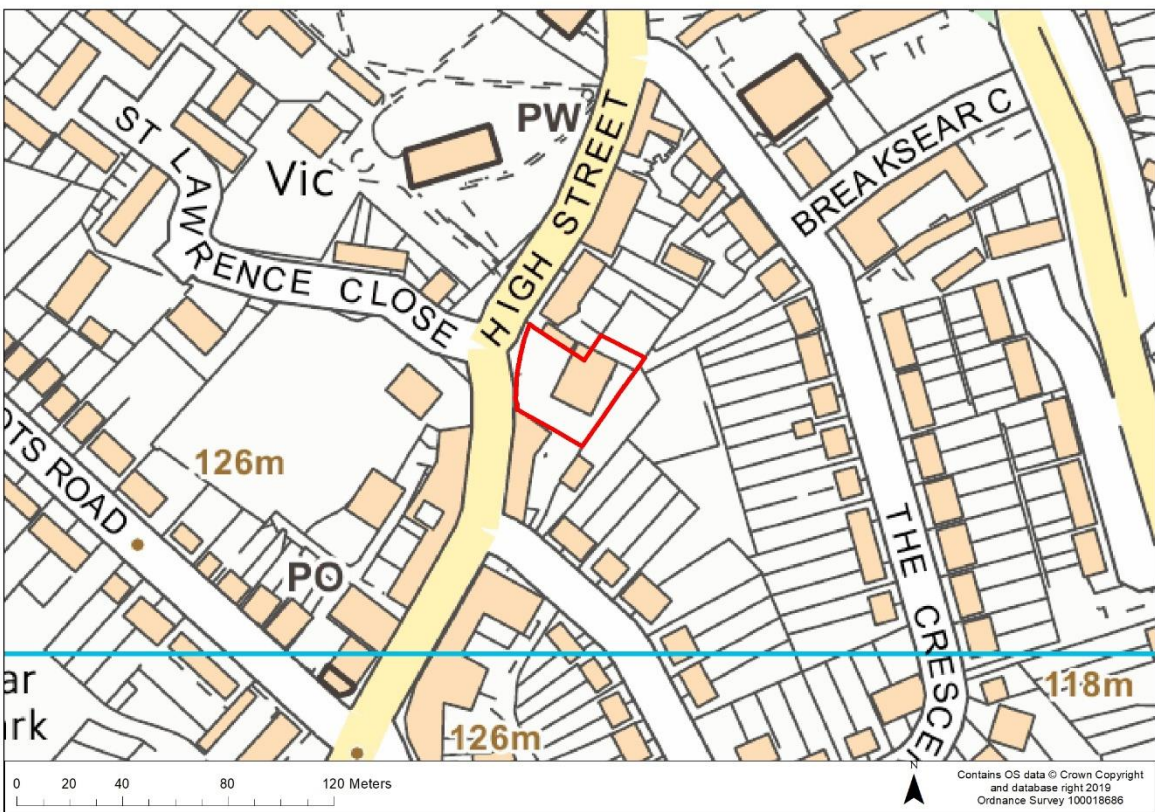


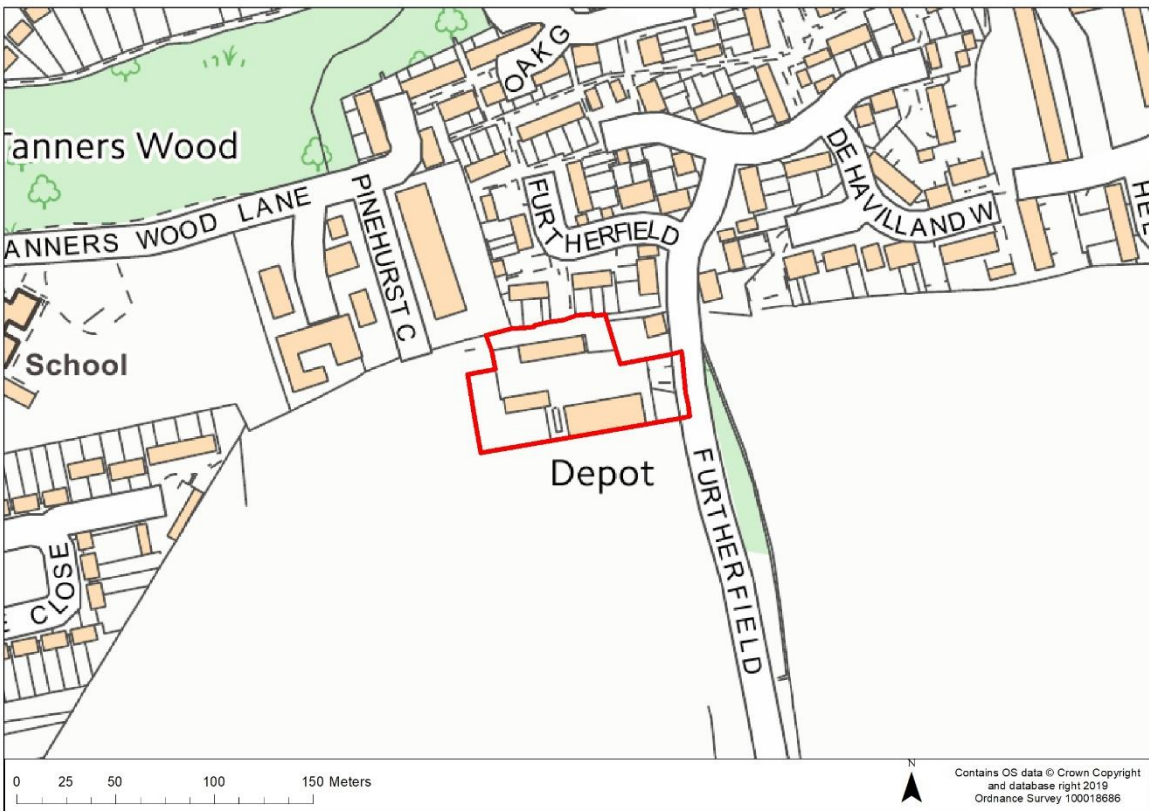
## Appendix 7i – Existing Allocations Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
H3	Pin Wei, 35 High Street	Abbots Langley	0.13
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located on Abbots Langley High Street. The site is in use as a restaurant with retail and services associated with the High Street surrounding the site. There is residential development located to the south and further north, with St Lawrence Church to the north-west. The site is accessed from High Street.			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 10 dwellings.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>		<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is not in the Green Belt.</li><li><b>Historic Environment:</b> The site is located in the Abbots Langley Conservation Area, with several Grade II and a Grade I Listed Buildings located to the north, east and south-west of the site. There are also several Locally Listed Buildings located to the immediate north of the site. The site is located in a Site of Archaeological Interest. A heritage impact assessment would be required as part of any proposals.</li></ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</li><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>		<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is in Flood Zone 1.</li><li><b>Access:</b> The site has an existing access from High Street.</li></ul>	

## Appendix 7i – Existing Allocations Detailed Assessments

<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>• This site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>						
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"><li>• The site is on the Brownfield Land Register (2019).</li><li>• Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Abbots Langley.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in single ownership and is subject to a leasehold agreement until 2023.							
<b>Achievability</b>							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
<b>Potential Density</b>							
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH		80-90		Indicative Dwelling Range		10-12	
<b>Phasing</b>							
0-5 years			6-10 years	x	11-15 years	x	16+ years
<b>Conclusion</b>							
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is available and achievable and is deemed to be developable.							
<b>Suitable</b>		Yes		<b>Available</b>		Yes	
<b>Achievable</b>		Yes		<b>Suitable</b>		Yes	

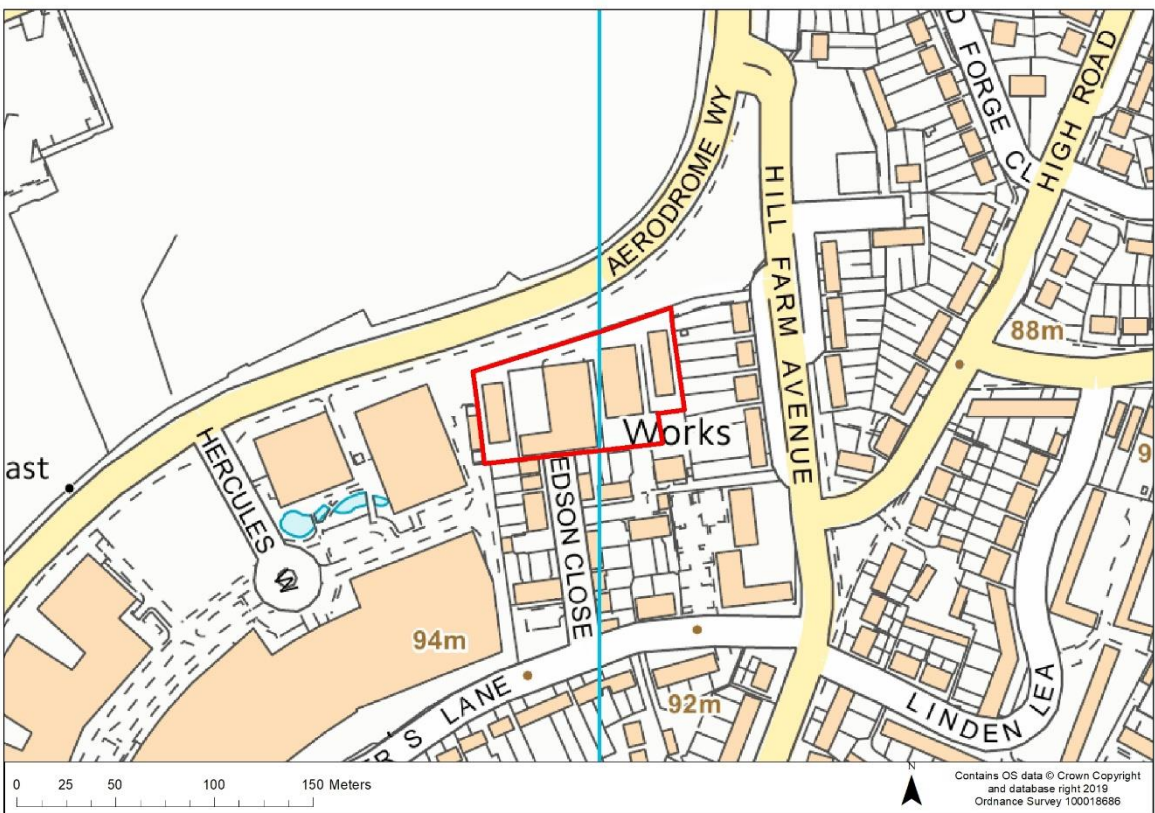
## Appendix 7i – Existing Allocations Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
H4	Furtherfield Depot, Furtherfield	Abbots Langley	0.53
			
<b>Site Description</b> The site is comprised of previously developed land and is located to the east of Abbots Langley. The site contains hardstanding and several built units which support its depot use. There is residential development to the north and open green space to the south, forming part of Leavesden Country Park. Further to the south is Leavesden Studios. The site is accessed from Furtherfield.			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b> The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 15 dwellings.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>		<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. The Heritage Impact Assessment states that the development of the larger site of PCS60 (in which the site is located) would have a neutral impact on the historic environment.</li></ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</li><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>		<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is in Flood Zone 1.</li><li><b>GSPZ:</b> The site is in GSPZ 2.</li><li><b>Access:</b> The site is accessed from Furtherfield.</li><li><b>Contamination:</b> The site is adjacent to a historic landfill site (Site EAHLD32349: Council Refuse Tip, Tanners Wood). It is advised to refer to the Environment Agency in regards to any potential considerations.</li></ul>	

## Appendix 7i – Existing Allocations Detailed Assessments

<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>• The Landscape Sensitivity Assessment classifies the larger site of PCS60 (in which the site is located) as having medium-low sensitivity to built development.</li></ul>						
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"><li>• The site is on the Brownfield Land Register (2019).</li><li>• A small area at the south-eastern corner of the site is designated as open space, forming part of the larger designated open space at Furtherfield. This area would need to be protected as open space.</li><li>• Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Abbots Langley.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in single ownership and was promoted by the landowner to the previous Local Plan. The landowner of the site anticipates delivery of the site in 2022/23.							
<b>Achievability</b>							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A		
Indicative DPH	50-80		Indicative Dwelling Range		30-42		
<b>Phasing</b>							
0-5 years	x	6-10 years		11-15 years		16+ years	
<b>Conclusion</b>							
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The area of designated open space at the south-east of the site would need to be protected for this use as part of any development. The site is both available and achievable and is deemed to be deliverable.							
<b>Suitable</b>	Yes		<b>Available</b>	Yes		<b>Achievable</b>	Yes

## Appendix 7i – Existing Allocations Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
H6	Hill Farm Industrial Estate, Hill Farm Avenue	Leavesden	0.57
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Leavesden. The site is in industrial use with several buildings located within the site. Adjacent to the east and south of the site there are residential properties and gardens whilst to the west there is employment use. To the north of the site, beyond Aerodrome Way, is the recently constructed residential development and to the north-west is Leavesden Studios. The site is accessed from Hill Farm Avenue.			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 30 dwellings.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>		<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</li></ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</li><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>		<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is in Flood Zone 1.</li><li><b>Access:</b> The site is accessed from Hill Farm Avenue.</li></ul>	

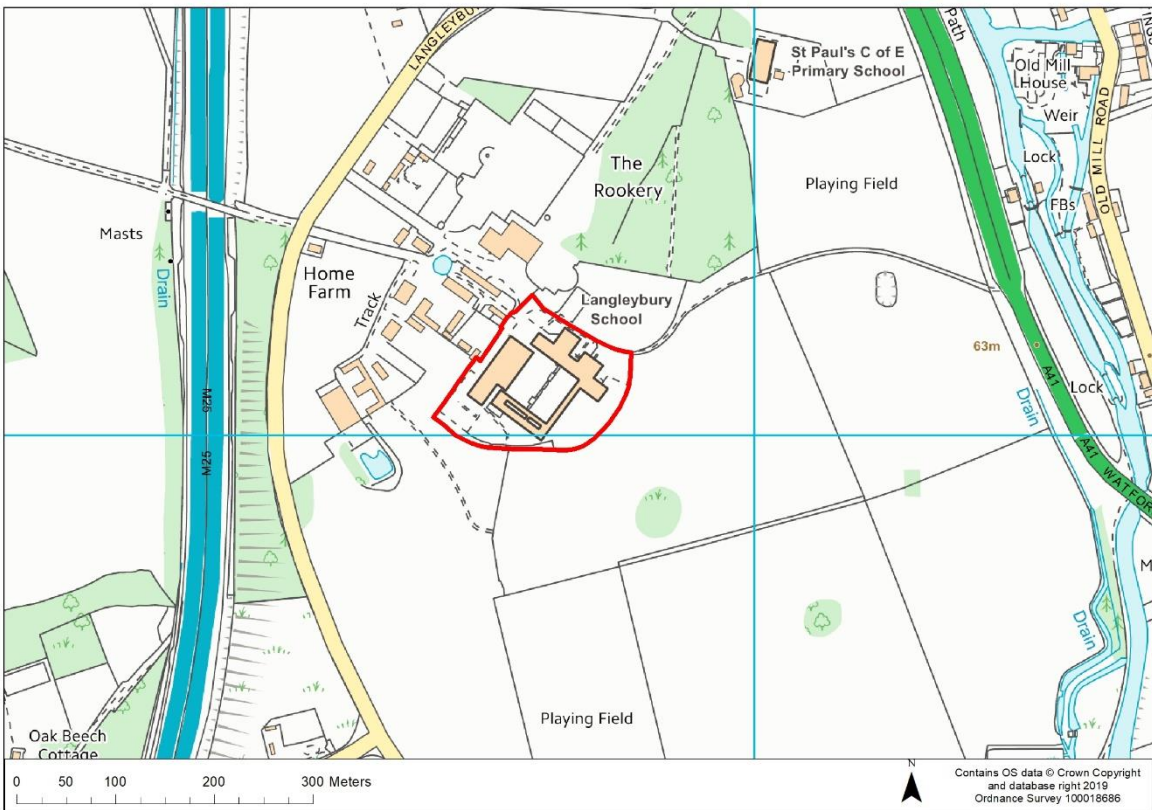


## Appendix 7i – Existing Allocations Detailed Assessments

<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>• This site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"><li>• The site is on the Brownfield Land Register (2019).</li><li>• Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Leavesden.</li></ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and was promoted by the landowner to the previous Local Plan. The promoter of the site anticipates delivery of the site in 2023/24.			
<b>Achievability</b>			
The promoter of the site has not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	50-80	Indicative Dwelling Range	29-46
<b>Phasing</b>			
0-5 years	x	6-10 years	11-15 years
			16+ years
<b>Conclusion</b>			
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is both available and achievable and is deemed to be deliverable.			
<b>Suitable</b>	Yes	<b>Available</b>	Yes
		<b>Achievable</b>	Yes

## Appendix 7i – Existing Allocations Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
H7	Langleybury House/School	Langleybury	1.97



<b>Site Description</b>	
The site is comprised of previously developed land and contains several redundant former secondary school buildings. The site is currently in use for filming. To the north of the site is the Langleybury Mansion. Home Farm, adjacent to the Langleybury Mansion, is currently an active agricultural holding. There is also a separate Charitable Children’s farm to the north-west of the site and a woodland to the north-east.	
<b>Use(s) Proposed</b>	Residential
<b>Planning History</b>	
The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 20 dwellings.	
The site forms part of the Langleybury and Grove Development Brief (2012) area.	
<b>Suitability</b>	
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>	<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.</li><li><b>Historic Environment:</b> The Estate comprises the Grade II* Langleybury House and the separately listed Grade II Stables, Dairy Cottages and Aisled Barn. Langleybury House is on Historic England’s Heritage at Risk Register. A heritage impact assessment would be required as part of any proposal.</li></ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</li><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li></ul>	<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is in Flood Zone 1.</li><li><b>Access:</b> There is an existing access from Langleybury Lane onto the site. In relation to the larger site (CFS23) in which Site H7 is located, HCC Highways state that the existing access may need improvement if the use of the access were to be intensified.</li></ul>

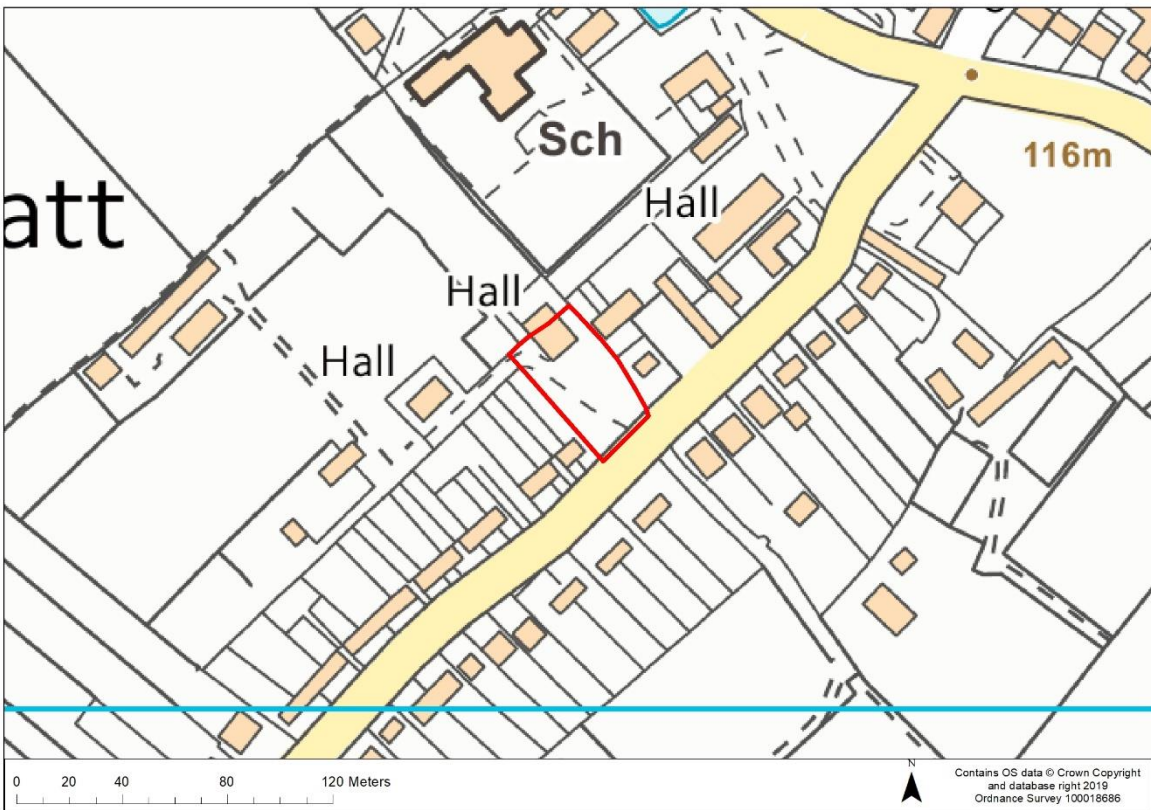
## Appendix 7i – Existing Allocations Detailed Assessments

<ul style="list-style-type: none"><li>• Contamination</li><li>• Noise</li><li>• Air Quality</li></ul>									
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>									
<b>Further Constraints/Considerations:</b>									
<ul style="list-style-type: none"><li>• The site is a current site allocation in the Site Allocations LDD and is subject to the Langleybury and The Grove Development Brief (2012). The main proposals for the Langleybury site include the removal of the old school buildings, refurbishment, extension and conversion of Langleybury House to hotel use and some residential and new hotel/leisure development in the least sensitive locations of the site. As set out in the Langleybury and Grove Development Brief, it is intended that a change in the location of some the existing built footprint of the former secondary school buildings could be replaced with new development.</li><li>• The site is on the Brownfield Land Register (2019).</li><li>• Settlement Hierarchy (Core Strategy, 2011): The site is located outside of any settlement included in the Settlement Hierarchy.</li></ul>									
<b>Availability (ownership/legal issues)</b>									
The site is in single ownership. The site was promoted by the landowner to the previous Local Plan and to considerations for the new Local Plan as a larger site ( <i>Site CFS23</i> ).									
<b>Achievability</b>									
The promoters of the site have not specified any issues regarding the viability in developing the site.									
<b>Potential Density</b>									
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range			N/A			
Indicative DPH	10-15		Indicative Dwelling Range			20-30			
<b>Phasing</b>									
0-5 years		6-10 years	x	11-15 years				16+ years	
<b>Conclusion</b>									
The site is an existing housing allocation (Site H7) in the Site Allocations LDD (adopted in 2014) and is deemed suitable for residential development. The site is located in the Green Belt. As set out in the Langleybury and Grove Development Brief, it is intended that a change in the location of the existing built footprint of the former secondary school buildings would be replaced with new development. Any development will be delivered in line with the Langleybury and Grove Development Brief. The site is both available and achievable and is deemed to be developable.									
Since the allocation of Site H8, no housing has been delivered on the site and therefore the current allocation (Site H8) will be carried forward into the new Local Plan.									
<b>Suitable</b>	Yes		<b>Available</b>	Yes		<b>Achievable</b>	Yes		



## Appendix 7i – Existing Allocations Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
H8	Royal British Legion, Church Lane	Sarratt	0.15

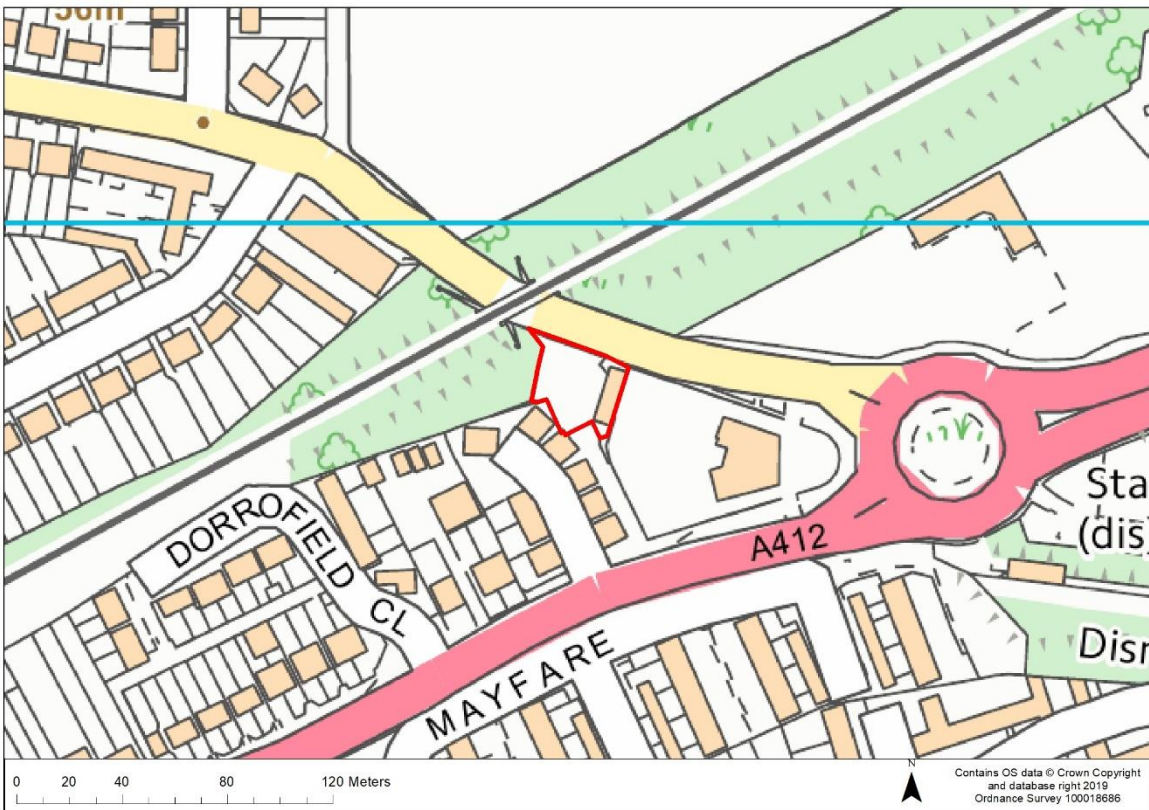


Site Description	
<p>The site is comprised of previously developed land and is located in the village of Sarratt. To the north of the site there is a disused Royal British Legion hall, with hardstanding to the south-east. To the south-west and north-east there are residential properties, with Sarratt village hall, a pub and a primary school further to the north-east. There is open agricultural land to the north-west and south-west. The site is accessed from Church Lane.</p>	
Use(s) Proposed	Residential
Planning History	
<p>The site is an existing housing allocation as a rural exception site in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 10 dwellings.</p> <p>In 2013, there was an application for the development of 8 affordable housing units (13/1781/FUL), although this was withdrawn. There were applications in 2017 and 2018 for residential development of 10 affordable housing units (17/1977/FUL and 18/1478/FUL); both applications were withdrawn.</p> <p>There was an application in 2019 for residential development of 11 affordable housing units (4 affordable rented units and 7 shared ownership units) (19/0152/FUL); this application was refused as it was not demonstrated that there is a genuine need for the proposed tenure of affordable housing in the Sarratt locality, the housing proposed would not be genuinely affordable and the proposal would not provide limited affordable housing for local community needs. The 19/0152/FUL application extended the boundary of the rural exception site to the north and north-west of its original boundary (the boundary of Site H8).</p>	
Suitability	
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>	<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is located in the Green Belt. The Stage 1 Green Belt Review concluded that Sarratt should remain washed over in the Green Belt. Subsequently, land within the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.</li></ul>

## Appendix 7i – Existing Allocations Detailed Assessments

	<ul style="list-style-type: none"><li>• <b>Historic Environment:</b> The site's north-eastern boundary is adjacent to Sarratt (The Green) Conservation Area). There are several Locally Listed Buildings and a Grade II Listed Building (Green End Farmhouse) in close vicinity to the east of the site. The site's north-eastern boundary is also adjacent to a Site of Archaeological Interest. A heritage impact assessment would be required as part of any proposals.</li></ul>						
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>• Access</li><li>• Flood Zone</li><li>• Surface Water Flooding</li><li>• Groundwater Flooding</li><li>• Groundwater Source Protection Zone (GSPZ)</li><li>• Contamination</li><li>• Noise</li><li>• Air Quality</li></ul>	<ul style="list-style-type: none"><li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li><li>• <b>Surface Water Flood Risk:</b> The majority of the site ranges from low to medium risk of surface water flooding.</li><li>• <b>Groundwater Flood Risk:</b> (SFRA)</li><li>• <b>GSPZ:</b> The site is in GSPZ 2.</li><li>• <b>Access:</b> The site has an existing access from Church Lane.</li></ul>						
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>• None identified.</li></ul>						
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"><li>• The site is on the Brownfield Land Register (2019).</li><li>• Settlement Hierarchy (Core Strategy, 2011): The site is located in the village of Sarratt.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in single ownership and was promoted to the previous Local Plan.							
<b>Achievability</b>							
No viability issues have been identified.							
<b>Potential Density</b>							
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH		67		Indicative Dwelling Range		10	
<b>Phasing</b>							
0-5 years			6-10 years	x	11-15 years	x	16+ years
<b>Conclusion</b>							
The site is allocated as a rural exception site in the Site Allocations LDD (adopted 2014). It is not considered that the current allocation should be retained as the draft Affordable Housing policy allows for the provision of limited affordable housing for local community needs in Sarratt; this policy applies to any site within the village that may be proposed as a rural exception site. The site (H8) may still be delivered as a rural exception site providing that any proposals meet the requirements of the Affordable Housing policy and where reasons for refusal of previous planning applications are overcome. It is considered that an assessment of local housing need within Sarratt can be made at the time of any application for a rural exception site in order to ensure that local needs are met.							
<b>Suitable</b>	No		<b>Available</b>	Yes		<b>Achievable</b>	Yes

## Appendix 7i – Existing Allocations Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
H9	33 Baldwins Lane	Croxley Green	0.9
			
<b>Site Description</b>			
<p>The site is comprised of previously developed land and is located in Croxley Green. The site is in use as car sales centre, build a building to the east and south of the site. The northern boundary is formed by Baldwins Lane whilst the southern boundary is adjacent to residential gardens. The west of the site is adjacent to a woodland and vegetation which acts as a buffer to the railway line, whilst to the east the site is adjacent to a car park serving the Harvester restaurant. Further to the north-west is the site of Croxley Danes secondary school which is under construction, with residential development beyond this, as well as further to the south of the site.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
<p>The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 10 dwellings.</p> <p>In 2008 there was an application for the redevelopment of the site into 14 residential units (08/1557/FUL); the application was withdrawn.</p>			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>		<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</li></ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</li><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li></ul>		<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is in Flood Zone 1.</li><li><b>Surface Water Flood Risk:</b> Along the northern boundary, risk of surface water flooding ranges from low to medium, with high risk along Baldwins Lane to the north of the site.</li><li><b>Groundwater Flood Risk:</b> Groundwater levels are between 0.025m and 0.5m below the ground surface.</li></ul>	

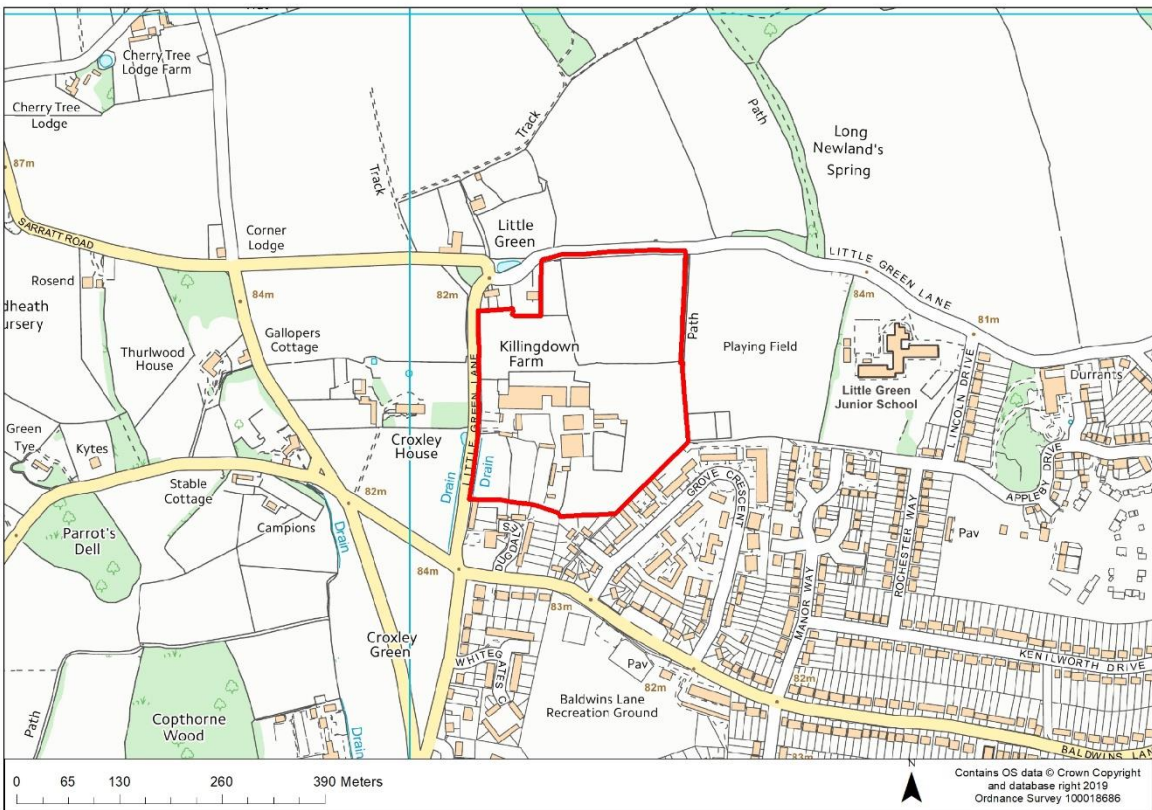
## Appendix 7i – Existing Allocations Detailed Assessments

<ul style="list-style-type: none"><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>	<ul style="list-style-type: none"><li><b>GSPZ:</b> The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</li><li><b>Access:</b> The site has an existing access from Baldwins Lane.</li><li><b>Noise:</b> Noise and vibrations caused by the use of the railway lien to the west may have an impact on the site and its future occupiers.</li></ul>						
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li><li>Local Wildlife Site</li><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>This site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>						
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"><li>The site is on the Brownfield Land Register (2019).</li><li>Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Croxley Green.</li></ul>							
<b>Availability (ownership/legal issues)</b> <p>The site is in single ownership and was promoted by the landowner to the previous Local Plan. The landowner has stated that the site will be delivered in the new Local Plan period.</p>							
<b>Achievability</b> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	50-80	Indicative Dwelling Range	45-72				
<b>Phasing</b>							
0-5 years	x	6-10 years	x	11-15 years	x	16+ years	
<b>Conclusion</b>							
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is both available and achievable. The site is deemed developable.							
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes		



## Appendix 7i – Existing Allocations Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
H10	Killingdown Farm	Croxley Green	7.6



<b>Site Description</b>	
<p>The site is comprised of greenfield land and is located to the north-west of Croxley Green. The site is in agricultural use with a farmhouse and agricultural buildings on the southern portion of the site and agricultural land to the north and east. Adjacent to the north-western corner of the site are residential properties with residential development adjacent to the southern boundary. Beyond Little Green Lane, which forms the northern boundary, there is open agricultural land. Croxley House Care Home is situated to the west of the site, on the opposite side of Little Green Lane. Beyond an open green field to the west of the site is Little Green Junior School.</p>	
<b>Use(s) Proposed</b>	Residential
<b>Planning History</b>	
<p>The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 140-180 dwellings.</p>	
<b>Suitability</b>	
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>	<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is not in the Green Belt.</li><li><b>Historic Environment:</b> The site is located in Croxley Green Conservation Area. The site contains a Grade II Listed Building (Killingdown Farmhouse) and several Locally Listed Buildings to the west. There is also a Grade II Listed Building (1, 2 and 3 Little Green) in close vicinity to the north-western corner of the site. A heritage impact assessment would be required as part of any proposals.</li></ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</li><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li></ul>	<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is in Flood Zone 1.</li><li><b>Surface Water Flood Risk:</b> There are small areas at low risk of surface water flooding at the north-east and west of the site as well as along the southern boundary.</li><li><b>Groundwater Flood Risk:</b></li><li><b>GSPZ:</b> The site is in GSPZ 2.</li><li><b>Access:</b> The site is accessed from Little Green Lane.</li></ul>



## Appendix 7i – Existing Allocations Detailed Assessments

<ul style="list-style-type: none"><li>Noise</li><li>Air Quality</li></ul>						
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li><li>Local Wildlife Site</li><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>This site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>					
<b>Further Constraints/Considerations:</b>						
<ul style="list-style-type: none"><li>Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Croxley Green.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in two ownerships. The site, excluding the area containing the agricultural buildings and farmhouse, is being promoted by its landowner.						
<b>Achievability</b>						
The promoters of the site have not specified any issues regarding the viability in developing the site.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH	30-40		Indicative Dwelling Range		230-304	
<b>Phasing</b>						
0-5 years	x	6-10 years	x	11-15 years		
				16+ years		
<b>Conclusion</b>						
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is both available and achievable and is deemed to be deliverable.						
<b>Suitable</b>	Yes		<b>Available</b>	Yes	<b>Achievable</b>	Yes

## Appendix 7i – Existing Allocations Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
H11	50-52 New Road	Croxley Green	0.17

<b>Site Description</b>	
The site is comprised of previously developed land and is located in Croxley Green. The site is currently in use as a car services station, with buildings at the north and centre of the site, a row of garages at the east and a parking area to the rear. The northern boundary is formed by New Road which has residential properties to the east and west of the site, with a local shopping parade further along to the east. The south, east and west of the site abuts residential gardens.	
<b>Use(s) Proposed</b>	Residential
<b>Planning History</b>	
The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 10 dwellings.	
<b>Suitability</b>	
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>	<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is not in the Green Belt.</li><li><b>Historic Environment:</b> Croxley Green Conservation Area is located to the west of the site and Dickinson Square Conservation Area to the south-east. A heritage impact assessment may be required as part of any proposals.</li></ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</li><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>	<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is in Flood Zone 1.</li><li><b>Surface Water Flood Risk:</b> There is medium risk of surface water flooding along New Road, adjacent to the north of the site. A small area at low risk of surface water flooding is located to the north-west of the site.</li><li><b>Access:</b> The site has an existing access from New Road.</li></ul>

## Appendix 7i – Existing Allocations Detailed Assessments

<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>		<ul style="list-style-type: none"><li>• This site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>				
<b>Further Constraints/Considerations:</b>						
<ul style="list-style-type: none"><li>• The site is on the Brownfield Land Register (2019).</li><li>• Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Croxley Green.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in single ownership. Information from the landowner has confirmed that the site is no longer available for housing development.						
<b>Achievability</b>						
The site is no longer being promoted and subsequently there is no clear evidence that the site is achievable.						
<b>Potential Density</b>						
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH		60-80		Indicative Dwelling Range		10-14
<b>Phasing</b>						
0-5 years			6-10 years			11-15 years
						16+ years
						x
<b>Conclusion</b>						
Information from the landowner has confirmed that the site is no longer available for housing development. The site is therefore undeliverable.						
<b>Suitable</b>		Yes		<b>Available</b>		No
				<b>Achievable</b>		No

## Appendix 7i – Existing Allocations Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
H15	Garages rear of Drillyard, West Way	Rickmansworth	0.22

**Site Description**

The site is comprised of previously developed land and is in use as garages, with some tree coverage to the east of the site and along the northern boundary. To the south of the site there are residential dwellings, with a nursery to the north and open space to the north-west. The site is accessed from West Way.

**Use(s) Proposed** Residential

**Planning History**

The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 3 dwellings.

In 2018, there was an application on the eastern part of the site for redevelopment of the site into seven, four-storey dwellings (18/0971/FUL); this was refused. An outline application made in 2001 for redevelopment of the eastern part of the site into four dwellings was also refused (01/00926/OUT).

**Suitability**

<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Access:</b> The site is accessed from West Way.</li> </ul>

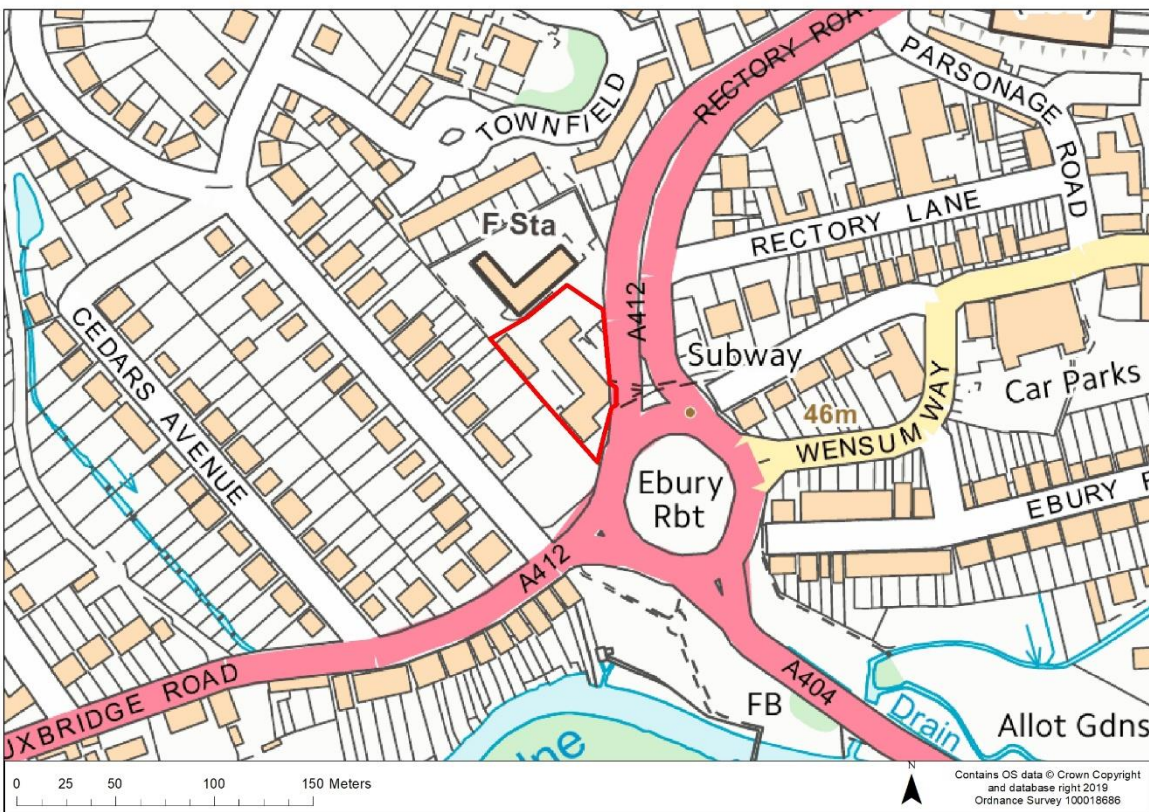
## Appendix 7i – Existing Allocations Detailed Assessments

<ul style="list-style-type: none"><li>Air Quality</li></ul>			
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li><li>Local Wildlife Site</li><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>This site was not assessed as part of the Landscape Sensitivity Assessment.</li><li><b>TPO:</b> There are protected trees at the east of the site and along the northern boundary (TPO480).</li></ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"><li>The site is on the Brownfield Land Register (2019).</li><li>Settlement Hierarchy (Core Strategy, 2011): The site is located in the Principal Town of Rickmansworth.</li></ul>			
<b>Availability (ownership/legal issues)</b>			
The site was promoted to the previous Local Plan. The site is currently in multiple ownerships. The landowner of the majority of the site pending ownership of the whole site and intending to submit a planning application.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	50-70	Indicative Dwelling Range	11-15
<b>Phasing</b>			
0-5 years	x	6-10 years	11-15 years
			16+ years
<b>Conclusion</b>			
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is available and achievable and is deemed to be deliverable.			
<b>Suitable</b>	Yes	<b>Available</b>	Yes
		<b>Achievable</b>	Yes



## Appendix 7i – Existing Allocations Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
H17	Police Station, Rectory Road	Rickmansworth	0.29



Site Description	
<p>The site is comprised of previously developed land and is located in Rickmansworth. The site was formerly in use as a police station, although the site is now vacant and former buildings have been demolished. Adjacent to the north of the site is Rickmansworth Fire Station whilst immediately to the south is Rectory Road and the Ebury roundabout. The site's western boundary is adjacent to the residential gardens of properties along Nightingale Road.</p>	
Use(s) Proposed	Residential
Planning History	
<p>The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 20 dwellings.</p> <p>In 2013 there was an application for the construction of a discount food store (13/2077/FUL), which was refused.</p>	
Suitability	
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>	<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is not in the Green Belt.</li><li><b>Historic Environment:</b> The site's western boundary is adjacent to Nightingale Road Conservation Area and the Rickmansworth Town Conservation Area is located to the east of the site. A heritage impact assessment would be required as part of any proposals.</li></ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</li><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li></ul>	<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is in Flood Zone 1.</li><li><b>Surface Water Flood Risk:</b> There are two surface water flow paths across the site, at the east and west of the site. adjacent to the western-central boundary there is a concentrated area at high risk of surface water flooding.</li><li><b>Groundwater Flood Risk:</b> Groundwater levels are between 0.025m and 0.5m below the ground surface across the majority of the site.</li></ul>

## Appendix 7i – Existing Allocations Detailed Assessments

<ul style="list-style-type: none"><li>Noise</li><li>Air Quality</li></ul>	<ul style="list-style-type: none"><li><b>GSPZ:</b> The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</li><li><b>Access:</b> The site can be accessed from Rectory Road.</li></ul>				
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li><li>Local Wildlife Site</li><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>This site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>The site is on the Brownfield Land Register (2019).</li><li>Settlement Hierarchy (Core Strategy, 2011): The site is located in the Principal Town of Rickmansworth.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site was promoted to the previous Local Plan and is in single ownership.					
<b>Achievability</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH	70-95		Indicative Dwelling Range		20-28
<b>Phasing</b>					
0-5 years		6-10 years	x	11-15 years	
					16+ years
<b>Conclusion</b>					
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is available and achievable and is deemed to be developable.					
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes

## Appendix 7i – Existing Allocations Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
H18	Royal British Legion, Ebury Road	Rickmansworth	0.08

<b>Site Description</b>	
<p>The site is comprised of previously developed land and is located in Rickmansworth. The site contains one building which is in use as the Royal British Legion hall. There is a small area of hardstanding to the north of the site. Adjacent to the east of the site is a car park, whilst to the west there is a road leading to a servicing and parking area serving properties and retail/service units on the High Street. There is residential development to the south.</p>	
<b>Use(s) Proposed</b>	Residential
<b>Planning History</b>	
<p>The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 5 dwellings.</p>	
<b>Suitability</b>	
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> The site is located in the Rickmansworth Town Conservation Area, with several Locally Listed Buildings and a Grade II Listed Building (133, 133a and 133b High Street) located in close vicinity to the site. A heritage impact assessment would be required as part of any proposals.</li> </ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Groundwater Flood Risk:</b> Groundwater levels are either at or very near (within 0.025m of) the ground surface.</li> <li><b>GSPZ:</b> The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would</li> </ul>

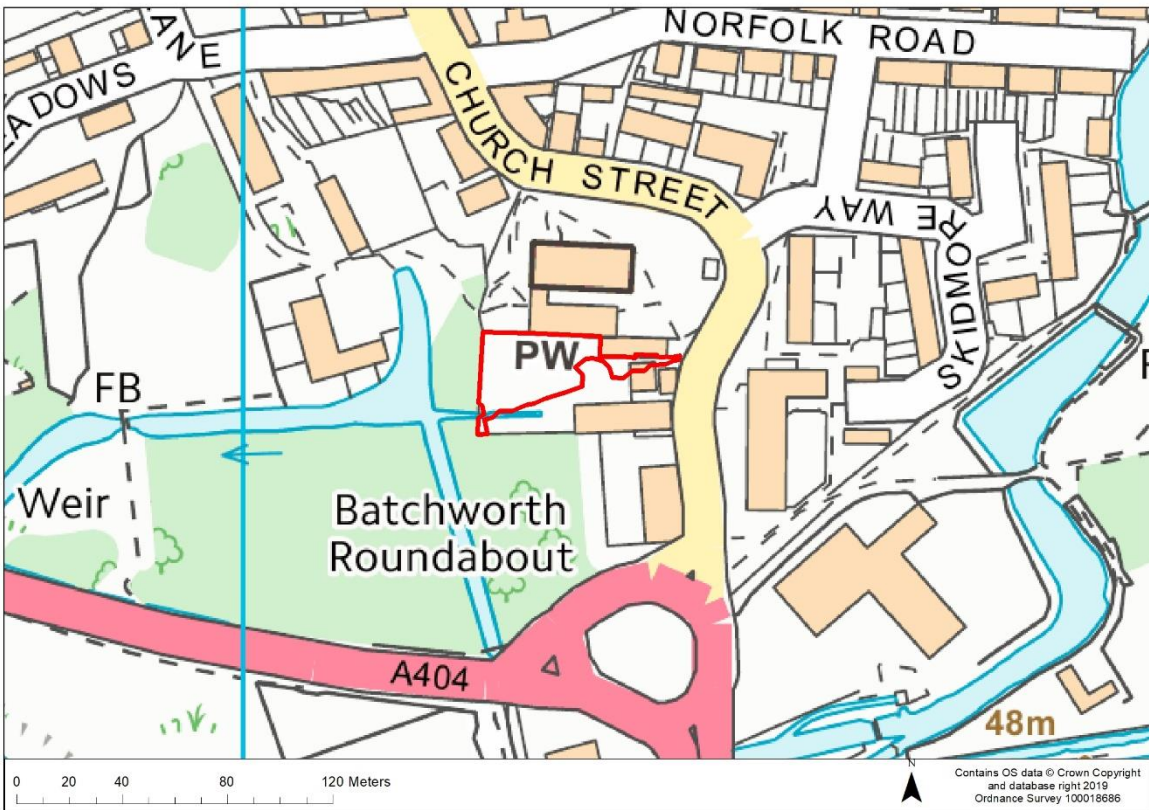
## Appendix 7i – Existing Allocations Detailed Assessments

	be required at the pre-application stage to support any proposals on the site.				
	<ul style="list-style-type: none"><li>• <b>Access:</b> The site is accessed from Ebury Road.</li></ul>				
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>• This site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>• The site is on the Brownfield Land Register (2019).</li><li>• Settlement Hierarchy (Core Strategy, 2011): The site is located in the Principal Town of Rickmansworth.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership.					
<b>Achievability</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH	60-90		Indicative Dwelling Range		5-7
<b>Phasing</b>					
0-5 years		6-10 years	x	11-15 years	
					16+ years
<b>Conclusion</b>					
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is available and achievable and is deemed to be developable.					
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes



## Appendix 7i – Existing Allocations Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
H21	Bridge Motors, Church Street	Rickmansworth	0.12



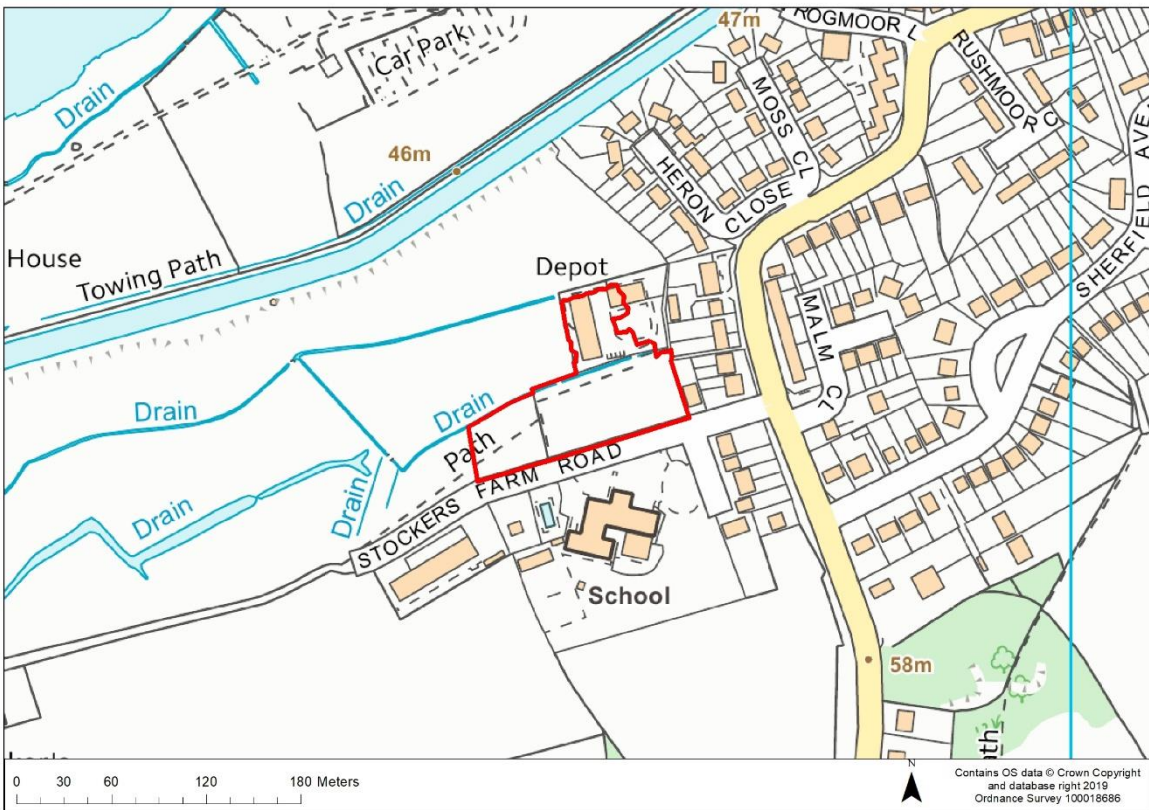
Site Description	
<p>The site is comprised of previously developed land and is located in Rickmansworth. The site is in use as a garage and car sales centre. The eastern boundary abuts woodland with the River Colne beyond this. There is an office building to the south and a Church to the north. The site is accessed from Church Street.</p>	
Use(s) Proposed	Residential
Planning History	
<p>The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 10 dwellings.</p> <p>An application for the redevelopment of the site into a 74-bed care home (C2) is pending consideration (20/0098/FUL).</p>	
Suitability	
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>	<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is not in the Green Belt.</li><li><b>Historic Environment:</b> The site is in the Rickmansworth Town Conservation Area. The site is in close vicinity to several Grade II Listed Buildings, located to the north. A heritage impact assessment would be required as part of any proposals.</li></ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</li><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>	<ul style="list-style-type: none"><li><b>Flood Zone:</b> The majority of the site is in Flood Zone 2, with an area at the north of the site in Flood Zone 1. The southern boundary of the site is adjacent to Flood Zone 3a.</li><li><b>Groundwater Flood Risk:</b> The southern and eastern portions of the site have groundwater levels between 0.025m and 0.5m below the ground surface. To the north-west of the site, groundwater levels are either at or very near (within 0.025m of) the ground surface.</li><li><b>GSPZ:</b> The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density,</li></ul>



## Appendix 7i – Existing Allocations Detailed Assessments

	scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.				
	<ul style="list-style-type: none"><li>• <b>Access:</b> The site is accessed from Church Street.</li></ul>				
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>• This site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>• The site is on the Brownfield Land Register (2019).</li><li>• Settlement Hierarchy (Core Strategy, 2011): The site is located in the Principal Town of Rickmansworth.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and was promoted by the landowner to the previous Local Plan.					
<b>Achievability</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	80-100		Indicative Dwelling Range	10-12	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
					16+ years
<b>Conclusion</b>					
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is both available and achievable and is deemed to be deliverable.					
<b>Suitable</b>	Yes		<b>Available</b>	Yes	<b>Achievable</b>
					Yes

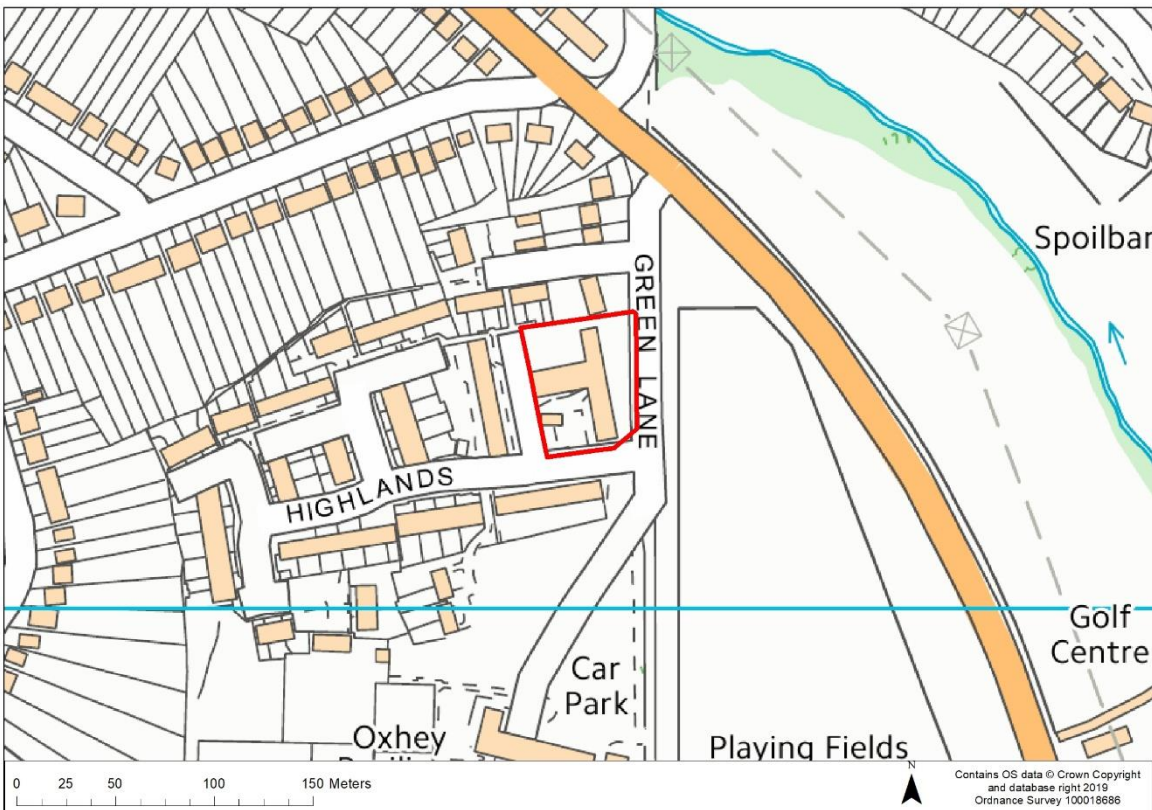
## Appendix 7i – Existing Allocations Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
H22	Depot, Stockers Farm Road	Rickmansworth	0.8
			
<b>Site Description</b> The site is comprised of previously developed land and is located in Rickmansworth. The site is in use as an Affinity Water depot. To the north and east of the site there is an agricultural field, with a primary school to the south and a pumping station to the south-west. There is residential development to the east. The site is accessed from Stockers Farm Road, which leads on from Harefield Road.			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b> The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 60 dwellings.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>		<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is not in the Green Belt.</li><li><b>Historic Environment:</b> Stockers Lock and Farm Conservation Area is located to the west, containing several Grade II Listed Buildings. A heritage impact assessment would be required as part of any proposals.</li></ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</li><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>		<ul style="list-style-type: none"><li><b>Flood Zone:</b> The majority of the site is in Flood Zone 1, with a small area at the south-western corner of the site in Flood Zone 2. The northern and part of the western and eastern boundaries are adjacent to Flood Zone 3a.</li><li><b>Surface Water Flood Risk:</b> The majority of the site, at the south and north-west, ranges from low to medium risk of surface water flooding. A small area in the southern-central area is at high risk of surface water flooding.</li><li><b>Groundwater Flood Risk:</b> Groundwater levels are between 0.5m and 5m below the ground surface.</li><li><b>GSPZ:</b> The site is in GSPZ 2.</li><li><b>Access:</b> The site has an existing access from Stockers Farm Road.</li></ul>	

## Appendix 7i – Existing Allocations Detailed Assessments

<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>• The site was not assessed as part of the Landscape Sensitivity Assessment.</li><li>• <b>Local Wildlife Site:</b> The western part of the (measuring approximately 0.2ha) is located in a Local Wildlife Site (Stockers Farm Meadow). The Local Wildlife Site is also adjacent to the northern and eastern boundaries.</li></ul>					
<b>Further Constraints/Considerations:</b>						
<ul style="list-style-type: none"><li>• The site is on the Brownfield Land Register (2019).</li><li>• A public right of way runs through the south-western part of the site.</li><li>• Settlement Hierarchy (Core Strategy, 2011): The site is located partially within and partially adjacent to the Principal Town of Rickmansworth.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in single ownership and was promoted by the landowner to the previous Local Plan. The promoter of the site anticipates delivery of the site between 2022 and 2026.						
<b>Achievability</b>						
The promoters of the site have not specified any issues regarding the viability in developing the site.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH	100		Indicative Dwelling Range		60	
<b>Phasing</b>						
0-5 years	x	6-10 years		11-15 years		16+ years
<b>Conclusion</b>						
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is available and achievable and is deemed to be deliverable.						
<b>Suitable</b>	Yes		<b>Available</b>	Yes		<b>Achievable</b> Yes

## Appendix 7i – Existing Allocations Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
H24	The Fairway, Green Lane	Oxhey Hall	0.35
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Oxhey Hall. The site is in use as a residential care home. There are residential dwellings located to the north, south west of the site, with open space to the east, on the opposite side of Green Lane. The site is accessed from Highlands.			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 25 dwellings.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>		<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is not in the Green Belt.</li><li><b>Historic Environment:</b> Oxhey Hall Conservation Area is located to the north-west. A heritage impact assessment may be required as part of any proposals.</li></ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</li><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>		<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is in Flood Zone 1.</li><li><b>Surface Water Flood Risk:</b> There is a small area at medium risk of surface water flooding located at the north of the site.</li><li><b>GSPZ:</b> The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</li></ul>	

## Appendix 7i – Existing Allocations Detailed Assessments

	<ul style="list-style-type: none"><li>• <b>Access:</b> The site has an existing access from Highlands, leading on from Green Lane.</li></ul>				
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>• This site was not assessed as part of the Landscape Sensitivity Assessment.</li><li>• <b>TPO:</b> There are protected trees adjacent to the northern boundary of the site (TPO170).</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>• The site is on the Brownfield Land Register (2019).</li><li>• Delivery of the site depends on an alternative mode of provision being made.</li><li>• Settlement Hierarchy (Core Strategy, 2011): The site is located in the Secondary Centre of Oxhey Hall.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and was promoted by the landowner to the previous Local Plan. The promoter of the site anticipates delivery of the site in 2020/21 and 2021/22.					
<b>Achievability</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	85-95		Indicative Dwelling Range	30-33	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
<b>Conclusion</b>					
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is both available and achievable and is deemed to be deliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes