, local shops and services and open space.			
No Significant Impact on the Environment			
Previously developed land. Within the conservation area and locally listed building adjacent but no significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Previously developed land in the Principal Town with good access to public transport, local services and facilities and no significant impacts on the environment anticipated so site is proposed for allocation.			

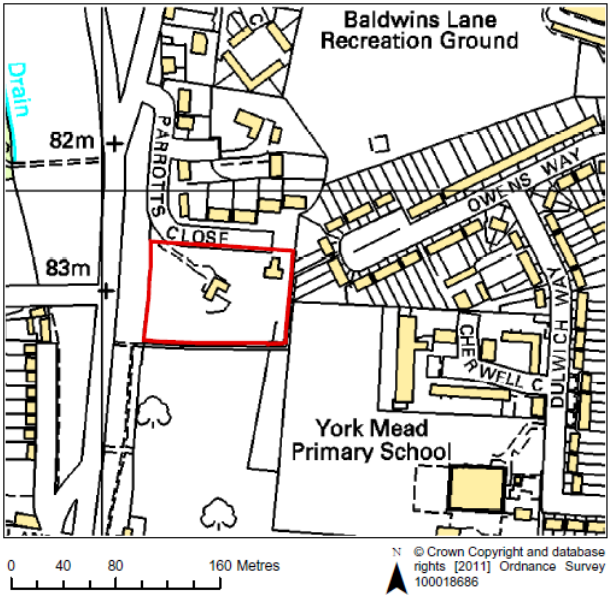


H023	189-191 Watford Road, Croxley Green		Superseded
Site Information			
Current Use:	Former car sales	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.27	Indicative Dwelling Capacity:	7
Site Considered by MWG:	23/09/08 22/06/09 10/03/10	Housing Site Score:	889
<b>Site Summary:</b> Site consulted on as a housing site with an indicative capacity of 7 dwellings at Core Strategy Preferred Options and Core Strategy Further Preferred Options. Planning permission granted for development.			
<b>Consultation Comments:</b> At CS PO, 76% support, 24% against.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has good access to public transport (bus and rail), and good access to education and local shops.			
<b>No Significant Impact on the Environment</b> Previously developed land. No significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Yes. Landowner interest in developing site.			
<b>Conclusion</b> Previously developed land in a Key Centre with good access to public transport, local services and facilities and no significant impacts on the environment anticipated. Site has been granted planning permission and is underway therefore no longer proposed to allocate site.			

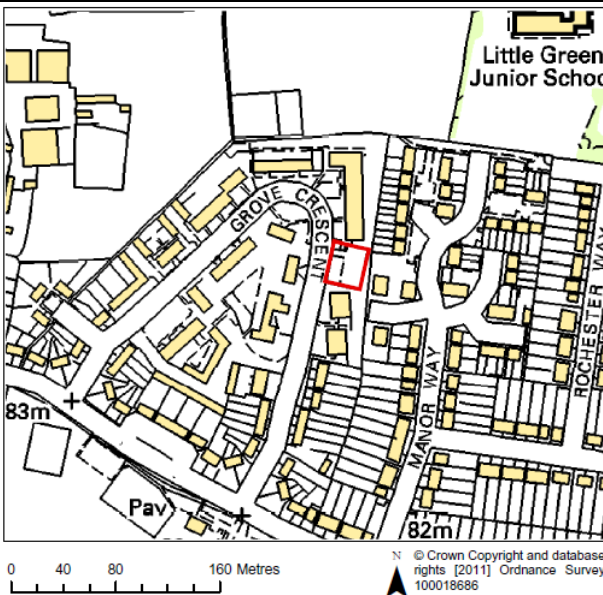
H024	The Fairway, Green Lane, Oxhey Hall		Accepted
Site Information			
Current Use:	Residential home	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	No
Site Area (ha):	0.35	Indicative Dwelling Capacity:	25
Site Considered by MWG:	23/09/08 10/03/10 08/05/12	Housing Site Score:	872
<b>Site Summary:</b> Residential home site consulted on as a housing site with an indicative capacity of 25 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options. Development would depend on alternative provision being made.			
<b>Consultation Comments:</b> At CS PO, 67% support, 33% against. At SA PO, 81% support, 19% against. Concern over loss of facility.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has good access to public transport (bus), and good access to open space.			
<b>No Significant Impact on the Environment</b> Previously developed land. Site is within 100m of a conservation area but no significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Yes. Landowner interest in developing site.			
<b>Conclusion</b> Previously developed land in a Secondary Centre with good access to public transport and no significant impacts on the environment anticipated so site is proposed for allocation.			

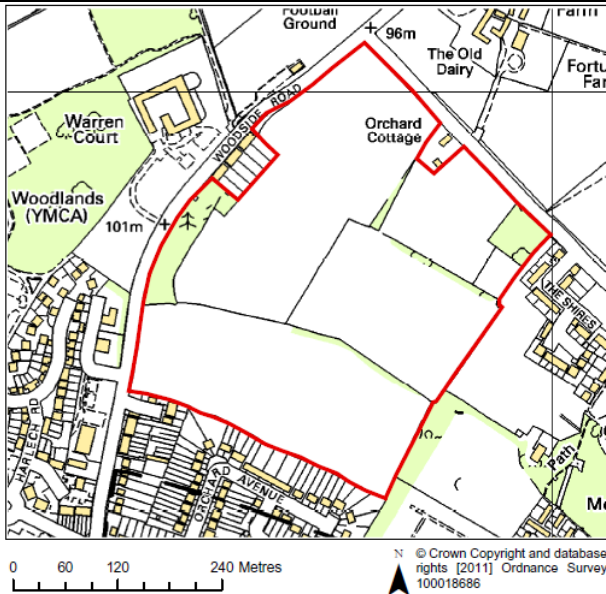
H025	Amenity Space Maylands Road/Ferndown Road, South Oxhey		Accepted
Site Information			
Current Use:	Amenity space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.29	Indicative Dwelling Capacity:	10
Site Considered by MWG:	20/07/11 08/05/12	Housing Site Score:	863
<b>Site Summary:</b> New site put forward for redevelopment, potentially for a retail store and residential above. If site is developed, play area could be re-provided on site H014.			
<b>Consultation Comments:</b> At SA PO, 67% support, 33% against. Concern over loss of space.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has reasonable access to public transport (bus and rail), and good access to primary education and open space.			
<b>No Significant Impact on the Environment</b>			
Greenfield site but no other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Yes. Landowner interest in developing site.			
<b>Conclusion</b>			
Greenfield site that is within a Key Centre. No other significant impacts on the environment anticipated and reasonable access to public transport and local services so site is proposed for allocation. If site is developed, replacement play area to be provided on site H014.			

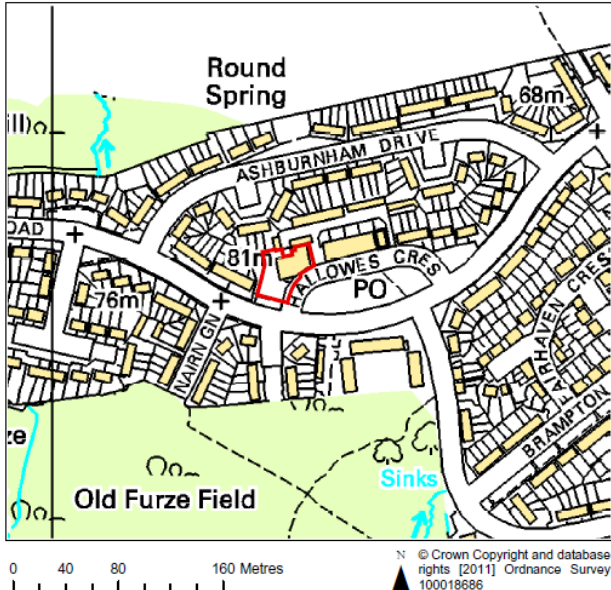
H026	Breakspear Public House, School Mead, Abbots Langley		Superseded
Site Information			
Current Use:	Former public house	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.26	Indicative Dwelling Capacity:	20
Site Considered by MWG:	23/09/08 10/03/10	Housing Site Score:	927
<b>Site Summary:</b> Public house consulted on as a housing site with an indicative capacity of 20 dwellings at Core Strategy Preferred Options and Core Strategy Further Preferred Options. Site granted planning permission and development has taken place.			
<b>Consultation Comments:</b> At CS PO, 73% support, 27% against.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has good access to public transport (bus), primary education and open space.			
<b>No Significant Impact on the Environment</b>			
Previously developed land. No significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Yes. Landowner interest in developing site.			
<b>Conclusion</b>			
Previously developed land in a Key Centre with good access to public transport, local services and facilities and no significant impacts on the environment anticipated. Site has been granted planning permission and development is complete therefore no longer proposed to allocate site.			

H027	Applegarth, Parrots Close, Croxley Green		Rejected Superseded
Site Information			
Current Use:	House and garden	Brownfield/Greenfield:	Brownfield and Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.80	Indicative Dwelling Capacity:	2
Site Considered by MWG:	22/06/09	Housing Site Score:	859
<b>Site Summary:</b> Site has been put forward, but planning applications for development of the site have been refused at appeal, site has therefore not been subject to consultation. Planning permission has now been granted for demolition of Applegarth and development of two houses.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus), education local shops and open space.			
No Significant Impact on the Environment			
Part previously developed land and part greenfield. Site is within conservation area and adjacent to a wildlife site (Stones Orchard). Concerns about impact of development on the conservation area.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Site in a Key Centre with good access to public transport, local services and facilities. Some concerns about impacts of the development on the conservation area, however permission has now been granted for redevelopment so site is not proposed for allocation.			

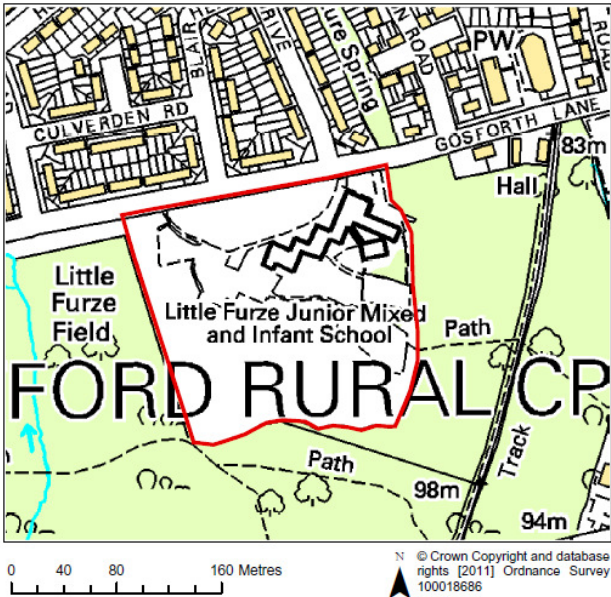


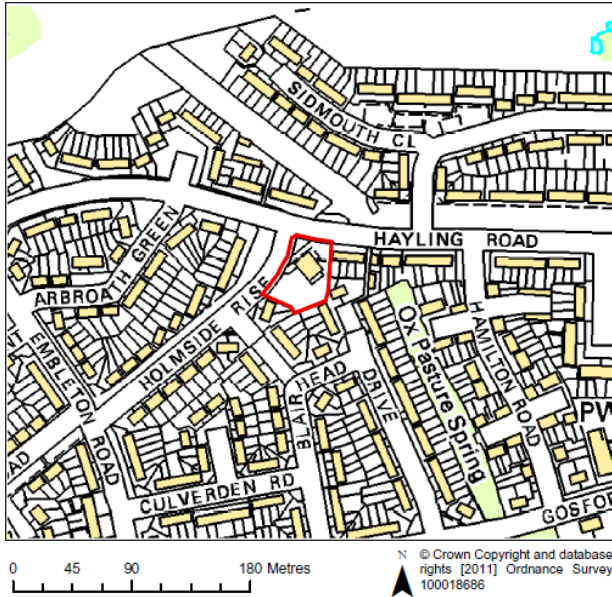
H028	Grove Crescent Car Park, Croxley Green		Superseded
Site Information			
Current Use:	Former car park	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.09	Indicative Dwelling Capacity:	5
Site Considered by MWG:	22/06/09 10/03/10	Housing Site Score:	886
<b>Site Summary:</b> New site put forwards and consulted on at Core Strategy Further Preferred Options for 5 dwellings. Planning permission granted and development complete.			
<b>Consultation Comments:</b> At CS FPO, 45% support and 55% against. Concern that parking should be retained, too much traffic already and infrastructure overstretched.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus), primary education and local shops.			
No Significant Impact on the Environment			
Previously developed land. No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Previously developed land in a Key Centre with good access to public transport, local services and facilities and no significant impacts on the environment anticipated. Site has been granted planning permission and development is complete therefore no longer proposed to allocate site.			

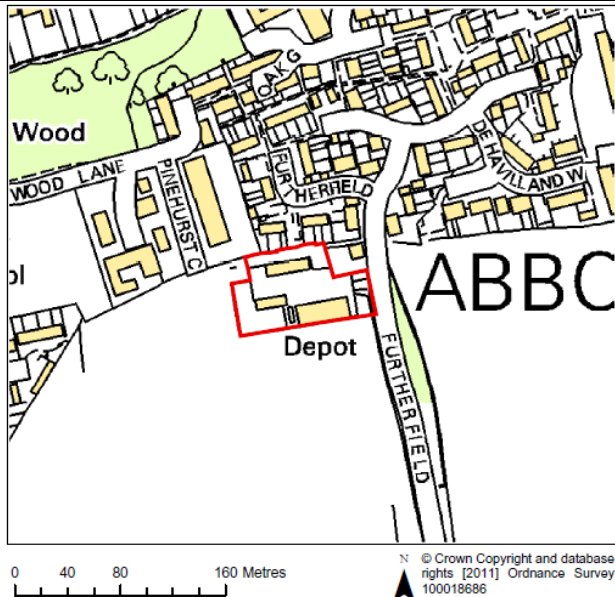
H029	Woodside Road, Abbots Langley (with Primary School on site)	Rejected	
Site Information			
Current Use:	Field	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	14.04	Indicative Dwelling Capacity:	100
Site Considered by MWG:	20/07/11 08/05/12	Housing Site Score:	863
<b>Site Summary:</b> Site H029 was consulted on at Core Strategy Preferred Options with a capacity of 100 dwellings but removed following public consultation responses. Larger site proposed which would also include a new primary school.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus) and local shops, and site would provide a primary school.			
No Significant Impact on the Environment			
Greenfield Green Belt site with some TPOs on site. Development likely to have a significant impact on the Green Belt and concerns about access to the site and traffic in the area, particularly given the proximity to three schools already in the area.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Although site would provide a new additional primary school, and has reasonable access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt, and site H037 for housing only was rejected following public consultation. Site is not proposed for allocation.			

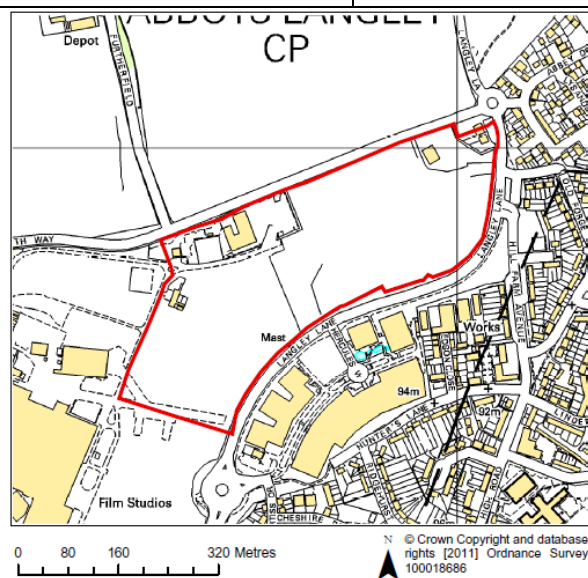
H030	Crescent Club, Hallows Crescent, South Oxhey		Accepted
Site Information			
Current Use:	Social club	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.12	Indicative Dwelling Capacity:	15
Site Considered by MWG:	22/06/09 10/03/10 08/05/12	Housing Site Score:	825
Site Summary: Social club site put forward and consulted on as a housing site with an indicative capacity of 5 dwellings at Core Strategy Further Preferred Options. Site capacity increased to 15 dwellings at Site Allocations Preferred Options following more detailed assessment of the site.			
Consultation Comments: At CS FPO, 76% support, 24% against. At SA PO, 83% support, 17% against. Concern that development would lead to loss of the club.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Site has reasonable access to public transport (bus) and good access to local shops and open space.			
No Significant Impact on the Environment Previously developed land. Wildlife site within 100m (Oxhey Woods) but no significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period Yes. Landowner interest in developing site.			
Conclusion Previously developed land in a Key Centre with reasonable access to public transport and local services. No significant impacts on the environment anticipated so site is proposed for allocation.			

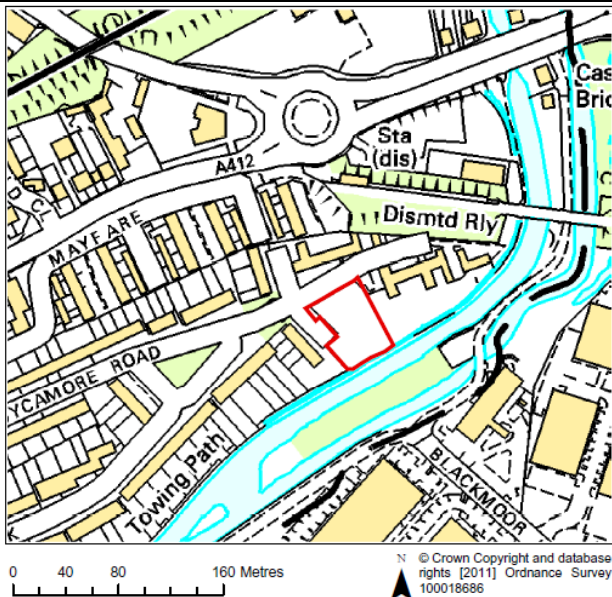


H031	Little Furze School, South Oxhey		Accepted
Site Information			
Current Use:	Former primary school	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	3.58	Indicative Dwelling Capacity:	100
Site Considered by MWG:	04/06/08 10/03/10 08/05/12	Housing Site Score:	825
<b>Site Summary:</b> Former primary school site consulted on as a housing site with an indicative capacity of 100 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 73% support, 27% against. At SA PO, 65% support, 35% against.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has reasonable access to public transport (bus), primary education and local shops and good access to open space.			
<b>No Significant Impact on the Environment</b> Previously developed land within the Green Belt, but defensible boundary. Wildlife site and Local Nature Reserve adjacent (Oxhey Woods) so development should incorporate buffer zone.			
<b>Likely to Come Forward over the Plan Period</b> Yes. Landowner interest in developing site.			
<b>Conclusion</b> Although Green Belt, previously developed land in a Key Centre with reasonable access to public transport and local services and a defensible boundary against further encroachment. Anticipated that significant impacts on the environment could be avoided so site is proposed for allocation.			

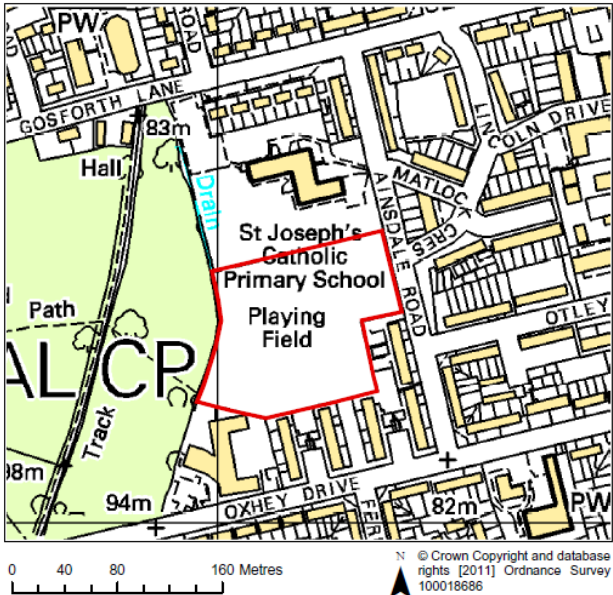
H032	The Jet Public House, Hayling Road, South Oxhey		Accepted
Site Information			
Current Use:	Former public house, now demolished	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.20	Indicative Dwelling Capacity:	10
Site Considered by MWG:	22/06/09 10/03/10 08/05/12	Housing Site Score:	839
Site Summary: Former public house site put forward and consulted on as a housing site with an indicative capacity of 10 dwellings at Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
Consultation Comments: At CS PO, 83% support, 17% against. At SA PO, 97% support, 3% against. Some concern about loss of facility.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Site has reasonable access to public transport (bus), primary education, local shops and open space.			
No Significant Impact on the Environment Previously developed land. No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period Yes. Landowner interest in developing site.			
Conclusion Previously developed land in a Key Centre with reasonable access to public transport and local services. No significant impacts on the environment anticipated so site is proposed for allocation.			

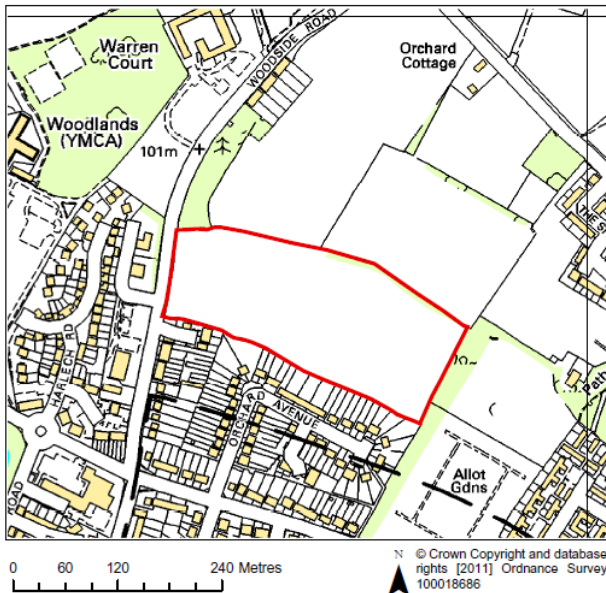
H033	Furtherfield Depot, Furtherfield, Abbots Langley		Accepted
Site Information			
Current Use:	Depot	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	0.52	Indicative Dwelling Capacity:	15
Site Considered by MWG:	23/09/08 10/03/10 08/05/12	Housing Site Score:	855
<b>Site Summary:</b> Depot site consulted on as a housing site with an indicative capacity of 15 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 71% support, 19% against. At SA PO, 82% support, 18% against. Concern over loss of employment.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus), primary education and open space.			
No Significant Impact on the Environment			
Previously developed land within the Greenbelt but no other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Although Green Belt, previously developed land in a Key Centre with reasonable access to public transport and local services and a defensible boundary against further encroachment. No other significant impacts on the environment so site is proposed for allocation.			

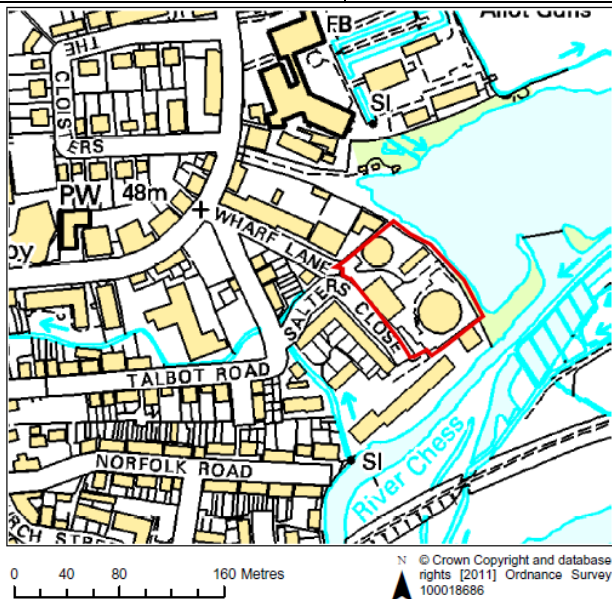
H034	Leavesden Aerodrome, Abbots Langley		Accepted
Site Information			
Current Use:	Open space with previous resolution to grant permission for office development	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	13.9	Indicative Dwelling Capacity:	425
Site Considered by MWG:	04/06/08 15/07/09 10/03/10 08/05/12	Housing Site Score:	878
Site Summary: Aerodrome site consulted on as a housing site with an indicative capacity of 350 dwellings at Core Strategy Preferred Options which was increased to 400 dwellings at Core Strategy Further Preferred Options. Capacity now increased to 425 dwellings in Site Allocations Preferred Options reflecting outline planning permission for site.			
Consultation Comments: At CS PO, 80% support, 20% against. At CS FPO, 65% support increased capacity, 35% against. At SA PO, 70% support, 30% against. Concern about Green Belt development and that site should make provision for infrastructure.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus), education and open space.			
No Significant Impact on the Environment			
Previously developed land within the Green Belt but defensible boundary against further encroachment. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Although Green Belt, previously developed land in a Key Centre with reasonable access to public transport and local services and a defensible boundary against further encroachment. No other significant impacts on the environment so site is proposed for allocation.			

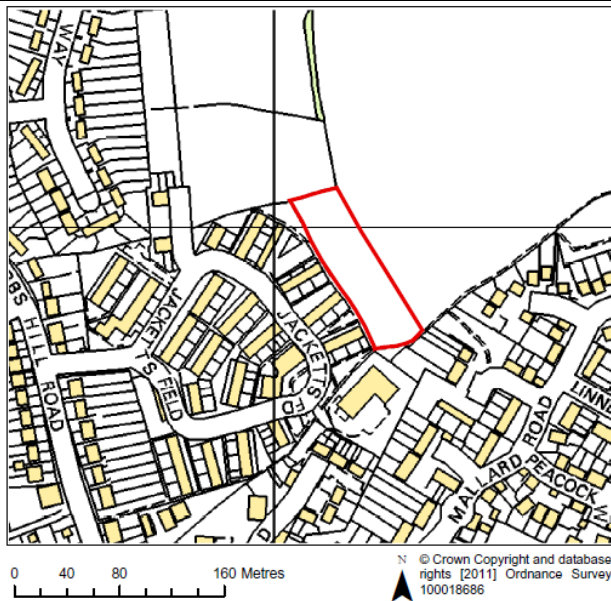
H035	Land at Sycamore Road, Croxley Green		Rejected
Site Information			
Current Use:	Amenity space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.24	Indicative Dwelling Capacity:	5
Site Considered by MWG:	15/07/09	Housing Site Score:	813
<b>Site Summary:</b> Site put forward but planning applications for development of the site have been refused at appeal. Site has not been subject to consultation			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has good access to public transport (bus and train) and reasonable access to local shops and open space.			
<b>No Significant Impact on the Environment</b>			
Greenfield site that currently provides amenity space for adjacent flats. Part of site is within floodzone.			
<b>Likely to Come Forward over the Plan Period</b>			
Landowner interest in developing site.			
<b>Conclusion</b> Although site has access to public transport and local services, greenfield site providing amenity space for flats and pervious application refused at appeal so site is not proposed for allocation.			

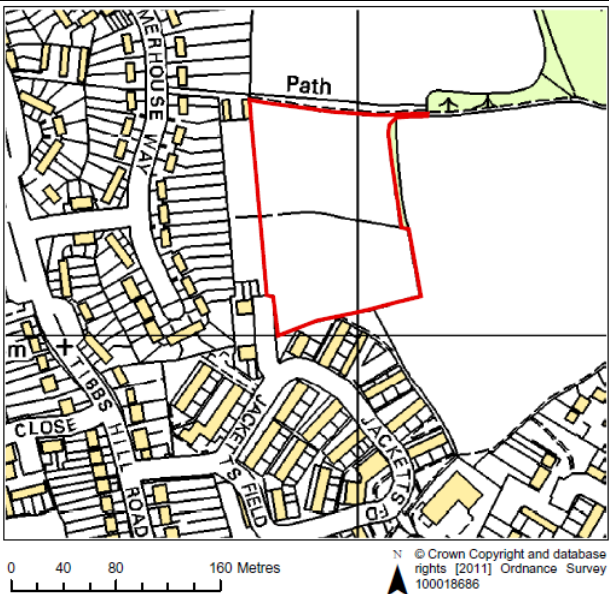


H036	Land South of St Josephs, South Oxhey		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	1.52	Indicative Dwelling Capacity:	40
Site Considered by MWG:	22/06/09 15/07/09 10/03/10 08/05/12	Housing Site Score:	822
<b>Site Summary:</b> Open land put forward and consulted on as a housing site with an indicative capacity of 40 dwellings at Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS FPO, 53% support, 47% against. At SA PO, 44% support, 56% against. Concern about loss of playing fields and Green Belt			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus and train), primary education and open space.			
No Significant Impact on the Environment			
Greenfield land within the Green Belt but defensible boundary against further encroachment and impact on Green Belt would be relatively contained. Wildlife site and Local Nature Reserve adjacent (Oxhey Woods) but no other significant impacts on the environment anticipated. (Site is not in use as a playing field).			
Likely to Come Forward over the Plan Period			
No. Landowner previously put site forward for development but now consider site required for education purposes so will not be available.			
Conclusion			
Although site has access to public transport and local services, landowner now advises site is required for education use so site is not proposed for allocation.			

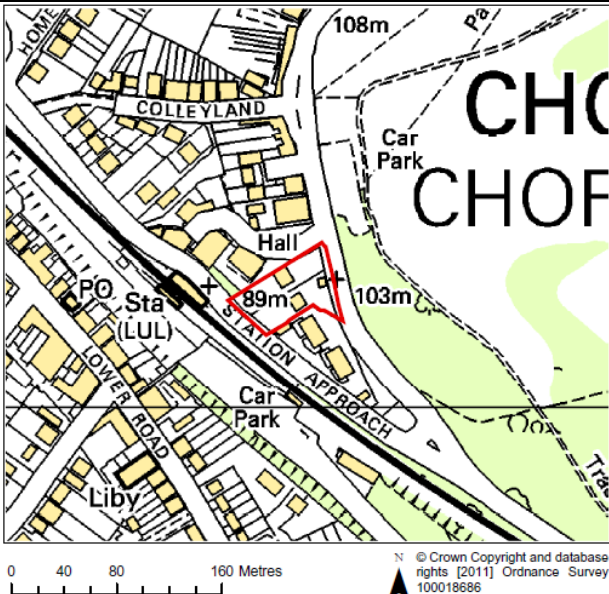
H037	Woodside Road, Abbots Langley		Rejected
Site Information			
Current Use:	Field	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	4.3	Indicative Dwelling Capacity:	100
Site Considered by MWG:	04/06/08 22/06/09 10/03/10 08/05/12	Housing Site Score:	873
<b>Site Summary:</b> Site consulted on as a housing site with a capacity of 100 dwellings at Core Strategy Preferred Options but removed following public consultation. Site H029 extended this site to include provision of a new primary school alongside residential development.			
<b>Consultation Comments:</b> At CS PO, 50% support, 50% against. Strong concern that development will open up large area of Green Belt to further development and that infrastructure would be insufficient to provide for development. Also concern about safety of access to the site.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus) and local shops.			
No Significant Impact on the Environment			
Greenfield Green Belt site with some TPOs on site. Development likely to have a significant impact on the Green Belt and concerns about access to the site and traffic in the area, particularly given the proximity to three schools in the area.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Although site has reasonable access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt, significant opposition at public consultation. Site is not proposed for allocation.			

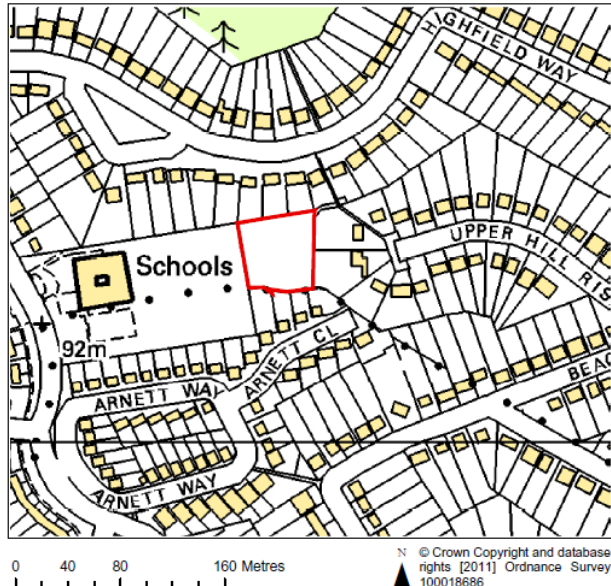
H038	Gas Works, Salters Close, Rickmansworth		Accepted
Site Information			
Current Use:	Gas works	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Principal Town	Green Belt:	No
Site Area (ha):	0.61	Indicative Dwelling Capacity:	20
Site Considered by MWG:	23/09/08 10/03/10 08/05/12	Housing Site Score:	820
<b>Site Summary:</b> Gas works site consulted on as a housing site with an indicative capacity of 20 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 88% support, 12% against. At SA PO, 84% support, 16% against. Overall support for site.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus and train), education, local shops and open space.			
No Significant Impact on the Environment			
Previously developed land. Site is within flood zone and may be contamination from previous use which would need to be addressed as part of any development. Site is adjacent to wildlife site (Croxley Hall Lakes) and conservation area but no other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Previously developed land in the Principal Town with good access to public transport and local services. Site is proposed for allocation.			

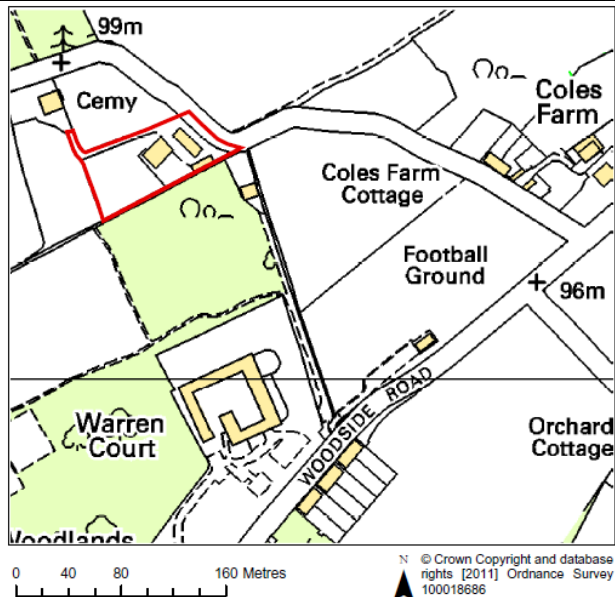
H039	East of Jacketts Field, Abbots Langley		Rejected
Site Information			
Current Use:	Field	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	0.48	Indicative Dwelling Capacity:	15
Site Considered by MWG:	22/06/09 15/07/09 10/03/10 08/05/12	Housing Site Score:	827
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus), local shops and open space.			
No Significant Impact on the Environment			
Greenfield Green Belt site. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Although site has good access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.			

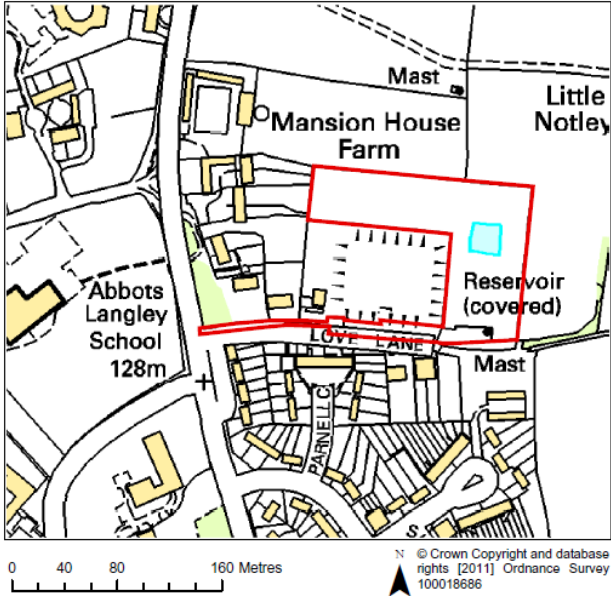
H040	East of Summerhouse Way, Abbots Langley		Rejected
Site Information			
Current Use:	Field	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	1.73	Indicative Dwelling Capacity:	40
Site Considered by MWG:	22/06/09 15/07/09 10/03/10 08/05/12	Housing Site Score:	765
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has good access to public transport (bus), local shops and open space.			
<b>No Significant Impact on the Environment</b>			
Greenfield Green Belt site. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Yes. Landowner interest in developing site.			
<b>Conclusion</b>			
Although site has good access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.			

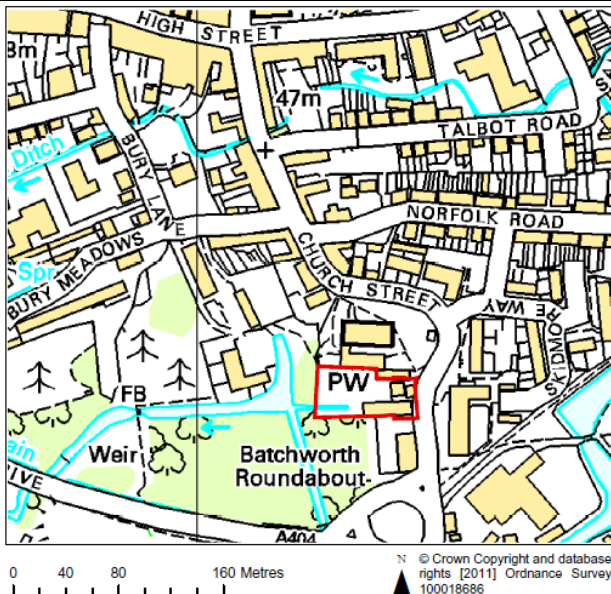


H041	Wainhill and Beulah House, Common Road, Chorleywood		Rejected
Site Information			
Current Use:	Residential	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.30	Indicative Dwelling Capacity:	10
Site Considered by MWG:	22/06/09	Housing Site Score:	793
<b>Site Summary:</b> Site put forward but planning applications for development have been refused at appeal. Site has not been subject to public consultation. Permission now granted for 7 dwellings.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has good access to public transport (train), local shops and open space.			
<b>No Significant Impact on the Environment</b>			
Site is within conservation area, and permission has been refused at appeal for redevelopment because of impact of loss on local character. Site is adjacent to wildlife site and Local Nature Reserve (Chorleywood Common), but no other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Landowner interest in developing site.			
<b>Conclusion</b>			
Site in a Key Centre with good access to public transport, local services and facilities. Concerns about impacts of the development on the conservation area, which have been supported at appeal so site is not proposed for allocation.			

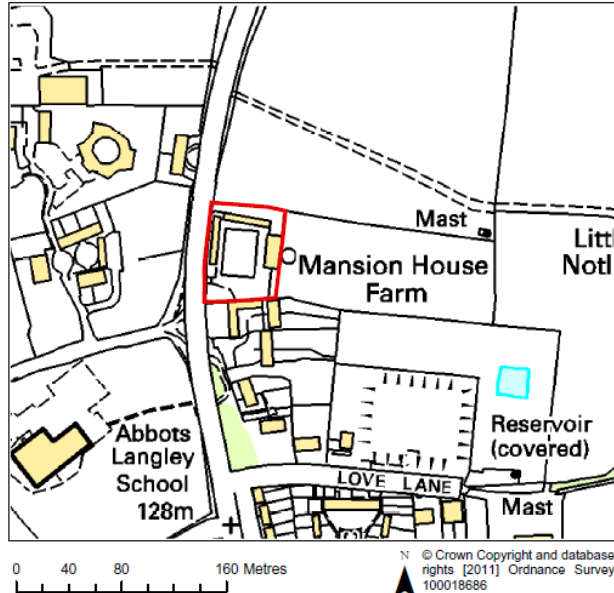
H042	Land at Arnett Close/Upper Hill Rise, Rickmansworth		Superseded
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Principal Town	Green Belt:	No
Site Area (ha):	0.30	Indicative Dwelling Capacity:	5
Site Considered by MWG:	22/06/09 10/03/10 08/05/12	Housing Site Score:	838
<b>Site Summary:</b> Site put forward and consulted on as a housing site with an indicative capacity of 5 dwellings at Core Strategy Further Preferred Options. Permission now granted for 5 dwellings.			
<b>Consultation Comments:</b> At CS FPO, 61% support, 39% against. Concern about loss of open space and overdevelopment of area.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has reasonable access to public transport (bus), education and open space.			
<b>No Significant Impact on the Environment</b> Greenfield site but within the urban area. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Yes. Landowner interest in developing site.			
<b>Conclusion</b> Site has been granted planning permission for 5 dwellings therefore no longer proposed to allocate site.			

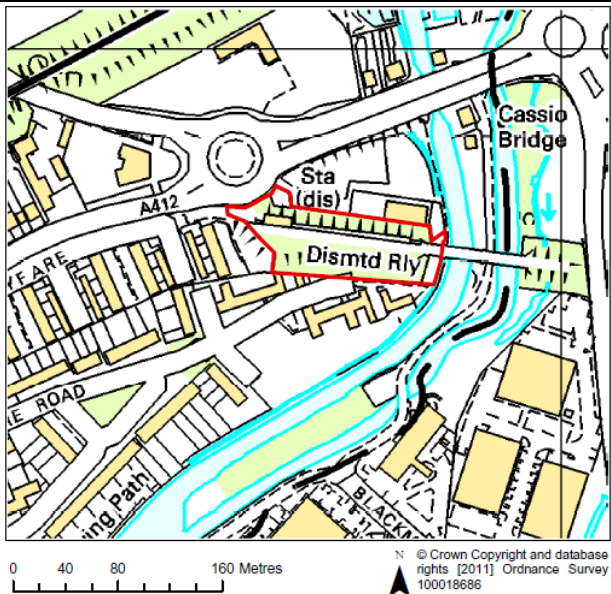
H043	Leavesden Pumping Station, East Lane, Abbots Langley		Accepted
Site Information			
Current Use:	Former gas works	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	n/a	Green Belt:	Yes
Site Area (ha):	0.49	Indicative Dwelling Capacity:	15
Site Considered by MWG:	23/09/08 10/03/10 08/05/12	Housing Site Score:	794
<b>Site Summary:</b> Former gas works site consulted on as a housing site with an indicative capacity of 15 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 71% support, 29% against. At SA PO, 84% support, 16% against.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has good access to secondary education and open space.			
<b>No Significant Impact on the Environment</b> Within the Green Belt but site has been developed. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Yes. Landowner interest in developing site			
<b>Conclusion</b> Although site is in the Green Belt, it has been developed and no other significant impacts on the environment are anticipated so site is proposed for allocation.			

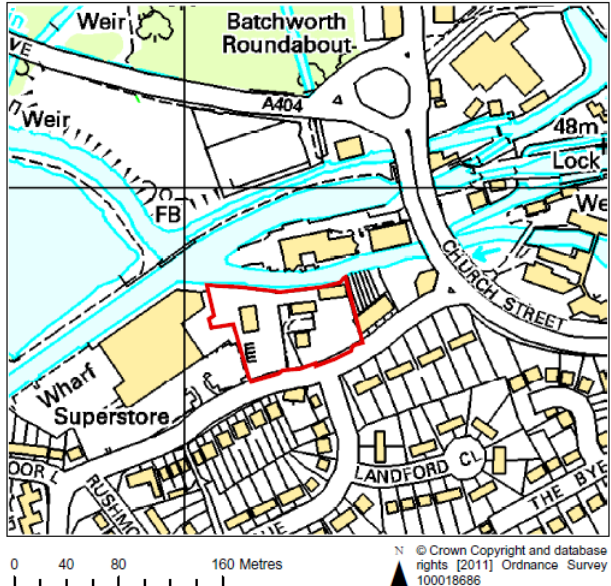
H044	Land at Love Lane Reservoir, Abbots Langley		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	1.31	Indicative Dwelling Capacity:	50
Site Considered by MWG:	04/06/08 23/09/08 22/06/09 15/07/09	Housing Site Score:	784
<b>Site Summary:</b> Site consulted on as a housing site with a capacity of 50 dwellings at Core Strategy Preferred Options but removed following public consultation.			
<b>Consultation Comments:</b> At CS PO, 49.5% support, 50.5% against. Concern about development on Green Belt that would not have a defensible boundary against further encroachment.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has good access to public transport (bus), education and open space and reasonable access to local shops.			
<b>No Significant Impact on the Environment</b> Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Yes. Landowner interest in developing site			
<b>Conclusion</b> Although site has good access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.			

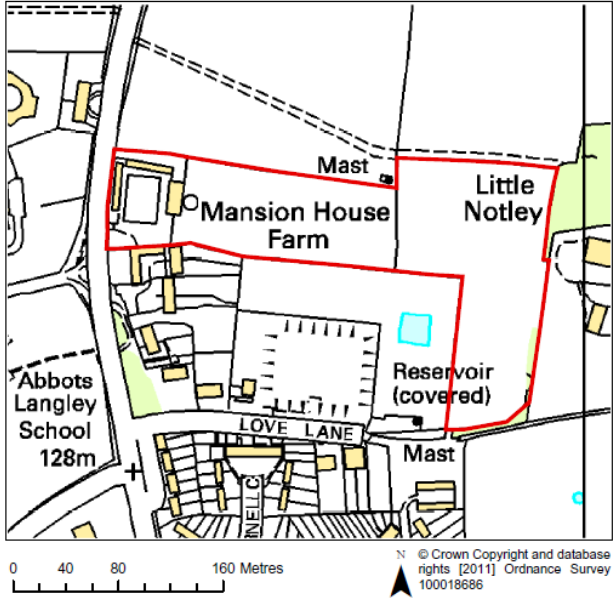
H045	Bridge Motors, Church Street, Rickmansworth		Accepted
Site Information			
Current Use:	Garage and car sales	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Principal Town	Green Belt:	No
Site Area (ha):	0.26	Indicative Dwelling Capacity:	10
Site Considered by MWG:	22/06/09 10/03/10 08/05/12	Housing Site Score:	843
<b>Site Summary:</b> Garage site consulted on as a housing site with an indicative capacity of 20 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options. Capacity now reduced to take account of flood risk.			
<b>Consultation Comments:</b> At CS PO, 76% support, 24% against. At SA PO, 65% support, 35% against. Concern about loss of facility.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus and train), local shops and open space.			
No Significant Impact on the Environment			
Previously developed land. Site is within flood zone and may be contamination from previous use which would need to be addressed as part of any development. Site is within conservation area but no other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Site is not currently available for redevelopment.			
Conclusion			
Previously developed land in the Principal Town with good access to public transport and local services. Site is proposed for allocation.			

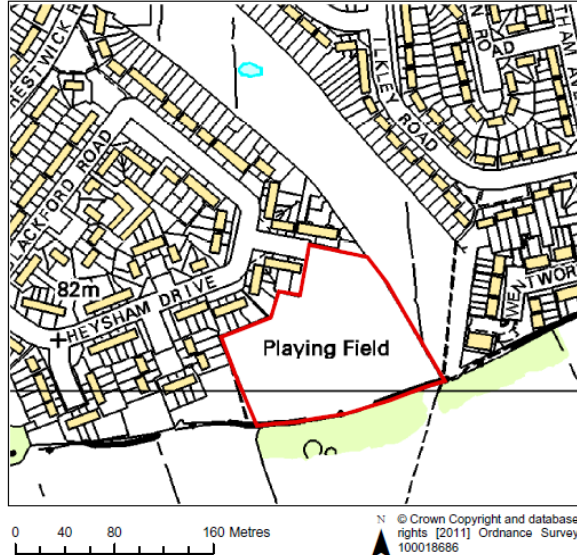


H046	Mansion House Farm Equestrian Centre, Bedmond Road, Abbots Langley (Frontage Only)		Accepted
Site Information			
Current Use:	Equestrian Centre	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	0.41	Indicative Dwelling Capacity:	15
Site Considered by MWG:	15/07/09 10/03/10 08/05/12	Housing Site Score:	772
<b>Site Summary:</b> Site put forward and consulted on as a housing site with an indicative capacity of 20 dwellings at Core Strategy Further Preferred Options and Site Allocations Preferred Options. Capacity now reduced to 15 dwellings in response to consultation comments.			
<b>Consultation Comments:</b> At CS FPO, 56% support, 44% against. At SA PO, 63% support, 37% against. Concern that capacity too high and infrastructure is insufficient to support new development.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus), education and open space and reasonable access to local shops.			
No Significant Impact on the Environment			
Within the Green Belt but site has been developed. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Although site is in the Green Belt, it has been developed and no other significant impacts on the environment are anticipated so site is proposed for allocation.			

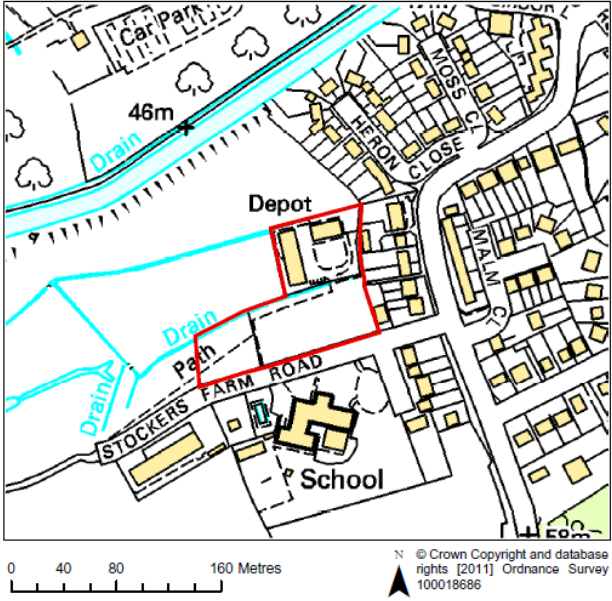
H047	Former British Rail Station, Croxley Green		Rejected
Site Information			
Current Use:	Former rail station	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	0.70	Indicative Dwelling Capacity:	35
Site Considered by MWG:	23/09/08 20/07/11	Housing Site Score:	829
<b>Site Summary:</b> Former station site consulted on as a housing site with an indicative capacity of 35 dwellings at Core Strategy Preferred Options and Core Strategy Further Preferred Options. New information suggests that site would be required to mitigate impacts of Croxley Rail Link on residential properties so would not be available for development.			
<b>Consultation Comments:</b> At CS PO, 74% support, 26% against.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has good access to public transport (bus) and open space, and reasonable access to local shops.			
<b>No Significant Impact on the Environment</b>			
Green Belt site, but previously developed. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Previous landowner interest in developing site but site likely to be required to mitigate impacts of Croxley Rail Link on nearby residential properties so no longer available for development.			
<b>Conclusion</b> Green Belt but previously developed and reasonable access to public transport and local shops, but no longer available for development so site is not proposed for allocation.			

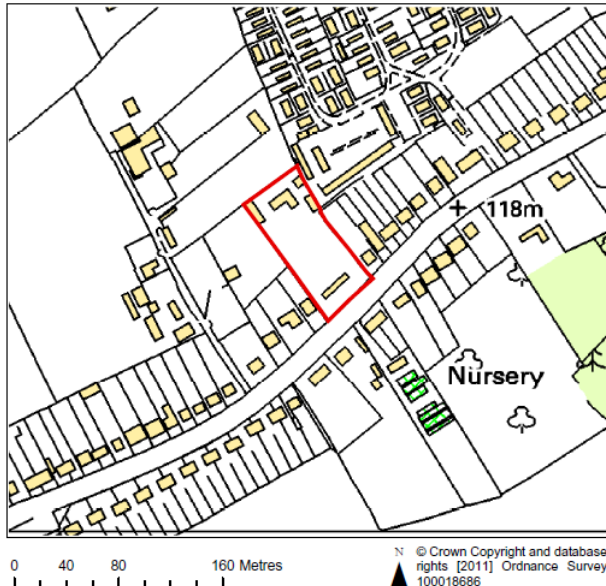
H048	Depot, Harefield Road, Rickmansworth		Accepted
Site Information			
Current Use:	Depot	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Principal Town	Green Belt:	No
Site Area (ha):	0.61	Indicative Dwelling Capacity:	25
Site Considered by MWG:	23/09/08 10/03/10 08/05/12	Housing Site Score:	773
<b>Site Summary:</b> Depot site consulted on as a housing site with an indicative capacity of 25 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 55% support, 45% against. At SA PO, 70% support, 30% against. Concern that capacity too high.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (train) and education and good access to local shopping.			
No Significant Impact on the Environment			
Previously developed land. Part of site is within flood zone which would need to be addressed as part of any development. Site is within 100m of wildlife site (Rickmansworth Aquadrome) but no other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site			
Conclusion			
Previously developed land in the Principal Town with reasonable access to public transport and local services. Site is proposed for allocation.			

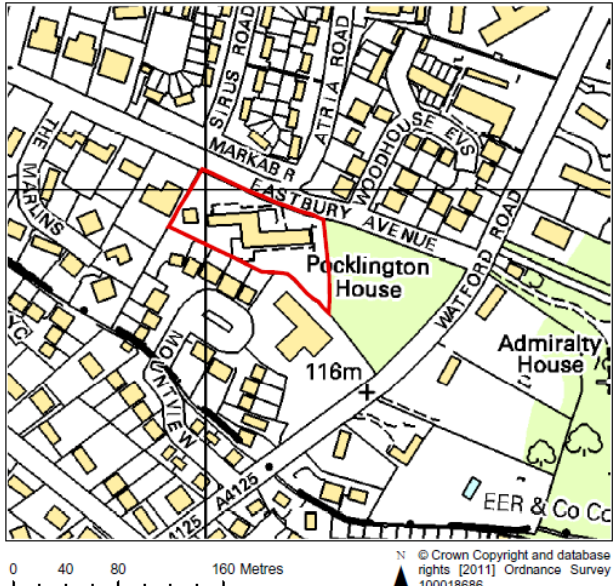
H049	Mansion House Farm, Abbots Langley		Rejected
Site Information			
Current Use:	Equestrian Centre and open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	3.19	Indicative Dwelling Capacity:	100
Site Considered by MWG:	15/07/09	Housing Site Score:	771
<b>Site Summary:</b> Site put forward but has not been subject to public consultation. Frontage of the site only is site H046.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus), education and open space and reasonable access to local shops.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site			
Conclusion			
Although site has good access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.			

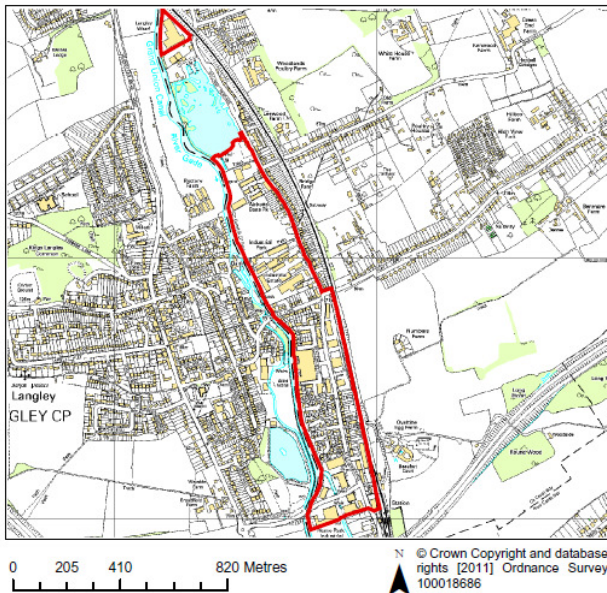
H050	Land rear of Foxgrove Path/Heysham Drive, South Oxhey		Accepted
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	1.57	Indicative Dwelling Capacity:	50
Site Considered by MWG:	04/06/08 23/09/08 22/06/09 10/03/10 08/05/12	Housing Site Score:	749
<b>Site Summary:</b> Site consulted on as a housing site with an indicative capacity of 50 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 44% support, 56% against. At SA PO, 55% support, 45% against. 19 objections to site received as part of consultation on South Oxhey Masterplan. Concern about loss of grazing land for horses, development of Green Belt which is used by walkers etc, and poor access to site from Foxgrove Path.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus), local shopping and education and good access to open space.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt, but defensible boundary against further encroachment. Site is adjacent to wildlife site and Local Nature Reserve (Prestwick Road Meadows South) but no other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site			
Conclusion			
Greenfield Green Belt site, however defensible boundary and no other significant impacts on the environment anticipated. Reasonable access to public transport and local services so site is proposed for allocation.			

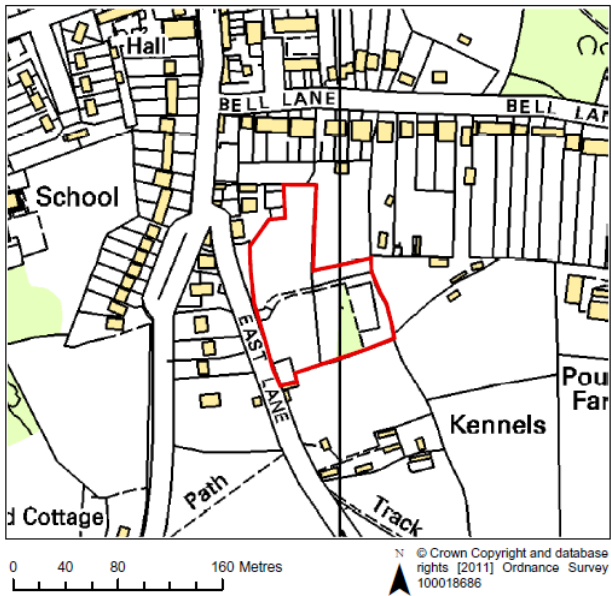


H051	Depot, Stockers Farm Road, Rickmansworth		Accepted
Site Information			
Current Use:	Depot	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Principal Town	Green Belt:	Yes
Site Area (ha):	0.97	Indicative Dwelling Capacity:	60
Site Considered by MWG:	04/06/08 23/09/08 10/03/10 08/05/12	Housing Site Score:	727
<b>Site Summary:</b> Site consulted on as a housing site with an indicative capacity of 60 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 72% support, 28% against. At SA PO, 68% support, 32% against. Concern that capacity too high and about drainage problems.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to education and open space.			
No Significant Impact on the Environment			
Green Belt site but previously developed. Part of site is flood zone and designated wildlife site that would need to be addressed as part of any development. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Although site is in the Green Belt, it has been developed and no other significant impacts on the environment are anticipated so site is proposed for allocation.			

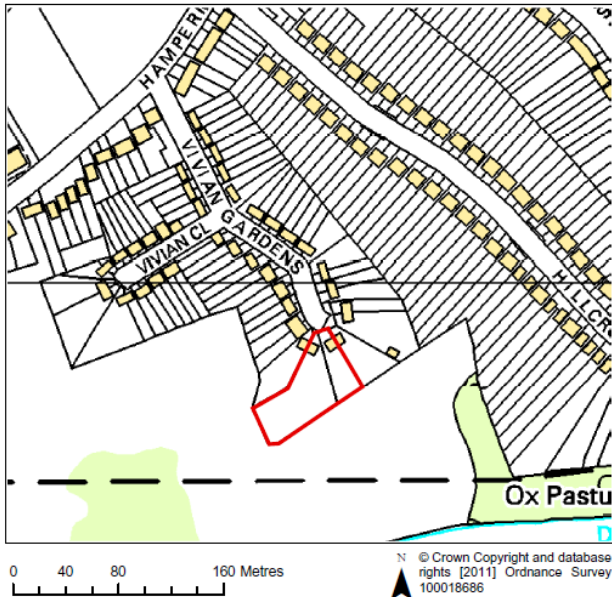
H052	Adjacent 65 Toms Lane, Kings Langley		Accepted
Site Information			
Current Use:	Fencing yard	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	n/a	Green Belt:	Yes
Site Area (ha):	0.49	Indicative Dwelling Capacity:	10
Site Considered by MWG:	22/06/09 10/03/10 08/05/12	Housing Site Score:	736
<b>Site Summary:</b> Site put forward and consulted on as a housing site with an indicative capacity of 20 dwellings at Core Strategy Further Preferred Options, 15 dwellings at Site Allocations Preferred Options. Capacity now reduced to 10 dwellings in response to consultation comments.			
<b>Consultation Comments:</b> At CS FPO, 70% support, 30% against. At SA PO, 82% support, 18% against. Concern about overdevelopment and impacts on traffic and infrastructure.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has limited access to shops and services.			
<b>No Significant Impact on the Environment</b> Site is within the Green Belt but is previously developed. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Yes. Landowner interest in developing site			
<b>Conclusion</b> Although site is in the Green Belt, it has been developed and no other significant impacts on the environment are anticipated so site is proposed for allocation.			

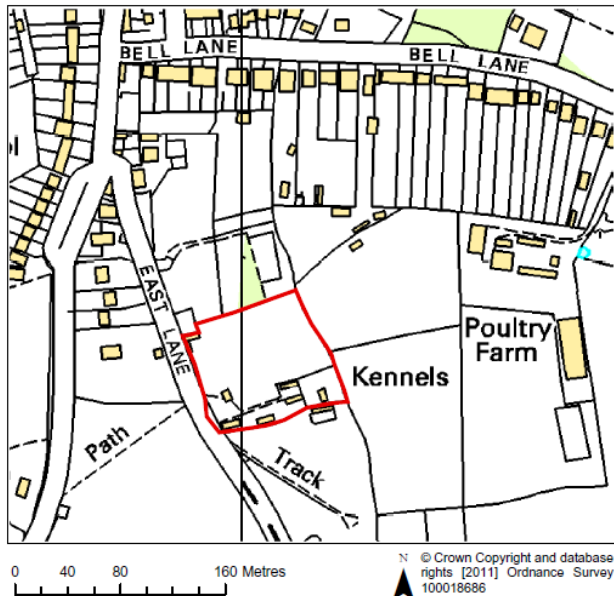
H053	Pocklington House, Eastbury		Accepted
Site Information			
Current Use:	Residential home	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	No
Site Area (ha):	0.62	Indicative Dwelling Capacity:	30
Site Considered by MWG:	28/09/11 08/05/12	Housing Site Score:	764
<b>Site Summary:</b> Site put forward and consulted on as a housing site with an indicative capacity of 30 dwellings at Site Allocations Preferred Options stage.			
<b>Consultation Comments:</b> At SA PO, 82% support and 18% against. Concern that facility should be replaced.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has reasonable access to public transport (bus and train), education and open space.			
<b>No Significant Impact on the Environment</b> Site is within the Green Belt but is previously developed. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Yes. Landowner interest in developing site if alternative provision identified.			
<b>Conclusion</b> Previously developed land in a Secondary Centre with reasonable access to public transport and local services and no significant impact on the environment anticipated. Site is proposed for allocation.			

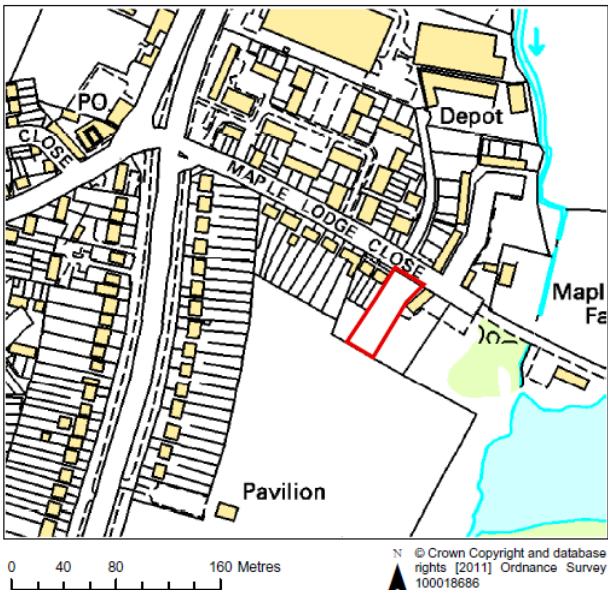
H054	Kings Langley Employment Area		Accepted
Site Information			
Current Use:	Employment, residential, open space and derelict land	Brownfield/Greenfield:	Brownfield and greenfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	Yes (part)
Site Area (ha):	n/a Individual sites have not been identified	Indicative Dwelling Capacity:	150
Site Considered by MWG:	04/06/08 10/03/10 20/07/11 08/05/12	Housing Site Score:	764
<b>Site Summary:</b> Site consulted on as a housing site with an indicative capacity of 180 dwellings at Core Strategy Preferred Options and Core Strategy Further Preferred Options. Capacity reduced to 150 to allow retention of more employment at Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 76% support, 24% against. At SA PO, 76%, 24% against. Concerns over loss of employment areas and the impact on the road network which is already congested. Concern as area at risk of flooding.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Reasonable access to public transport (bus and train), education and local shopping and good access to open space.			
No Significant Impact on the Environment			
Previously developed land. Part of area is within flood zone which would need to be addressed as part of any development. Some wildlife sites and listed buildings within broad area but development should avoid these areas so no other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Some landowner support for development, although multiple ownerships within the area may require some land assembly.			
Conclusion			
Previously developed land in a Key Centre and at this stage there are not expected to be significant adverse impacts on the environment so site is proposed for allocation.			

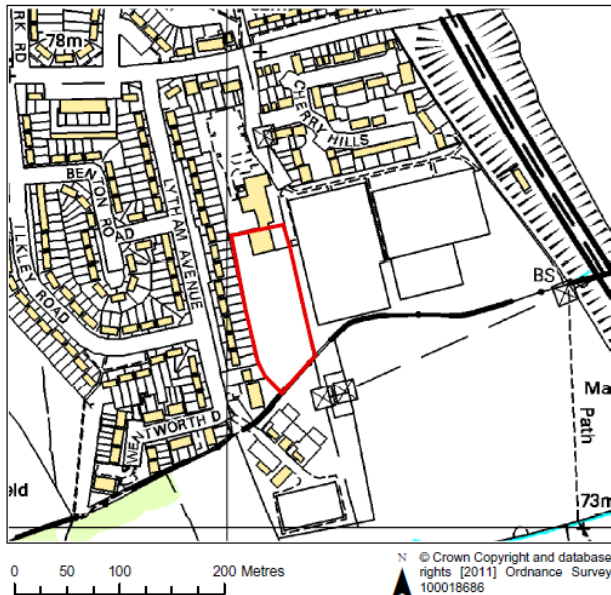
H055	East Lane Parcel 1, Bedmond		Rejected
Site Information			
Current Use:	Residential	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	0.94	Indicative Dwelling Capacity:	25
Site Considered by MWG:	20/07/11 08/05/12	Housing Site Score:	743
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has reasonable access to public transport (bus) and good access to primary education, local shops and open space.			
<b>No Significant Impact on the Environment</b>			
Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Yes. Landowner interest in developing site			
<b>Conclusion</b>			
Although site has reasonable access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.			

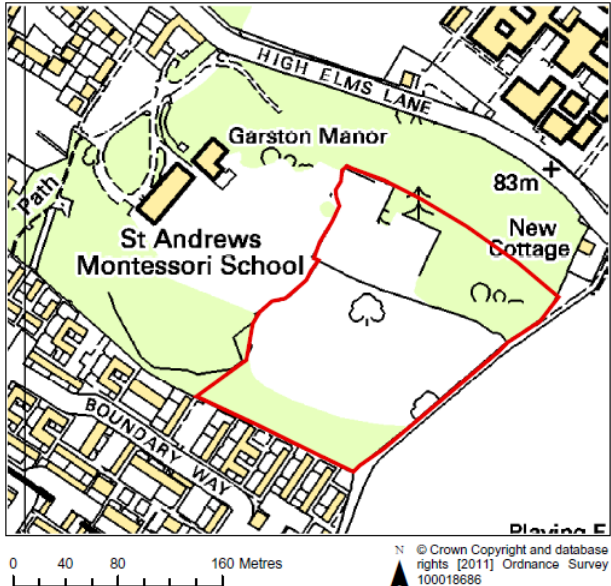


H056	Rear of 44-46 Vivian Gardens, Oxhey Hall		Rejected
Site Information			
Current Use:	Residential gardens	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	No
Site Area (ha):	0.33	Indicative Dwelling Capacity:	10
Site Considered by MWG:	04/06/08 22/06/09	Housing Site Score:	691
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has reasonable access to public transport (bus) and good access to open space.			
<b>No Significant Impact on the Environment</b>			
Greenfield site. Concerns about impact of development of site on surrounding properties.			
<b>Likely to Come Forward over the Plan Period</b>			
Yes. Landowner interest in developing site			
<b>Conclusion</b>			
Greenfield site in a Secondary Centre. Concern about impact of development on surroundings so site is not proposed for allocation.			

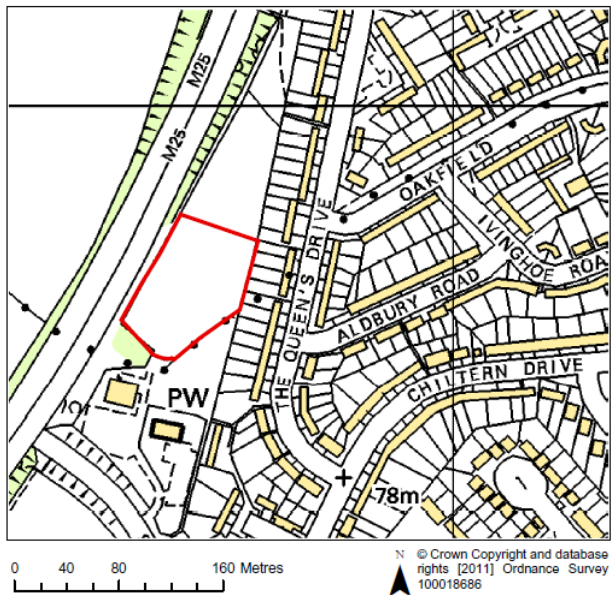
H057	East Lane Parcel 2, Bedmond		Rejected
Site Information			
Current Use:	Pet cemetery	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	0.86	Indicative Dwelling Capacity:	20
Site Considered by MWG:	20/07/11 08/05/12	Housing Site Score:	738
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus) and good access to primary education, local shops and open space.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Although site has reasonable access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.			

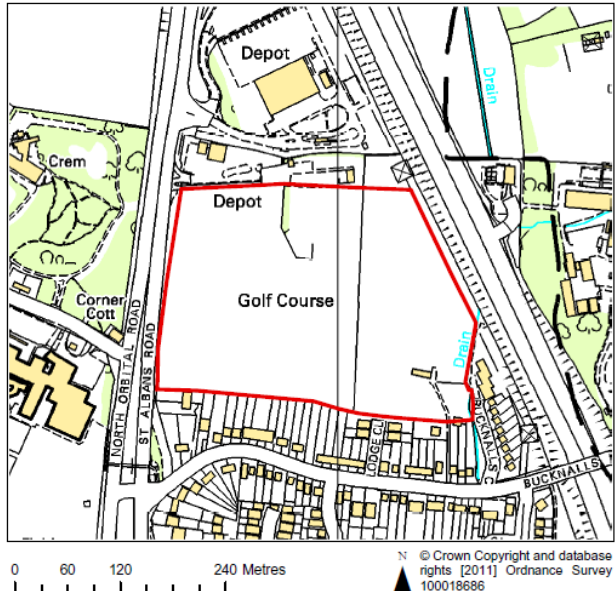
H058	Adjacent to 28 Maple Lodge Close, Maple Cross		Superseded
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	Yes
Site Area (ha):	0.15	Indicative Dwelling Capacity:	4
Site Considered by MWG:	22/06/09 10/03/10	Housing Site Score:	741
<b>Site Summary:</b> Site put forward and consulted on as a housing site with a capacity of 4 dwellings at Core Strategy Further Preferred Options. Site has been granted planning permission and development completed.			
<b>Consultation Comments:</b> At CS FPO, 79% support, 21% against. Some concern about development in the Green Belt.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has reasonable access to public transport (bus), local shop and open space.			
<b>No Significant Impact on the Environment</b>			
Greenfield site in the Green Belt but defensible boundary against further encroachment. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Yes. Development in progress.			
<b>Conclusion</b>			
Site has been granted planning permission for a net gain of 4 dwellings and redevelopment is underway therefore no longer proposed to allocate site.			

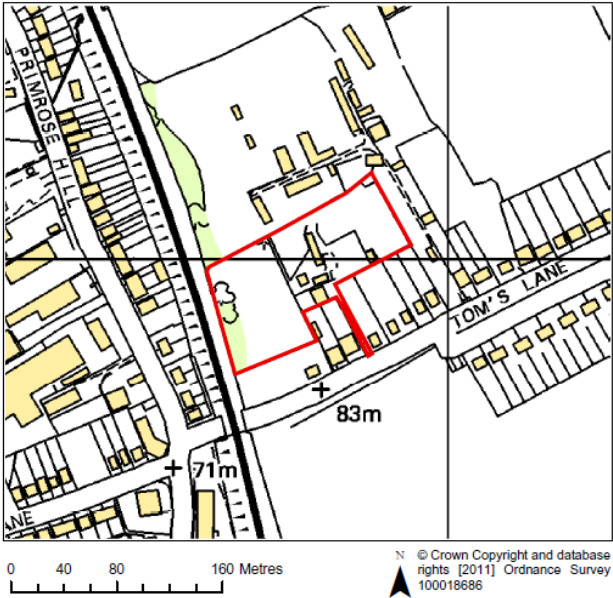
H059	Rear of Lytham Avenue, South Oxhey		Accepted
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	0.76	Indicative Dwelling Capacity:	20
Site Considered by MWG:	04/06/08 20/07/11 08/05/12	Housing Site Score:	750
<b>Site Summary:</b> Site put forward and consulted on as a housing site with a capacity of 20 dwellings at Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At SA PO, 81% support, 19% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus), primary education, local shopping and open space.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt but defensible boundary against further encroachment. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Greenfield Green Belt site, however defensible boundary and no other significant impacts on the environment anticipated. Reasonable access to public transport and local services so site is proposed for allocation.			

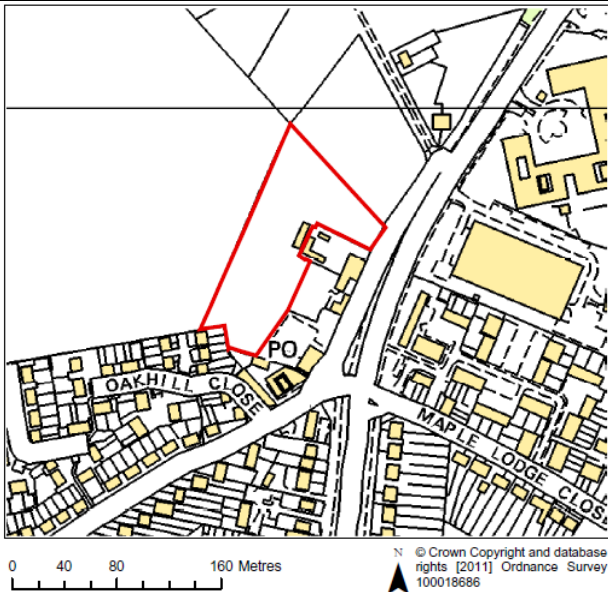
H060	Garston Manor, Garston		Rejected
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	3.19	Indicative Dwelling Capacity:	80
Site Considered by MWG:	10/03/10	Housing Site Score:	746
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has good access to public transport (bus) and education.			
<b>No Significant Impact on the Environment</b>			
Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. TPOs and wildlife site on site.			
<b>Likely to Come Forward over the Plan Period</b>			
Landowner interest in developing site.			
<b>Conclusion</b>			
Although site has reasonable access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and on the wildlife site and TPO trees so site is not proposed for allocation.			

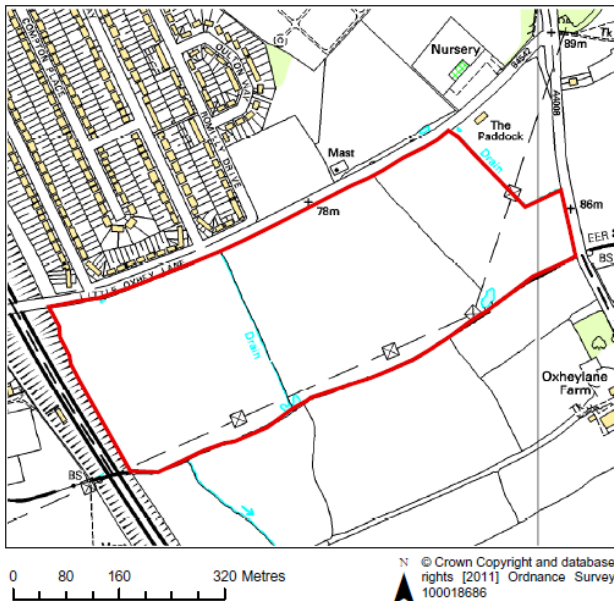


H061	Land Rear of The Queens Drive, Mill End		Accepted
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.69	Indicative Dwelling Capacity:	25
Site Considered by MWG:	23/09/08 10/03/10 08/05/12	Housing Site Score:	751
<b>Site Summary:</b> Site consulted on as a housing site with an indicative capacity of 25 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 66% support, 34% against. At SA PO, 54% support, 46% against. Some concern about proximity to M25.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to primary education and open space.			
No Significant Impact on the Environment			
Greenfield site but no other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Greenfield site but no other significant impacts on the environment anticipated so site proposed for allocation.			

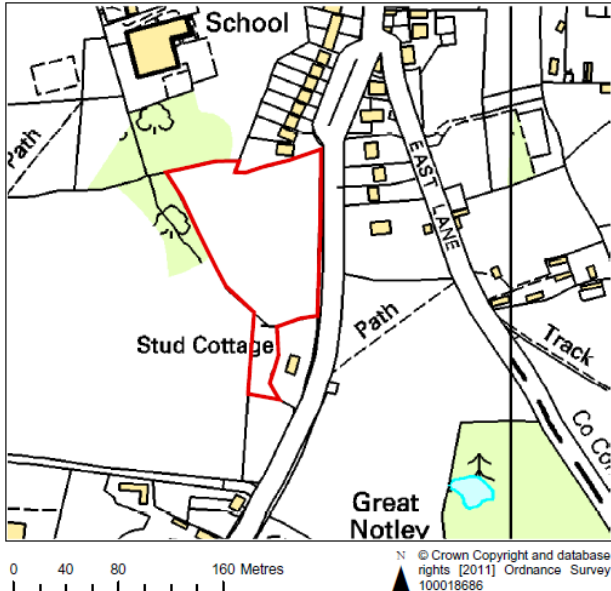
H062	Fairways Farm/Penfold Golf Course, Bucknalls Lane, Garston		Rejected
Site Information			
Current Use:	Golf course and farm	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	8.18	Indicative Dwelling Capacity:	300
Site Considered by MWG:	04/06/08 22/06/09 15/07/09 10/03/10	Housing Site Score:	704
<b>Site Summary:</b> Site put forward and consulted on with a capacity of 300 dwellings at Core Strategy Further Preferred Options. Site removed following consultation feedback.			
<b>Consultation Comments:</b> At CS FPO, 43% support and 57% against. Concerns about building on Green Belt, impacts on surrounding roads and insufficient infrastructure to support development.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus) and good access to education.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt, although would be defensible boundary against further encroachment. Flood zone on part of site that would need to be addressed as part of any development. Concern about impact of development on road network and access to the site from Bucknalls Lane.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Greenfield Green Belt site although would be a defensible boundary against further encroachment. Opposition to the site at consultation and concern about impact of traffic on Bucknalls Lane as HCC would not allow a new access from A405, therefore site is not proposed for allocation.			

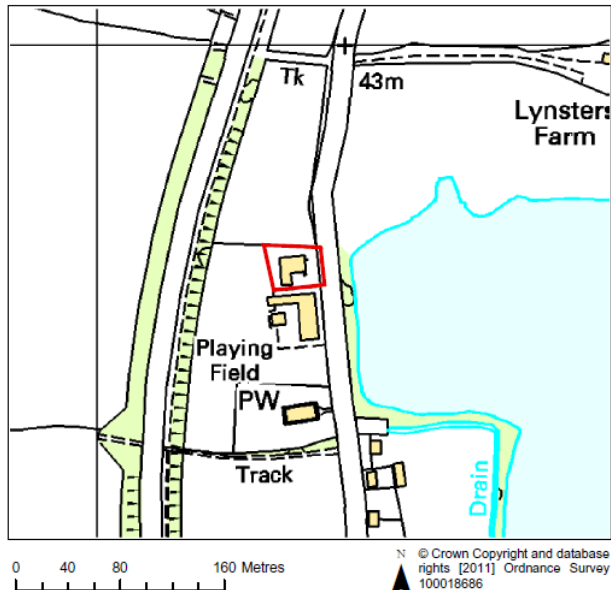
H063	Three Acres, Toms Lane, Kings Langley		Accepted
Site Information			
Current Use:	Commercial, open storage and residential	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	Yes
Site Area (ha):	1.09	Indicative Dwelling Capacity:	20
Site Considered by MWG:	23/09/08 10/03/10 08/05/12	Housing Site Score:	741
<b>Site Summary:</b> Site consulted on as a housing site with an indicative capacity of 20 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 61% support, 39% against. At SA PO, 71% support, 29% against. Concern about development of Green Belt and impact on Toms Lane which is already narrow under railway bridge.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus and train), local shopping and open space.			
No Significant Impact on the Environment			
Previously developed land in the Green Belt. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Although site is in the Green Belt, it has been developed and no other significant impacts on the environment are anticipated so site is proposed for allocation.			

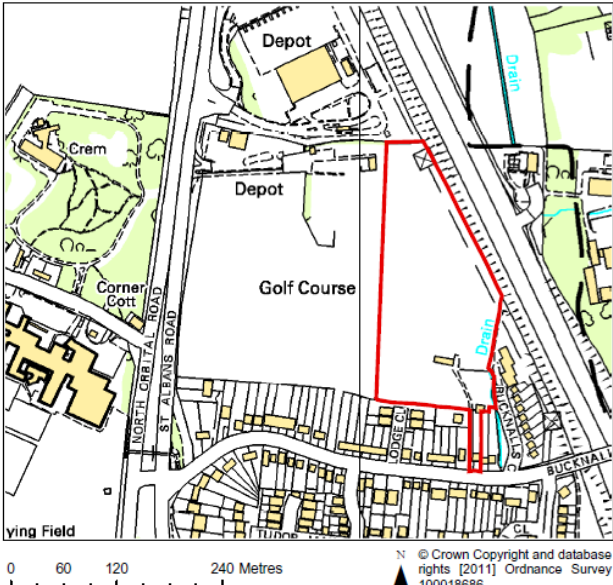
H064	24 Denham Way, Maple Cross	Rejected
<b>Site Information</b>		
<b>Current Use:</b>	Open land	<b>Brownfield/Greenfield:</b> Greenfield
<b>Settlement Hierarchy:</b>	Secondary Centre	<b>Green Belt:</b> Yes
<b>Site Area (ha):</b>	0.96	<b>Indicative Dwelling Capacity:</b> 25
<b>Site Considered by MWG:</b>	20/07/11 08/05/12	<b>Housing Site Score:</b> 730
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.		
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.		
<b>Site Assessment</b>		
<b>Accessible to Public Transport, Services and Facilities</b>		
Site has reasonable access to public transport (bus), local shop and open space.		
<b>No Significant Impact on the Environment</b>		
Greenfield Green Belt site with no defensible boundary against further encroachment. No other significant impacts on the environment anticipated.		
<b>Likely to Come Forward over the Plan Period</b>		
Yes. Landowner interest in developing site.		
<b>Conclusion</b>		
Although site has reasonable access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.		

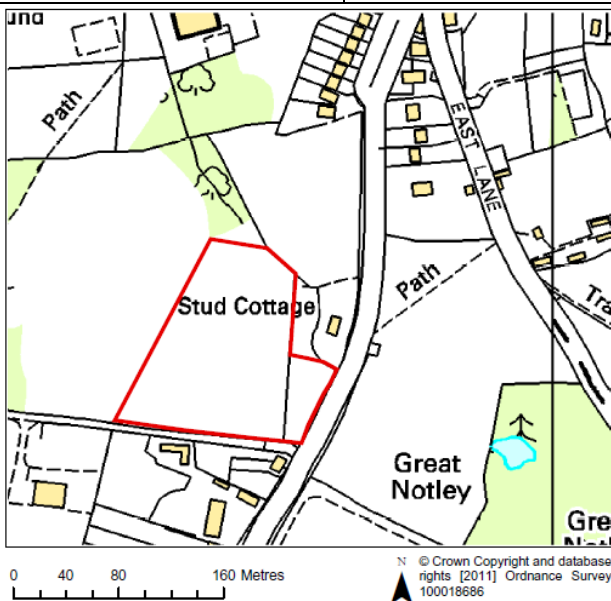
H065	South of Little Oxhey Lane, Carpenders Park		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	Yes
Site Area (ha):	19.38	Indicative Dwelling Capacity:	400
Site Considered by MWG:	04/06/08 23/09/08	Housing Site Score:	712
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has access to public transport (bus), primary education and open space.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt. Development would have a significant impact on the Green Belt and concerns about impact of traffic on Little Oxhey Lane an narrow railway bridge.			
Likely to Come Forward over the Plan Period			
Landowner interest in developing site.			
Conclusion			
Greenfield Green Belt site likely to have a significant impact on the Green Belt so site not proposed for allocation.			

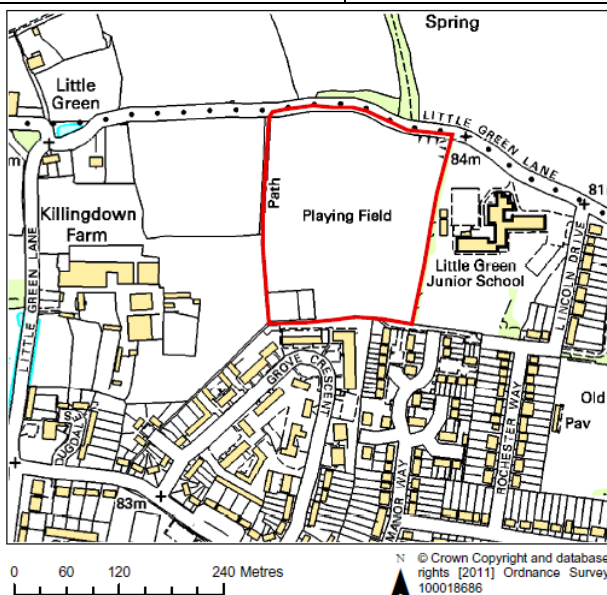


H066	Land North of Stud Cottage, Bedmond		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	1.15	Indicative Dwelling Capacity:	30
Site Considered by MWG:	04/06/08	Housing Site Score:	713
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus) and good access to primary education, local shops and open space.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Landowner not currently pursuing development of site.			
Conclusion			
Although site has reasonable access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.			

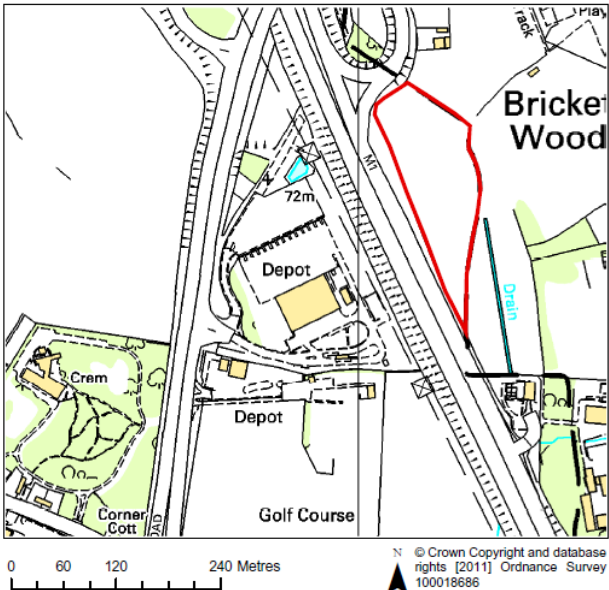
H067	West Hyde Residential Centre, West Hyde		Rejected
Site Information			
Current Use:	Residential Centre	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	n/a	Green Belt:	Yes
Site Area (ha):	0.13	Indicative Dwelling Capacity:	4
Site Considered by MWG:	22/06/09	Housing Site Score:	715
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has access to public transport (bus), primary education and open space.			
<b>No Significant Impact on the Environment</b>			
Previously developed site in the Green Belt. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Landowner interest in developing site.			
<b>Conclusion</b>			
Previously developed land in the Green Belt outside an existing centre. Site is not proposed for allocation.			

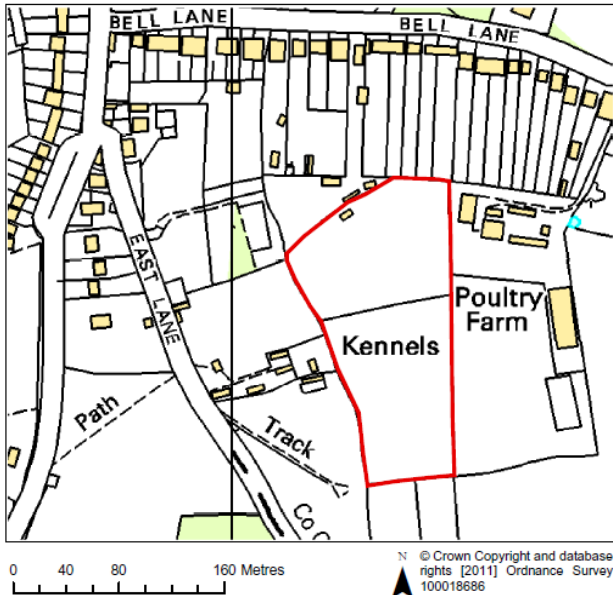
H068	Fairways Farm, Bucknalls Lane, Garston		Rejected
Site Information			
Current Use:	Farm	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	8.18	Indicative Dwelling Capacity:	200
Site Considered by MWG:	20/07/11 08/05/12	Housing Site Score:	718
<b>Site Summary:</b> Site put forward but has not been subject to public consultation. Larger site including Penfold Golf Course (H062) was consulted on at Further Preferred Options for 300 dwellings but was removed following public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus) and good access to education.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt and may not be a defensible boundary against further encroachment to the west. Flood zone on part of site that would need to be addressed as part of any development. Concern about impact of development on road network and access to the site from Bucknalls Lane.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Greenfield Green Belt site and may not be a defensible boundary against further encroachment. Opposition to larger site (H063) at consultation and concern about impact of traffic on Bucknalls Lane as HCC would not allow a new access from A405, therefore site is not proposed for allocation.			

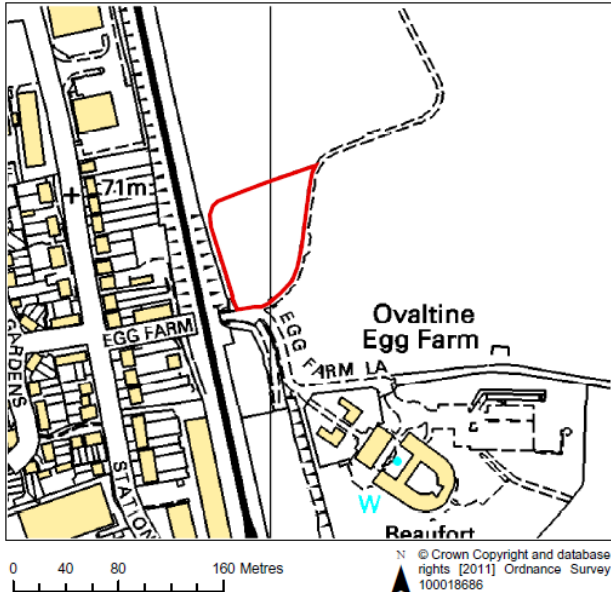
H069	Land South of Stud Cottage, Bedmond		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	1.57	Indicative Dwelling Capacity:	40
Site Considered by MWG:	04/06/08	Housing Site Score:	698
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has reasonable access to public transport (bus) and good access to primary education, local shops and open space.			
<b>No Significant Impact on the Environment</b>			
Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Landowner not currently pursuing development of site.			
<b>Conclusion</b> Although site has reasonable access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.			

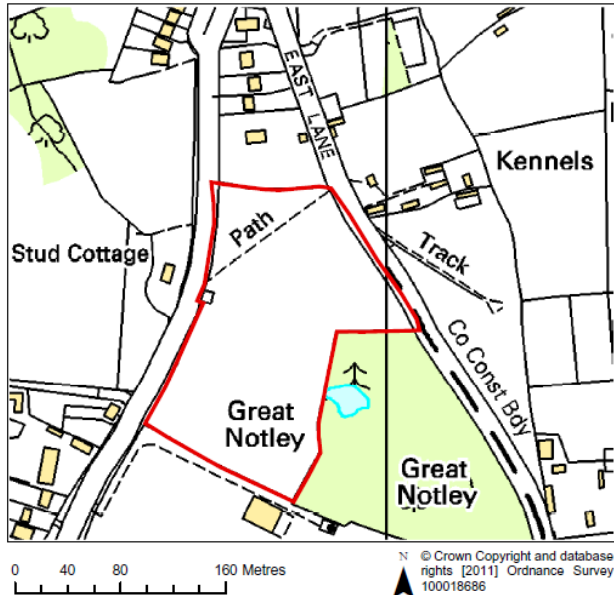
H070	Little Green Playing Fields, Croxley Green		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	4.53	Indicative Dwelling Capacity:	110
Site Considered by MWG:	04/06/08 22/06/09	Housing Site Score:	712
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has good access to public transport (bus) and education and reasonable access to local shopping.			
<b>No Significant Impact on the Environment</b>			
Greenfield Green Belt site although could be a defensible boundary against further encroachment. Wildlife site within 100m of the site (Dell Wood, Round Newland's & Long Newland's Springs), and concern about access to the site and impact on local road network.			
<b>Likely to Come Forward over the Plan Period</b>			
Landowner interest in developing site.			
<b>Conclusion</b>			
Greenfield site in the Green Belt with concern over access to the site			

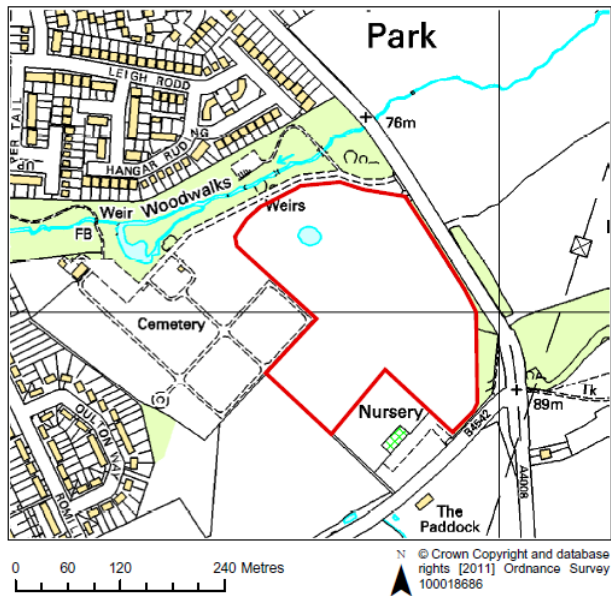


H071	Land at Waterdell, Bricket Wood		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	n/a	Green Belt:	Yes
Site Area (ha):	1.68	Indicative Dwelling Capacity:	50
Site Considered by MWG:	22/06/09 15/07/09 10/03/10 20/07/11	Housing Site Score:	689
<b>Site Summary:</b> Site put forward and consulted on with a capacity of 50 dwellings at Core Strategy Further Preferred Options. Site removed following consultation feedback.			
<b>Consultation Comments:</b> At CS FPO, 56% support, 44% against. Concern about impact on Green Belt and proximity to busy roads and waste transfer station and insufficient infrastructure to support development.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has access to public transport (bus) and good access to education.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.			

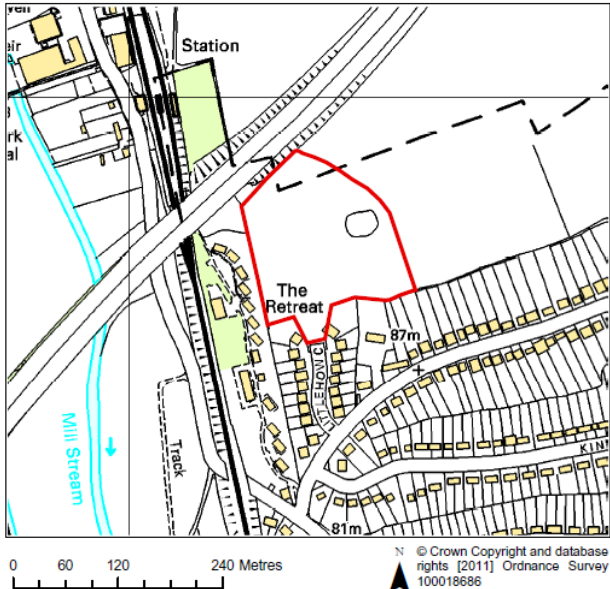
H072	East Lane Parcel 5, Bedmond		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	2.05	Indicative Dwelling Capacity:	50
Site Considered by MWG:	20/07/11 08/05/12	Housing Site Score:	689
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus) and good access to primary education, local shops and open space.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site			
Conclusion			
Although site has reasonable access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.			

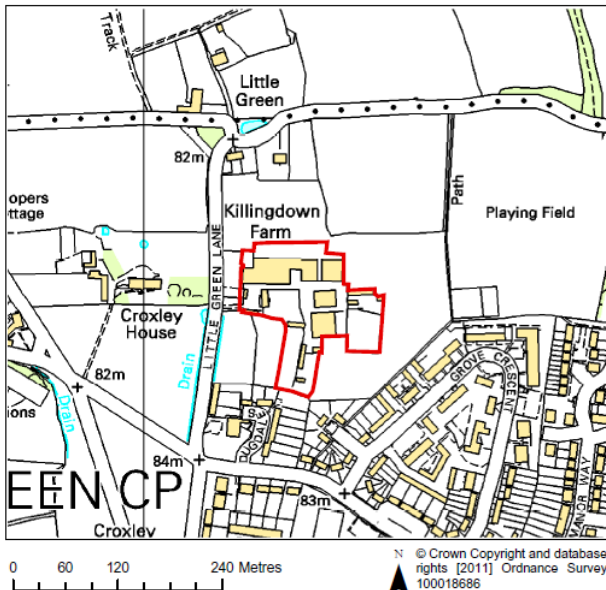
H073	Egg Farm Lane, Kings Langley		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	Yes
Site Area (ha):	0.56	Indicative Dwelling Capacity:	15
Site Considered by MWG:	04/06/08	Housing Site Score:	668
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus and train).			
No Significant Impact on the Environment			
Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Landowner not currently pursuing development of site.			
Conclusion			
Although site has good access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and not currently deliverable. Site is not proposed for allocation.			

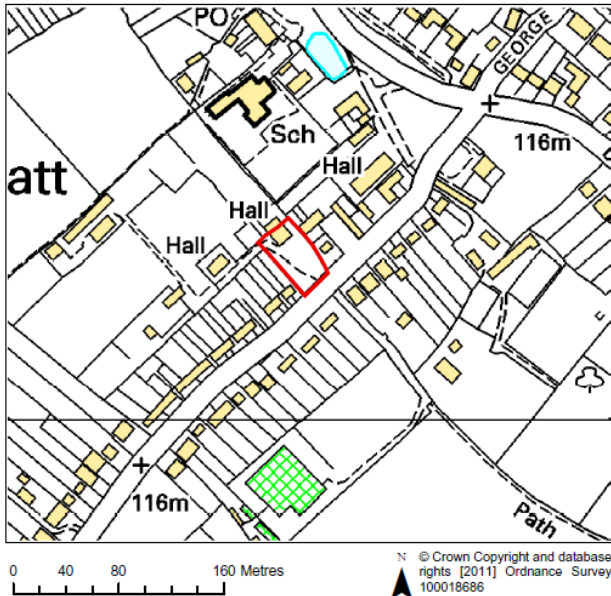
H074	East Lane Parcel 4, Bedmond		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	2.71	Indicative Dwelling Capacity:	65
Site Considered by MWG:	20/07/11 08/05/12	Housing Site Score:	694
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has reasonable access to public transport (bus) and good access to primary education, local shops and open space.			
<b>No Significant Impact on the Environment</b>			
Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Yes. Landowner interest in developing site			
<b>Conclusion</b>			
Although site has reasonable access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.			

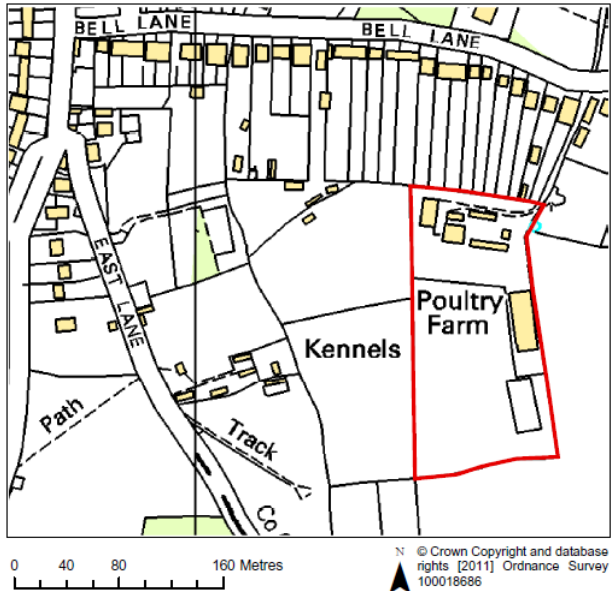
H075	East Carpenders Park		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	Yes
Site Area (ha):	5.23	Indicative Dwelling Capacity:	100
Site Considered by MWG:	04/06/08	Housing Site Score:	736
<b>Site Summary:</b> East Carpenders Park was a broad location for housing consulted on at Supplemental Issues and Options with a capacity of 100 dwellings, but it was removed following receipt of information from the landowner.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has access to public transport (bus) and good access to open space.			
<b>No Significant Impact on the Environment</b> Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. Wildlife site on site (Carpenders Park Cemetery Woodland). No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> No. Site required for expansion of cemetery.			
<b>Conclusion</b> Greenfield Green Belt site that is not deliverable for housing so site is not proposed for allocation.			

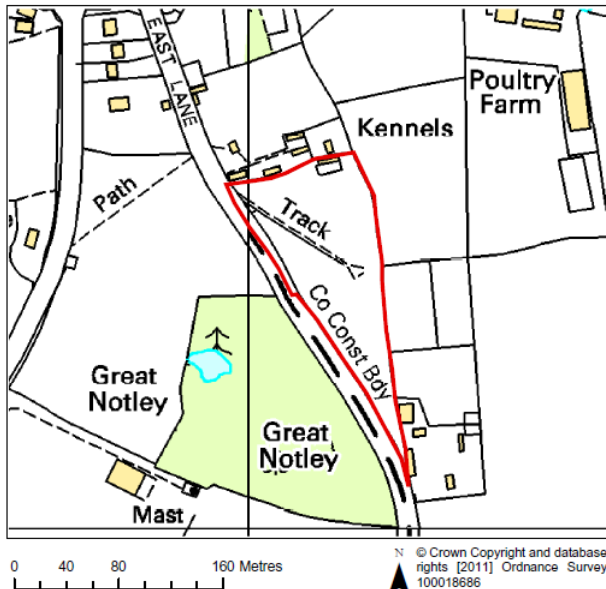


H076	The Retreat, Abbots Langley		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	2.70	Indicative Dwelling Capacity:	65
Site Considered by MWG:	04/06/08	Housing Site Score:	652
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus and train) and access to open space.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Landowner not currently pursuing development of site.			
Conclusion			
Although site has good access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and not currently deliverable. Site is not proposed for allocation.			

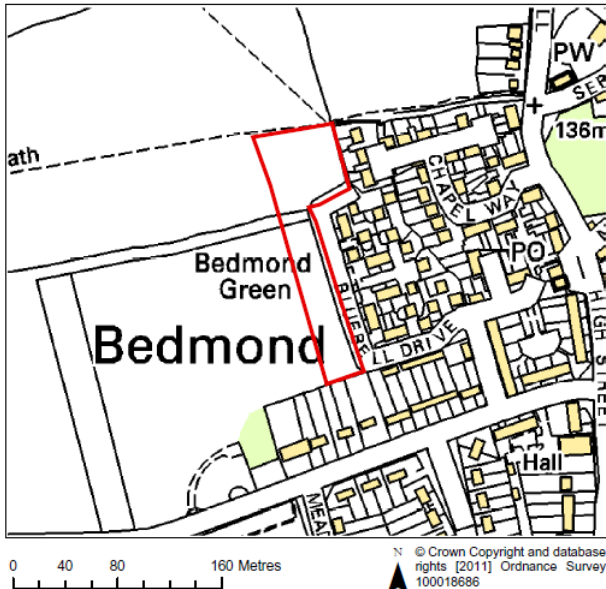
H077	Buildings at Killingdown Farm, Croxley Green		Accepted
Site Information			
Current Use:	Farm buildings	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	1.70	Indicative Dwelling Capacity:	30
Site Considered by MWG:	04/06/08 23/09/08 10/03/10 08/05/12	Housing Site Score:	718
<b>Site Summary:</b> Site was consulted on with a capacity of 30 dwellings at Core Strategy Preferred Options. The capacity was increased to 200 at Core Strategy Further Preferred Options consultation, but following consultation responses has been reduced back to 30 dwellings in Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 53% support, 47% against. At SA PO, 19% support, 81% against. Concern over development of Green Belt, access to site and additional traffic in already busy area.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus) and reasonable access to education and local shopping.			
No Significant Impact on the Environment			
Green Belt site but previously developed. Part of site is within conservation area and listed and locally listed buildings on site that would need to be addressed as part of any development. Wildlife site adjacent (Croxley Green Grassland).			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Although site is in the Green Belt, it has been developed and no other significant impacts on the environment are anticipated so site is proposed for allocation.			

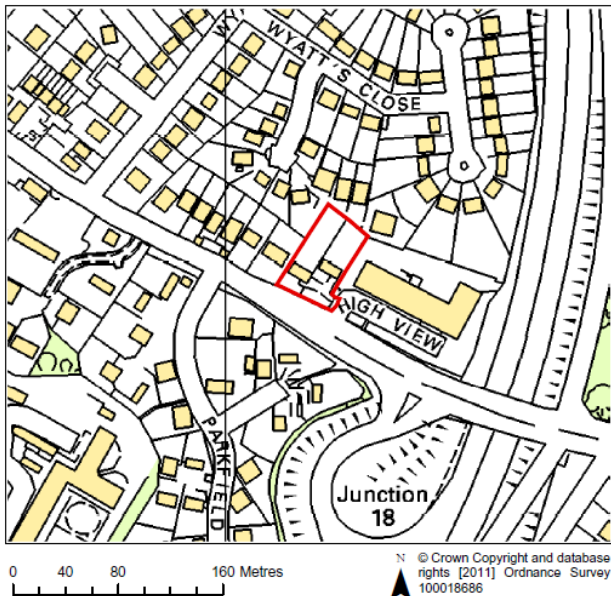
H078	Royal British Legion, Sarratt		Accepted
Site Information			
Current Use:	Disused hall	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	0.15	Indicative Dwelling Capacity:	10
Site Considered by MWG:	23/09/08 08/05/12	Housing Site Score:	673
<b>Site Summary:</b> Site consulted on as a housing site with an indicative capacity of 10 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 55% support, 45% against. At SA PO, 72% support, 28% against. Concern that capacity too high.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has good access to primary education and local shopping and open space.			
<b>No Significant Impact on the Environment</b> Previously developed site in the Green Belt. Within 100m of wildlife site (Sarratt Green) and conservation area. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Yes. Landowner interest in developing site.			
<b>Conclusion</b> Previously developed land in the Green Belt in a Village. Development would contribute to vitality and viability of area and site is proposed for allocation.			

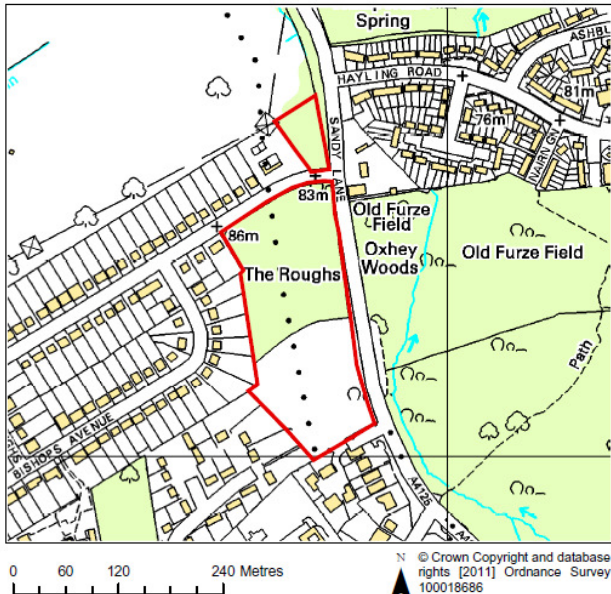
H079	East Lane Parcel 6, Bedmond		Rejected
Site Information			
Current Use:	Agricultural	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	2.07	Indicative Dwelling Capacity:	50
Site Considered by MWG:	20/07/11 08/05/12	Housing Site Score:	690
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has reasonable access to public transport (bus) and good access to primary education, local shops and open space.			
<b>No Significant Impact on the Environment</b>			
Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Yes. Landowner interest in developing site			
<b>Conclusion</b>			
Although site has reasonable access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.			

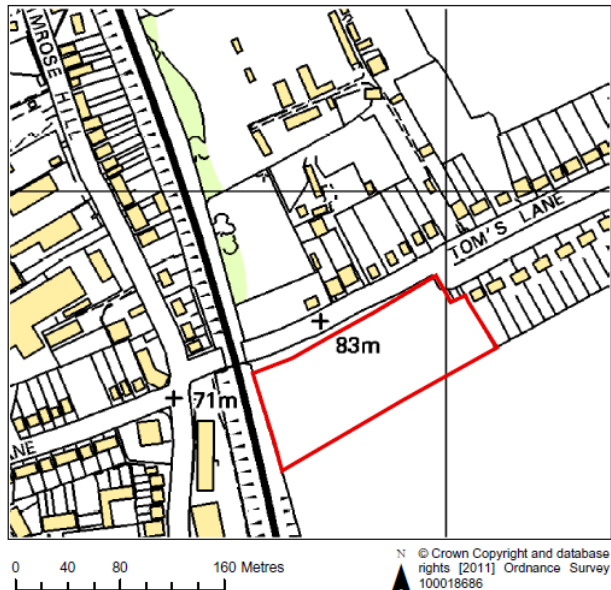
H080	East Lane Parcel 3, Bedmond		Rejected
Site Information			
Current Use:	Commercial	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	1.30	Indicative Dwelling Capacity:	30
Site Considered by MWG:	20/07/11 08/05/12	Housing Site Score:	677
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has reasonable access to public transport (bus) and good access to primary education, local shops and open space.			
<b>No Significant Impact on the Environment</b>			
Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
Yes. Landowner interest in developing site.			
<b>Conclusion</b> Although site has reasonable access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.			

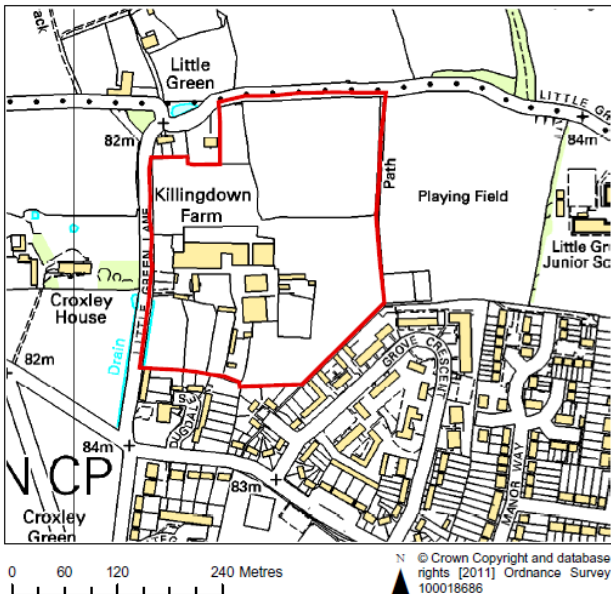


H081	Land West of Bluebell Drive, Bedmond		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	0.72	Indicative Dwelling Capacity:	25
Site Considered by MWG:	04/06/08 23/09/08 10/03/10 20/07/11 28/09/11 08/05/12	Housing Site Score:	686
<b>Site Summary:</b> Site consulted on as a housing site with an indicative capacity of 25 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options. Executive Committee on 25/06/12 removed site as an allocation.			
<b>Consultation Comments:</b> At CS PO, 58% support, 42% against. At SA PO, 70% support, 30% against. Concern about contamination from former use as a tip site and impact on Toms Lane.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus), primary education, local shopping and open space.			
No Significant Impact on the Environment			
Greenfield Green Belt site. Wildlife site and contamination on part of site that would need to be addressed as part of any development.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Green Belt site in a Village. Although development would contribute to vitality and viability of area, site would have an impact on Green Belt and may not lead to defensible boundary.			

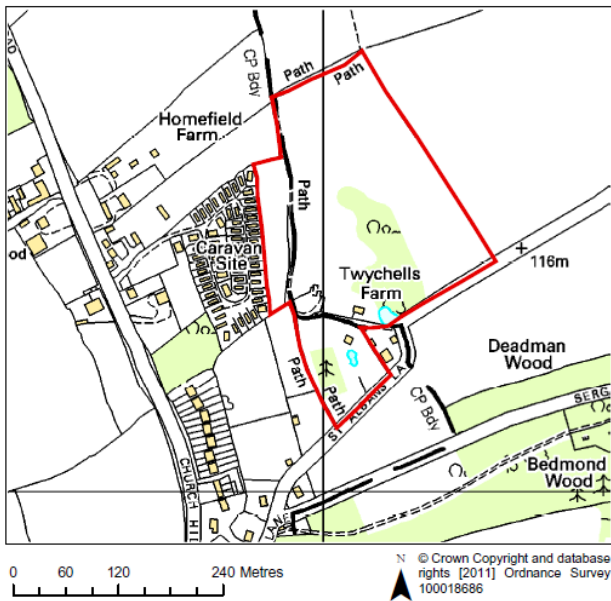
H082	Charnwood and Ridge House, High View, Chorleywood		Superseded
Site Information			
Current Use:	Residential	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.27	Indicative Dwelling Capacity:	10
Site Considered by MWG:	22/06/09	Housing Site Score:	645
<b>Site Summary:</b> Site put forward but has not been subject to public consultation. Site has been granted planning permission for development.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has reasonable access to public transport (bus), education and open space.			
<b>No Significant Impact on the Environment</b> Previously developed land in a Key Centre. No significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Yes. Landowner interest in developing site.			
<b>Conclusion</b> Previously developed land in a Key Centre with no significant impacts on the environment anticipated. Site has been granted planning permission so not proposed for allocation.			

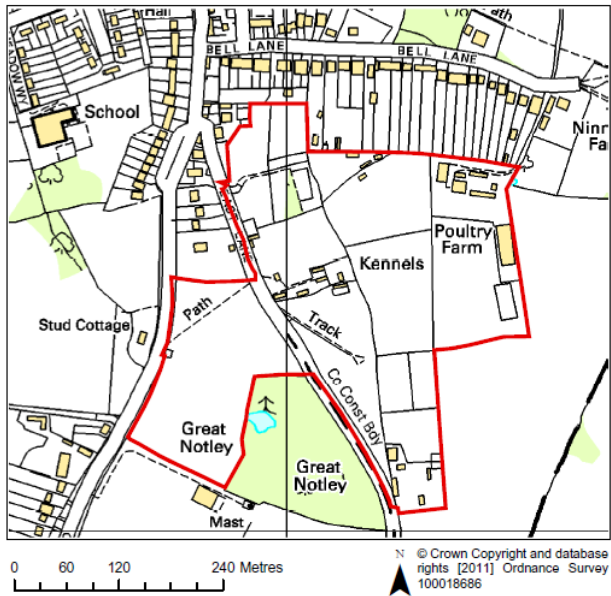
H083	The Roughts, Eastbury		Rejected
Site Information			
Current Use:	Woodland	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	Yes
Site Area (ha):	3.62	Indicative Dwelling Capacity:	100
Site Considered by MWG:	04/06/08 22/06/09 15/07/09 10/03/10 08/05/12	Housing Site Score:	617
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus), education and local shopping and good access to open space.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt. TPOs on site. Wildlife site and Local Nature Reserve (Oxhey Woods) adjacent.			
Likely to Come Forward over the Plan Period			
Landowner interest in developing site.			
Conclusion			
Greenfield site in the Green Belt which is covered by Tree Preservation Orders so site is not proposed for allocation.			

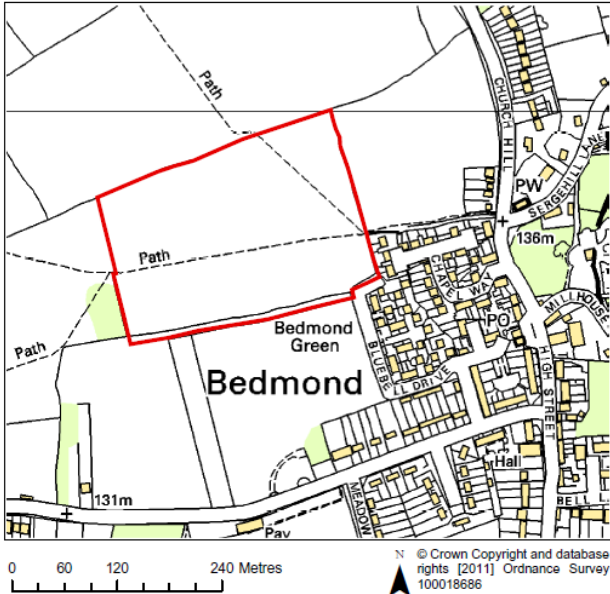
H084	West of 10 Toms Lane, Kings Langley		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	Yes
Site Area (ha):	1.25	Indicative Dwelling Capacity:	20
Site Considered by MWG:	04/06/08 23/09/08 10/03/10 20/07/11 28/09/11 08/05/12	Housing Site Score:	692
<b>Site Summary:</b> Site consulted on as a housing site with an indicative capacity of 20 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options. Executive Committee on 25/06/12 removed site as an allocation.			
<b>Consultation Comments:</b> At CS PO, 61% support, 39% against. At SA PO, 73% support, 27% against. Concern about development impact on Green Belt and Toms Lane.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus and train), local shopping, open space and secondary education.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Greenfield site in the Green Belt at a Secondary Centre. Impact on Green Belt and on Toms Lane mean site is not proposed for allocation.			

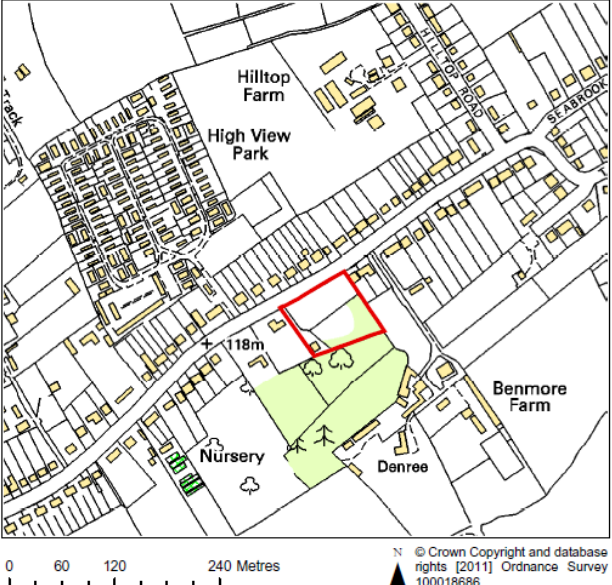
H085	Killingdown Farm, Croxley Green		Rejected
Site Information			
Current Use:	Agricultural	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	7.62	Indicative Dwelling Capacity:	200
Site Considered by MWG:	04/06/08 22/06/09 15/07/09 10/03/10	Housing Site Score:	705
<b>Site Summary:</b> Smaller site of the farm buildings only (H077) was consulted on with a capacity of 30 dwellings at Core Strategy Preferred Options. The capacity was increased to 200 at Core Strategy Further Preferred Options consultation, but following consultation responses has been reduced back to 30 dwellings.			
<b>Consultation Comments:</b> At CS FPO, 9% support, 91% against. Concern about development of Green Belt, impacts on traffic, the conservation area and infrastructure in the area.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus) and reasonable access to education and local shopping.			
No Significant Impact on the Environment			
Green Belt site but part is previously developed. Part of site is within conservation area and listed and locally listed buildings on site that would need to be addressed as part of any development. Wildlife site adjacent (Croxley Green Grassland). Concern about impact of development on local road network.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Green Belt site in a Key Centre, however significant concerns at public consultation about impacts of development on local area, and particularly impacts on road network so site is not proposed for allocation (site H077 is just the farm buildings part of the site).			

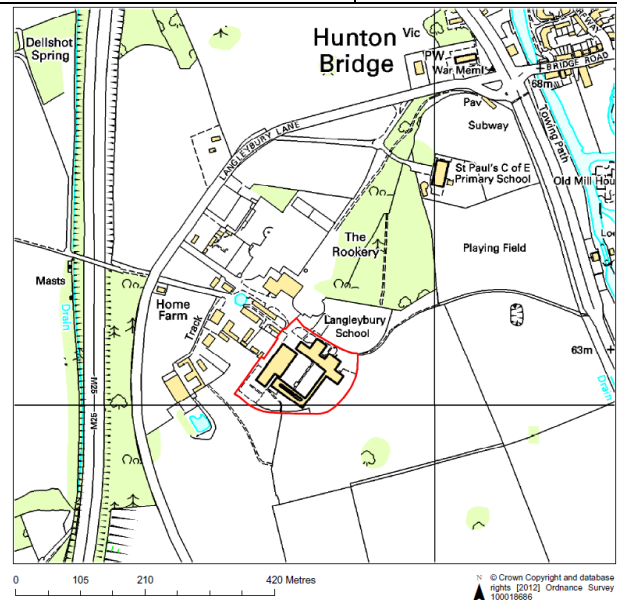


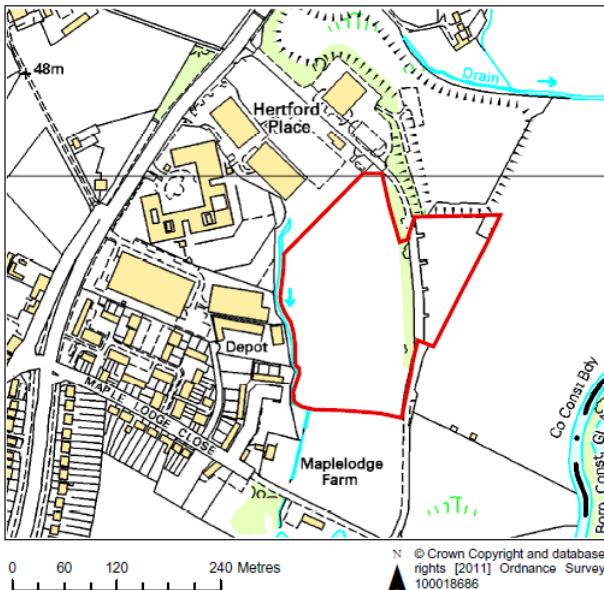
H086	Twychells Farm, Bedmond		Rejected
Site Information			
Current Use:	Agricultural	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	6.23	Indicative Dwelling Capacity:	150
Site Considered by MWG:	04/06/08 22/06/09 08/05/12	Housing Site Score:	649
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus), local shops and open space.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt. Site would have a significant impact on the Green Belt and would not be defensible boundary against further encroachment. Development would be inappropriate in scale to Bedmond.			
Likely to Come Forward over the Plan Period			
Landowner interest in developing site.			
Conclusion			
Greenfield Green Belt site that would have a significant impact on the Green Belt and on Bedmond Village so site is not proposed for allocation.			

H087	East Lane, Bedmond		Rejected
Site Information			
Current Use:	Open land, commercial, pet cemetery and agricultural	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	11.91	Indicative Dwelling Capacity:	300
Site Considered by MWG:	04/06/08 22/06/09 08/05/12	Housing Site Score:	660
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus) and good access to primary education, local shops and open space.			
No Significant Impact on the Environment			
Greenfield site in the Green Belt. Concern about impact of development on Green Belt and lack of defensible boundary to prevent further encroachment. No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site			
Conclusion			
Although site has reasonable access to public transport and local shops and services, it is a greenfield and Green Belt site which is likely to have significant impact on Green Belt and site is not proposed for allocation.			

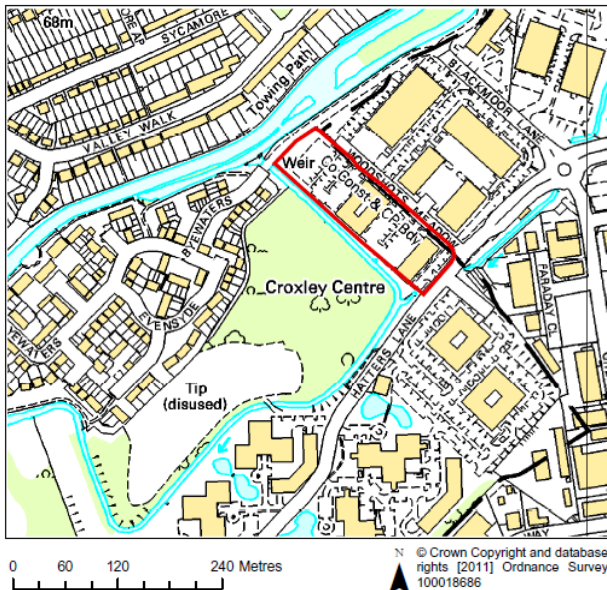
H088	Bluebell Drive (Large Site), Bedmond		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	5.67	Indicative Dwelling Capacity:	150
Site Considered by MWG:	22/06/09 15/07/09	Housing Site Score:	676
<b>Site Summary:</b> Site put forward but has not been subject to public consultation. Small part of site and land to the south have been consulted on with a capacity of 25 dwellings at Core Strategy Preferred Options and Core Strategy Further Preferred Options (H081).			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has reasonable access to public transport (bus), primary education, local shops and open space.			
<b>No Significant Impact on the Environment</b>			
Greenfield site in the Green Belt. Site would have a significant impact on the Green Belt and would not be defensible boundary against further encroachment. Development would be inappropriate in scale to Bedmond. Wildlife site adjacent to site (Bedmond Green).			
<b>Likely to Come Forward over the Plan Period</b>			
Landowner interest in developing site.			
<b>Conclusion</b>			
Greenfield Green Belt site that would have a significant impact on the Green Belt and on Bedmond Village so site is not proposed for allocation.			

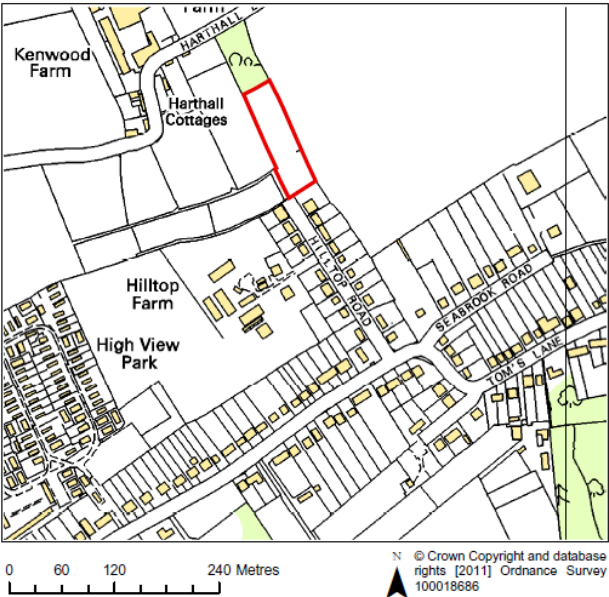
H089	114-118 Toms Lane, Kings Langley	Rejected
Site Information		
Current Use:	Open land	Brownfield/Greenfield: Greenfield
Settlement Hierarchy:	n/a	Green Belt: Yes
Site Area (ha):	0.61	Indicative Dwelling Capacity: 20
Site Considered by MWG:	10/03/10	Housing Site Score: 665
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.		
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.		
Site Assessment		
<b>Accessible to Public Transport, Services and Facilities</b>		
Site has limited access to public transport, local shops and services.		
<b>No Significant Impact on the Environment</b>		
Greenfield, Green Belt. No other significant impacts on the environment anticipated.		
<b>Likely to Come Forward over the Plan Period</b>		
Landowner interest in developing site.		
<b>Conclusion</b>		
Greenfield Green Belt site with poor access to local services and facilities so site is not proposed for allocation.		

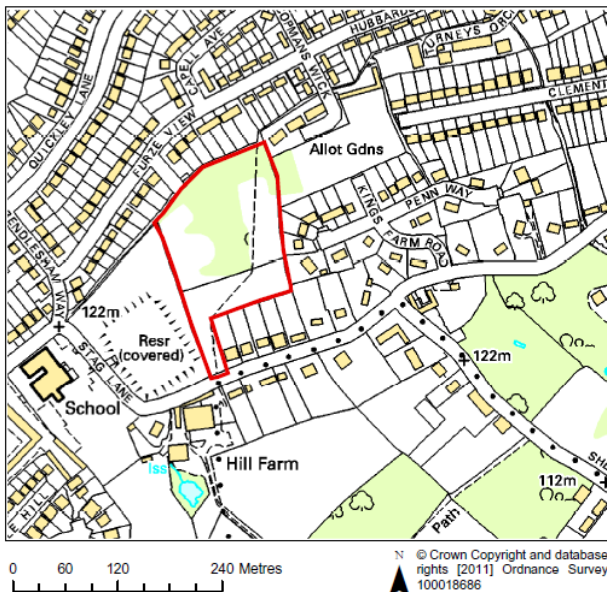
H090	Langleybury House/School, Langleybury		Accepted
Site Information			
Current Use:	Former school buildings, agricultural land	Brownfield/Greenfield:	Brownfield and greenfield
Settlement Hierarchy:	n/a	Green Belt:	Yes
Site Area (ha):	n/a	Indicative Dwelling Capacity:	202
Site Considered by MWG:	04/06/08 23/09/08 15/07/09 10/03/10 20/07/11 08/05/12	Housing Site Score:	641
<b>Site Summary:</b> School buildings and mansion were consulted on with a capacity of 60 dwellings at Core Strategy Preferred Options. The capacity was increased to 75 dwellings at Core Strategy Further Preferred Options. A planning brief has now been prepared for the wider Langleybury site and the housing capacity reduced to 25 dwellings at Site Allocations Preferred Options to allow for other uses on the site. Capacity now reduced to 20 dwellings and site area refined to existing developed area.			
<b>Consultation Comments:</b> At CS FPO, 53% support, 47% against. At SA PO, 32% support, 68% against. Concern about development on Green Belt and that development should not have a negative impact on listed building and that the site has poor access to local facilities.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus) and primary education.			
No Significant Impact on the Environment			
Part greenfield, part previously developed site in the Green Belt. Development could reduce impact on the Green Belt through removal of school buildings. Listed building on the site (on the English Heritage Buildings at Risk register) that should be enhanced as part of any development.			
Likely to Come Forward over the Plan Period			
Yes. Landowner interest in developing site.			
Conclusion			
Part previously developed site in the Green Belt that could reduce impacts on the Green Belt through removal of school building so site is proposed for allocation.			

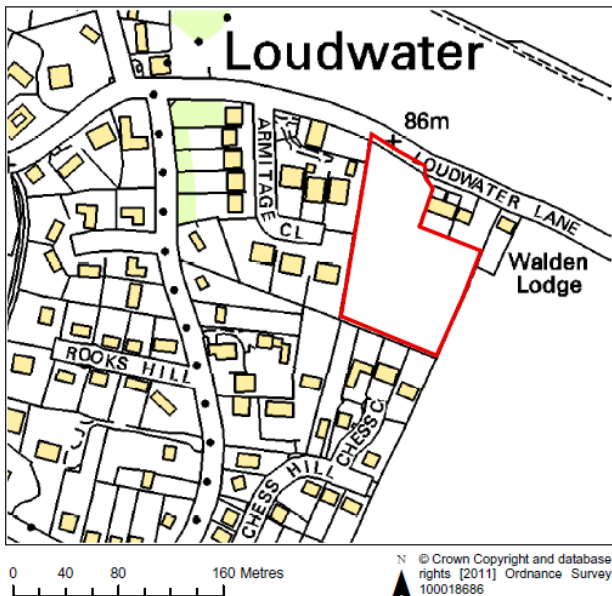
H091	Maple Lodge, Maple Cross		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	Yes
Site Area (ha):	4.23	Indicative Dwelling Capacity:	100
Site Considered by MWG:	04/06/08	Housing Site Score:	651
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Site has reasonable access to public transport (bus), local shopping and open space.			
No Significant Impact on the Environment Greenfield site in the Green Belt. Wildlife sites adjacent (Maple Lodge Marsh and Maple Cross Nature Reserve). No other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period Landowner interest in developing site.			
Conclusion Greenfield site in the Green Belt. However given adjacent employment uses, site considered more appropriate for employment space so site is not proposed for allocation for housing.			

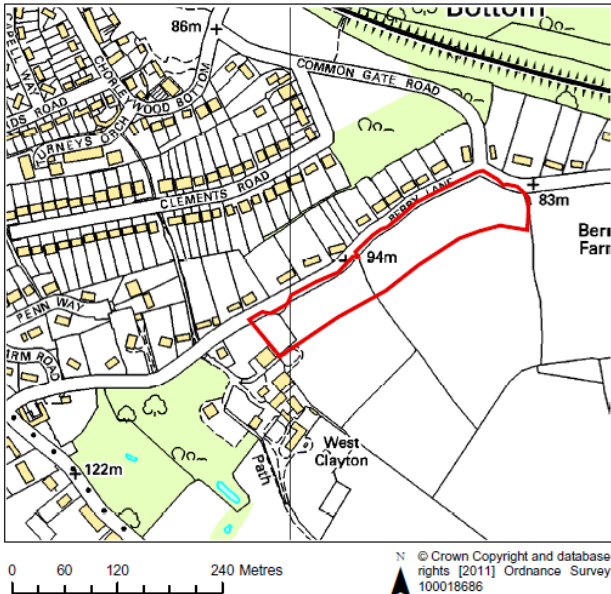


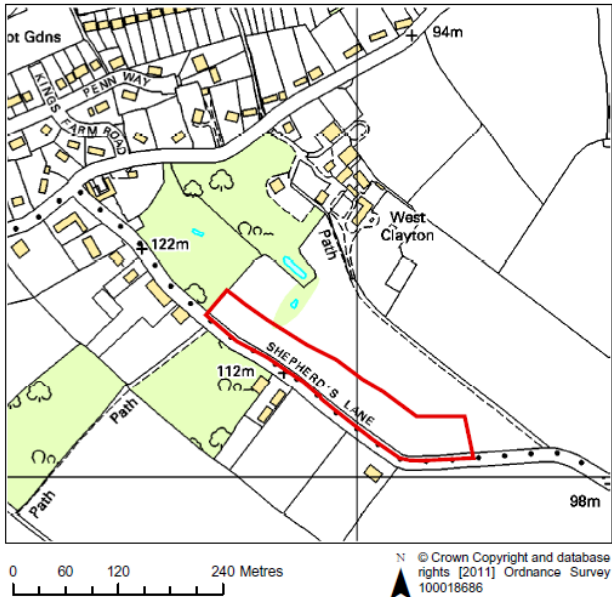
H092	Land at Croxley Business Park, Croxley Green		Rejected
Site Information			
Current Use:	Business Park	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	1.42	Indicative Dwelling Capacity:	50
Site Considered by MWG:	04/06/08	Housing Site Score:	767
<b>Site Summary:</b> South East Croxley Green was a broad location for housing consulted on at Supplemental Issues and Options with a capacity of 100 dwellings, but it was removed to allow retention of the high quality employment land.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b>			
Site has reasonable access to public transport (train), open space and secondary education.			
<b>No Significant Impact on the Environment</b>			
Previously developed site adjacent to the Green Belt. Flood zone on part of site. No other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b>			
In use for high quality employment and no current interest in redevelopment.			
<b>Conclusion</b>			
Site is in use for high quality employment and is not available for development so not proposed for allocation.			

H093	Hilltop Road, Kings Langley	Rejected
<b>Site Information</b>		
<b>Current Use:</b>	Grazing land	<b>Brownfield/Greenfield:</b> Greenfield
<b>Settlement Hierarchy:</b>	n/a	<b>Green Belt:</b> Yes
<b>Site Area (ha):</b>	0.45	<b>Indicative Dwelling Capacity:</b> 10
<b>Site Considered by MWG:</b>	20/07/11 08/05/12	<b>Housing Site Score:</b> 649
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.		
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.		
<b>Site Assessment</b>		
<b>Accessible to Public Transport, Services and Facilities</b>		
Site has limited access to public transport, local shops and services.		
<b>No Significant Impact on the Environment</b>		
Greenfield, Green Belt site which would have a significant impact on the Green Belt and would not create defensible boundaries against further encroachment. No other significant impacts on the environment anticipated.		
<b>Likely to Come Forward over the Plan Period</b>		
Landowner interest in developing site.		
<b>Conclusion</b>		
Greenfield Green Belt site which would have a significant impact and with poor access to local services and facilities so site is not proposed for allocation.		

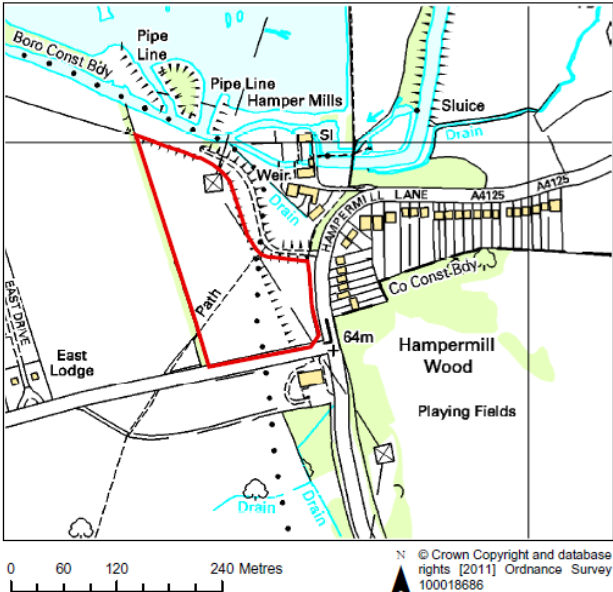
H094	Wearings Field, Stag Lane, Chorleywood		Rejected
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	2.29	Indicative Dwelling Capacity:	60
Site Considered by MWG:	22/06/09	Housing Site Score:	615
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (train), education, local shopping and open space.			
No Significant Impact on the Environment			
Greenfield Green Belt site. Wildlife site on site (Wearing's Field). Site would result in loss of open space.			
Likely to Come Forward over the Plan Period			
Landowner interest in developing site.			
Conclusion			
Greenfield Green Belt site that would result in loss of open space and wildlife site so site is not proposed for allocation.			

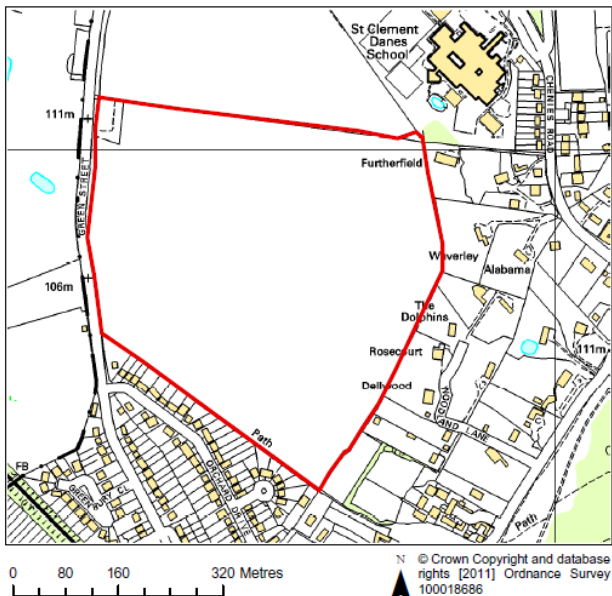
H095	Branksome Lodge, Loudwater Lane, Loudwater		Accepted
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	n/a	Green Belt:	Yes
Site Area (ha):	1.01	Indicative Dwelling Capacity:	10
Site Considered by MWG:	04/06/08 23/09/08 10/03/10 20/07/11 28/09/11 08/05/12	Housing Site Score:	621
<b>Site Summary:</b> Site consulted on as a housing site with an indicative capacity of 10 dwellings at Core Strategy Preferred Options and Core Strategy Further Preferred Options.			
<b>Consultation Comments:</b> At CS PO, 63% support, 37% against. At SA PO, 25% support, 75% against. Concern about development of Green Belt, impact on Loudwater Lane which is narrow and dangerous.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has reasonable access to secondary education.			
<b>No Significant Impact on the Environment</b> Greenfield site in the Green Belt but development could create defensible boundary against further encroachment. Site is within conservation area but no other significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Yes. Landowner interest in developing site.			
<b>Conclusion</b> Greenfield site in the Green Belt but could create a defensible boundary against further encroachment and no other significant impacts on the environment anticipated so site is proposed for allocation.			

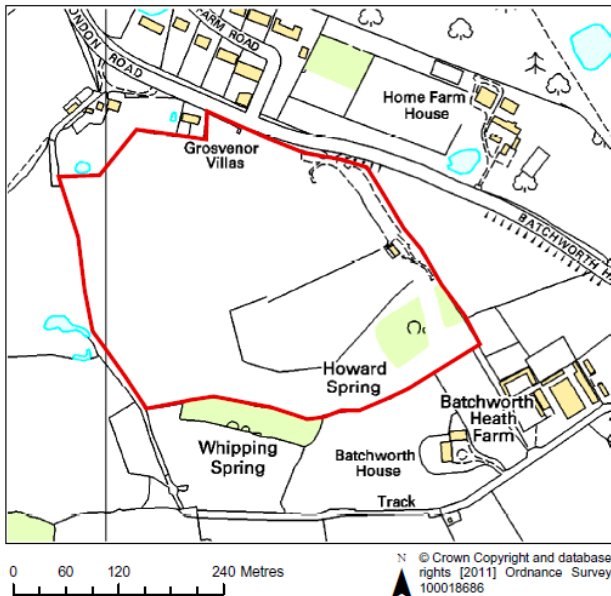
H096	Hall Farm, Berry Lane, Chorleywood		Rejected
Site Information			
Current Use:	Agricultural	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	1.86	Indicative Dwelling Capacity:	50
Site Considered by MWG:	04/06/08 22/06/09 08/05/12	Housing Site Score:	587
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has reasonable access to public transport (train) and local shopping and good access to open space.			
<b>No Significant Impact on the Environment</b> Greenfield Green Belt site that would not create a defensible boundary against further encroachment.			
<b>Likely to Come Forward over the Plan Period</b> Landowner interest in developing site.			
<b>Conclusion</b> Greenfield Green Belt site that would not create a defensible boundary against further encroachment so site is not proposed for allocation.			

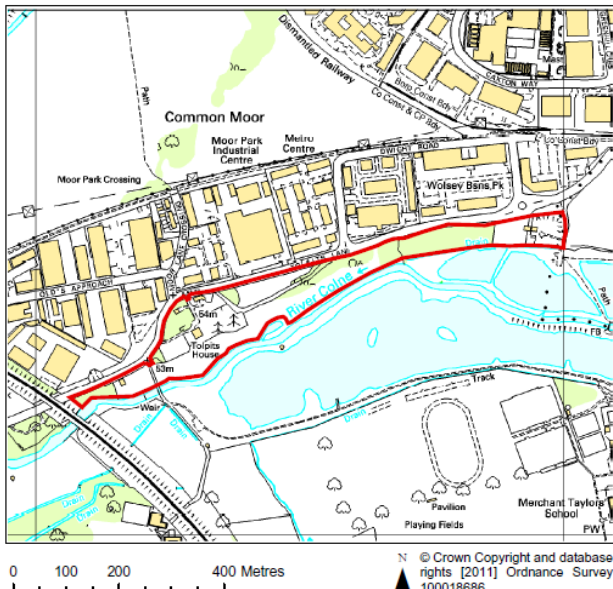
H097	Hall Farm, Shepherds Lane, Chorleywood		Rejected
Site Information			
Current Use:	Agricultural	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	1.49	Indicative Dwelling Capacity:	40
Site Considered by MWG:	04/06/08 22/06/09 08/05/12	Housing Site Score:	567
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has reasonable access to public transport (train) and open space.			
<b>No Significant Impact on the Environment</b> Greenfield Green Belt site that would not create a defensible boundary against further encroachment.			
<b>Likely to Come Forward over the Plan Period</b> Landowner interest in developing site.			
<b>Conclusion</b> Greenfield Green Belt site that would not create a defensible boundary against further encroachment so site is not proposed for allocation.			

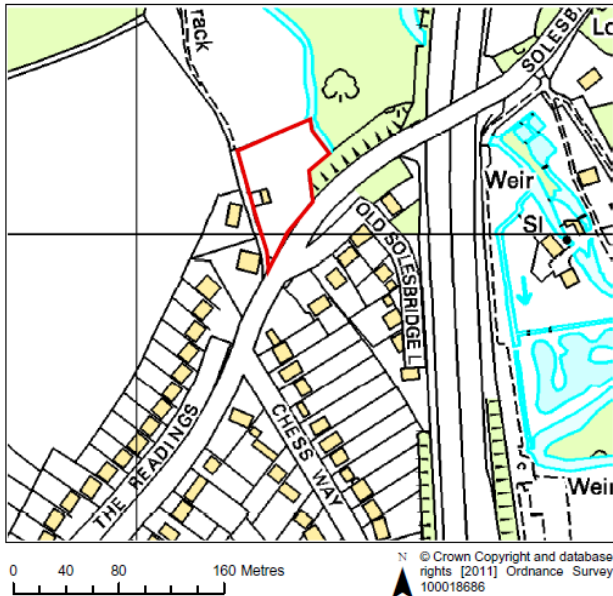


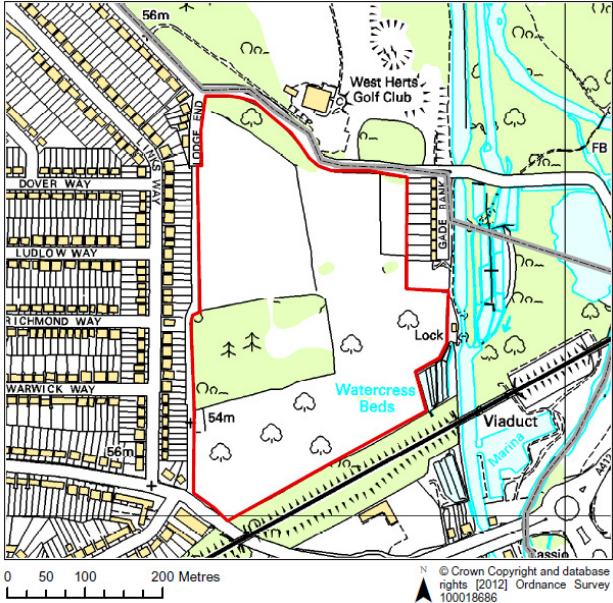
H098	Junction of Hampermill Lane and Sandy Lodge Lane		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	n/a	Green Belt:	Yes
Site Area (ha):	2.66	Indicative Dwelling Capacity:	70
Site Considered by MWG:	22/06/09	Housing Site Score:	591
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Site has good access to open space.			
No Significant Impact on the Environment Greenfield Green Belt site that would not create a defensible boundary against further encroachment. TPOs on much of site.			
Likely to Come Forward over the Plan Period Landowner interest in developing site.			
Conclusion Greenfield site in the Green Belt which is mostly covered by Tree Preservation Orders so site is not proposed for allocation.			

H099	East Green Street, Chorleywood		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	22.58	Indicative Dwelling Capacity:	450
Site Considered by MWG:	04/06/08 22/06/09	Housing Site Score:	550
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus and train), local shopping, secondary education and open space.			
No Significant Impact on the Environment			
Greenfield Green Belt site that is within the Chilterns AONB and would have a significant impact. Wildlife site (Darvell's Meadow) and conservation area adjacent.			
Likely to Come Forward over the Plan Period			
Landowner interest in developing site.			
Conclusion			
Greenfield Green Belt site that is within the Chilterns AONB and would have a significant impact so site is not proposed for allocation.			

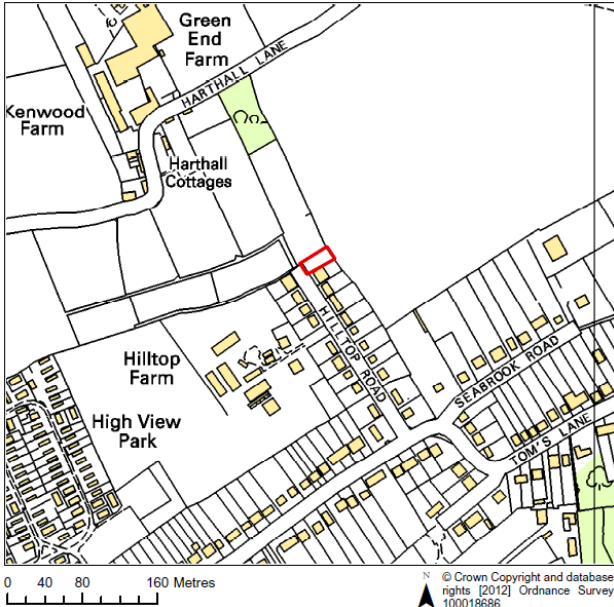
H0100	Griggs Field, Batchworth		Rejected
Site Information			
Current Use:	Golf course	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	n/a	Green Belt:	Yes
Site Area (ha):	11.29	Indicative Dwelling Capacity:	250
Site Considered by MWG:	04/06/08	Housing Site Score:	492
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has reasonable access to public transport (bus) and open space.			
<b>No Significant Impact on the Environment</b> Greenfield Green Belt site that would have a significant impact and would not create a defensible boundary against further encroachment.			
<b>Likely to Come Forward over the Plan Period</b> Landowner interest in developing site.			
<b>Conclusion</b> Greenfield Green Belt site that would have a significant impact and would not create a defensible boundary against further encroachment so site is not proposed for allocation.			

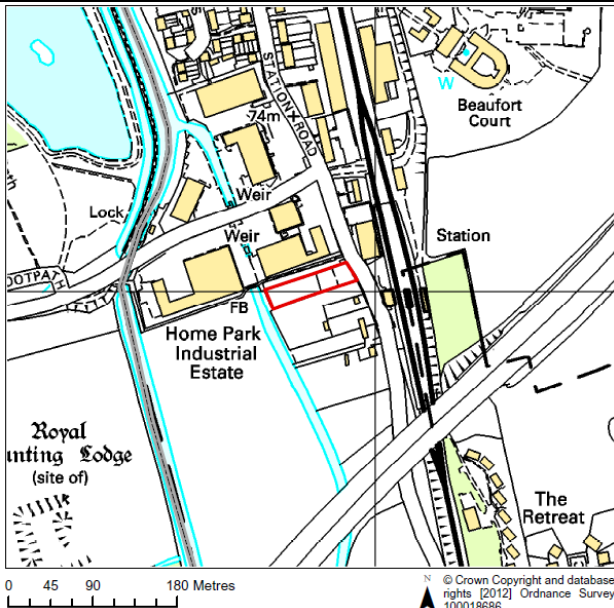
H101	South Tolpits Lane		Accepted
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	n/a	Green Belt:	Green Belt
Site Area (ha):	6.53	Indicative Dwelling Capacity:	50
Site Considered by MWG:	04/06/08 23/09/08 10/03/10 20/07/11 28/09/11 08/05/12	Housing Site Score:	471
Site Summary: Site consulted on as a housing site with an indicative capacity of 50 dwellings at Core Strategy Preferred Options, Core Strategy Further Preferred Options and Site Allocations Preferred Options.			
Consultation Comments: At CS PO, 56% support, 44% against. At SA PO, 49% support, 51% against. Concern over flood risk, impact on wildlife and access to public transport.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Site has access to public transport (train).			
No Significant Impact on the Environment Greenfield Green Belt site although development could create defensible boundary against further encroachment. Floodzone on part of site although scope for development to avoid this area. Wildlife site (Hampermill Lakes) on part of site.			
Likely to Come Forward over the Plan Period Yes. Landowner interest in developing site.			
Conclusion Greenfield Green Belt site but site could create defensible boundary and impacts on environment could be addressed through development. Site is proposed for allocation.			

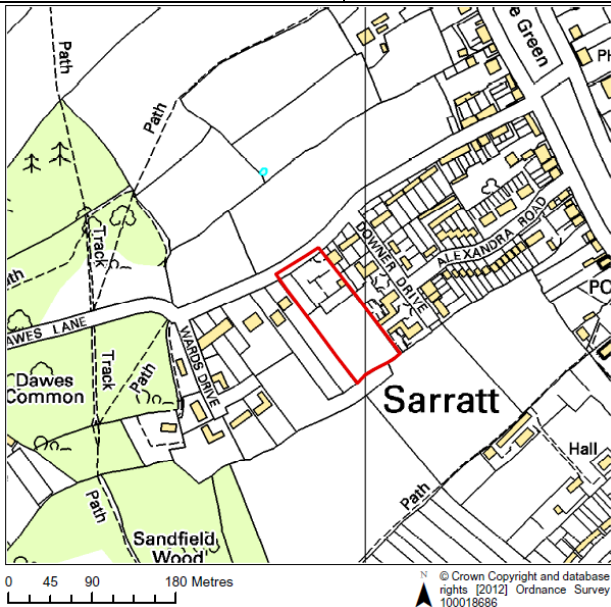
H102	The Barn, Solesbridge Lane, Chorleywood		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	0.39	Indicative Dwelling Capacity:	10
Site Considered by MWG:	22/06/09	Housing Site Score:	464
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has access to open space and secondary education.			
<b>No Significant Impact on the Environment</b> Greenfield Green Belt site that may not create a defensible boundary against further encroachment. Floodzone on part of site.			
<b>Likely to Come Forward over the Plan Period</b> Landowner interest in developing site.			
<b>Conclusion</b> Greenfield Green Belt site that may not create a defensible boundary against further encroachment so site is not proposed for allocation.			

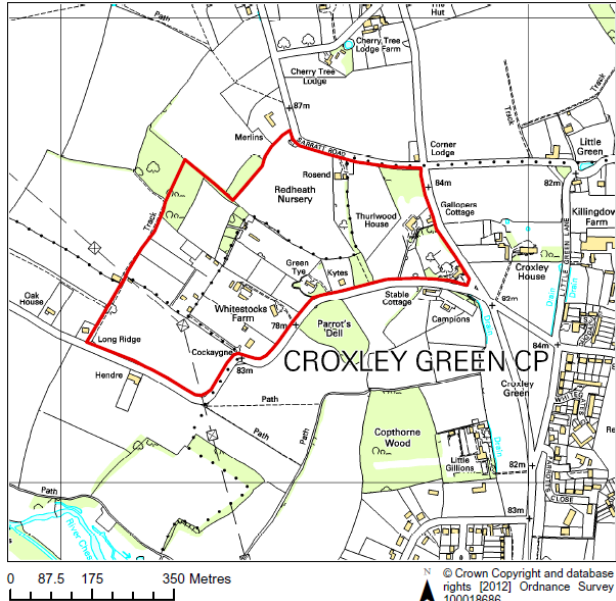
H103	East of Links Way, Croxley Green		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	12.25	Indicative Dwelling Capacity:	60
Site Considered by MWG:	13/03/12 08/05/12	Housing Site Score:	719
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport and proposals would provide for a new secondary school on site.			
No Significant Impact on the Environment			
Greenfield Green Belt site that would significantly reduce important Green Belt between Watford and Croxley Green.			
Likely to Come Forward over the Plan Period			
Landowner interest in developing site.			
Conclusion			
Greenfield Green Belt site that would significantly reduce Green Belt gap between Watford and Croxley Green if development also includes housing, and site required for secondary school so not proposed for allocation for housing.			



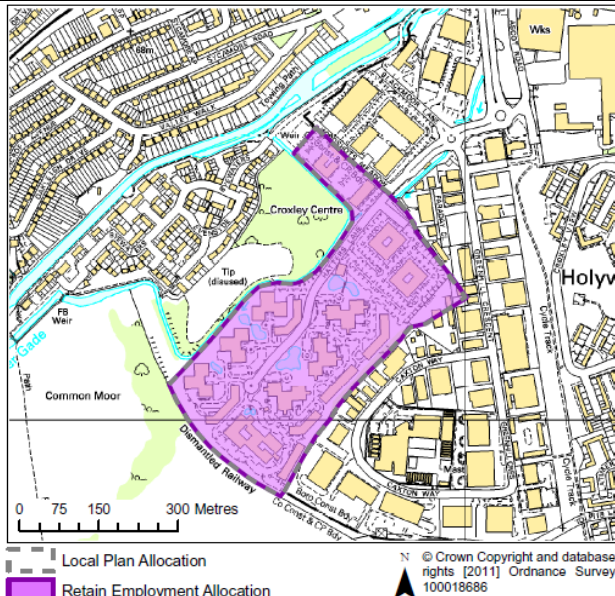
H104	Adjacent 20 Hilltop Road		Rejected
Site Information			
Current Use:	Garden land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	n/a	Green Belt:	Yes
Site Area (ha):	0.05	Indicative Dwelling Capacity:	1
Site Considered by MWG:	20/07/11 08/05/12	Housing Site Score:	713
<b>Site Summary:</b> Site put forward but has not been subject to public consultation.			
<b>Consultation Comments:</b> N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has limited access to public.			
No Significant Impact on the Environment			
Greenfield Green Belt site. No other significant impacts on environment anticipated.			
Likely to Come Forward over the Plan Period			
Landowner interest in developing site.			
Conclusion			
Greenfield Green Belt site that would not significantly contribute to supply of housing in the District so site is not proposed for allocation.			

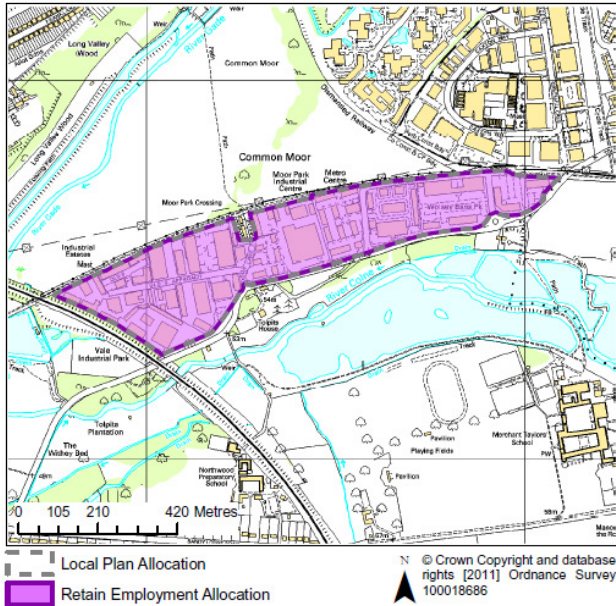
H105	Land Opposite Alpine Press, Kings Langley		Rejected
Site Information			
Current Use:	Open land	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	Yes
Site Area (ha):	0.05	Indicative Dwelling Capacity:	5
Site Considered by MWG:	08/05/12	Housing Site Score:	683
<b>Site Summary:</b> Site consulted on as a housing site with an indicative capacity of 5 dwellings Site Allocations Preferred Options Additional Sites.			
<b>Consultation Comments:</b> At SA PO Additional sites, 64% support, 36% against. Concern over impact of development on Green Belt			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Site has good access to public transport and employment.			
<b>No Significant Impact on the Environment</b> Part greenfield Green Belt site, which would impact on Gade valley landscape and may not create defensible boundary. No other significant impacts on environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Landowner interest in developing site.			
<b>Conclusion</b> Greenfield Green Belt site that would have a significant impact on Green Belt in this location so site is not proposed for allocation.			

H106	Fir Trees, Dawes Lane, Sarratt		Rejected
Site Information			
Current Use:	Gypsy and Traveller site	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	0.8	Indicative Dwelling Capacity:	15
Site Considered by MWG:	08/05/12	Housing Site Score:	608
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has limited access to public transport, but good access to primary school.			
No Significant Impact on the Environment			
Part greenfield Green Belt site. No other significant impacts on environment anticipated.			
Likely to Come Forward over the Plan Period			
Landowner interest in developing site.			
Conclusion			
Greenfield Green Belt site that currently provides Gypsy and Traveller pitch. Loss of this facility would require alternative provision elsewhere so site is not proposed for allocation.			

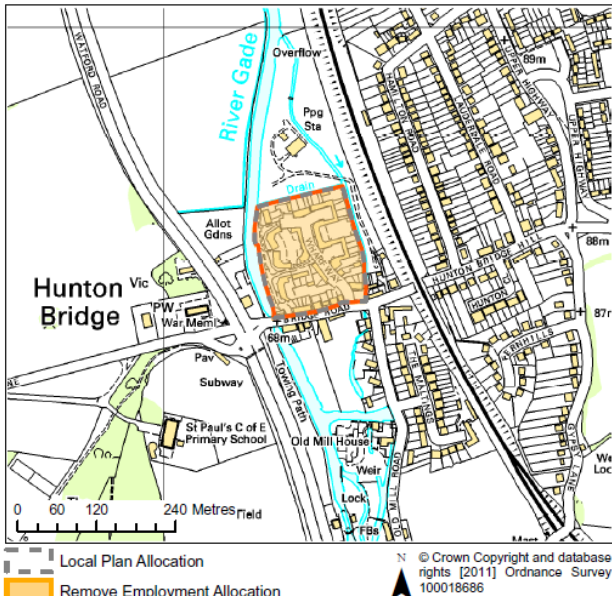
H107	Cockayne, Loudwater Lane		Rejected
Site Information			
Current Use:	Agricultural land and residential	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Village	Green Belt:	Yes
Site Area (ha):	19	Indicative Dwelling Capacity:	380
Site Considered by MWG:	08/05/12	Housing Site Score:	591
Site Summary: Site put forward but has not been subject to public consultation.			
Consultation Comments: N/A. Site has not been subject to consultation.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Site has limited access to public transport, services and facilities.			
No Significant Impact on the Environment Greenfield, Green Belt site, partly within Conservation Area and includes listed buildings. No other significant impacts on environment anticipated.			
Likely to Come Forward over the Plan Period Landowner interest in developing site.			
Conclusion Greenfield Green Belt site that would have a significant impact on the Green Belt and has limited access to services so site is not proposed for allocation.			

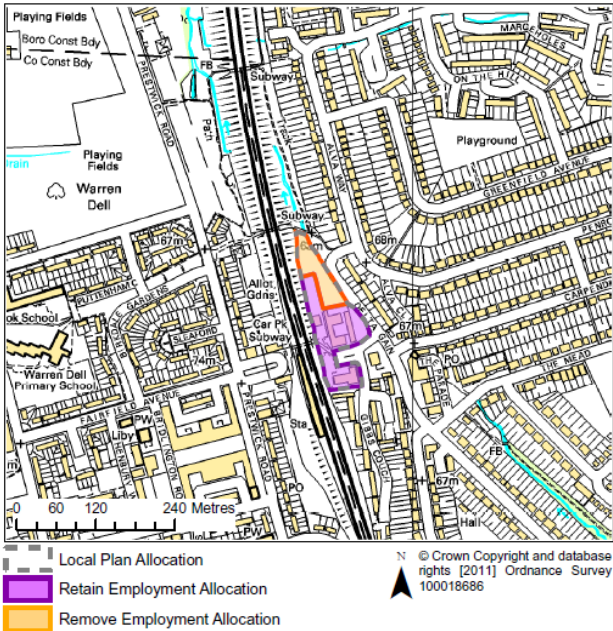
## 5 EMPLOYMENT SITES

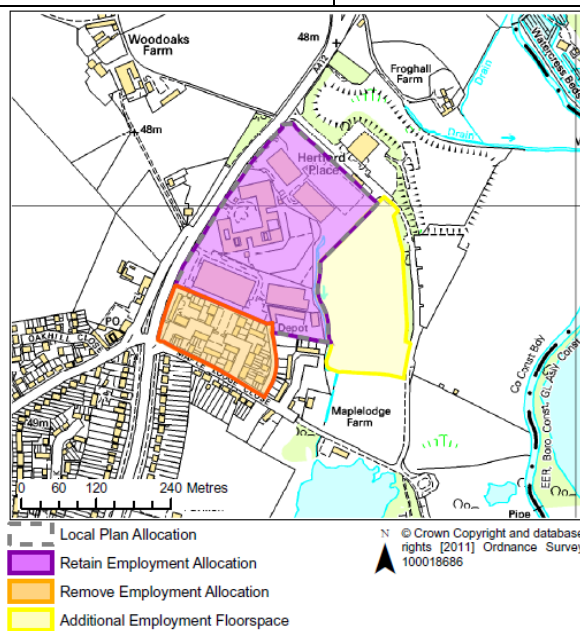
E001	Croxley Business Park, Croxley Green		Accepted
Site Information			
Current Use:	Business Park	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	15.2	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
<b>Site Summary:</b> Existing employment allocation in the Local Plan that is developed as a business park. Site Allocations Issues and Options and Preferred Options consultations proposed to retain the employment allocation.			
<b>Consultation Comments:</b> At SA IO, 96% support continued allocation for employment, 4% against. At SA PO, 87% support, 13% against. Concerns about the current amount of traffic in the area and suggestions that access to the site should be improved to alleviate the traffic.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus and train) that would be improved if Croxley Rail Link built, and access to local shopping.			
No Significant Impact on the Environment			
Site is already developed out. Flood zone on part of site and Green Belt adjacent but site is already developed for employment uses.			
Likely to Come Forward over the Plan Period			
Site already developed for employment.			
Conclusion			
Croxley Business Park is a modern business park with a continued demand for floorspace, so propose to retain allocation for employment.			

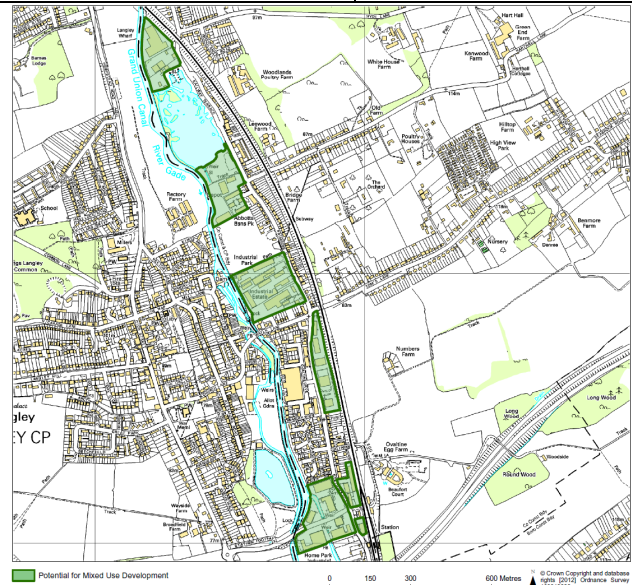
E002	Tolpits Lane, Rickmansworth		Accepted
Site Information			
Current Use:	Employment	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	n/a	Green Belt:	No
Site Area (ha):	22.2	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
<b>Site Summary:</b> Existing employment allocation in the Local Plan that is developed as a business park. Site Allocations Issues and Options and Preferred Options consultations proposed to retain the employment allocation.			
<b>Consultation Comments:</b> At SA IO, 98% support continued allocation for employment, 2% against. At SA PO, 100% support. Concerns raised about the condition of Tolpits Lane and improving access to the area.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (train). Limited access to other services and facilities but site is already developed for employment.			
No Significant Impact on the Environment			
Site is already developed out. Green Belt adjacent but site is already developed for employment uses.			
Likely to Come Forward over the Plan Period			
Site already developed for employment.			
Conclusion			
Employment area with a continued demand for floorspace, so propose to retain allocation for employment.			



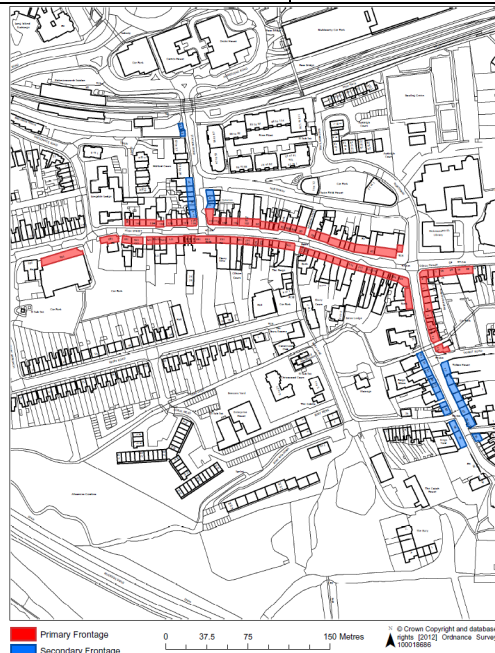
E003	Junction Park, Hunton Bridge		Superseded
Site Information			
Current Use:	Residential	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	2.6	Site Considered by MWG:	29/06/10 07/02/11 20/07/11 13/03/12
Site Summary: Existing employment allocation in the Local Plan that has been redeveloped for housing. Site Allocations Issues and Options and Preferred Options consultation proposed to remove the employment allocation from the majority of the site but to retain the employment allocation on two office units. However permission now granted for conversion of these units to residential so proposed to remove employment allocation from whole site.			
Consultation Comments: At SA IO, 82% support removing employment allocation from majority of site, 18% against. At SA PO, 93% support, 7% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Site has reasonable access to public transport (bus) and local shop.			
No Significant Impact on the Environment Site is already developed out. Flood zone on part of site and Green Belt adjacent but site is already developed for employment uses.			
Likely to Come Forward over the Plan Period Site already developed for residential.			
Conclusion Most of site has been redeveloped for residential and permission for conversion of the remaining units for residential therefore proposed to remove the Local Plan employment allocation.			

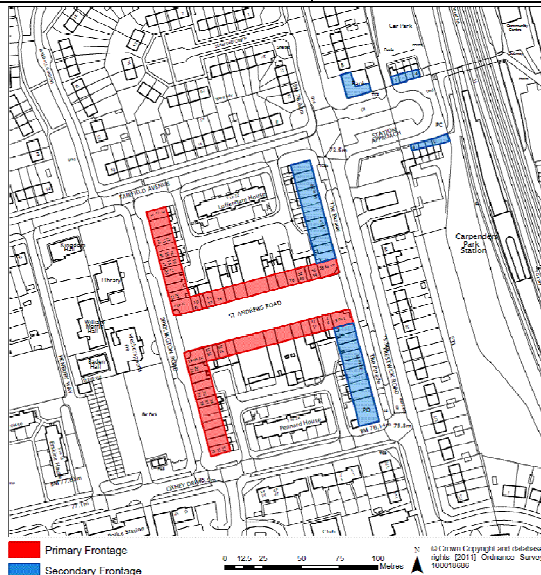
E004	Carpenders Park West/Delta Gain, Carpenders Park		Accepted
Site Information			
Current Use:	Employment	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	No
Site Area (ha):	1.2	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
<b>Site Summary:</b> Existing employment allocation in the Local Plan with offices developed at the south of the site. Permission granted for residential on the vacant northern part of the site so Site Allocations Issues and Options and Preferred Options consultations proposed to retain the employment allocation on southern part of site and remove it from the north.			
<b>Consultation Comments:</b> At SA IO, 72% support removing employment allocation from north of site, 28% against. At SA PO, 83% support, 17% against. Some concern expressed for employment opportunities in the South Oxhey area and objection to more development.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has excellent access to public transport (bus services and rail station at Carpenders Park) and range of town centre services and facilities.			
No Significant Impact on the Environment			
Site is already developed out. Flood zone on part of site and wildlife site within 100m (Prestwick Road Allotments) but site is already developed for employment uses.			
Likely to Come Forward over the Plan Period			
Southern part of site already developed for employment and landowner support for development of northern part for residential.			
Conclusion			
Employment area developed for employment use and only employment location in area so proposed to retain employment allocation. Permission granted for development of vacant northern part of site for residential therefore proposed to remove Local Plan employment allocation from this part of site.			

E005	Maple Cross/Maple Lodge, Maple Cross		Accepted
Site Information			
Current Use:	Employment, residential and open space	Brownfield/Greenfield:	Part brownfield part greenfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	Part
Site Area (ha):	10.9	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
<b>Site Summary:</b> Existing employment allocation in the Local Plan with offices developed on most of the site. Residential developed on the southern part of the site and proposal to extend the employment area to the east to provide land for B2/B8 uses to meet expected demand. Site Allocations Issues and Options and Preferred Options consultations proposed to retain the employment allocation on northern part of site, remove it from the south part of the site and extend the employment allocation to the east.			
<b>Consultation Comments:</b> At SA IO, 79% support proposed changes to allocations, 21% against. At SA PO, 76% support, 24% against. Concern expressed that the proposed extension to the employment area may have a negative effect on the proposed secondary school. There was also concern about the potential impact on the neighbouring LNR and Wildlife Site.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has reasonable access to public transport (bus), local shopping and open space.			
No Significant Impact on the Environment			
Western part of site is already developed out. Eastern part of site proposed for extension is greenfield site in the Green Belt. Wildlife sites adjacent (Maple Lodge Marsh and Maple Cross Nature Reserve) but no other significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
North Western part of site already developed for employment, southern part already developed for residential and landowner support for development of eastern part for additional employment.			
Conclusion			
Employment area developed for employment use and proposed to retain employment allocation. Southern part of site for residential therefore proposed to remove Local Plan employment allocation from this part of site. Area to the west of the existing employment only area proposed for additional employment space so proposed to extend employment allocation to include this land.			

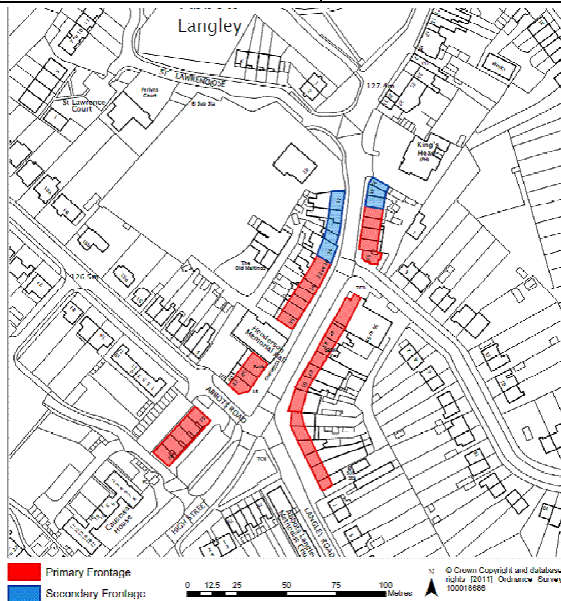
E006	Kings Langley Employment Area, Kings Langley		Accepted
Site Information			
Current Use:	Employment, residential, open space and derelict land	Brownfield/Greenfield:	Part brownfield part greenfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	Part
Site Area (ha):	18.7	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
Site Summary: Some existing employment allocations in the Local Plan with employment uses on most of the site. Ovaltine site and Abbots Factory site have been redeveloped for housing so Site Allocations Issues and Options and Preferred Options consultations proposed to remove employment allocation from these sites, and to designate remaining employment areas in the area for mixed use.			
Consultation Comments: At SA IO, 87% support allocation of remaining employment for mixed use, 13% against. At SA PO, 82% support, 18% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Reasonable access to public transport (bus and train), education and local shopping and good access to open space.			
No Significant Impact on the Environment Site is already developed out. Flood zone on part of site which would need to be addressed as part of any development for mixed use.			
Likely to Come Forward over the Plan Period Areas proposed for removal of employment allocation already developed for residential. Multiple ownerships within area may require some land assembly.			
Conclusion Proposed to remove employment allocation from areas developed for residential. Remaining employment areas in Kings Langley considered suitable for mixed use as currently employment uses interspersed with residential.			

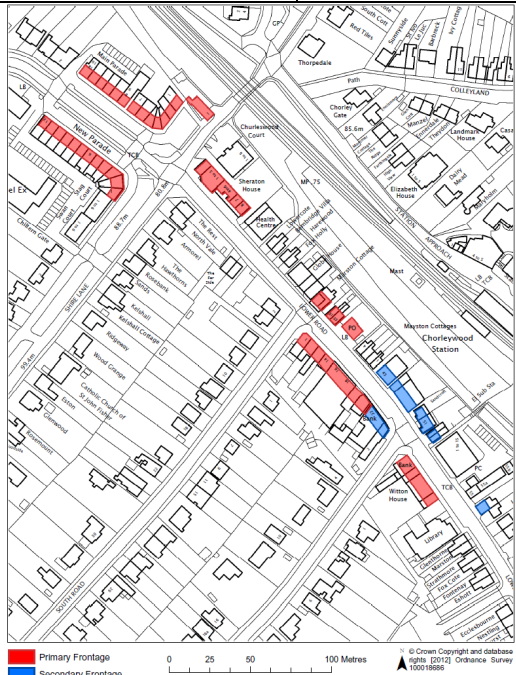


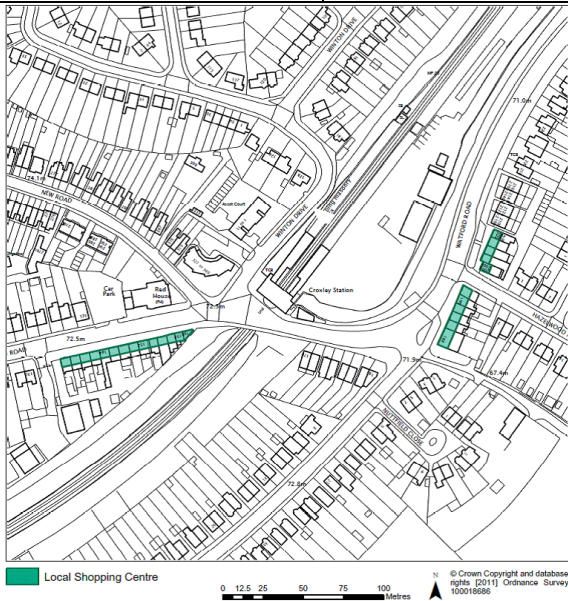
R001	Rickmansworth Town Centre		Accepted
Site Information			
Current Use:	Town Centre	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Principal Town	Green Belt:	No
Site Area (ha):	n/a	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
<b>Site Summary:</b> The Principal Town. Site Allocations Issues and Options consultation proposed to extend the Local Plan Primary Frontage to include from 6 Church Street to 192 High Street and 89 High Street to 15 Church Street. No changes proposed to frontages in Site Allocations Preferred Options following the Issues and Options consultation.			
<b>Consultation Comments:</b> At Site Allocations Issues and Options, 91% supported the proposed frontages, 9% did not. At SA PO, 90% support, 10% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus and rail), and good access to education, local shops and services and open space.			
No Significant Impact on the Environment			
Previously developed land already developed for retail and town centre uses. Within the conservation area and some listed and locally listed buildings but no significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Already developed for retail and town centre uses.			
Conclusion			
Rickmansworth Town Centre is already developed with continued demand for units so proposed to retain frontage designations.			

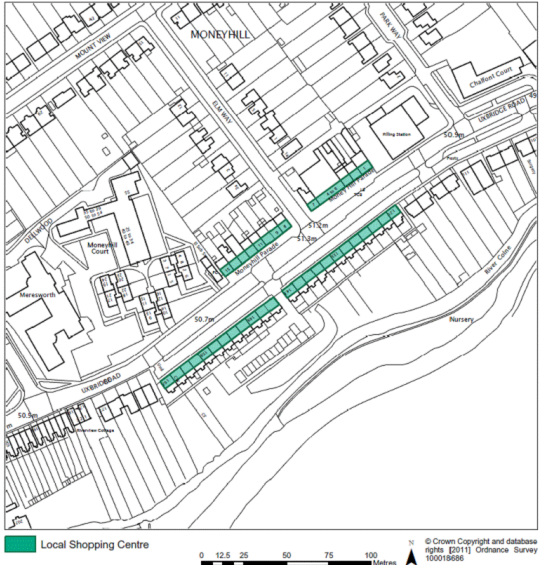
R002	South Oxhey	Accepted	
Site Information			
Current Use:	Town Centre	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	n/a	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
Site Summary: Key Centre. Site Allocations Issues and Options consultation did not propose any changes to the Local Plan Primary and Secondary Frontages. No changes proposed to frontages in Site Allocations Preferred Options following the Issues and Options consultation, although frontages may be reviewed as part of the South Oxhey Initiative.			
Consultation Comments: At Site Allocations Issues and Options, 90% supported the proposed frontages, 10% did not. At SA PO, 84% support, 16% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Site has good access to public transport (bus and rail), and good access to primary education, local shops and services and open space.			
No Significant Impact on the Environment Previously developed land already developed for retail and town centre uses. No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period Already developed for retail and town centre uses.			
Conclusion South Oxhey is already developed with continued demand for units so proposed to retain frontage designations. However these frontages may be reviewed as part of the South Oxhey Initiative.			




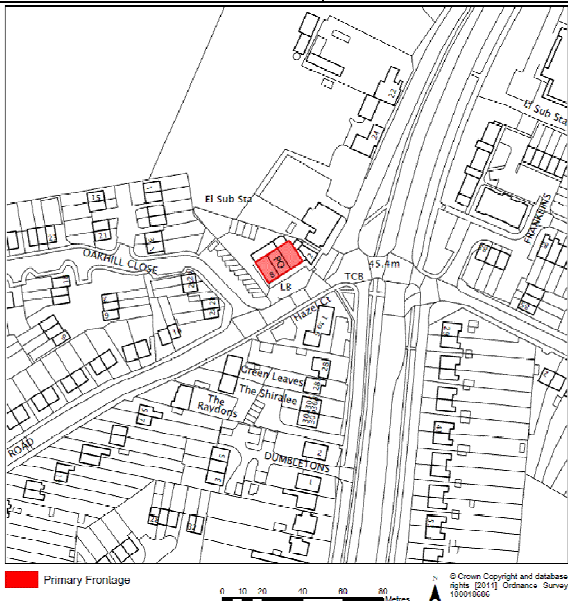
R003	Abbots Langley	Accepted	
Site Information			
Current Use:	Town Centre	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	n/a	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
<b>Site Summary:</b> Key Centre. Site Allocations Issues and Options consultation proposed to extend the Local Plan Primary Frontage to include from 4 to 8 Langley which was designated as Secondary Frontage in the Local Plan. No changes proposed to frontages in Site Allocations Preferred Options following the Issues and Options consultation.			
<b>Consultation Comments:</b> At Site Allocations Issues and Options, 90% supported the proposed frontages, 10% did not. At SA PO, 93% support, 7% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus), and good access to primary education, local shops and services and open space.			
No Significant Impact on the Environment			
Previously developed land already developed for retail and town centre uses. Within the conservation area but no significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Already developed for retail and town centre uses.			
Conclusion			
Abbots Langley is already developed with continued demand for units so proposed to retain frontage designations.			

R004	Chorleywood	Accepted	
Site Information			
Current Use:	Town Centre	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	n/a	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
<b>Site Summary:</b> Key Centre. Site Allocations Issues and Options consultation proposed to extend the Local Plan Primary Frontage to include from 24 to 38 Lower Road which was designated as Secondary Frontage in the Local Plan. Following the Issues and Options consultation, 57 Lower Road is included as Secondary Frontage in Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At Site Allocations Issues and Options, 84% supported the proposed frontages, 16% did not. At SA PO, 95% support, 5% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus and rail), and good access to education, local shops and services and open space.			
No Significant Impact on the Environment			
Previously developed land already developed for retail and town centre uses. Adjacent to the conservation area and some locally listed buildings but no significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Already developed for retail and town centre uses.			
Conclusion			
Abbots Langley is already developed with continued demand for units so proposed to retain frontage designations.			

R005	Watford Road, Croxley Green		Accepted
Site Information			
Current Use:	Town Centre	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	n/a	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
Site Summary: Key Centre. Site Allocations Issues and Options consultation did not propose any changes to the Local Plan Local Centre allocation. No changes proposed in Site Allocations Preferred Options following the Issues and Options consultation.			
Consultation Comments: At Site Allocations Issues and Options, 84% supported the proposed frontages, 16% did not. At SA PO, 85% support, 15% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus and rail), and good access to local shops and services and open space.			
No Significant Impact on the Environment			
Previously developed land already developed for local centre uses. No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Already developed for local centre uses.			
Conclusion			
Local Centre is already developed with continued demand for units so proposed to retain designation.			

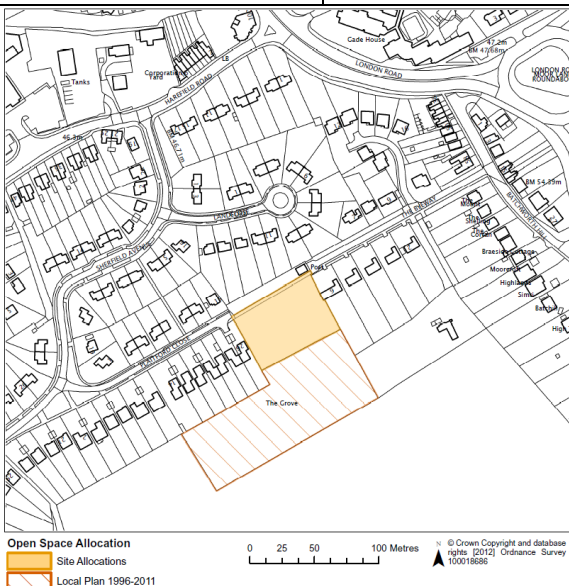
R006	Moneyhill Parade, Rickmansworth		Accepted
Site Information			
Current Use:	Town Centre	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Principal Town	Green Belt:	No
Site Area (ha):	n/a	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
Site Summary: Key Centre. Site Allocations Issues and Options consultation did not propose any changes to the Local Plan Local Centre allocation. No changes proposed in Site Allocations Preferred Options following the Issues and Options consultation.			
Consultation Comments: At Site Allocations Issues and Options, 95% supported the proposed frontages, 5% did not. At SA PO, 88% support, 12% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Site has good access to public transport (bus), and good access to local shops and services and open space.			
No Significant Impact on the Environment Previously developed land already developed for local centre uses. No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period Already developed for local centre uses.			
Conclusion Local Centre is already developed with continued demand for units so proposed to retain designation.			

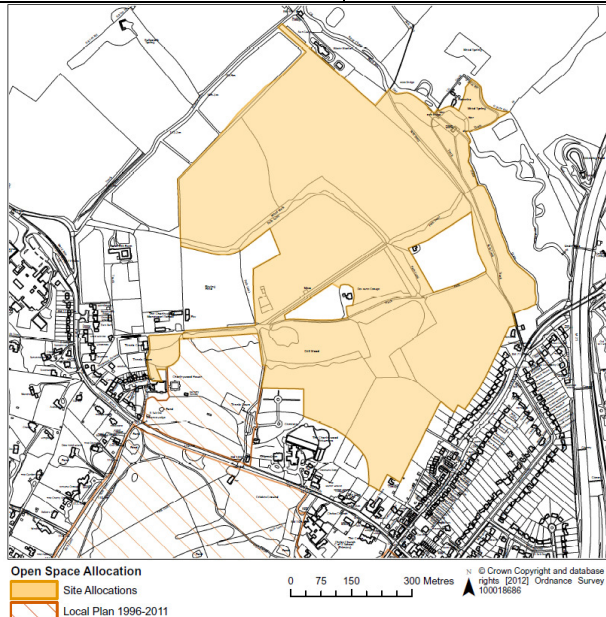
R007	New Road, Croxley Green		Accepted
Site Information			
Current Use:	Shops	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	n/a	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
<b>Site Summary:</b> Key Centre. New Road was not identified as a Local Centre in the Local Plan but is proposed for designation following comments received at Site Allocations Issues and Options consultation. Designation extended to include additional units following Site Allocations Preferred Options consultation responses.			
<b>Consultation Comments:</b> At SA PO, 93% support, 7% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus), and good access to local shops and services and open space.			
No Significant Impact on the Environment			
Previously developed land already developed for local centre uses. No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Already developed for local centre uses.			
Conclusion			
Local Centre is already developed with continued demand for units so proposed to designate as a Local Centre.			

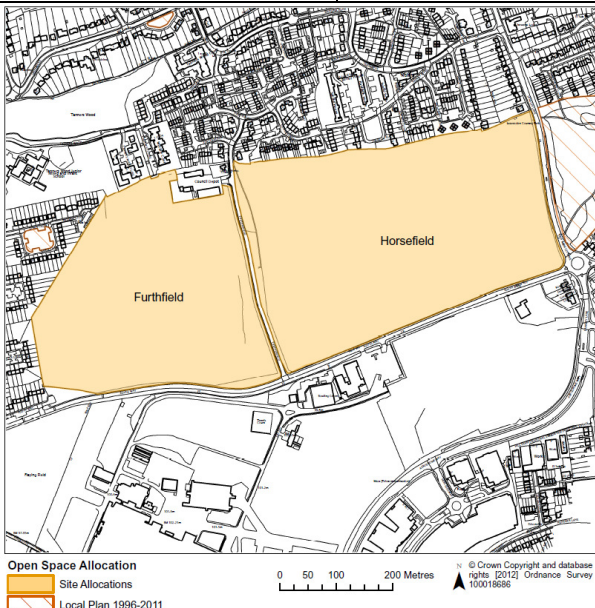
R008	Maple Cross	Accepted	
Site Information			
Current Use:	Retail	Brownfield/Greenfield:	Brownfield
Settlement Hierarchy:	Secondary Centre	Green Belt:	No
Site Area (ha):	n/a	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
<b>Site Summary:</b> Secondary Centre. Local Plan did not identify site as Primary Frontage but designation was proposed at Site Allocations Issues and Options as site provides vital local services. No changes proposed in Site Allocations Preferred Options following the Issues and Options consultation.			
<b>Consultation Comments:</b> At Site Allocations Issues and Options, 91% supported the proposed frontages, 9% did not. At SA PO, 92% support, 8% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Site has good access to public transport (bus), and good access to open space.			
No Significant Impact on the Environment			
Previously developed land already developed for retail uses. No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Already developed for retail uses.			
Conclusion			
Site already developed with continued demand for units so proposed to retain designation.			

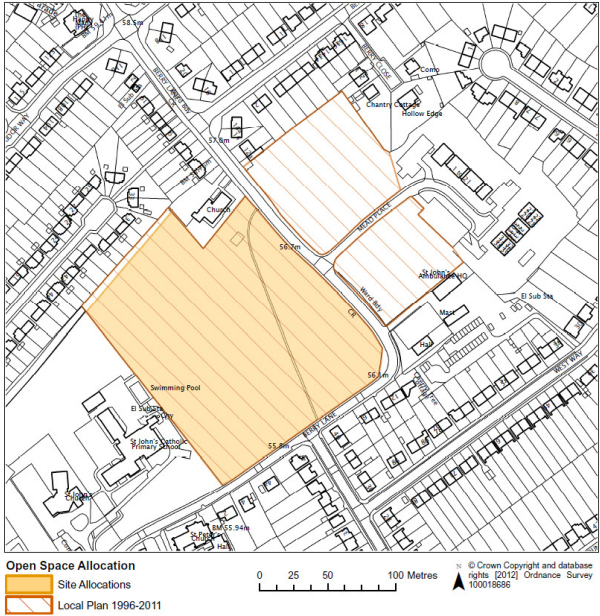


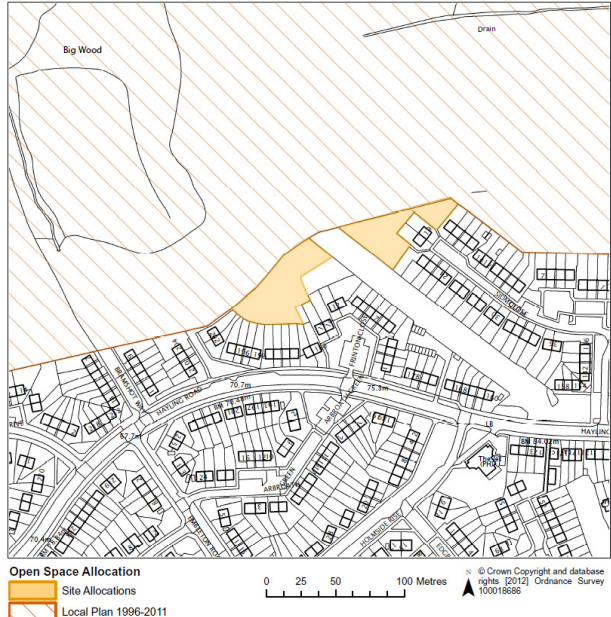
## 7 OPEN SPACE

O001	The Grove Woodland, Plaitford Close/The Byeway, Rickmansworth		Accepted
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Principal Town	Green Belt:	No
Site Area (ha):	0.19ha	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
Site Summary: Adjacent woodland is designated as open space in the Local Plan. Following the acquisition of some adjacent land by the Council, it is proposed to include this land as additional open space.			
Consultation Comments: At Site Allocations Issues and Options, 96% support designation, 4% against. At SA PO, 100% support.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Adjacent to the urban area and existing open space.			
No Significant Impact on the Environment No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period Land in Council ownership.			
Conclusion Land is in Council ownership and adjacent to existing open space so considered appropriate for designation.			

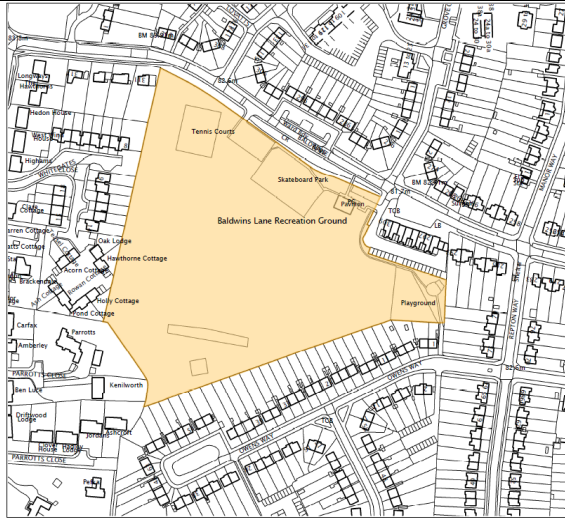
O002	Chorleywood House Estate, Chorleywood		Accepted
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	53.0	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
<b>Site Summary:</b> Part of the site is designated as open space in the Local Plan but the remainder is now proposed for designation. Some changes to boundaries have been made following Site Allocations Issues and Options consultation.			
<b>Consultation Comments:</b> At Site Allocations Issues and Options, 95% support designation, 5% against. Some specific comments on alterations to the boundary. At SA PO, 97% support, 3% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Adjacent to the urban area and existing open space.			
No Significant Impact on the Environment No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period Land in Council ownership and in use as open space.			
Conclusion Land is in Council ownership, adjacent to existing open space and in use as open space so considered appropriate for designation.			

O003	Land North of South Way (Horsefield and Furtherfield), Leavesden		Accepted
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	2.9	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
<b>Site Summary:</b> Horsefield and Furtherfield have been transferred to the Council as part of the adjacent Leavesden Studios development and it is therefore proposed to designate them as open space as an extension to Leavesden Country Park. There has been no change to the proposed site since Site Allocations Issues and Options.			
<b>Consultation Comments:</b> At Site Allocations Issues and Options, 93% support designation, 7% against. At SA PO, 91% support, 9% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Adjacent to the urban area and existing open space.			
No Significant Impact on the Environment			
No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Land in Council ownership.			
Conclusion			
Land is in Council ownership and adjacent to existing open space so considered appropriate for designation.			

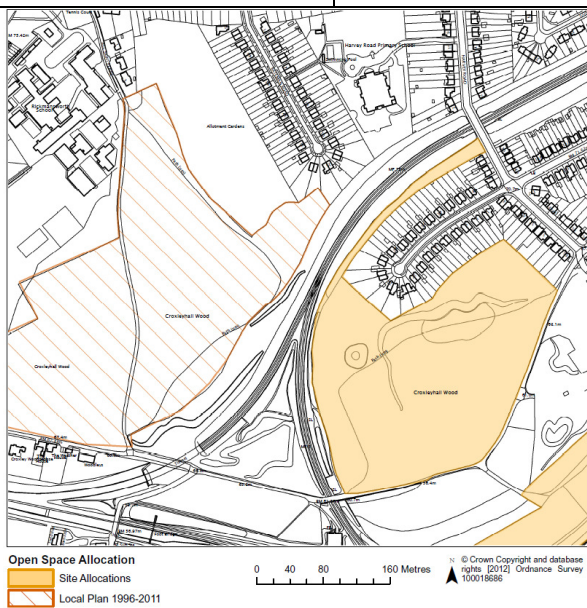
O004	Middleton Road, Mill End, Rickmansworth	Accepted
Site Information		
Current Use:	Open space	Brownfield/Greenfield: Greenfield
Settlement Hierarchy:	Key Centre	Green Belt: No
Site Area (ha):	n/a	Site Considered by MWG: 29/06/10 07/02/11 13/03/12
<b>Site Summary:</b> Several properties on Middleton Road have been granted licences to use a maximum of 3.65m of open space to the rear of the properties as garden land. It is therefore proposed to remove the open space designation from this 3.65m strip of land. There have been no changes to the proposal since Site Allocations Issues and Options.		
<b>Consultation Comments:</b> At Site Allocations Issues and Options, 72% support proposal, 18% against. At SA PO, 90% support, 10% against. Comments that land should be returned to open space.		
Site Assessment		
<b>Accessible to Public Transport, Services and Facilities</b>		
Adjacent to the urban area and existing open space.		
<b>No Significant Impact on the Environment</b>		
No significant impacts on the environment anticipated.		
<b>Likely to Come Forward over the Plan Period</b>		
Land in Council ownership but being used as garden land under licence.		
<b>Conclusion</b> Land is being used as garden land under licence and is therefore not publicly accessible so considered appropriate to remove designation from this strip.		

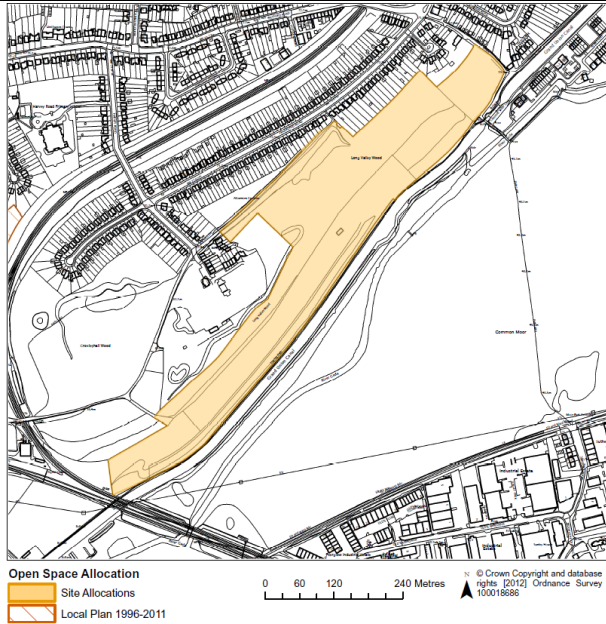
O005	South Oxhey Playing Fields, Rear of 180-202 Hayling Road, 11-15 Frinton Close and 18-21 Sidmouth Close, South Oxhey		Accepted
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	No
Site Area (ha):	0.4	Site Considered by MWG:	29/06/10 07/02/11 13/03/12
<b>Site Summary:</b> It is proposed to designate land adjacent to the South Oxhey Playing Fields as open space. There has been no change to the proposed site since Site Allocations Issues and Options.			
<b>Consultation Comments:</b> At Site Allocations Issues and Options, 91% support designation, 9% against. At SA PO, 94% support, 6% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Adjacent to the urban area and existing open space.			
No Significant Impact on the Environment			
No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Land in Council ownership.			
Conclusion			
Land is in Council ownership and adjacent to existing open space so considered appropriate for designation.			

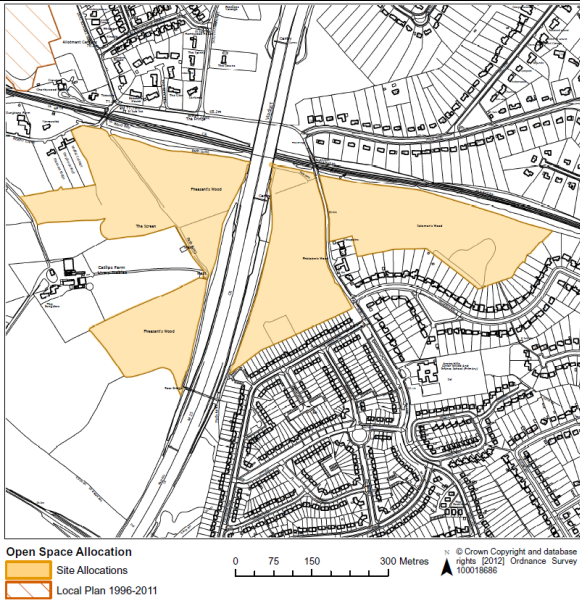


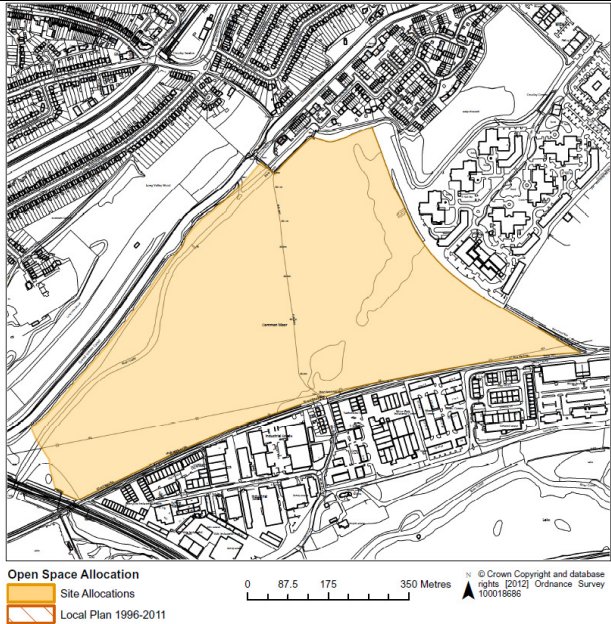
O006	Baldwins Lane Recreation Ground, Croxley Green		Accepted
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	3.8	Site Considered by MWG:	07/02/11 13/03/12
Site Summary: It is proposed to designate Baldwins Lane Recreation Ground as open space. This site was put forwards as part of consultation on Site Allocations Issues and Options and included as a site at Site Allocations Preferred Options.			
Consultation Comments: At SA PO, 96% support, 4% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities Adjacent to the urban area.			
No Significant Impact on the Environment No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period Land in Council ownership and in use as open space.			
Conclusion Land is in Council ownership, adjacent to existing open space and in use as open space so considered appropriate for designation.			

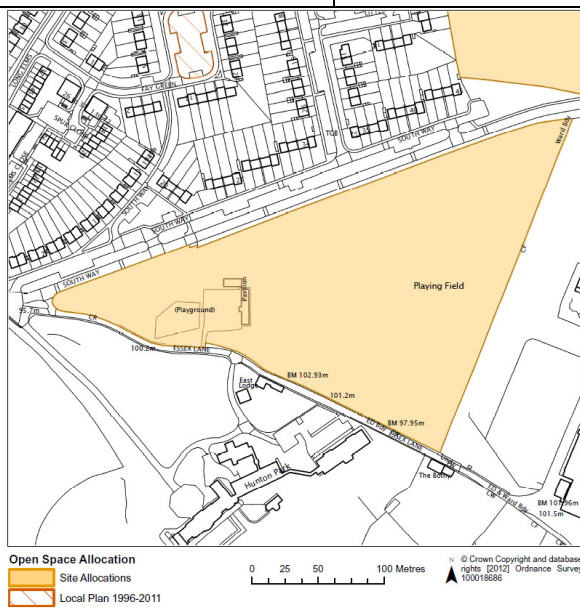


O007	Croxleyhall Wood, Croxley Green		Accepted
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	6.1	Site Considered by MWG:	07/02/11 13/03/12
<b>Site Summary:</b> It is proposed to designate Croxleyhall Wood as open space. This site was put forwards as part of consultation on Site Allocations Issues and Options and included as a site at Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At SA PO, 96% support, 4% against.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Adjacent to the urban area and existing open space.			
<b>No Significant Impact on the Environment</b> No significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Land in Council ownership and in use as open space.			
<b>Conclusion</b> Land is in Council ownership, adjacent to existing open space and in use as open space so considered appropriate for designation.			

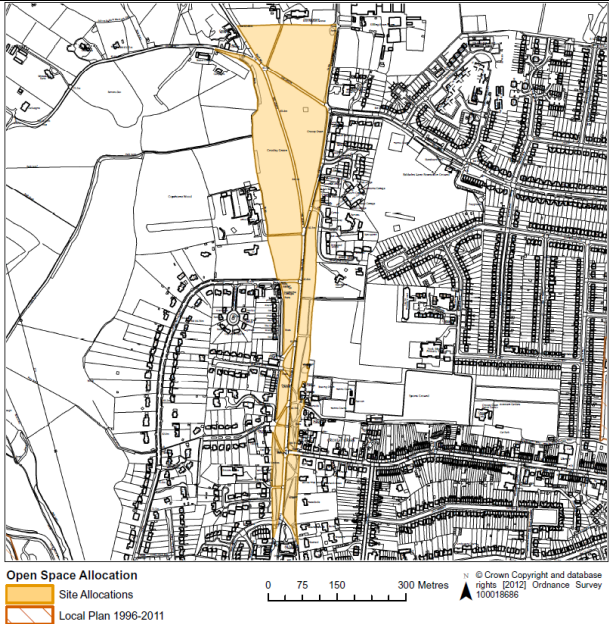
O008	Buddleia Walk, Croxley Green		Accepted
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	11.2	Site Considered by MWG:	07/02/11 13/03/12
<b>Site Summary:</b> It is proposed to designate Buddleia Walk as open space following its designation as a Village Green. This site was put forwards as part of consultation on Site Allocations Issues and Options and included as a site at Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At SA PO, 96% support, 4% against.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Adjacent to the urban area.			
<b>No Significant Impact on the Environment</b> No significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Land in Council ownership and in use as open space following designation as a Village Green.			
<b>Conclusion</b> Land is in Council ownership, adjacent to existing open space and in use as open space following designation as a Village Green so considered appropriate for designation.			

O009	Pheasant's Wood and Solomon's Wood, Chorleywood		Accepted
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	10.6	Site Considered by MWG:	07/02/11 13/03/12
<b>Site Summary:</b> It is proposed to designate Pheasant's Wood and Solomon's Wood as open space. These sites were put forwards as part of consultation on Site Allocations Issues and Options and included as a site at Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At SA PO, 95% support, 5% against.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Adjacent to the urban area.			
<b>No Significant Impact on the Environment</b> No significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Land in Council ownership and in use as open space.			
<b>Conclusion</b> Land is in Council ownership, adjacent to existing open space and in use as open space so considered appropriate for designation.			

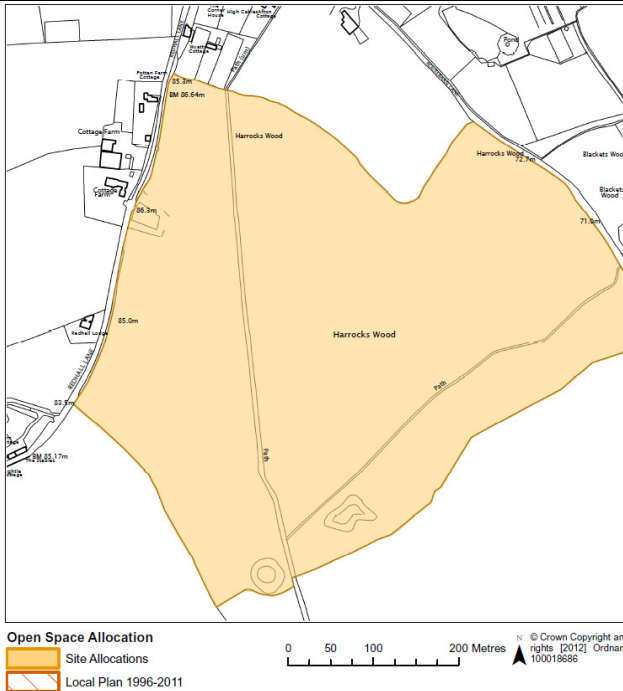
O010	Croxley Common Moor, Croxley Green		Accepted
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	39.9	Site Considered by MWG:	07/02/11 13/03/12
<b>Site Summary:</b> It is proposed to designate Croxleyhall Wood as open space. This site was put forwards following consultation on Site Allocations Issues and Options and included as a site at Site Allocations Preferred Options.			
<b>Consultation Comments:</b> At SA PO, 96% support, 4% against.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Adjacent to the urban area.			
<b>No Significant Impact on the Environment</b> Site is designated as an SSSI but already in use as open space so no significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Land in Council ownership and in use as open space.			
<b>Conclusion</b> Land is in Council ownership, adjacent to existing open space and in use as open space so considered appropriate for designation.			

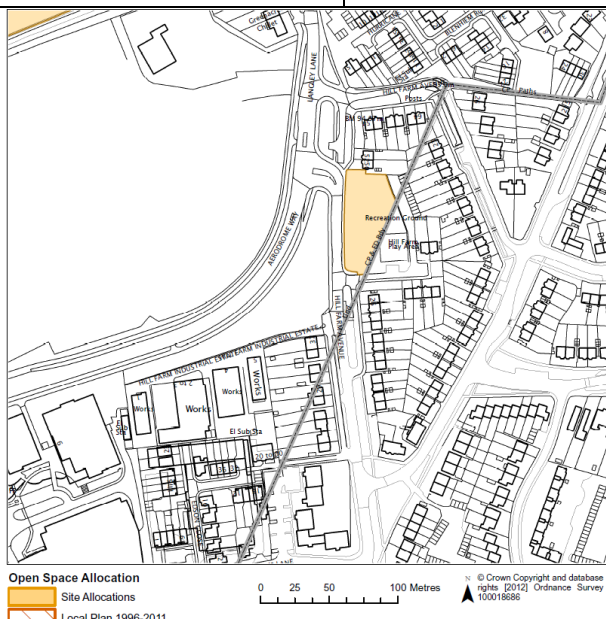
O011	South Way Playing Fields, Abbots Langley		Accepted
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Yes
Site Area (ha):	4.3	Site Considered by MWG:	13/03/12
<b>Site Summary:</b> It is proposed to designate South Way Playing Fields as open space. This site was put forward following consultation on Site Allocations Preferred Options and included as a site at Site Allocations Preferred Options Additional Sites Consultation.			
<b>Consultation Comments:</b> At SA PO Additional Sites, 67% support, 33% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Adjacent to the urban area.			
No Significant Impact on the Environment			
Part of site is a wildlife site, but already in use as open space so no significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Land in Council ownership and in use as open space.			
Conclusion			
Land is in Council ownership, adjacent to urban area and in use as open space so considered appropriate for designation.			



O012	The Green, Croxley Green		Accepted
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Part
Site Area (ha):	9.8	Site Considered by MWG:	13/03/12
<b>Site Summary:</b> It is proposed to designate The Green, Croxley Green as open space. This site was put forward following consultation on Site Allocations Preferred Options and included as a site at Site Allocations Preferred Options Additional Sites Consultation.			
<b>Consultation Comments:</b> At SA PO Additional Sites, 60% support, 40% against.			
Site Assessment			
<b>Accessible to Public Transport, Services and Facilities</b> Adjacent to the urban area.			
<b>No Significant Impact on the Environment</b> Site is a wildlife site, but already in use as open space and designated as common land so no significant impacts on the environment anticipated.			
<b>Likely to Come Forward over the Plan Period</b> Land in Council ownership and in use as open space.			
<b>Conclusion</b> Land is in Council ownership, adjacent to urban area and in use as open space so considered appropriate for designation.			



O013	Harrocks Wood, Chandlers Cross		Accepted
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Part
Site Area (ha):	24.7	Site Considered by MWG:	13/03/12
<b>Site Summary:</b> It is proposed to designate Harrocks Wood as open space. This site was put forward following consultation on Site Allocations Preferred Options and included as a site at Site Allocations Preferred Options Additional Sites Consultation.			
<b>Consultation Comments:</b> At SA PO Additional Sites, 80% support, 20% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Accessible from the urban area.			
No Significant Impact on the Environment			
Site is a wildlife site, and adjacent to SSSI but already in use as open space and designated as common land so no significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Land in Woodland Trust ownership and in use as open space.			
Conclusion			
Land is in Woodland Trust ownership, adjacent to urban area and in use as open space so considered appropriate for designation.			

O014	Hill Farm Avenue, Leavesden		Accepted
Site Information			
Current Use:	Open space	Brownfield/Greenfield:	Greenfield
Settlement Hierarchy:	Key Centre	Green Belt:	Part
Site Area (ha):	0.2	Site Considered by MWG:	13/03/12
<b>Site Summary:</b> It is proposed to designate Land at Hill Farm Avenue as open space. This site was put forward following consultation on Site Allocations Preferred Options and included as a site at Site Allocations Preferred Options Additional Sites Consultation.			
<b>Consultation Comments:</b> At SA PO Additional Sites, 71% support, 29% against.			
Site Assessment			
Accessible to Public Transport, Services and Facilities			
Accessible from the urban area.			
No Significant Impact on the Environment			
No significant impacts on the environment anticipated.			
Likely to Come Forward over the Plan Period			
Land in use as open space.			
Conclusion			
Land is adjacent to urban area and in use as open space so considered appropriate for designation.			

**Open Spaces Put Forward- Already Designated**

- Barton Way Recreation Ground, Croxley Green
- Long Valley woods, Croxley Green
- Whippendell Woods

**Open Spaces Put Forward- Not TRDC Owned**

- Merlins Wood
- Dell Woods
- North of Baldwins Lane, East of Lodge Lane, Croxley Green
- Rear of Hazelbury Avenue, Abbots Langley
- Farmland between Chalfont Road and M25, Heronsgate
- Farmland between Long Lane, Stag Lane, Berry Lane and M25, Heronsgate
- Paddock, Highfield Way
- Former Durrants Playing Field, Little Green Lane, Croxley Green
- East and West of River Chess South from Buckinghamshire border