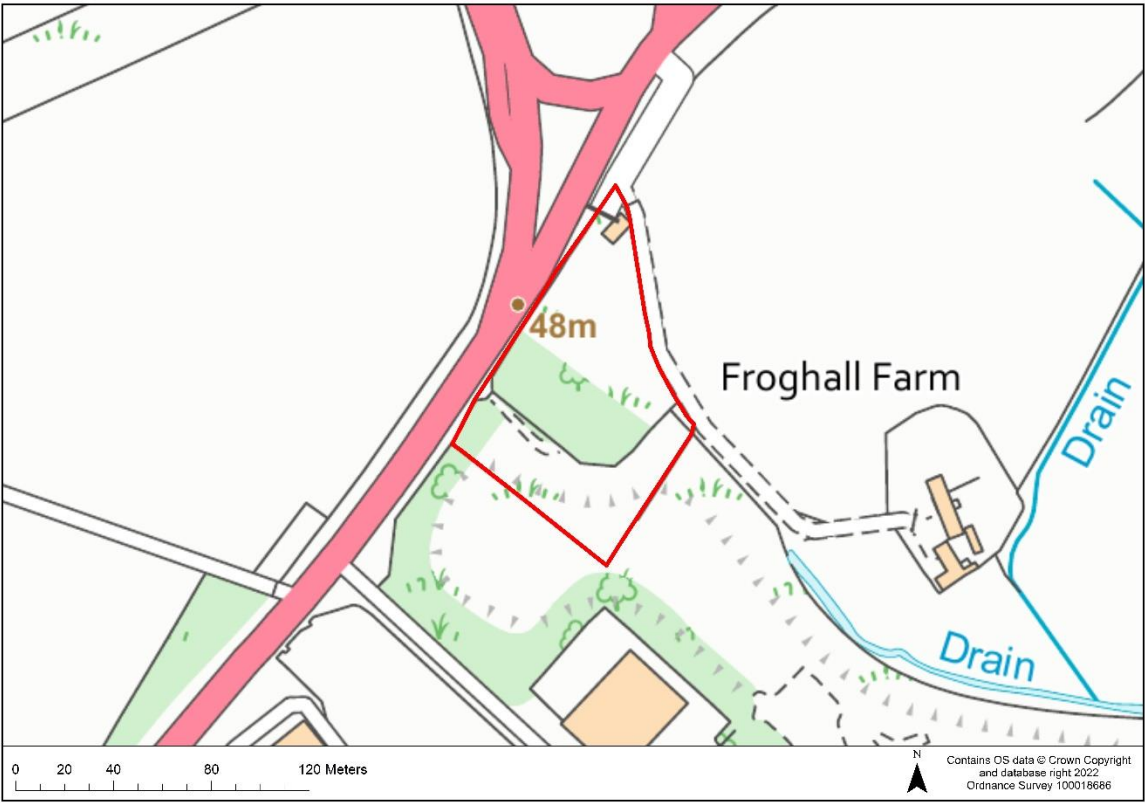


# Strategic Housing and Employment Land Availability Assessment Addendum January 2023

New sites were submitted by promoters for allocation during the **Local Plan Regulation 18 Preferred Policy Options and Sites for Potential Allocation Consultation that took place between 5 June and 20 August 2021**. 18 new sites were submitted through this process. Each of these sites has been assessed and site proformas have been prepared which includes the evidence on site suitability, availability and achievability. From the new sites assessed 4 housing sites were found to be deliverable or developable.

## New sites submitted through Regulation 18 consultation

Site Ref	Address	Settlement	Site Area (ha)
NSS1	1 Denham Way, Maple Cross	Maple Cross	0.76
			
Site Description			
<p>The site is located in Maple Cross to the east of Denham Way. The majority of the site is comprised of greenfield land with an area to the northern most part of the site which is comprised of previously developed (brownfield land). The brownfield part of the site contains a derelict bungalow. The remaining area consists of open land which was previously in use as a large Garden Nursery but is no longer operational. The site's western boundary is formed by Denham Way and beyond this is agricultural land associated with Woodoaks Farm. To the north of the site beyond Denham Way roundabout is the Reach Free Secondary School. To the south of the site, beyond a small area of greenfield land, is Maple Lodge employment area which is an allocated site in the Site Allocations LDD (2014). To the east is greenfield land and beyond this Springwell Lake. The site has an access from Denham Way (A1412).</p> <p>The site is located within the larger Site CFS33 and Site CFS33a.</p>			
Use(s) Proposed	Use Class B2 General Industrial, Use Class B8 Storage and Distribution		

	Roadside Facilities (e.g Service Station/ Electric Charging Facilities/ Drive-thru/Retail) Residential proposed only if delivered with adjacent land (Site CFS33a)
<b>Planning History</b>	
There was a planning application for a larger site (within which Site NSS1 is located) for a mixed use scheme comprising a hotel, office development and environment centre. The application was refused and then was the subject of an appeal which was subsequently withdrawn.	
<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 falls into two Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the northern part of the site is located was assessed as moderate-high. Harm to the Green Belt of releasing the wider parcel in which the southern part of the site is located was assessed as moderate.</li> <li><b>Historic Environment:</b> There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the west of the site and Locally Listed Building associated with Woodoaks Farm. In addition, there are two Grade II Listed Buildings to the south (Maple Lodge and Barn adjacent to Maple Lodge). There is also a Locally Listed Building located to the south-west (The Cross P.H.). A detailed heritage 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> The majority of site is at negligible risk of surface water flood risk.</li> <li><b>Groundwater Flood Risk:</b> The majority of the site area has groundwater levels between 0.5m and 5m below the surface. The eastern half of the site has groundwater levels ranging between 0.025m and 0.5m below the surface with a portion of land having groundwater levels at or very near the surface (within 0.025m of the 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 be required at the pre-application stage to support any proposals on the site.</li> <li><b>Access:</b> The main access to site is proposed via the existing access on Denham Way. HCC Highways state further work would be needed to determine whether access can be achieved.</li> <li><b>Contamination:</b> Any proposal would need to be consulted with the Waste Planning Authority due to the sites close proximity to safeguarded waste facilities.</li> <li><b>Noise:</b> Noise issues caused by the site's proximity to the A412 may have an impact on the site and its future occupiers.</li> <li><b>Odour:</b> Maple Lodge Sewage Treatment Works is located to the south-east of the site. Mitigation may be</li> </ul>


	needed to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers.						
<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 site as having a medium-low sensitivity to built development.</li><li>• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character.</li></ul>						
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"><li>• HCC Highways state the site is not an ideal location but presents opportunity for sustainable trips however, utilising the Froghall Cottage access would not be supported due to conflict with walking/cycling route and an existing farm type access would not support intensification due to nearby RAB.</li><li>• HCC Minerals &amp; Waste state consideration should be given to the 'Agent of Change' principle in the NPPF (paragraph 187) due to the sites close proximity to safeguarded waste facilities (Waste Policy 5, Waste Core Strategy and Development Management Policies).</li><li>• HCC Ecology state biodiversity offsetting/net gain would be required with considerations to GI/wildlife links.</li><li>• The South West Herts Economic Study (2019) estimates a need for industrial and warehousing floorspace over the period to 2036. Taking into account the total requirement of 39,945sqm identified in the Economic Study and subtracting capacity at an existing allocation (Site E(d)), there is a total requirement for 21,945 sqm of industrial and warehousing space. The SW Herts Economic Study identifies a lack of supply of land suitable for small scale industrial uses in Three Rivers and states that the Council may wish to consider allocating additional sites to meet the needs of businesses servicing local markets.</li><li>• <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is not located within any settlement defined in the Settlement Hierarchy, however it is located within close proximity to the edge of Maple Cross which is a Secondary Centre.</li><li>• There is an allocated employment area in close proximity to the south of the site (Site E(d) Maple Cross/Maple Lodge) which is safeguarded for business, industrial and storage or distribution uses.</li></ul>							
<b>Availability (ownership/legal issues)</b> <p>The site is in single ownership and the site is being promoted by the landowner. The agent representing the landowner states that the site owner is an established developer and has the relevant expertise to either bring the site forward for development themselves or with a development partner.</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		N/A		Indicative Dwelling Range		N/A	
<b>Phasing</b>							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
<b>Conclusion</b> <p>Residential proposed only if delivered with adjacent land (Site CFS33a) which is not being taken forward.</p> <p>Roadside Facilities (e.g Service Station/ Electric Charging Facilities/ Drive-thru/Retail) proposed will not be allocated through the Local Plan process as the Council does not have any evidence demonstrating a need for this use in this location. The need for roadside facilities will be considered at the planning application stage.</p> <p>It is considered that the proposed employment use (B2 and B8) is an appropriate use and that mitigation measures could be implemented as part of a planning application to address constraints</p>							

on the site. Any future proposals would also need to take account of the site's location in GSPZ1. Future proposals should also ensure that the development is acceptable in terms of odour exposure arising from the proximity of the site to Maple Lodge STW. Access improvements may be required as part of any employment development. As part of any future application, a detailed heritage impact assessment may be required to identify impacts on Listed Buildings and any necessary mitigation measures to protect the buildings and their setting.

The site is not considered to be in a sustainable location and goes against the spatial strategy as the site is not adjacent to a settlement in the Council's settlement hierarchy. It is therefore not considered suitable for B2/B8 uses or residential development.

<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes
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Site Ref	Address	Settlement	Site Area (ha)
NSS2	56 High Street, Bedmond	Bedmond	0.4

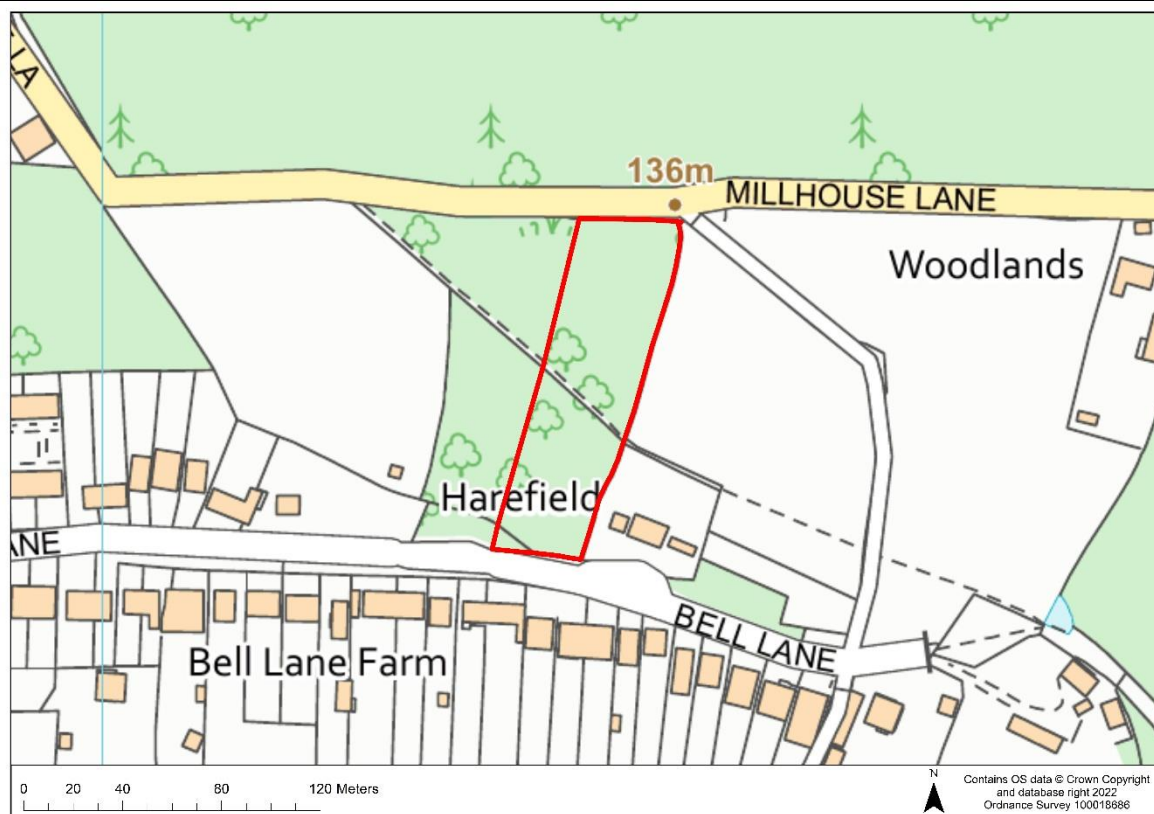


<b>Site Description</b>	
The site is adjacent to the village of Bedmond. The site constitutes previously developed (brownfield) land and is in use as a car dealership, MOT centre and service station. Millhouse Lane runs along the eastern border of the site. There is residential development to the north along Millhouse Lane and south-west which abuts High Street. To the south-east there is a site comprised of woodland.	
<b>Use(s) Proposed</b>	Residential with possible provision of Local Shops and Community uses (Dentist or Health Centre)
<b>Planning History</b>	
There is no relevant planning history on the site.	
<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 falls into two Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which majority of the site is located) was assessed as low harm. Harm to the Green Belt of releasing the parcel in which a small area at the south eastern part of the site is located was assessed as moderate harm.</li><li><b>Historic Environment:</b> There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the north and south of the site. In addition. There are also Locally Listed Buildings located to the south, on High Street.</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></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> To the south of the site, there is an area at risk of surface water flooding, which ranges from low to high Surface Water Flood Risk. To the north-</li></ul>

<ul style="list-style-type: none"><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>	<p>west of the site, there is a small area at low Surface Water Flood Risk.</p> <ul style="list-style-type: none"><li><b>Groundwater Flood Risk:</b> Groundwater levels of the site are at least 5m below the ground surface.</li><li><b>GSPZ:</b> GSPZ3</li><li><b>Access:</b> There is an existing vehicular access provision from High Street on the eastern boundary.</li><li><b>Noise:</b> The site is located within close proximity to the M25.</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>The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li><li>The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character.</li><li><b>Tree Preservation Order:</b> There are Tree Preservation Orders along the south of the site (TPO371).</li></ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"><li>HCC Ecology state the ancient woodland to the east and woodland to the south should not be illuminated.</li><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Bedmond, which is defined as a 'village' in the Settlement Hierarchy. The site is located within the area proposed for insetting in Bedmond.</li><li>The site supports a local business and development would result in a loss of employment floorspace, unless re-provisioned.</li><li>Promoters of the site are promoting the site with potential for the provision of local shops and a community use as a health centre or dentist although viability evidence would likely be needed to demonstrate that this is achievable.</li></ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and the site is being promoted by the 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	50	Landowner Proposed Dwelling Range	20
Indicative DPH	30-50	Indicative Dwelling Range	12-20
<b>Phasing</b>			
0-5 years	x	6-10 years	x
		11-15 years	
		16+ years	
<b>Conclusion</b>			
The site is deemed suitable for development as it constitutes as brownfield land. Development would need to take into consideration the heritage assets adjacent to the site. The site is both available and achievable. The site is deemed deliverable.			
<b>Suitable</b>	Yes	<b>Available</b>	Yes
<b>Achievable</b>		<b>Deliverable</b>	Yes



Site Ref	Address	Settlement	Site Area (ha)
NSS3	Land Between Bell Lane and Millhouse Lane, Bedmond	Bedmond	0.6



#### Site Description

The site is located in Bedmond and lies between Bell Lane and Millhouse Lane. The site is comprised of greenfield land which is in use as a woodland. The south of the site is bordered by Bell Lane and Millhouse Lane runs along the north of the boundary. The site is surrounded by woodland to the west and open grassland to the east, with a single residential dwelling located to the south-east. Along Bell Lane to the south there is low-density ribbon development.

**Use(s) Proposed** Residential (Use Class C3)

#### Planning History

There is no relevant planning history on the site.

#### Suitability

##### Policy Constraints:

- Green Belt
- Heritage Assets Listed Buildings
- Conservation Area
- Historic Park and Garden
- AONB

- **Green Belt:** The site is located in the Green Belt. The site falls into two Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which majority of the site is located) was assessed as moderate harm. Harm to the Green Belt of releasing the parcel in which the south eastern part of the site is located was assessed as low-moderate harm.
- **Historic Environment:** There are no heritage assets within the site boundary, although there are Listed Buildings to the east and west of the site and Locally Listed Buildings to the west.

##### Physical Constraints:


- Access
- Flood Zone
- Surface Water Flooding
- Groundwater Flooding

- **Flood Zone:** The site is in Flood Zone 1.
- **Surface Water Flood Risk:** The site is at negligible risk of surface water flooding.
- **Groundwater Flood Risk:** Groundwater levels of the site are at least 5m below the ground surface.
- **GSPZ:** GSPZ3

<ul style="list-style-type: none"><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>Access:</b> Access via Millhouse Lane may be possible but would likely be extremely challenging as this road is narrow, winding and unlit, with poor visibility. There are also no footways along Millhouse Lane. Access may be possible from Bell Lane, which is an unmade private road varying widths of between 3.1 and 5 metres providing access to approximately 40 dwellings. The road is roughly surfaced. Depending on the scale of development, improvements to Bell Lane would be required.</li><li><b>Contamination:</b> The north-east of the site is designated as part of a Historic Landfill Site.</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>The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to built development.</li><li>The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to the historic character.</li><li><b>Tree Preservation Order:</b> All woodland on the site is covered by a Tree Preservation Order (TPO814).</li></ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"><li>HCC Ecology state biodiversity offsetting/net gain would be required. The site is adjacent to NSS12 with similar habitat. Woodland should not be illuminated.</li><li>HCC Highways have raised access issues with adjacent site NSS12 which has a similar profile to NSS3.</li><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is outside of any defined settlement, however it is located on the edge of Bedmond, which is defined as a ‘village’ in the Settlement Hierarchy.</li><li>There is a Public Right of Way which runs through the site from east to west.</li></ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and the site is being promoted by the 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	20-30	Indicative Dwelling Range	12-18
<b>Phasing</b>			
0-5 years	x	6-10 years	11-15 years
			16+ years
<b>Conclusion</b>			
The site is entirely covered by protected trees and is therefore considered to be unsuitable. The site is considered to be undeliverable.			
<b>Suitable</b>	No	<b>Available</b>	Yes
		<b>Achievable</b>	Yes



Site Ref	Address	Settlement	Site Area (ha)
NSS5	Clancy Group HQ, Harefield	West Hyde	1.3



<b>Site Description</b>	
<p>The site is located in Harefield. The site is comprised of previously developed (brownfield) land which is in use as offices, workshops, ancillary buildings and parking. The two substantial workshop buildings on the site and combined with other ancillary structures, result in an existing built footprint of 2,696 sqm. The remainder of the site is hard surfaced and used for the parking and manoeuvring of Clancy Group’s vehicles. The north of the site is comprised of a vehicular access road (approximately 400 metres in length) which can be accessed from Park Lane. Adjacent to the access road, there is vehicle parking facilities, grassland and a public house. To the north-east there is an office building and public pathway which runs along the eastern boundary, alongside the Grand Union Canal. Opposite the canal there are residential buildings. The south and west of the site are bordered by River Colne and are adjacent to grassland and Pynesfield Lake.</p>	
<b>Use(s) Proposed</b>	Residential (Use Class C3) with retention of office and depot
<b>Planning History</b>	
There is no relevant planning history on the site.	
<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. 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> There is a Conservation Area which within close proximity of the site with areas bordering the north and east of the site boundary.</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></ul>	<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is in Flood Zones 1, 2, 3a and 3b. The site’s western boundary is adjacent to Flood Zone 3b from which an 8m buffer would be required to any residential development. The western portion of the site is in Flood Zone 2. The eastern portion of the site is in Flood</li></ul>

<ul style="list-style-type: none"> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<p>Zone 1. The access road into the site is in Flood Zones 3b, 3a and 2.</p> <ul style="list-style-type: none"> <li>• <b>Surface Water Flood Risk:</b> The site is at low risk of surface water flooding.</li> <li>• <b>Groundwater Flood Risk:</b> Groundwater levels of the site are between 0.5m below the ground surface and at the 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 be required at the pre-application stage to support any proposals on the site.</li> <li>• <b>Access:</b> There is an existing private vehicular access provision from Copper Mill Lane, to the north of the site. The access would be shared between the office and depot on land surrounding the site. The access is approximately 350m in length and is narrow, with little possibility of widening given the adjacent waterbody and its location in a Local Wildlife Site. There is also a narrow bridge which has to be passed over in order to arrive at the site; this would likely require widening. HCC Highways state clarity over the access route would be required and pedestrian access would be needed as a shared space solution is not likely to be acceptable. The canal route does not appear to have any lighting and may not be a suitable surface for accessibility requirements.</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <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 site as having a medium-low sensitivity to built development.</li> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to the historic character.</li> <li>• <b>Local Wildlife Site:</b> The site is within close proximity to a Local Wildlife Site to the west. The existing vehicular access to the north of the site, is designated as part of the Local Wildlife Site.</li> <li>• <b>Tree Preservation Order:</b> There are protected trees along the south and west border of the site (TPO056)</li> </ul>
<p><b>Further Constraints/Considerations:</b></p>	
<ul style="list-style-type: none"> <li>• HCC Ecology state illumination onto the nearby Local Wildlife Site should be avoided.</li> <li>• HCC Highways state the site is in a poor location for sustainable development and off site pedestrian routes do not connect to the limited nearby facilities. There is also minimal opportunity to reduce the need to travel or access service and facilities by sustainable means.</li> <li>• HCC Minerals &amp; Waste state encourage opportunistic extraction of minerals for use on site prior to non-mineral development.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is outside of any defined settlement, however it is located within close proximity to the West Hyde Settlement, which is defined as 'other settlement' in the Settlement Hierarchy.</li> <li>• The South West Herts Economic Study (2019) estimates a need for industrial and warehousing floorspace over the period to 2036. Taking into account the total requirement</li> </ul>	

of 39,945sqm identified in the Economic Study and subtracting capacity at an existing allocation (Site E(d)), there is a total requirement for 21,945 sqm of industrial and warehousing space. The SW Herts Economic Study identifies a lack of supply of land suitable for small scale industrial uses in Three Rivers and states that the Council may wish to consider allocating additional sites to meet the needs of businesses servicing local markets. It is stated by the promoter that the majority of staff employed on the site will either be remain employed on the site or be relocated within the local area. However, residential development of the site would result in the loss of storage and distribution/warehousing uses through redevelopment of the plant yard, workshops and other buildings.

- There is a Public Right of Way to the north of the site, which crosses through the existing vehicular access provision on site from east to west.

#### **Availability (ownership/legal issues)**

The site is in single ownership and the site is being promoted by the landowner.

#### **Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

#### **Potential Density**

Landowner Proposed DPH	30	Landowner Proposed Dwelling Range	36
Indicative DPH	20-30	Indicative Dwelling Range	26-36

#### **Phasing**

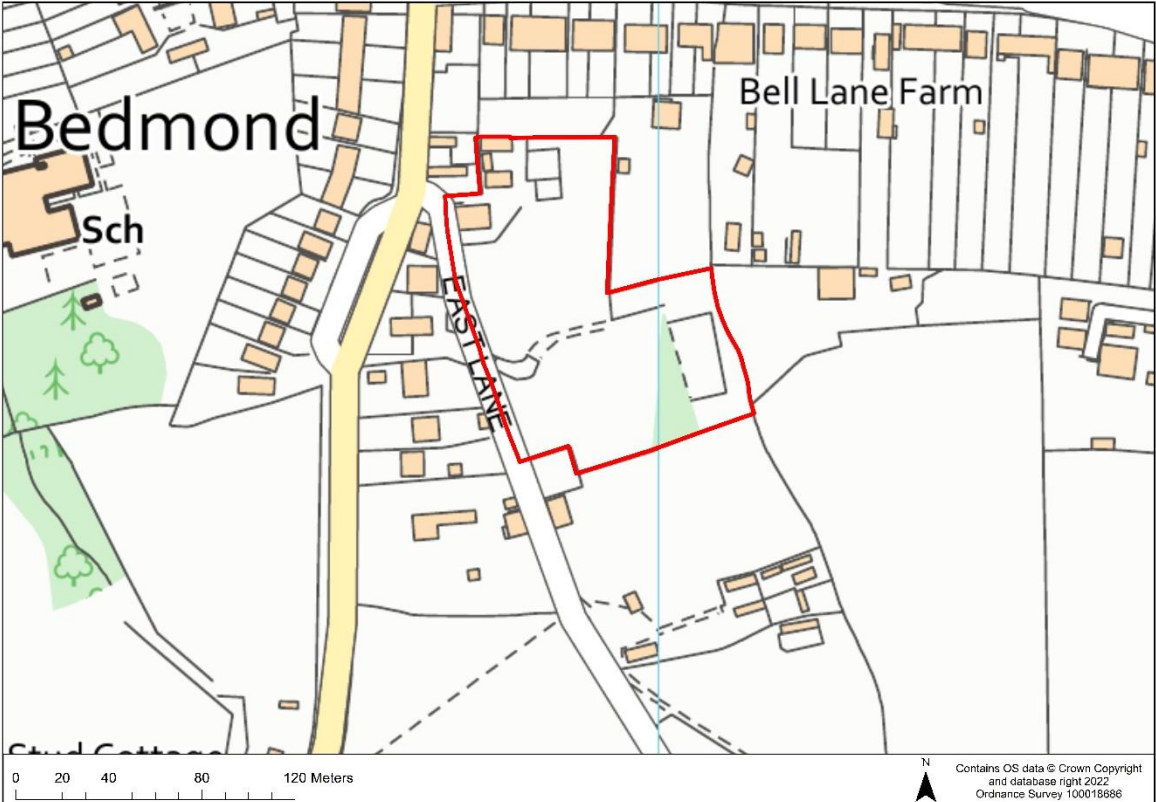
0-5 years	x	6-10 years	x	11-15 years		16+ years	
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#### **Conclusion**

The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Harm to the Green Belt of releasing land on which the site is located is considered to be at least high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released. The existing vehicular access to the north of the site is narrow and approximately 350m in length and would require significant improvements and/or widening, which are not considered to be achievable given the road's designation as a Local Wildlife Site and adjacency to Flood Zone 3b. In addition, residential development of the site would result in the loss of storage and distribution/warehousing floorspace, for which there is a significant need estimated in Three Rivers over the period to 2036. The site is also not in a sustainable location and is located in Flood Zones 3b, 3a and 2. For these reasons the site is considered unsuitable for residential development. The site is considered to be undeliverable.

<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes
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Site Ref	Address	Settlement	Site Area (ha)
NSS6	North Cott East Lane WD5 OQG	Bedmond	1.2

**Site Description**

The site is located along East Lane, to the south east of Bedmond. There is grassland across the majority of the site to the east and south. At the east of the site, there is an area of hardstanding which contains several sheds and an equestrian ménage. Within the north-western portion of the site there is the private residential property and garden of Nott Cott. There is a gated entry into the site at the south-western corner. There are detached residential properties to the immediate north-west of the site and to the west, on the opposite side of East Lane. The north of the site borders residential gardens of properties along Bell Lane.

*Site PCS25a is located within the site.*

<b>Use(s) Proposed</b>	Residential
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**Planning History**

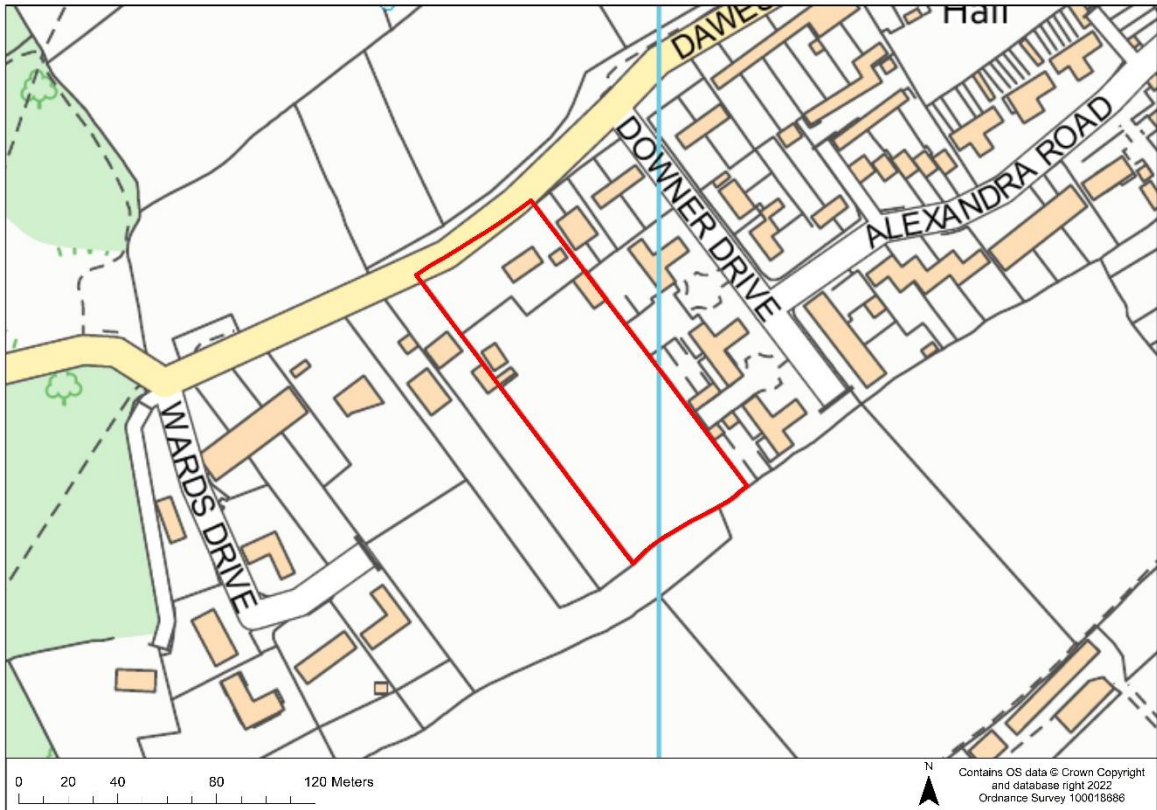
There is no relevant planning history on the site.

**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 located in the Green Belt. The site falls into two parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel (in which the majority of the site is located) low-moderate. Harm to the Green Belt of releasing the parcels (in which the north-western corner of the site is located) was assessed as low.</li> <li><b>Historic Environment:</b> There are no heritage assets in the site although there are a number of Grade II and Locally Listed buildings along the High Street, to the north-west. The Heritage Impact Assessment states that any development of Site PCS25, which is located within the site, would have a neutral impact on the historic environment. A detailed impact assessment would still be required to identify and define mitigation strategies to protect the properties on the High Street.</li> </ul>
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	<ul style="list-style-type: none"><li><b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</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 Flooding:</b> There is a small area at the east of the site at low-medium risk of surface water flooding.</li><li><b>Access:</b> Access to the site is currently via a residential driveway to the north-west of the site off East Lane. There is also a gated entrance to the site at the south-west which could provide access from East Lane. HCC Highways advise access from East Lane is not suitable for any development, an access solution would be needed before any consideration and a shared surface solution would not be acceptable. It is also expected that enhanced crossing facilities of High Street would be needed.</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>The Landscape Sensitivity Assessment classifies as having low sensitivity to built development.</li><li>The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character.</li><li><b>Ecology:</b> HCC Ecology state a buffer should be provided to protect adjacent habitats.</li></ul>					
<b>Further Constraints/Considerations:</b>						
<ul style="list-style-type: none"><li>HCC Ecology state illuminating trees should be avoided.</li><li>HCC Minerals &amp; Waste state encourage opportunistic extraction of minerals for use on site prior to non-mineral development. Any development must acknowledge and mitigate the impacts of the nearby waste facility, in the Design and Access Statement.</li><li>HCC Highways have stated that Site PCS25, which is located within the site, presents significant concern that Local Transport Policy could be met due to the site's location.</li><li>Settlement Hierarchy (Core Strategy, 2011): The site is partially within and partially adjacent to the village of Bedmond and the proposed inset area.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in single ownership and is being promoted by the 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		23	Landowner Proposed Dwelling Range		27	
Indicative DPH		15-25	Indicative Dwelling Range		18-30	
<b>Phasing</b>						
0-5 years	x	6-10 years	x	11-15 years		16+ years
<b>Conclusion</b>						
The site is deemed suitable for residential development subject to appropriate mitigation measures to address the risk of surface water flooding to the east site. Development would also need to take into consideration the heritage assets within the vicinity of the site. The site is both available and achievable. The site is deemed deliverable.						
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes	



Site Ref	Address	Settlement	Site Area (ha)
NSS7	Fir Trees, Dawes Lane, Sarratt	Sarratt	0.8
			
Site Description			
<p>The site is located to the east of Sarratt village, to the rear of residential properties on Downer Drive. The north of the site is comprised of previously developed land and is in use as a Gypsy and Traveller site with permanent planning permission for two pitches. The south of the site is comprised of greenfield land which is in use as a paddock. The paddock area to the south is separated from area to the north by timber open boarded fencing. Mature vegetation forms the eastern, southern and western boundaries whilst to the north, the site is bounded hedging along Dawes Lane. To the east and west there is residential development whilst to the south and north there is farmland</p>			
Use(s) Proposed		Gypsy and Traveller site (8 pitches) or Affordable Housing with potential to re-provide 2 existing Gypsy and Traveller pitches	
Planning History			
<p>There was a planning application on the site (13/1550/FUL) for the erection of 15 dwellings which was withdrawn. In addition, there was a planning application (17/0653/OUT) for the erection of 8 affordable dwellings which was refused and consequently dismissed at appeal.</p> <p>The north of the site is permanently permissioned as a Gypsy and Traveller site (14/1570/FUL). In 2020, there was an application for the construction of two dayroom amenity buildings to serve the two existing Gypsy/Traveller pitches which was approved (20/0214/FUL).</p> <p>The site is partially located in Site ACFS12 Land rear of Fir Trees, Dawes Lane.</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></ul>		<ul style="list-style-type: none"><li><b>Green Belt:</b> The Stage 1 Green Belt Review concluded that Sarratt should remain washed over by 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</li></ul>	

<ul style="list-style-type: none"><li>AONB</li></ul>	outside the assessment area would result in at least high harm to the Green Belt. <ul style="list-style-type: none"><li><b>Historic Environment:</b> There are no heritage assets within or in the vicinity of the site. The Heritage Impact Assessment states that development of Site ACFS12, which the site is partially located within, 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 within Flood Zone 1.</li><li><b>Surface Water Flood Risk:</b> The site is at negligible risk of surface water flooding.</li><li><b>GSPZ:</b> The site is in GSPZ2.</li><li><b>Access:</b> The main access to site is proposed from Downer Drive or Dawes Lane. HCC Highways state access from Dawes Lane will constrain scale of development due to widths and existing traffic levels, along with impacts to vulnerable road users.</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>The Landscape Sensitivity Assessment classifies Site ACFS12, which the site is partially located within, as having medium-low sensitivity to built development.</li><li>The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character.</li><li><b>TPO:</b> Trees along the eastern boundary, to the south of the site and at the north-western corner are covered by TPOs (TPO255).</li><li><b>AONB:</b> The Chilterns AONB is located to the west of the site, approximately 160m from the western boundary of the site.</li></ul>						
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"><li>HCC Ecology state as the site is bordered by trees, illuminating trees should be avoided.</li><li>HCC Highways state there is constraint with the existing highway with no pedestrian provision and the Public Right of Way would not mitigate this unless it is to an adoptable standard.</li><li>HCC Highways state without a suitable walking route to nearby services, allocation of this site would be unsound and unsupported.</li><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the village of Sarratt.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is being promoted on behalf of the 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	10-15	Landowner Proposed Dwelling Range	8-12				
Indicative DPH	15-25	Indicative Dwelling Range	12-20				
<b>Phasing</b>							
0-5 years	x	6-10 years		11-15 years		16+ years	
<b>Conclusion</b>							
Gypsy & Traveller Accommodation Assessment (GTAA) concluded that for the period 2016 – 2031 two additional pitches were needed for households who met the definition of ‘Traveller’, three additional plots were needed to meet the needs of Travelling Showpeople and that there was no requirement for transit sites in the District. The additional needs identified for ‘Traveller’ households							

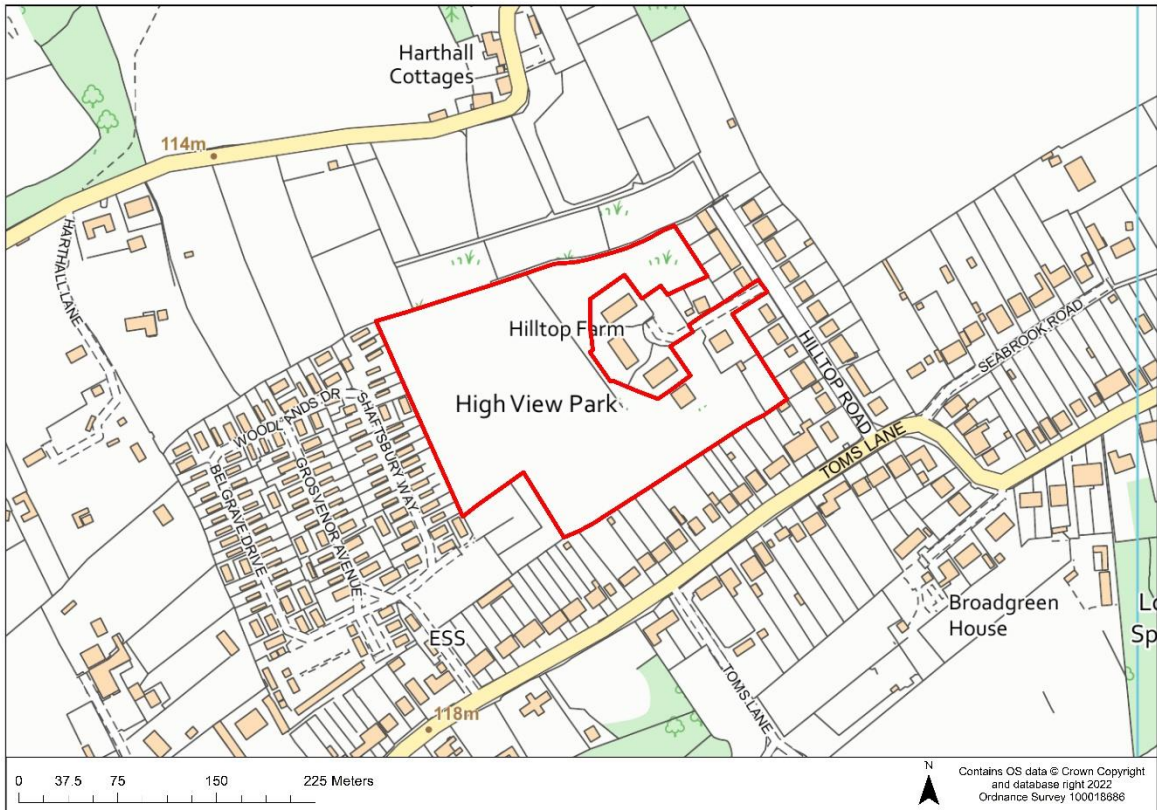


arose from sites which had temporary planning permission at the time of the assessment, both of which have since been granted permanent planning permission. The identified needs of those households have therefore been met and will continue to be met through safeguarding the existing sites. Future needs for plots for Travelling Showpeople can be accommodated within the existing authorised sites, and therefore there is no need to allocate further sites. The Fir Trees site will therefore continue to be safeguarded for its existing use.

The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in 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. It is not considered that the benefits of housing development as a result of releasing the site from the Green Belt would outweigh harm to the Green Belt when considering the washed-over status of Sarratt. The site is therefore considered to be unsuitable for residential allocation. One of the proposed uses of the site is for affordable housing (i.e. a rural exception site). Whilst it is considered that Sarratt should remain washed over by the Green Belt, the draft Affordable Housing policy allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt.

<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes
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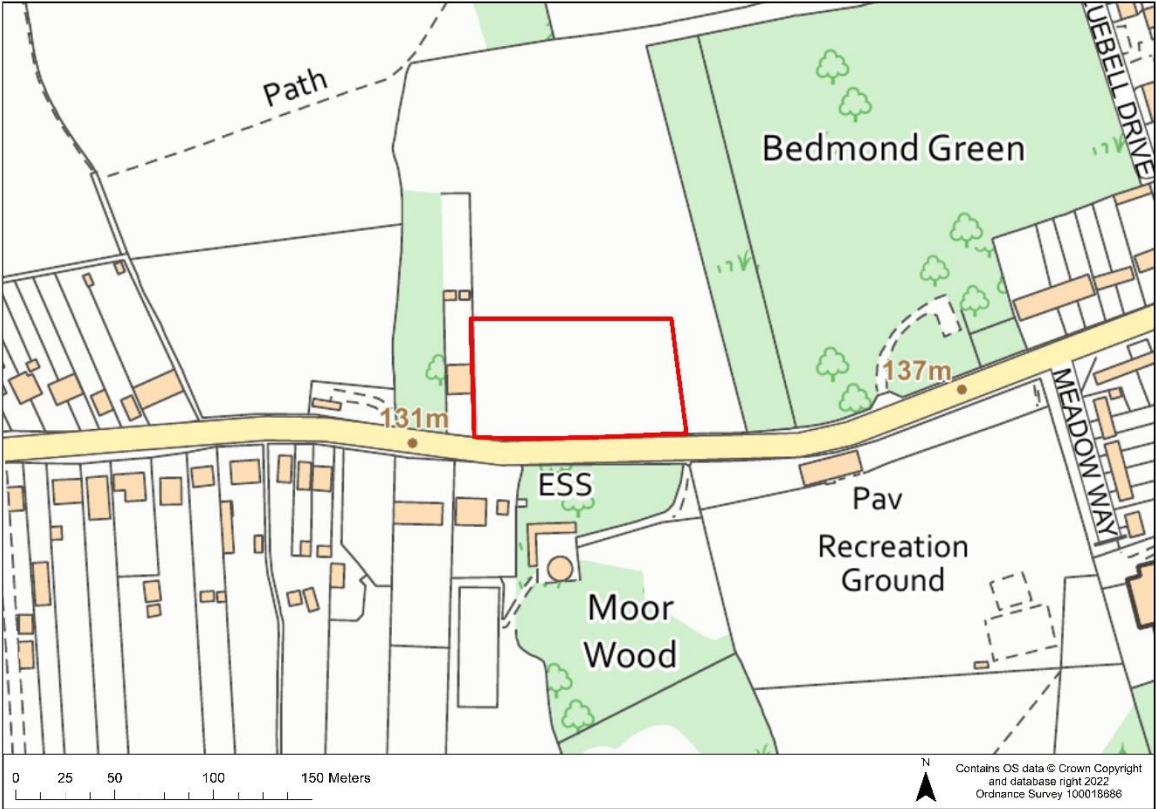
Site Ref	Address	Settlement	Site Area (ha)
NSS8	Land at Hilltop Farm WD4 8NS	Kings Langley	3.7



<b>Site Description</b>	
The site is located on land to the rear of Toms Lane and to the west of Hilltop Road in Kings Langley and is comprised of greenfield land in agricultural use, with an area of trees to the north-eastern corner of the site. The site is located to the east of the main settlement of Kings Langley. The site comprises of an essentially rectangular shaped site but has a significant indent to the eastern boundary which wraps around three detached residential dwellings and gardens. To the east of the site is residential development along Hilltop Road and to the south is residential development along Toms Lane. The eastern and southern boundaries are adjacent to residential gardens located along these roads. The northern boundary is formed by trees and hedgerows form the northern boundary with agricultural land beyond this. To the west of the site is a residential park homes site known as High View Mobile Homes Park. Access into the site is taken from Hilltop Farm which is off Hilltop Road	
<b>Use(s) Proposed</b>	Residential
<b>Planning History</b>	
The site itself has not been subject to any planning applications in recent years although the land to the east, which contains three detached residential dwellings, was subject to an approval for the demolition of chicken sheds and replacement with the three residential dwellings (09/0025/FUL).	
<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> There are no heritage assets within close vicinity of the site.</li></ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</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 site is at negligible risk of surface water flooding. Gardens adjacent to the south of the site are at low risk of surface water flooding.</li></ul>

<ul style="list-style-type: none"><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>Groundwater Flood Risk:</b> Groundwater levels of the site are between 0.025m and 0.5m below the surface.</li><li><b>GSPZ:</b> The site is in GSPZ3.</li><li><b>Access:</b> Access into the site is taken from Hilltop Farm which is off Hilltop Road. The access would be shared between the existing residential dwellings that are situated on Hilltop Farm. The promoter has stated that the existing access would be widened and upgraded to a to a 4.8m minor access road with two 2m footways in accordance with Hertfordshire County Council's standards. HCC Highways state Toms Lane may constrain the scale of development due to widths and existing traffic levels, along with impacts to vulnerable road users. The notable constraint is the railway bridge to the west.</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>The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li><li>The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character.</li></ul>						
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"><li>HCC Ecology state biodiversity offsetting/net gain would be required.</li><li>The Minerals Planning Authority would request policy wording to require a Minerals Resource Assessment (MRA) to investigate and evaluate whether opportunistic mineral extraction can be implemented during proposed development.</li><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located partially within and partially at the edge of the Toms Lane settlement which is classified as an "Other Settlement" in the Settlement Hierarchy.</li></ul>							
<b>Availability (ownership/legal issues)</b> <p>The promoter is a housebuilder working in conjunction with the single landowner of both the site and the access road. The promoter would look to deliver the site in the short-term (first five years of the plan period). The site is therefore considered to be available.</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	27	Landowner Proposed Dwelling Range	101				
Indicative DPH	30-50	Indicative Dwelling Range	110-185				
<b>Phasing</b>							
0-5 years	x	6-10 years		11-15 years		16+ years	
<b>Conclusion</b>							
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Harm to the Green Belt of releasing land on which the site is located is considered to be at least high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released. It is therefore considered unsuitable for residential development. The site is considered to be undeliverable.							
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes		

Site Ref	Address	Settlement	Site Area (ha)
NSS9	Land adjacent to 235 Toms Lane	Kings Langley / Bedmond	3.3

Site Description	
<p>The site is located on land located along Toms Lane, adjacent to the east of the residential property and garden at 235 Toms Lane. The site is comprised of greenfield land in agricultural use. To the east of the site is an area of grassland with vegetation and scattered woodland. Beyond this field to the east is Bedmond village. The southern boundary is formed by Toms Lane with ribbon development along Toms Lane on the opposite side of Toms Lane and agricultural land beyond this. To the south-east of the site is Bedmond Sports and Social Club. To the north is an area of woodland and agricultural land.</p>	
Use(s) Proposed	Rural Exception Site
Planning History	
<p>The site itself has not been subject to any planning applications in recent years although the land to the east was subject to an application to the change of use of land to equestrian and construction of a stable building, hardstanding, access and gates which was refused (21/2689/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 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> There are no heritage assets within the site. The nearest heritage assets are a number of Grade II Listed and Locally Listed Buildings along the High Street in Bedmond although these are located approximately 375m from the site.</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> </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 GSPZ3.</li> <li><b>Access:</b> There is no access on to the site, although this could be obtained from Toms Lane. HCC Highways state access from Toms Lane may constrain the scale of</li> </ul>

<ul style="list-style-type: none"><li>• Groundwater Source Protection Zone (GSPZ)</li><li>• Contamination</li><li>• Noise</li><li>• Air Quality</li></ul>	<p>development due to the road width and existing traffic levels, along with impacts to vulnerable road users. The notable constraint is the railway bridge to the west.</p> <ul style="list-style-type: none"><li>• <b>Contamination:</b> The field in close proximity to the east of the site (Site PCS61) is on former landfill.</li></ul>										
<p><b>Potential Environmental Impacts:</b></p> <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 site as having a high sensitivity to built development.</li><li>• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to the historic character.</li><li>• <b>Local Wildlife Site:</b> The field in close proximity to the east of the site (Site PCS61) is a Local Wildlife Site.</li></ul>										
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"><li>• HCC Ecology state biodiversity offsetting/net gain would be required.</li><li>• HCC Highways state maximising connections to Bedmond would be required, including enhanced (light control) crossing points on Toms Lane for education access.</li><li>• The Minerals Planning Authority would request policy wording to require a Minerals Resource Assessment (MRA) to investigate and evaluate whether opportunistic mineral extraction can be implemented during proposed development.</li><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is outside of any defined settlement but is in close proximity to the edge of the Toms Lane settlement which is classified as an “Other Settlement” in the Settlement Hierarchy. The Villlage of Bedmond is located approximately 175m to the east of the site.</li></ul>											
<p><b>Availability (ownership/legal issues)</b></p> <p>The site is in single ownership and is being promoted by a housebuilder.</p>											
<p><b>Achievability</b></p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>											
<p><b>Potential Density</b></p>											
Landowner Proposed DPH		6-9		Landowner Proposed Dwelling Range		20-30					
Indicative DPH		15-25		Indicative Dwelling Range		50-83					
<p><b>Phasing</b></p>											
0-5 years		x	6-10 years		x	11-15 years			16+ years		
<p><b>Conclusion</b></p> <p>The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Harm to the Green Belt of releasing land on which the site is located is considered to be at least high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released. It is therefore considered unsuitable for residential development which would warrant release of the site from the Green Belt.</p> <p><u>Rural Exception Sites</u></p> <p>The draft Affordable Housing Policy allows for rural exception sites within and immediately adjacent to the village core areas of Bedmond and Sarratt. The site is not adjacent to the village core of Bedmond and would therefore not meet the requirements of the forthcoming Rural Exception Site policy.</p>											
<b>Suitable</b>		No		<b>Available</b>		Yes		<b>Achievable</b>		Yes	



Site Ref	Address	Settlement	Site Area (ha)
NSS10	Land at Mill Place, Watford Road, WD4 8QS	Hunton Bridge	0.6


  
  

Site Description	
<p>The site is located to the south-west of Hunton Bridge and is comprised of brownfield land. The site is narrow in shape (approximately 25m east-west) and extends north to south. The site is currently occupied by a series of outbuildings and hardstanding and is in use for storage. To the immediate west and south of the site is the A41 dual-carriageway, from which the site is accessed. The eastern boundary of the site is adjacent to the River Gade/Grand Union Canal. On the opposite side of the A41, further west, is Langleybury, with The Grove to the south-east albeit some distance from the site. To the east, beyond the Grand Union Canal and an area of greenfield land, is the site of Warner Bros. Studios.</p>	
<b>Use(s) Proposed</b>	Residential
Planning History	
There is no relevant planning history on the site.	
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 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.</li> <li><b>Historic Environment:</b> There are no heritage assets within the site boundary although close to the northern and southern boundaries of the site there are Grade II Listed Buildings (Bridge over the Grand Union Canal to the south and North Grove Lock House to the north). To the east of the site is Langleybury and The Grove which contains a number of nationally Listed Buildings. A detailed heritage 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> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1. The site is adjacent to a Main River (River Gade/Grand Union Canal) which is classified as Flood Zone 3b. An 8m buffer would</li> </ul>

<ul style="list-style-type: none"><li>• Groundwater Flooding</li><li>• Groundwater Source Protection Zone (GSPZ)</li><li>• Contamination</li><li>• Noise</li><li>• Air Quality</li></ul>	<p>be required between residential development and the Main River.</p> <ul style="list-style-type: none"><li>• <b>Surface Water Flood Risk:</b> The site is at negligible risk of surface water flooding.</li><li>• <b>Groundwater Flood Risk:</b> Across the majority of the site, groundwater levels of the site are between 0.025m and 0.5m below the surface. Areas to the north of the site have groundwater levels at or very near (within 0.025m) to the surface.</li><li>• <b>GSPZ:</b> The site is in GSPZ2.</li><li>• <b>Access:</b> HCC Highways state clarification over access onto A41 would be needed as the site location may be challenging.</li><li>• <b>Noise:</b> Noise issues caused by the site's proximity to the A41 may have an impact on the site and its future occupiers.</li></ul>								
<p><b>Potential Environmental Impacts:</b></p> <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 site as having a medium-high sensitivity to built development.</li><li>• The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to the historic character.</li><li>• <b>Local Wildlife Site:</b> There is a Local Wildlife Site adjacent to the east of the site.</li></ul>								
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"><li>• HCC Ecology state illuminating waterway and margins should be avoided.</li><li>• HCC Highways state the site is in a poor location for sustainable development with minimal local facilities and services accessible by sustainable modes of transport.</li><li>• <i>Settlement Hierarchy:</i> The site is located outside of any settlement included in the Settlement Hierarchy.</li><li>• Langleybury and The Grove is located to the east of the site.</li></ul>									
<p><b>Availability (ownership/legal issues)</b></p> <p>The site is in single ownership and the site is being promoted by the landowner.</p>									
<p><b>Achievability</b></p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p><b>Potential Density</b></p> <table><tr><td>Landowner Proposed DPH</td><td>42-50</td><td>Landowner Proposed Dwelling Range</td><td>25-30</td></tr><tr><td>Indicative DPH</td><td>25-30</td><td>Indicative Dwelling Range</td><td>15-18</td></tr></table>		Landowner Proposed DPH	42-50	Landowner Proposed Dwelling Range	25-30	Indicative DPH	25-30	Indicative Dwelling Range	15-18
Landowner Proposed DPH	42-50	Landowner Proposed Dwelling Range	25-30						
Indicative DPH	25-30	Indicative Dwelling Range	15-18						
<p><b>Phasing</b></p> <table><tr><td>0-5 years</td><td>x</td><td>6-10 years</td><td></td><td>11-15 years</td><td></td><td>16+ years</td><td></td></tr></table>		0-5 years	x	6-10 years		11-15 years		16+ years	
0-5 years	x	6-10 years		11-15 years		16+ years			
<p><b>Conclusion</b></p> <p>The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. The site is in an unsustainable location and it is considered that the scale of development which the site could support would be insufficient to provide the level of infrastructure necessary to make the location sustainable. In addition, it is not considered that residential development would be practically achievable or appropriate on the site given the requirement for an 8m buffer from the Main River to the east and the adjacency of the A41 dual-carriageway, from which any dwellings would need to be sufficiently set back for for both safety and amenity purposes. It is therefore considered unsuitable for residential development.</p>									
<p><b>Suitable</b></p>	<p>No</p>	<p><b>Available</b></p>	<p>Yes</p>	<p><b>Achievable</b></p>	<p>Yes</p>				




Site Ref	Address	Settlement	Site Area (ha)
NSS11a	Land at Sarratt, Sarratt Road	Sarratt	5.4



Site Description	
<p>The site is located to the east of Sarratt village and is comprised of greenfield land in agricultural use. To the north of the site is a garden nursery and grounds and beyond this there is residential development along Church Lane. To the south, east and west of the site is agricultural land. The Green is located to the north-east. Sarratt Road forms the southern boundary of the site.</p>	
Use(s) Proposed	<p>Residential Business hub (offices) with potential provision for ancillary spaces (i.e. community café)</p>
Planning History	
<p>There is no relevant planning history on the site.</p>	
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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by 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><li><b>Historic Environment:</b> Sarratt (The Green) Conservation Area is located in close proximity to the north-east of the site. The Conservation Area contains a number of Grade II Listed Buildings and Locally Listed Buildings, located to the north-west of the site. A detailed heritage assessment would likely be required as part of any proposals.</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></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> A surface water flow path runs through the centre of the site.</li><li><b>GSPZ:</b> The site is in GSPZ2.</li><li><b>Access:</b> The site is accessible from Sarratt Road. There is no footway along Sarratt Road. HCC Highways state</li></ul>

<ul style="list-style-type: none"><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>	one of the constraints is the existing highway with no pedestrian provision and without suitable walking routes to nearby services, the allocation of the site would be unsound and unsupported.		
<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 site as having a high sensitivity to built development.</li><li>The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to the historic character.</li><li><b>AONB:</b> The Chilterns AONB is located to the west of the site.</li></ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"><li>HCC Ecology state biodiversity offsetting/net gain would be required.</li><li>HCC Highways state New Road/Church Lane may constrain the scale of development due to road widths and existing traffic levels, along with impacts to vulnerable road users.</li><li>The Minerals Planning Authority would request policy wording to require a Minerals Resource Assessment (MRA) to investigate and evaluate whether opportunistic mineral extraction can be implemented during proposed development.</li><li>Settlement Hierarchy (Core Strategy, 2011): The site is located partially at the edge of the village of Sarratt.</li><li>A public right of way runs along the southern boundary of the site and then diagonally through to the north of the site, which links to Church Lane.</li></ul>			
<b>Availability (ownership/legal issues)</b>			
HD602292 – pending first registration on Land Registry			
<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	13	Landowner Proposed Dwelling Range	71
Indicative DPH	15-20	Indicative Dwelling Range	80-108
<b>Phasing</b>			
0-5 years	x	6-10 years	x
		11-15 years	
		16+ years	
<b>Conclusion</b>			
The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in 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. It is not considered that the benefits of housing development as a result of releasing the site from the Green Belt would outweigh harm to the Green Belt when considering the washed-over status of Sarratt. The site is therefore considered to be unsuitable for residential allocation.			
<b>Suitable</b>	No	<b>Available</b>	Yes/No
		<b>Achievable</b>	Yes

Site Ref	Address	Settlement	Site Area (ha)
NSS11b	Land at Sarratt, New Road, Sarratt	Sarratt	0.7




<b>Site Description</b>	
<p>The site is located to the south of Sarratt village and is comprised of greenfield land in agricultural use. To the north-east of the site there is residential development in the form of ribbon development along Church Lane.</p> <p>Sheds that are used for employment are also to the north east. To the south west of Parcel B is further ribbon development beyond a small area of woodland, a pub and church. To the south east and opposite across Church Lane is agricultural land.</p>	
<b>Use(s) Proposed</b>	Residential (including provision of self-build plots)
<b>Planning History</b>	
There is no relevant planning history on the site.	
<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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by 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><li><b>Historic Environment:</b> To the south of the site is Sarratt (Church End) Conservation Area which contains a number of Grade II Listed Buildings and Locally Listed Buildings.</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></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 site is at negligible risk of surface water flooding.</li><li><b>Groundwater Flood Risk:</b> (SFRA)</li><li><b>GSPZ:</b> The site is in GSPZ2.</li><li><b>Access:</b> The site could be accessed from New Road. HCC Highways state one of the constraints is the existing highway has no pedestrian provision and without suitable walking routes to nearby services, the allocation would be</li></ul>

<ul style="list-style-type: none"><li>Air Quality</li></ul>	unsound and unsupported. The Public right of Way would not mitigate this unless it is to an adoptable standard. There may be opportunity for pedestrian/cycle access from the North through to Church Lane.										
<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 site as having a medium-high sensitivity to built development.</li><li>The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to the historic character.</li><li><b>AONB:</b> The site's western boundary is adjacent to the Chilterns AONB.</li></ul>										
<b>Further Constraints/Considerations:</b>											
<ul style="list-style-type: none"><li>HCC Ecology state biodiversity offsetting/net gain would be required.</li><li>HCC Highways state Sarratt Road may constrain the scale of development due to widths and existing traffic levels along with impacts to vulnerable road users.</li><li>The Minerals Planning Authority would request policy wording to require a Minerals Resource Assessment (MRA) to investigate and evaluate whether opportunistic mineral extraction can be implemented during proposed development.</li><li>The site would provide a proportion of plots for self-build/custom-build which would contribute to meeting demand for self-build/custom-build plots in Three Rivers.</li><li>Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the village of Sarratt.</li></ul>											
<b>Availability (ownership/legal issues)</b>											
HD602292 – pending first registration on Land Registry											
<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		13		Landowner Proposed Dwelling Range		9 (including 5 self-build plots)					
Indicative DPH		15-20		Indicative Dwelling Range		11-14					
<b>Phasing</b>											
0-5 years		x	6-10 years		x	11-15 years			16+ years		
<b>Conclusion</b>											
The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in 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. It is not considered that the benefits of housing development as a result of releasing the site from the Green Belt would outweigh harm to the Green Belt when considering the washed-over status of Sarratt. The site is therefore considered to be unsuitable for residential allocation.											
<b>Suitable</b>		No		<b>Available</b>		Yes/No		<b>Achievable</b>		Yes	



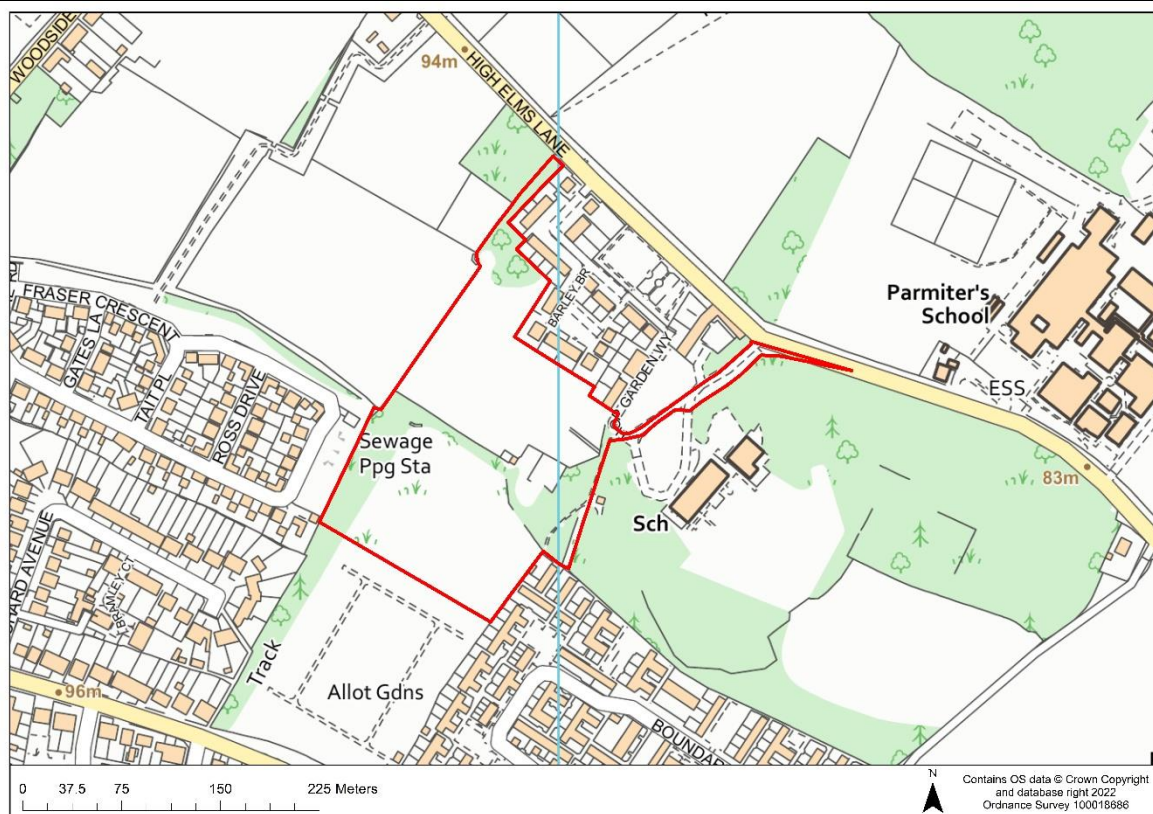
Site Ref	Address	Settlement	Site Area (ha)
NSS12	Land between Bell Lane and Millhouse Lane	Bedmond	0.54



<b>Site Description</b>	
The site is located in Bedmond and lies between Bell Lane and Millhouse Lane. The site is comprised of greenfield land which is in use as a woodland. The south of the site is bordered by Bell Lane and Millhouse Lane runs along the north of the boundary. The site is surrounded by woodland to the east and grassland to the west. Along Bell Lane to the south there is low-density ribbon development.	
<b>Use(s) Proposed</b>	Residential
<b>Planning History</b>	
There is no relevant planning history on the site.	
<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 Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate.</li><li><b>Historic Environment:</b> There are no heritage assets within the site boundary, although there are Listed Buildings to the east and west of the site and Locally Listed Buildings to the west.</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 site is at negligible risk of surface water flooding.</li><li><b>Groundwater Flood Risk:</b> Groundwater levels of the site are at least 5m below the ground surface.</li><li><b>GSPZ:</b> GSPZ3</li><li><b>Access:</b> Access via Millhouse Lane may be possible but would likely be extremely challenging as this road is narrow, winding and unlit, with poor visibility. There are also no footways along Millhouse Lane. Access may be possible from Bell Lane, which is an unmade private road varying widths of</li></ul>

	between 3.1 and 5 metres providing access to approximately 40 dwellings. The road is roughly surfaced. Depending on the scale of development, improvements to Bell Lane would be required. HCC Highways consider Millhouse Lane unsuitable for vehicle access and state Bell Lane's status is unclear, not meeting any standard. Shared surface provision would not be acceptable for any further development here.				
<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 site as having a high sensitivity to built development.</li><li>• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to the historic character.</li><li>• <b>Tree Preservation Order:</b> All woodland on the site is covered by a Tree Preservation Order (TPO814).</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>• HCC Highways state one of the constraints is the existing highway with no pedestrian provision and without suitable walking routes to nearby services, the allocation would be unsound and unsupported. The Public Right of Way would not mitigate this unless it is to an adoptable standard.</li><li>• HCC Ecology state biodiversity offsetting/net gain would be required. The site is adjacent to NSS3 with similar habitat. Woodland should not be illuminated.</li><li>• The Minerals Planning Authority would request policy wording to require a Minerals Resource Assessment (MRA) to investigate and evaluate whether opportunistic mineral extraction can be implemented during proposed development.</li><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is outside of any defined settlement, however it is located on the edge of Bedmond, which is defined as a 'village' in the Settlement Hierarchy.</li><li>• There is a Public Right of Way which runs through the site from east to west.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and the site is being promoted by the 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		20-30	Indicative Dwelling Range		11-16
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	16+ years
<b>Conclusion</b>					
The site is entirely covered by protected trees and is therefore considered to be unsuitable. The site is considered to be undeliverable.					
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes

Site Ref	Address	Settlement	Site Area (ha)
NSS13	Land to the rear of The Shires High Elms Lane	Leavesden & Garston	3.7



### Site Description

The site is located off High Elms Lane to the north-west of Garston and the north-east of Leavesden. The site is comprised of greenfield land which is in use as grassland, with some tree coverage to the south and north-west of the site. Land to the west of the site is also in use as grassland. The north of the site is immediately adjacent to residential development known as The Shires and south-east and south-west of the site there are also residential development. To the immediate south there are allotment gardens. To the east of the site there is High Elms Manor School whilst to the north-east, on the opposite side of High Elms Lane, is Parmiter's Secondary School.

The site is adjacent to Site CFS3 which is located to the west of the site.

<b>Use(s) Proposed</b>	Residential (Use Class C3)
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### Planning History

There is no relevant planning history on the site.

### Suitability

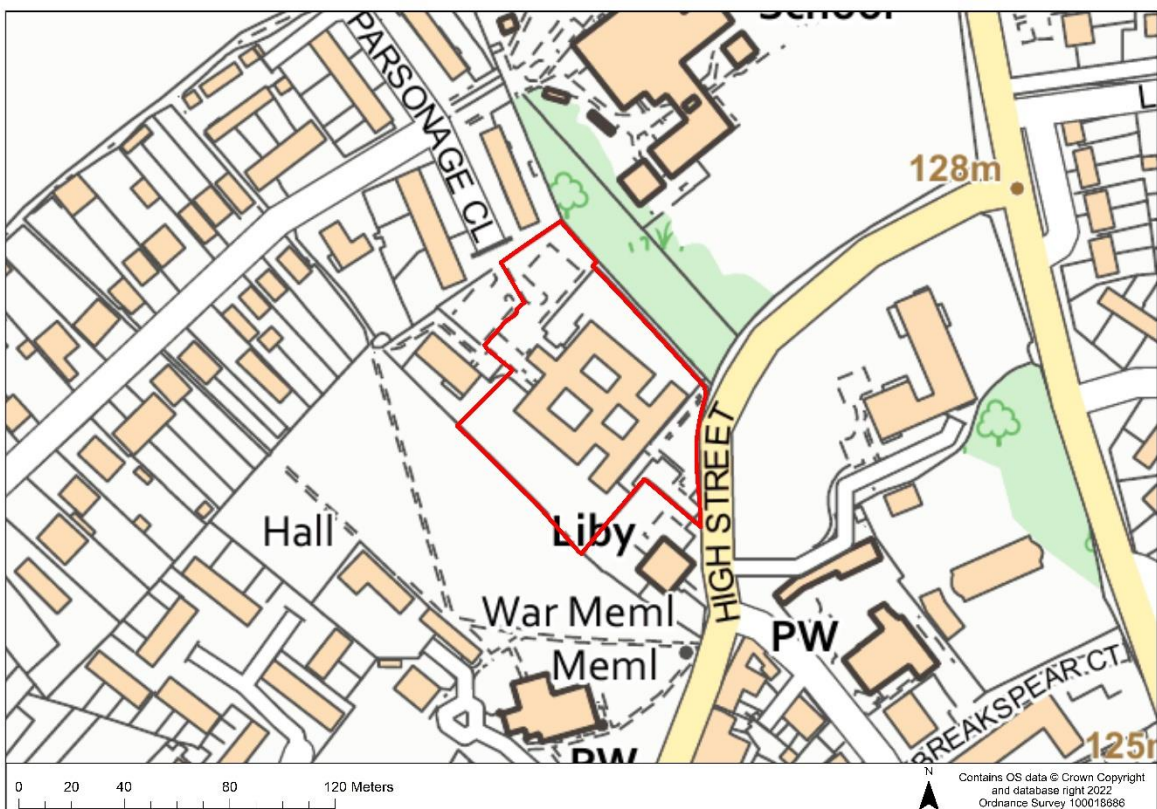
#### Policy Constraints:

- Green Belt
- Heritage Assets Listed Buildings
- Conservation Area
- Historic Park and Garden
- AONB

- **Green Belt:** The site is located in the Green Belt. The site falls into three Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel located to the north of the site was assessed as moderate harm. Harm to the Green Belt of releasing the parcel located to the centre of the site was assessed as moderate-high harm. Harm to the Green Belt of releasing the parcel located at the south-western corner of the site was assessed as low-moderate harm.
- **Historic Environment:** There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the east of the site. A detailed heritage impact assessment would be required as part of any proposals.



<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> To the south of the site, there are areas at risk of surface water flooding which ranges from low, medium and high Surface Water Flood Risk.</li><li>• <b>Groundwater Flood Risk:</b> Groundwater levels of the site are between 0.5m and 5m below the ground surface.</li><li>• <b>Access:</b> There is existing access to the site through Copper Mews Hop Gardens Way, adjoining High Elms Lane. This would have to be shared with High Elms Manor School. The access road is narrow so would likely require widening. HCC Highways state High Elms Lane is not likely to be able to accommodate a large development without significant enhancement.</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>• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.</li><li>• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to the historic character.</li><li>• <b>Tree Preservation Order:</b> There are Tree Preservation Orders throughout the site (TPO332).</li></ul>		
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"><li>• Section 106 obligation to provide parkland and woodland in perpetuity would restrict any alternative form of use on site.</li><li>• HCC Highways state if there are no connections providing permeability to the South then HCC may not support the allocation.</li><li>• HCC Highways state opportunity to enhance walking routes between education facilities and the existing settlement should be explored and secured.</li><li>• HCC Ecology state biodiversity offsetting/net gain would be required and illuminating any trees in the adjacent woodland should be avoided.</li><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Garston.</li></ul>			
<b>Availability (ownership/legal issues)</b>			
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.			
<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	35-50	Indicative Dwelling Range	130-185
<b>Phasing</b>			
0-5 years	x	6-10 years	11-15 years16+ years
<b>Conclusion</b>			
The site is not considered suitable as the development would put too much strain on the access onto Woodlands Road if brought forward with site CFS3. The section 106 on the site means it is not considered deliverable. Therefore, the site is not deemed to be suitable or available for allocation, unless the requirement for parkland and woodland on the current site is removed.			
<b>Suitable</b>	No	<b>Available</b>	No
<b>Achievable</b>	Yes		

Site Ref	Address	Settlement	Site Area (ha)
NSS14	Margaret House, Abbots Langley	Abbots Langley	0.66
			
<b>Site Description</b>			
The site is located in Abbots Langley, to the north of the High Street and is in walking distance to a number of services and facilities located along the High Street. The site is comprised of previously developed (brownfield) land. The site is currently comprised of a disused residential Care Home which closed in October 2020 because its size, fabric, age and layout meant the building was unable to meet the increasing demand for those with specialist and complex care needs. The site is accessed from Parsonage Close. Abbots Langley School is to the east of the site (beyond a strip of woodland), and there is residential development around the site. Abbots Langley Library lies to the south of the site.			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history for the site.			
<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 within the Green Belt</li><li><b>Historic Environment:</b> The majority of the site is located within Abbots Langley Conservation Area, and is also within Abbots Langley Village, a site of Known Archaeological Interest. St Lawrence Church, a Grade I Listed Building, is located to the south of the site, and there are also several Grade II Listed Buildings to the south, including memorials within the Church grounds and seven properties in the High Street. A detailed heritage impact assessment would be required at the planning application stage.</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></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 site is at negligible risk of surface water flood risk.</li><li><b>Groundwater Flood Risk:</b> The site has groundwater levels of at least 5m below the surface.</li><li><b>GSPZ:</b> The site is in GSPZ3.</li></ul>	

<ul style="list-style-type: none"><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>Access:</b> There is existing vehicular access provision from Parsonage Close at the northern boundary of the site. HCC Highways state access would need further work, including on the suitability of Abbots 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>The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.</li><li>The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to the historic character.</li><li><b>Local Wildlife Site:</b> There is a Local Wildlife Site adjacent to the south west boundary of the site.</li></ul>						
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"><li>HCC Ecology state illuminating trees in the surroundings should be avoided and a buffer should be created to protect the Local Wildlife Site from any development.</li><li>HCC Highways state policy hooks to ensure accessibility should be secured.</li><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley.</li><li>The site is on the Brownfield Land Register.</li><li>The existing vacant care home is comprised of 40 bedrooms (equivalent to 20 dwellings at 1:1.9 ratio),</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in single ownership and the site is being promoted by the 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	Gross: 40-80 Net: 40-80 (accounting for loss of 40 C2 bedrooms, equivalent to 20 C3 dwellings)	Indicative Dwelling Range	27-53 (gross) 17-33 (net)				
<b>Phasing</b>							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
<b>Conclusion</b>							
The site is deemed suitable for residential development. Development would need to take into consideration the heritage assets within the vicinity of the site and the presence of the adjacent Local Wildlife Site. The site is both available and achievable. The site is deemed deliverable.							
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes		

Site Ref	Address	Settlement	Site Area (ha)
NSS15	Land adj. Newlands Park	Bedmond	0.29

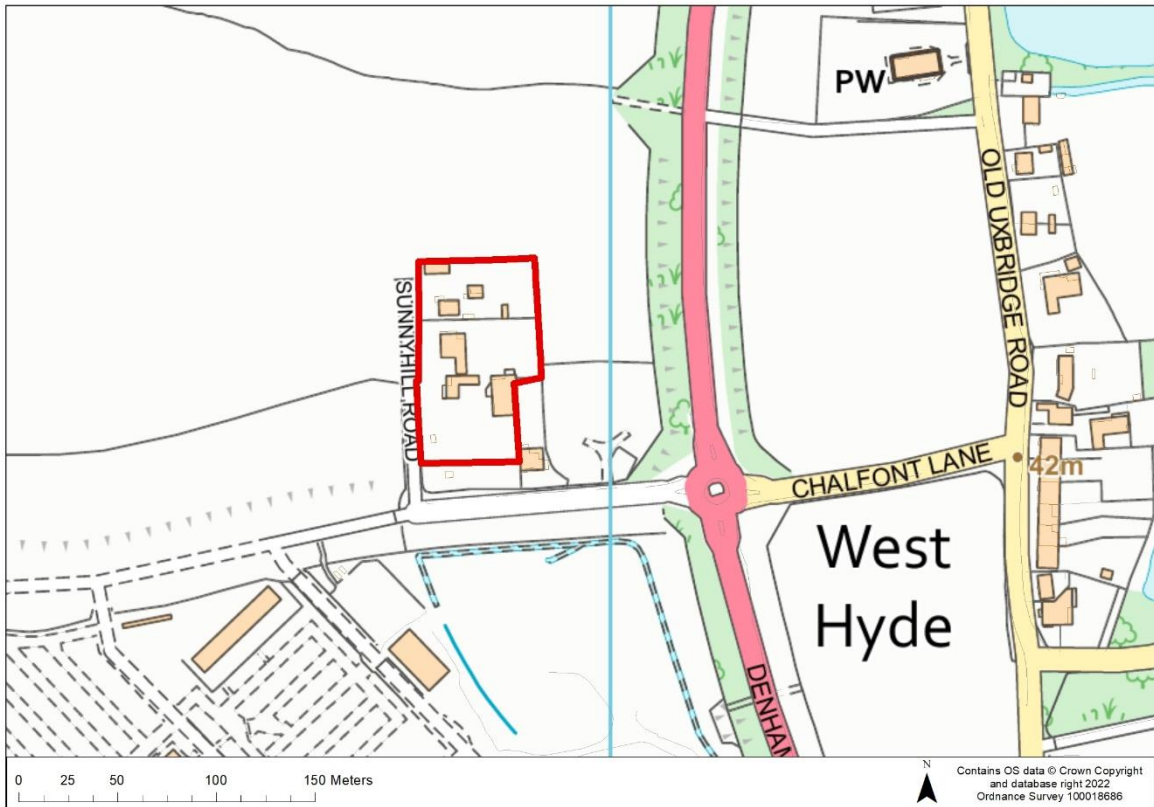
  
  

Site Description	
<p>The site is located in Bedmond, to the north of the village centre and to the east of Bedmond Road. The site is comprised of greenfield land. The site is adjoined by Newlands Park, a static caravan site, to the east, and on the remaining sides by a mix of low-density residential properties and greenfield land. The northern boundary of the site is adjacent to a car park, through which the site would be accessed.</p>	
<b>Use(s) Proposed</b>	Residential – Park Homes
Planning History	
There is no relevant planning history on the site.	
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 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high..</li> <li><b>Historic Environment:</b> There are no heritage assets located within the site. There are Grade II Listed and Locally Listed Buildings located along High Street to the south although these are located some distance from the site.</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 site is at negligible risk of surface water flooding, with a small part of the north-west corner at low to medium risk.</li> <li><b>Groundwater Flood Risk:</b> The site has groundwater levels of at least 5m below the surface</li> <li><b>GSPZ:</b> The site is in GSPZ3</li> <li><b>Access:</b> There is an existing vehicular access from Denham Way on the western boundary.</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>• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.</li><li>• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to the historic character.</li></ul>	
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"><li>• HCC Highways state the site is a poor location for sustainable development and any new development of notable scale would require enhancements to the internal arrangements as shared surface provision would not be acceptable.</li><li>• HCC Ecology state biodiversity offsetting/net gain would be required.</li><li>• <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located within Bedmond village but is not within or adjacent to the proposed inset boundary of Bedmond.</li></ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and the site is being promoted by the 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	20-30	Indicative Dwelling Range	6-9
<b>Phasing</b>			
0-5 years	x	6-10 years	x
		11-15 years	
		16+ years	
<b>Conclusion</b>			
Bedmond is proposed for insetting within the Green Belt and national policy states that development should be directed to villages which are inset within the Green Belt. The site is not adjacent to the proposed inset boundary of Bedmond. Subsequently the site is not considered to be suitable for residential development.			
<b>Suitable</b>	No	<b>Available</b>	Yes
		<b>Achievable</b>	Yes



Site Ref	Address	Settlement	Site Area (ha)
NSS16	Sunnyhill Road	West Hyde	0.73



Site Description	
The site is located to the west of West Hyde and south of Maple Cross, north of Chalfont Lane. The site is currently in partly in residential use, as well as a leisure use as a spa. It is accessed from Chalfont Lane to the south, via Sunnyhill Road. The site is surrounded by agricultural land to the north, east and west, with HS2 development taking place to the south.	
Use(s) Proposed	Residential (C3) or sheltered accommodation
Planning History	
There is no relevant planning history on the site	
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 within a parcel assessed in the Stage 2 Green Belt Review. The harm to the Green Belt of releasing the parcel is assessed as moderate-high harm.</li><li><b>Historic Environment:</b> There are Grade II Listed Buildings located to the north east of the site (Church of St Thomas Canterbury), and to the east between the site and Pynesfield Lake (May Cottage).</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 site is at negligible risk of surface water flooding.</li><li><b>Groundwater Flood Risk:</b> The whole of the site has Groundwater levels between 0.025m and 05m below the 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</li></ul>

	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 Chalfont Lane.</li><li>• <b>Noise:</b> The site is located to the west of Denham Way and is immediately north of a HS2 development site which 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>• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.</li><li>• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character.</li><li>• <b>TPO:</b> There is a Tree Preservation Order (TPO040) covering the trees at the north boundary of the site.</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>• HCC Highways state the site is a fundamentally unsustainable location and would be an unsound allocation.</li><li>• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of West Hyde which is classified as an “Other Settlement” in the Settlement Hierarchy.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and the site is being promoted on behalf of the 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		37-75	Landowner Proposed Dwelling Range		27-55
Indicative DPH		35-50	Indicative Dwelling Range		26-37
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	16+ years
<b>Conclusion</b>					
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Allocating the site would not outweigh harm to the Green Belt, if released. The site is not in a sustainable location. It is therefore considered unsuitable for residential development.					
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes



Site Ref	Address	Settlement	Site Area (ha)
NSS17	The Puffing Field Windmill Hill Chipperfield	Belsize	0.84

0 30 60 120 180 Meters

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Ordnance Survey 100018686

<b>Site Description</b>	
The site is currently in use for a model railway and some outbuildings, so part of the site comprises previously developed land, however the majority of the site is greenfield land with dense tree coverage. The site is accessed from Windmill Hill. This access falls outside the boundary of Three Rivers District, as it crosses the boundary into Dacorum Borough. There is agricultural land to the north and south of the site, with some low-density residential development to the immediate west and south west. Chipperfield Common and its woodland are located to the north.	
<b>Use(s) Proposed</b>	Residential
<b>Planning History</b>	
There was a planning application for one dwelling in 2021 (21/0282/FUL). The application was refused but is subject to a pending appeal.	
<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 site does not contain any heritage assets, but the site of Little Winch, a Grade II* Listed Building is located to the west of the site. There are also a number of Grade II Listed Buildings located to the south of the site. A detailed heritage impact assessment would be required as part of a planning application.</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></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 in the centre of the site which has been identified as a high risk of surface water flooding.</li><li><b>GSPZ:</b> The site is in GSPZ 2.</li></ul>

<ul style="list-style-type: none"><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>Access:</b> Access is proposed from Windmill Hill via a single lane track. This is a narrow track contained by trees. This is likely to cause capacity issues, especially as the primary access into the site. HCC Highways state Windmill Hill will constrain the scale of development due to widths and existing traffic levels, along with impacts to vulnerable road users.</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>The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li><li>The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to the historic character.</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>HCC Highways state the site is within a poor location for sustainable development with minimal local facilities and services. One of the constraints is the existing highway with no pedestrian provision. Without suitable walking routes to nearby services, HCC would not support its inclusion and would likely be an unsound allocation. The Public Right of Way would not mitigate this unless it is to an adoptable standard.</li><li>HCC Ecology state biodiversity offsetting/net gain would be required and nearby woodland and trees should not be illuminated.</li><li>Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of Belsize which is classified as an “Other Settlement” in the Settlement Hierarchy.</li><li>There is a public right of way along the west boundary of the site.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
<ul style="list-style-type: none"><li>The main part of the site is within single ownership and access to the site is owned by Dacorum Borough Council. The promoter of the site has permission from the Landowner and rights to the access.</li></ul>					
<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	2-3	Landowner Proposed Dwelling Range	2-3		
Indicative DPH	5-10	Indicative Dwelling Range	4-8		
<b>Phasing</b>					
0-5 years	x	6-10 years	11-15 years	16+ years	
<b>Conclusion</b>					
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Harm to the Green Belt of releasing land on which the site is located is considered to be at least high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released. The site is not in a sustainable location, there is poor access to the site and the site is almost entirely covered by woodland. It is therefore considered unsuitable for residential development.					
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes

## Reconsidered sites following Regulation 18 consultation

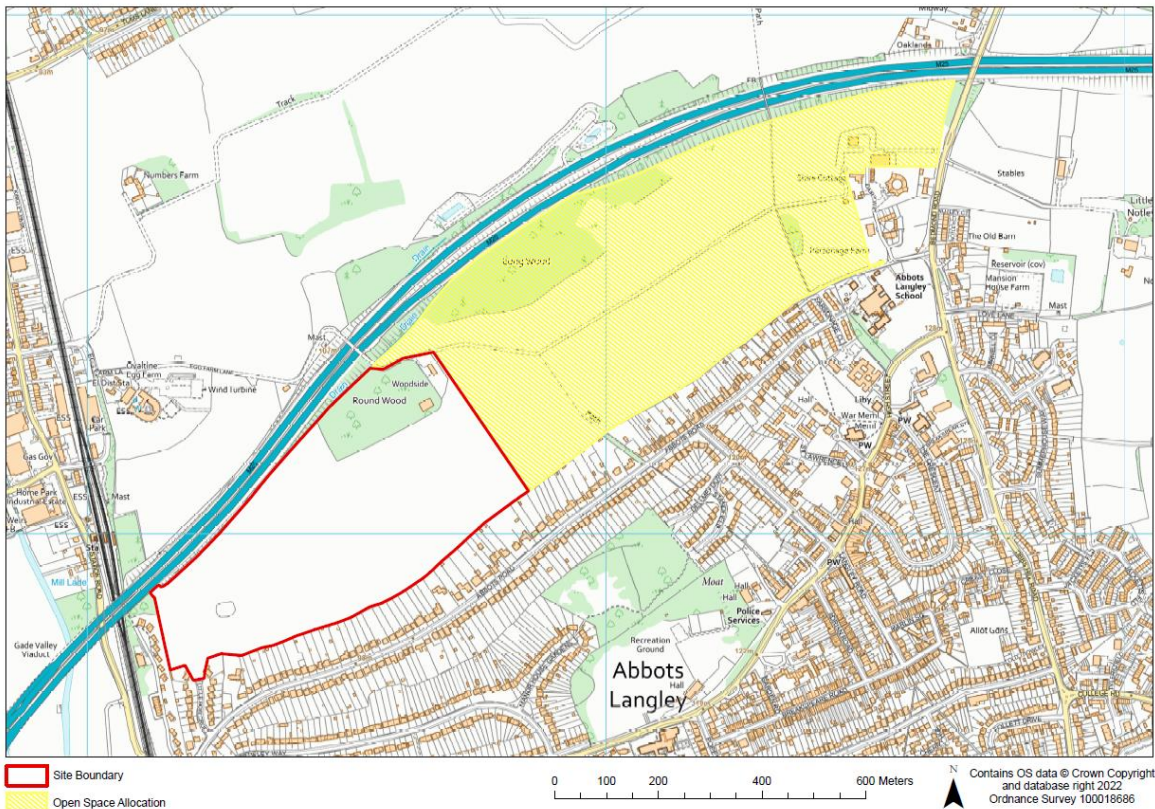
Some of the promoters of previously rejected sites have continued engagement with the Council with updated information on various aspects such as access and infrastructural benefits. Whilst the engagement is continuing, the process has led to reconsideration of two previously rejected sites. The updated SHELAA proformas for the two reconsidered sites that are recommended to be taken forward set out below:

Site Ref	Address	Settlement	Site Area (ha)
CFS8d	Notley Farm, Bedmond Road	Abbots Langley	11.4

Site Description	
<p>The site is located to the immediate east of the Abbots Langley settlement. The site is comprised of greenfield land which is in agricultural use, consisting of three fields separated by tree-lined boundaries. The south-eastern field extends into a larger agricultural field. The site is mainly surrounded by agricultural land to the north and east, with residential development to the west and south and Love Lane play area adjacent to the north-west of the site.</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
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 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.</li><li><b>Historic Environment:</b> Abbots Langley Conservation Area and two Listed Buildings lie to the west of the site. Residential development lies between them. The Heritage Impact Assessment states it is unlikely that the Conservation Area or Listed Buildings will be impacted by the development of the site and considers that that the</li></ul>

	site's development would have a neutral impact on the historic environment.				
<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 are two large surface water flow paths crossing the site, running along the southern boundary and through the centre of the site from the south-eastern corner.</li><li>• <b>Access:</b> A singular access to the site is proposed from Shepherd Close, which leads off from the cul-de-sac on Jacketts Field. Shepherd Close is a private road providing access to six existing dwellings and allotment. Suitable access to the site(s) from Shepherd Close is considered to be unachievable. An alternative access to Site CFS8c considered was from Love Lane, however this would only provide a through-route to the site through a residential garden and along the northern boundary of Love Lane play area. This is outside the boundary of Site CFS8b and is not considered appropriate. A development of this size would also require two vehicular access points, which is considered to be unachievable.</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>• <b>TPO:</b> There is a TPO along the western boundary of the site.</li><li>• <b>Veteran and Ancient Trees:</b> There are several veteran trees and one ancient tree in the south-western area of the site.</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>• There is a public right of way running through the centre of the site.</li><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and the site is being promoted by the 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		26-35	Landowner Proposed Dwelling Range		300-400
Indicative DPH		30-40	Indicative Dwelling Range		342-456
<b>Phasing</b>					
0-5 years		6-10 years	x	11-15 years	16+ years
<b>Conclusion</b>					
Although access to the site is not currently available, the landowners have indicated possible solutions to this. The site is therefore considered suitable subject to the access issues being resolved. Suitable access arrangements and an allocation of eastern fields to East Lane as an extension to Leavesden Country Park and allotment improvements will be required.					
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes



Site Ref	Address	Settlement	Site Area (ha)
CFS26e	Land to the south west of Kings Langley Estate, Abbots Langley	Abbots Langley	22
 <div><div></div> Site Boundary</div> <div><div></div> Open Space Allocation</div> <div>0 100 200 400 600 Meters</div> <div>N</div> <div>Contains OS data © Crown Copyright and database right 2022 Ordnance Survey 100018686</div>			
<b>Site Description</b>			
The site consists of open greenfield land with parts of the site in an agricultural use. To the north of the site is an area of ancient woodland. Adjacent to the north of the site is the M25 whilst residential properties run along the southern and western boundary of the site. To the east of the site there is open greenfield land.			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<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 Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the site. To the south-west of the site there is a Grade II Listed Building and to the north-west there are two Locally Listed Buildings. The Heritage Impact Assessment states that majority of the site's development would have a minor adverse impact on the historic environment and the south-west corner of the site 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></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> Overall, the site is at low risk of surface water flooding, although there is a surface water flow path which forms in a 1 in 100 year rainfall event.</li><li><b>Groundwater Flood Risk:</b> The site falls within three Groundwater Flood Risk zones. To the north-east of the site groundwater levels are at least 5m below the ground surface. In the centre of the site groundwater levels are between 0.5m and 5m below ground surface. To the west of the site</li></ul>	

<ul style="list-style-type: none"><li>Air Quality</li></ul>	<p>groundwater levels are between 0.025m and 05m below the ground surface.</p> <ul style="list-style-type: none"><li><b>GSPZ:</b> The site falls within Groundwater Source Protection Zone 3.</li><li><b>Access:</b> Vehicular access to the site is available from Little How Croft.</li><li><b>Noise:</b> Noise issues caused by the site’s proximity to the M25 may have an impact on the site and its future occupiers.</li><li><b>Air Quality:</b> Air quality issues caused by the site’s proximity to the M25 may have an impact on the site and its future occupiers.</li></ul>														
<p><b>Potential Environmental Impacts:</b></p> <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 majority of the site as having a medium-high sensitivity to built development and the south-west corner of the site as having a medium-low sensitivity.</li><li><b>TPO:</b> There are protected trees at various locations across the site. The area of woodland adjacent to the central northern boundary is covered by a TPO and trees to the east and west of the site are also protected.</li></ul>														
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.</li></ul>															
<p><b>Availability (ownership/legal issues)</b></p> <p>The site is in single ownership and the site is being promoted by the landowner.</p>															
<p><b>Achievability</b></p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>															
<p><b>Potential Density</b></p> <table><tr><td>Landowner Proposed DPH</td><td></td><td>Landowner Proposed Dwelling Range</td><td></td></tr><tr><td>Indicative DPH</td><td></td><td>Indicative Dwelling Range</td><td>380</td></tr></table>								Landowner Proposed DPH		Landowner Proposed Dwelling Range		Indicative DPH		Indicative Dwelling Range	380
Landowner Proposed DPH		Landowner Proposed Dwelling Range													
Indicative DPH		Indicative Dwelling Range	380												
<p><b>Phasing</b></p> <table><tr><td>0-5 years</td><td></td><td>6-10 years</td><td>X</td><td>11-15 years</td><td></td><td>16+ years</td><td></td></tr></table>								0-5 years		6-10 years	X	11-15 years		16+ years	
0-5 years		6-10 years	X	11-15 years		16+ years									
<p><b>Conclusion</b></p> <p>The site is deemed suitable for residential development. Any proposals should take account of the presence of the Woodland and Protected Trees within the site. Small areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable. The remainder of the area south of the M25 should be dedicated open space and woodland. The site is deemed to be developable.</p>															
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes										