

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area
CFS1	114-118 Toms Lane, Abbots Langley	Abbots Langley	0.62

Site Description

The site is comprised of greenfield land, with a small derelict building located to the south western corner of the site. The site is in use as open grassland and is accessed from the residential street of Toms Lane. There is vegetation along the boundaries of the site. The neighbouring plot immediately to the west of the site comprises a large two storey detached dwelling and the neighbouring plot to the east comprises a detached bungalow. To the south of the site there is open land which is in agricultural use. There is an approximate 20ft drop at the rear of the site down to this farmland.

Use(s) Proposed	Residential
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Planning History

There is no relevant planning history on the site.

Suitability

<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: 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. Historic Environment: There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: Areas to the west of the site are at low-medium risk of surface water flooding. Access: Access could be provided from Toms Lane. There are existing capacity issues at the single-file bridge which leads onto Toms Lane, to the west of the site.

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<ul style="list-style-type: none">Air Quality					
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Toms Lane settlement which is classified as an “Other Settlement” in the Settlement Hierarchy.					
Availability (ownership/legal issues)					
The site is in single ownership and 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	32	Landowner Proposed Dwelling Range		30	
Indicative DPH	20-30	Indicative Dwelling Range		10-20	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
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. Whilst it is recognised that the site is partially comprised of previously developed land, this comprises only a minority of the site area (0.007ha), the site is not located at the edge of a higher tier settlement, and would result in high harm to the Green Belt. Allocating the site would not outweigh harm to the Green Belt, if released. It is therefore considered unsuitable for residential development.					
Suitable	No	Available	Yes	Achievable	Yes

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Site Ref	Address	Settlement	Site Area
CFS2	Three Acres, Toms Lane	Abbots Langley	1.15

Site Description

The site is comprised of brownfield and greenfield land and is in use as a residential dwelling and a builder's yard. Within the site, the residential dwelling is sited immediately to the west of the access road with hardstanding to its frontage. To the west of the site is the dwelling's private garden. The builder's yard is mostly concentrated to the central and northern sections of the site, with the majority of this area covered by hardstanding used for the storage of materials and vehicles and a series of single storey buildings. To the east of the site is open grassland. The site is located to the rear of 1-13 Toms Lane and is accessed via a long single width track between 3a and 5 Toms Lane. There is substantial vegetation along the site's boundaries. A railway line is adjacent to the western boundary.

Use(s) Proposed	Residential
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Planning History

The part of the site which is comprised of previously developed land has permission for redevelopment into four detached dwellings (17/1825/FUL). Permission was granted 17/11/2017; development is yet to commence.

Suitability

<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: 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. Historic Environment: There is a Grade II Listed Building to the west of the site, however this is beyond trees and the railway embankment. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: There is low risk of surface water flooding along the northern boundary of the site. Groundwater Flood Risk: Groundwater levels are between 0.5 and 5m below the ground surface. Access: The existing access road from Toms Lane into the site is approximately 3.3m wide and would not enable two vehicles to

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<ul style="list-style-type: none">ContaminationNoiseAir Quality	<p>pass one another. Access improvements would need to be made for development of the site to be acceptable. There are also existing capacity issues at the single-file bridge which leads onto Toms Lane, to the west of the site.</p> <ul style="list-style-type: none">Noise: The site is adjacent to the railway track which would have a noise impact on future occupiers of any residential development.												
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.There are protected trees located at the western, northern and eastern boundaries of the site (TPO891).												
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the settlement of Toms Lane, which is classified as an “Other Settlement” in the Settlement Hierarchy.													
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and is being promoted by the landowner.</p>													
<p>Achievability</p> <p>The promoter of the site have not specified any issues regarding the viability in developing the site.</p>													
<p>Potential Density</p> <table><tr><td>Landowner Proposed DPH</td><td>17</td><td>Landowner Proposed Dwelling Range</td><td>20</td></tr><tr><td>Indicative DPH</td><td>20-30</td><td>Indicative Dwelling Range</td><td>25-35</td></tr></table>						Landowner Proposed DPH	17	Landowner Proposed Dwelling Range	20	Indicative DPH	20-30	Indicative Dwelling Range	25-35
Landowner Proposed DPH	17	Landowner Proposed Dwelling Range	20										
Indicative DPH	20-30	Indicative Dwelling Range	25-35										
<p>Phasing</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>Conclusion</p> <p>The part of the site which is comprised of previously developed land has a permission for redevelopment into four detached dwellings (17/1825/FUL); this part of the site is considered to be suitable for residential development and the four dwellings which have been granted permission will be counted within future commitments.</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. It is not considered that development of the greenfield part of the site would outweigh harm to the Green Belt, if released. The greenfield part of the site is therefore deemed unsuitable for residential development.</p>													
Suitable	Partially Y	Available	Yes	Achievable	Yes								

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Site Ref	Address	Settlement	Site Area (ha)
CFS3	Land adjacent to Fortunes Farm, High Elms Lane	Abbots Langley	7.1

Site Description

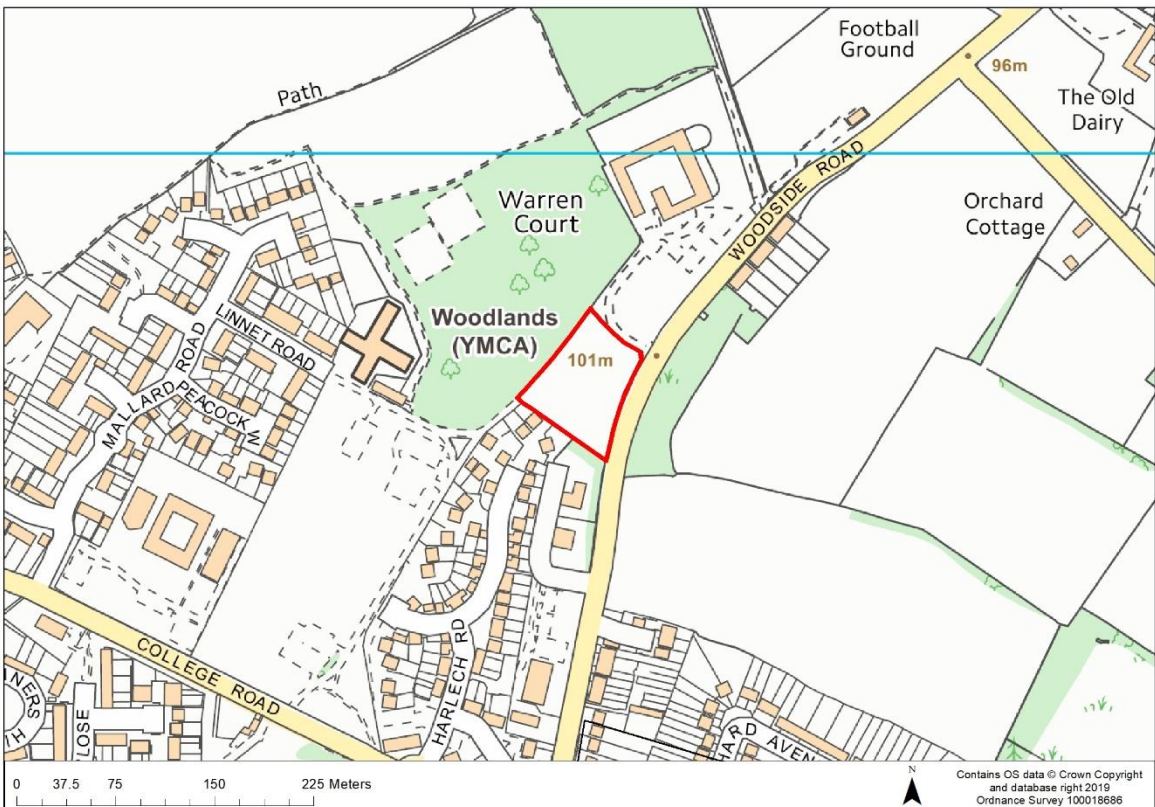
The site is comprised of greenfield land which is currently used as open, grazing land. There are some shrubs and hedgerows on the site and the site is generally level in topography, falling slightly to the south-east. The site is divided into three individual field parcels which are separated by fences or trees. The housing development of The Shires is located the site's south east corner and there is also a row of residential dwellings adjacent to the site, along Woodside Road. A single residential dwelling is also located along High Elms Lane and is adjacent to the north-eastern boundary of the site. The site lies to the north of land off Woodside Road which has recently been developed into 95 dwellings (ref: 15/1026/FUL), now known as Fraser Crescent. Access could be provided through the adjacent development of Fraser Crescent.

Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: 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. Historic Environment: There is a Grade II Listed Building located to the east of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as any urban development may potentially impact the setting of the Listed Building. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts on the heritage assets of developing the site. Appropriate mitigation on the eastern side of the area would be required.
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Groundwater Flood Risk: Groundwater levels are between 0.5 and 5m below the ground surface.

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<ul style="list-style-type: none">Groundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Wastewater/sewers: Thames Water have advised that there is a large diameter sewer to the west of the site.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.There are protected trees located across the site, along the boundaries adjacent to Woodside Road and the south-eastern boundary that is adjacent to the new housing development at Fraser Crescent. There are also protected trees at the centre of site and to the south-east (TPO354).						
Further Constraints/Considerations:							
<ul style="list-style-type: none">There is a public right of way that runs along the south-eastern and south-western boundaries of the north field, connecting High Elms Lane and Woodside Road through the site.HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the existing housing allocation (H33) which has now been built out (known as Fraser Crescent) and will form the revised settlement boundary of the Key Centre of Leavesden.							
Availability (ownership/legal issues)							
The site is in single ownership and 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	33	Landowner Proposed Dwelling Range	240				
Indicative DPH	33-50	Indicative Dwelling Range	240-365				
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Any development of the site would need to take account of the presence of Public Rights of Way and the presence of protected trees within the site. The site is both available and achievable. The site is deemed developable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

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Site Ref	Address	Settlement	Site Area (ha)
CFS4	Land at Warren Court, Woodside Road	Abbots Langley	0.54
			
Site Description The site is comprised of greenfield land which was previously used as allotment land, forming part of the Warren Court Mental Health Impatient Unit. This use has become redundant. There are trees within the site and a narrow road running through the site. There is an existing road access from Woodside Road, which crosses over to the Warren Court Mental Health Unit. The site's south-eastern boundary is adjacent to Woodside Road, with residential development adjacent to the south-western boundary. Leavesden Country Park, an allocated open space, is adjacent to the north-western boundary.			
Use(s) Proposed		Residential	
Planning History There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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.Historic Environment: There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.Archaeology: 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.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Groundwater Flood Risk: Groundwater levels are between 0.5 and 5m below the ground surface.Access: It is proposed that the existing access from Woodside Road would be shared between any new development and the Warren Court Mental Health Unit.	

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<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality							
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.TPO: A TPO covers all trees within the site boundary (TPO284).						
Further Constraints/Considerations:							
<ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Leavesden.							
Availability (ownership/legal issues)							
The site is in single ownership and 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	15	Landowner Proposed Dwelling Range	20				
Indicative DPH	35-50	Indicative Dwelling Range	19-27				
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Any development of the site would need to take account of the presence of protected trees within the site. The site is both available and achievable. The site is deemed deliverable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

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Site Ref	Address	Settlement	Site Area (ha)
CFS5	Land adj. Parmiters School, High Elms Lane	Abbots Langley	3.5

Site Description

The site is comprised of a greenfield land and is in use as an open agricultural field. The site is bound by woodland and Parmiters School beyond this to the east, High Elms Lane to the south and hedgerows and woodland to the north. The site could be accessed from High Elms Lane. The Shires, a small housing development is located to the south-east, on the opposite side of High Elms Lane.

Use(s) Proposed	Residential
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Planning History

There was one planning application on the site (08/1060/FUL) for the change of use of land from agricultural to school playing field, associated with Parmiters School. The application was withdrawn.

Suitability

<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: 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. Historic Environment: There is a Grade II Listed Building located to the south-west of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. A detailed heritage impact assessment would be required to identify the impacts on the heritage assets of developing the site at the planning application stage. Archaeology: 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Groundwater Flood Risk: The western half of the site has groundwater levels between 0.5 and 5m below the ground

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<ul style="list-style-type: none">• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<p>surface. The eastern half of the site has no identified risk of groundwater flooding.</p> <ul style="list-style-type: none">• Access: At present, there is no direct vehicular access to the site from High Elms Lane but this could be provided from High Elms Lane.										
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.										
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none">• A public right of way runs across the far western parcel of the site, from the south west corner in a north-eastern direction.• HCC Highways state that the site presents significant concerns that Local Transport Policy could be met due to the site’s location.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Garston.											
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and the site is being promoted by the landowner.</p>											
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>											
<p>Potential Density</p> <table><tr><td>Landowner Proposed DPH</td><td>28-42</td><td>Landowner Proposed Dwelling Range</td><td>100-150</td></tr><tr><td>Indicative DPH</td><td>35-50</td><td>Indicative Dwelling Range</td><td>122-175</td></tr></table>				Landowner Proposed DPH	28-42	Landowner Proposed Dwelling Range	100-150	Indicative DPH	35-50	Indicative Dwelling Range	122-175
Landowner Proposed DPH	28-42	Landowner Proposed Dwelling Range	100-150								
Indicative DPH	35-50	Indicative Dwelling Range	122-175								
<p>Phasing</p> <table><tr><td>0-5 years</td><td>x</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	x	6-10 years	x	11-15 years		16+ years	
0-5 years	x	6-10 years	x	11-15 years		16+ years					
<p>Conclusion</p> <p>The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Any development of the site would need to take account of the presence of Public Rights of Way and consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. The site is both available and achievable. The site is deemed developable.</p> <table><tr><td>Suitable</td><td>Yes</td><td>Available</td><td>Yes</td><td>Achievable</td><td>Yes</td></tr></table>				Suitable	Yes	Available	Yes	Achievable	Yes		
Suitable	Yes	Available	Yes	Achievable	Yes						

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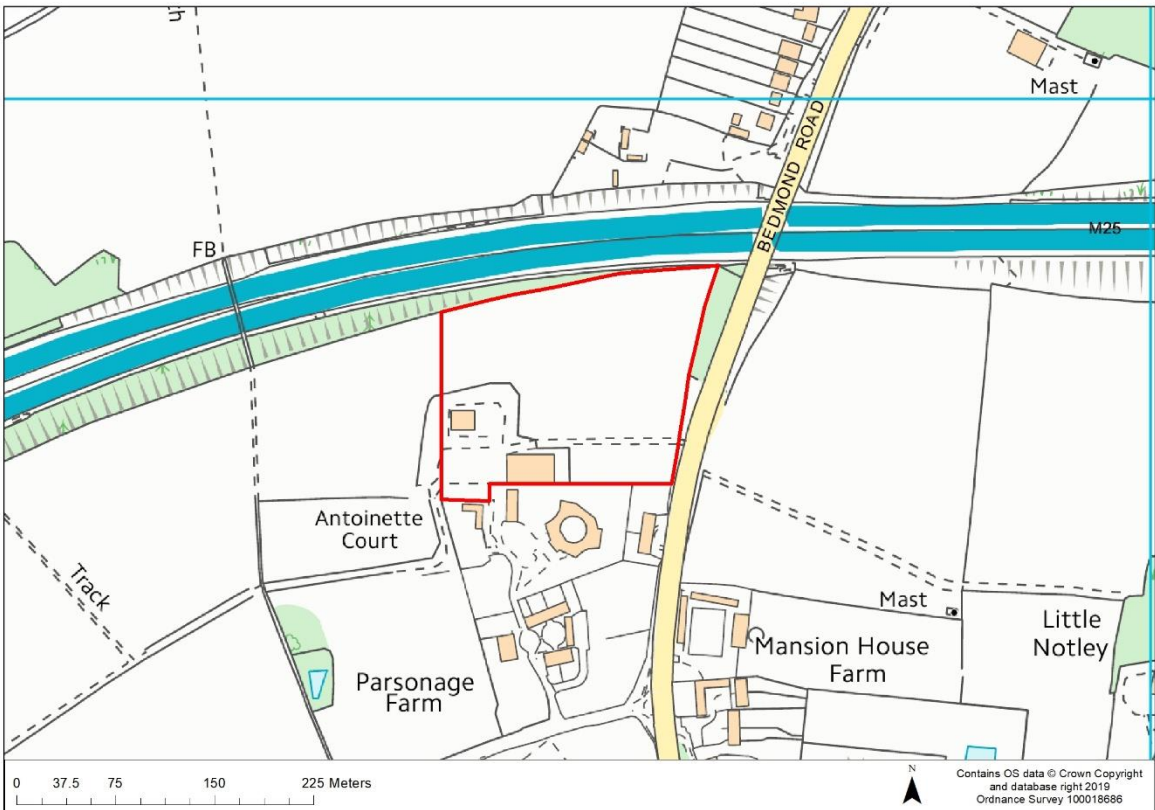
Site Ref	Address	Settlement	Site Area (ha)
CFS6	Land at Mansion House Equestrian Centre, Abbots Langley	Abbots Langley	2.8

Site Description	
<p>The site is comprised of greenfield land currently used as grazing land for horses and an equestrian centre. There is vegetation along all boundaries of the site. Access to the site could be provided from Bedmond Road. The equestrian centre is located to the east of the site and has approval for redevelopment into 17 dwellings (18/0223/FUL). The majority of the surrounding land is comprised of agricultural, open land farmland, with residential development to the south of the site.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There is no relevant planning history on Site CFS6. Mansion House Equestrian Centre, adjacent to the east of the site, has a planning permission for redevelopment into 17 units (18/0223/FUL) and is under construction.</p>	
Suitability	
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: 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. Historic Environment: Mansion House Farmhouse, a Grade II Listed Building, lies immediately to the west of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as development of the site would separate the heritage asset from its setting within the historic agrarian landscape. A detailed Heritage Impact Assessment and discussion with the Conservation Officer would be required at an early stage in the design process of any proposals on the site, in order to mitigate the impact on the heritage asset. Archaeology: 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.

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Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The site is in Flood Zone 1.• Access: Access could be provided from Bedmond Road, which would be via the adjacent Equestrian Centre which is under construction into 17 dwellings (18/0223/FUL).						
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">• A public right of way runs along the south of the site, from Love Lane.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.							
Availability (ownership/legal issues)							
The site is in joint ownership and the site is being promoted by the landowners.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	24	Landowner Proposed Dwelling Range	68				
Indicative DPH	35-50	Indicative Dwelling Range	100-140				
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is deemed suitable for residential development. Any development of the site would need to take account of public right of ways. Consideration of the impact on heritage assets and potential environmental impacts will also need to be taken as part of any future proposals. The site is deemed developable.							
Suitable	Yes	Available	Yes	Achievable	Yes		


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Site Ref	Address	Settlement	Site Area (ha)
CFS7	South of Toms Lane, North of Abbots Langley	Abbots Langley	2.8
			
Site Description			
The site is located to the west of Bedmond Road and is immediately to the south of the M25. The site is a mix of brownfield and greenfield land. Brownfield land is on areas of the site where there is warehousing and hardstanding whilst the rest of the site is an agricultural field. There is existing private access from Bedmond Road to the warehousing area within the site. There are agricultural fields to the west and east, with low density residential development to the south. The settlement of Abbots Langley is located further south of the site, with a primary school located nearby. The M25 is adjacent to the north of the site.			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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.Historic Environment: To the south of the site there is a listed tithe barn which has direct views to Site CFS7. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and the setting of the Listed Building. A detailed heritage impact assessment should consider the impact on the designated site at the planning application stage. It is advised that the Conservation Officer should be consulted at an early design stage. There are also a group of Locally Important Buildings located in close proximity, to the south of the site.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site	

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	should be accompanied by a pre-application or pre-determination archaeological assessment.				
Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The site is in Flood Zone 1.• Noise: The site is within close proximity to the M25 (approx. 25m). Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.• Air Quality: The site is within close proximity to the M25 (approx. 25m). Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.				
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.					
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	N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH	20-30		Indicative Dwelling Range		55-85
Phasing					
0-5 years	x	6-10 years	x	11-15 years	16+ years
Conclusion					
The site is deemed suitable for residential development. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. 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 site is deemed to be deliverable.					
The site is located within the boundary of a larger site (Site CFS26a: The Kings Langley Estate) which is strategic in scale. Please see the Site Assessment for CFS26a for an assessment of the larger site. The brownfield part Site CFS7 is considered in the site assessment for Site ACFS9d.					
Suitable	Yes		Available	Yes	Achievable Yes


Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS8a	Notley Farm, Bedmond Road, Abbots Langley	Abbots Langley	1.8
			
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. There is a strip of trees running east-west through the middle of the site which divides the site into two small fields. There is an allotment adjacent to the west of the site, with residential development beyond this and also to the south. Agricultural and open land is located to the west and north of the site. The site could be accessed through Shepherd Close, which is a private residential road which also provides access to the adjacent allotment.</p>			
Use(s) Proposed		Residential	
Planning History <p>There is no relevant planning history on the site.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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.Historic Environment: 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 site's development would have a neutral impact on the historic environment.Archaeology: 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.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood Zone		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There are areas of the site at risk of surface water flooding. Close to the eastern boundary there is a	

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none">• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<p>portion of land at high risk. A surface water flow path at the northern section of the site ranges from medium-low risk.</p> <ul style="list-style-type: none">• Access: 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 from Shepherd Close is considered to be unachievable.												
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.• TPO: There is a TPO along the western boundary of the site.• Veteran and Ancient Trees: There are several veteran trees and one ancient tree scattered throughout the site.												
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none">• There is a public right of way along the northern boundary of the site.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.													
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and the site is being promoted by the landowner.</p>													
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>													
<p>Potential Density</p> <table><tr><td>Landowner Proposed DPH</td><td>27</td><td>Landowner Proposed Dwelling Range</td><td>50</td></tr><tr><td>Indicative DPH</td><td>30-40</td><td>Indicative Dwelling Range</td><td>55-70</td></tr></table>						Landowner Proposed DPH	27	Landowner Proposed Dwelling Range	50	Indicative DPH	30-40	Indicative Dwelling Range	55-70
Landowner Proposed DPH	27	Landowner Proposed Dwelling Range	50										
Indicative DPH	30-40	Indicative Dwelling Range	55-70										
<p>Phasing</p> <table><tr><td>0-5 years</td><td>x</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	x	6-10 years	x	11-15 years		16+ years	
0-5 years	x	6-10 years	x	11-15 years		16+ years							
<p>Conclusion</p> <p>Suitable access to the site from Shepherd Close is considered to be unachievable. The site is therefore deemed unsuitable for residential allocation.</p> <p>The site is adjacent to Site CFS8b and Site CFS8c. Site CFS8a, CFS8b and CFS8c have been assessed as a singular site (please see the Site Assessment for Site CFS8d).</p>													
Suitable	No	Available	Yes	Achievable	Yes								


Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS8b	Notley Farm, Bedmond Road, Abbots Langley	Abbots Langley	4.2
			
Site Description			
The site is located to the east of the Abbots Langley settlement and to the north-west of Leavesden Country Park. The site is comprised of greenfield land which is in agricultural use. The site is bounded by woodland/trees along all boundaries. The site is surrounded by agricultural land to the north and east, with residential development to the south and west of the site. There is no existing access to the site.			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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.Historic Environment: A Grade II Listed Building lies to the west of the site, although there is housing development between the site and the designated building. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.Archaeology: 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.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There are two large surface water flow paths crossing the site, running along the southern boundary and from the south-east to the north-west of the site.Access: There is no direct access to Site CFS8b when considered as a singular site. Possible access to the site is	

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	dependent on the development of the adjacent site (Site CFS8a). Access to CFS8a 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. Suitable access to the site(s) from Shepherd Close is considered to be unachievable.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">There are public right of ways along the northern and southern boundaries of the site.HCC Highways state that the site presents significant concerns Local Transport Policy could be met due to the site's location and that enabling permeability to the existing settlement would be a key consideration.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.					
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	12-36	Landowner Proposed Dwelling Range		50-150	
Indicative DPH	30-40	Indicative Dwelling Range		125-165	
Phasing					
0-5 years	x	6-10 years	x	11-15 years	16+ years
Conclusion					
Suitable access to the site through the adjacent site (Site CFS8a) from Shepherd Close is considered to be unachievable. The site is therefore deemed unsuitable for residential allocation.					
The site is adjacent to Site CFS8a and Site CFS8c. Site CFS8a, CFS8b and CFS8c have been assessed as a singular site (please see the Site Assessment for Site CFS8d).					
Suitable	No	Available	Yes	Achievable	Yes

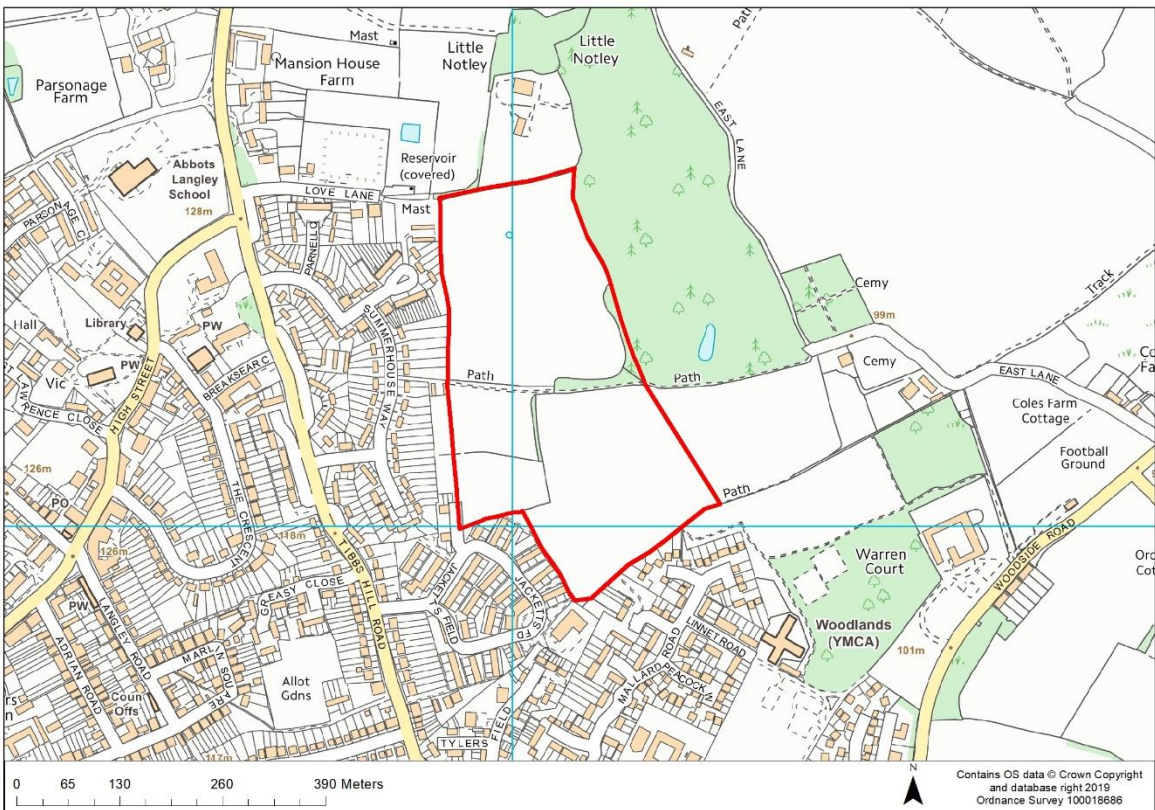
Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS8c	Notley Farm, Bedmond Road, Abbots Langley	Abbots Langley	5.4
			
Site Description 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. The site is mainly surrounded by agricultural land with residential development and Love Lane play area adjacent to the west of the site. The site is bounded by woodland/trees along all boundaries, with a portion of the southern boundary formed by a fence. There is no existing access to the site.			
Use(s) Proposed		Residential	
Planning History There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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.Historic Environment: Abbots Langley Conservation Area is located to the west of the site, although there is housing development between the site and the Conservation Area. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.Archaeology: 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.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Access: There is no direct access to Site CFS8c when considered as a singular site. Possible access to the site is dependent on the development of the adjoining site located to the south (Site CFS8a). A singular access to CFS8a is proposed	

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	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. 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.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.Veteran Tree: There is a Veteran Tree along the southern boundary of the site (63198).				
Further Constraints/Considerations:					
<ul style="list-style-type: none">There are public right of ways along the northern and southern boundaries of the site.HCC Highways state that the site presents significant concerns Local Transport Policy could be met due to the site's location and that enabling permeability to the existing settlement would be a key consideration.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.					
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	28	Landowner Proposed Dwelling Range		150	
Indicative DPH	30-40	Indicative Dwelling Range		160-215	
Phasing					
0-5 years	x	6-10 years	x	11-15 years	16+ years
Conclusion					
Suitable access to the site from Shepherd Close and Love Lane is considered to be unachievable. The site is therefore deemed unsuitable for residential allocation.					
The site is adjacent to Site CFS8a and Site CFS8b. Site CFS8a, CFS8b and CFS8c have been assessed as a singular site (please see the Site Assessment for Site CFS8d).					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

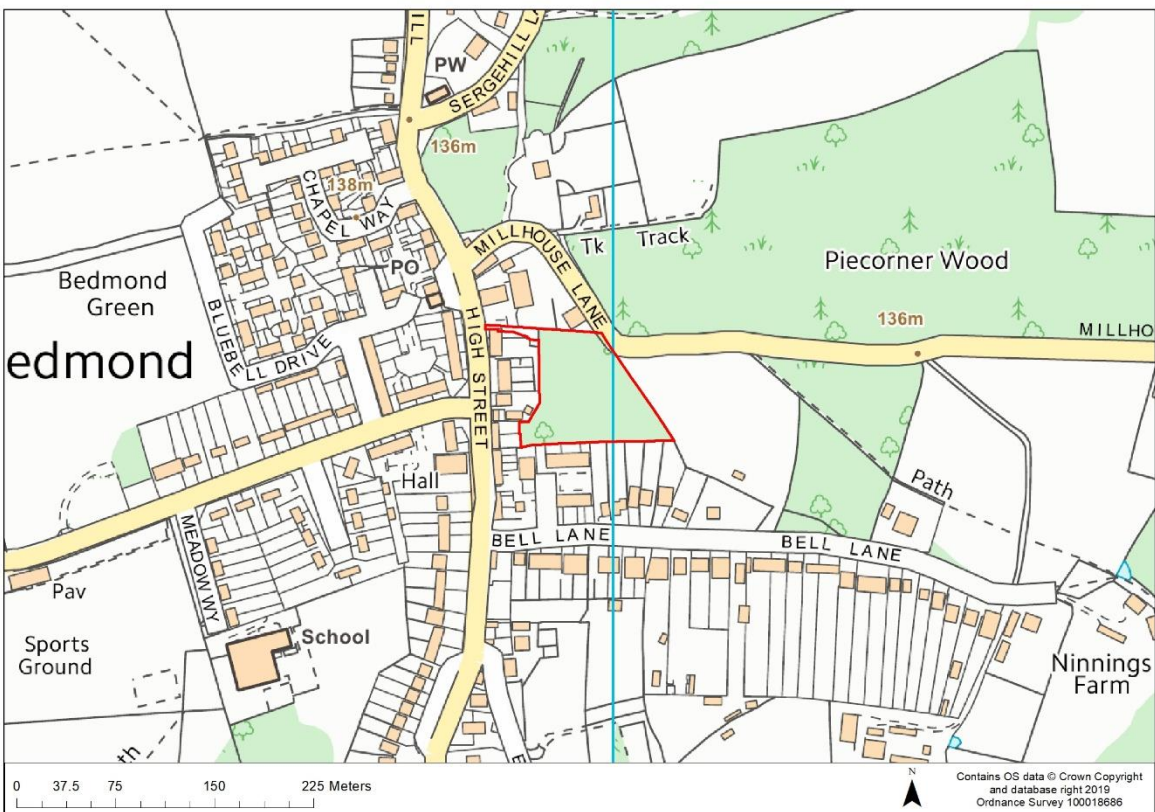
Site Ref	Address	Settlement	Site Area (ha)
CFS8d	Notley Farm, Bedmond Road	Abbots Langley	11.4
			
Site Description The site is located to the immediate east of the Abbots Langley settlement. The site is comprised of greenfield land which is in agricultural use, consisting of three fields separated by 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.			
Use(s) Proposed		Residential	
Planning History There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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.Historic Environment: 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 site's development would have a neutral impact on the historic environment.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoise		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: 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.Access: 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)	

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none">Air Quality	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.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">TPO: There is a TPO along the western boundary of the site.Veteran and Ancient Trees: There are several veteran trees and one ancient tree in the south-western area of the site.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">There is a public right of way running through the centre of the site.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.							
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	26-35	Landowner Proposed Dwelling Range		300-400			
Indicative DPH	30-40	Indicative Dwelling Range		342-456			
Phasing							
0-5 years		6-10 years	x	11-15 years		16+ years	
Conclusion							
Suitable access to the site is not considered to be achievable. The site is therefore deemed unsuitable.							
Suitable	No	Available	Yes	Achievable	Yes		

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS9	Land at Millhouse Lane, Bedmond	Bedmond	0.7

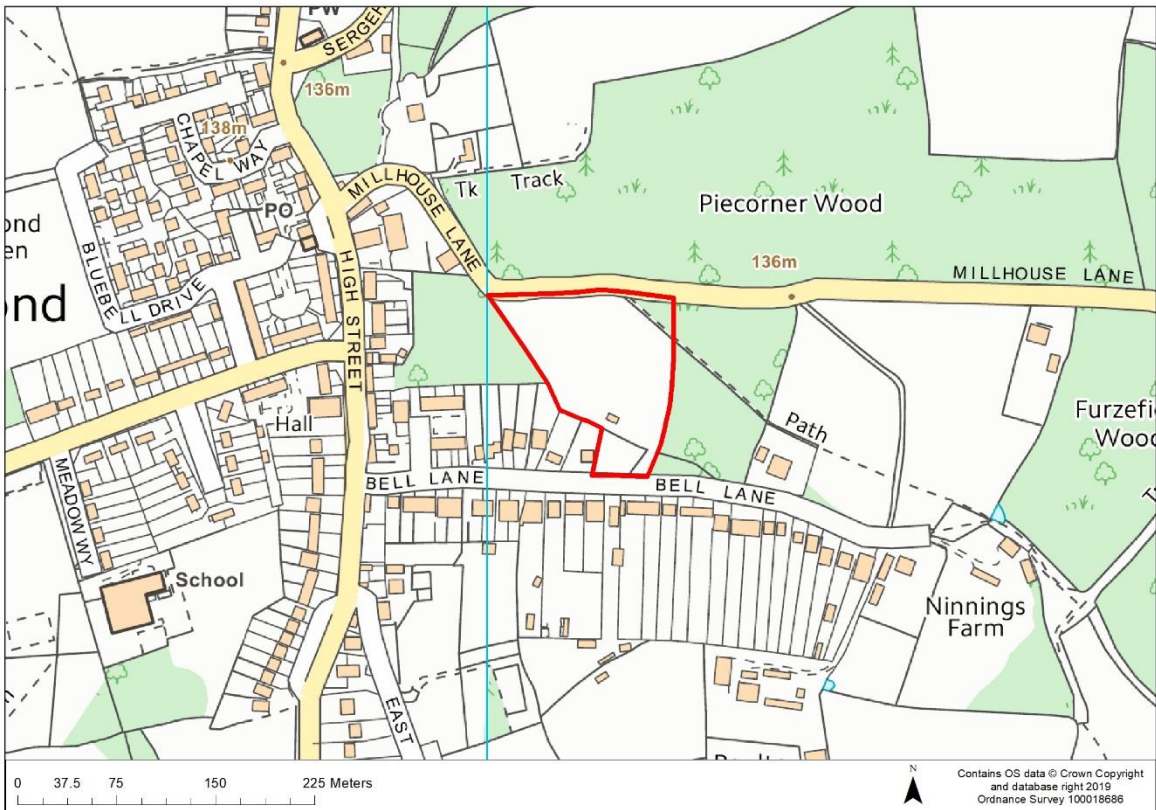


Site Description	
<p>The site is adjacent to the village of Bedmond. The site is comprised of greenfield land and is in use as a woodland, with severe changes in topography. The site abuts the rear of properties on High Street. To the north-west of the site is an MOT Centre whilst the north-eastern boundary is bounded by Millhouse Lane. There is open land to the east. The site includes an access route in its boundary, leading from High Street into the site. The access is adjacent to residential houses and the Bedmond Motor Centre.</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: 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 ranging from low to moderate. The majority of the parcel was assessed as being within the ‘moderate harm’ category whilst a strip of land along the western boundary and the access road was assessed as being within the ‘low harm’ category.Historic Environment: Two Listed Buildings are located directly to the west of the site. The Heritage Impact Assessment states that the site’s development would have a minor adverse impact on the historic environment. As part of any planning application, a detailed heritage impact assessment would be required to identify and define mitigation strategies.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: To the north-west of the site, there is an area at risk of surface water flooding, which ranges from low to high risk. The area at high risk of surface water flooding is small and along the boundary of the site.

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Access: The access route included in the site boundary is a narrow, singular-vehicle access track. There is no possibility to expand the road due to the adjacent private residential property and garden to the south and Bedmond Motor Centre to the north. Trees are also present along the boundaries of the access route. Access via Millhouse Lane may also be possible, although this road is narrow, winding and unlit, with poor visibility. There are also no footways along Millhouse Lane. It is considered that safe and suitable access to the site via the private route within the site boundary or from Millhouse Lane is not possible.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.TPO: There are several protected trees located across the site (TPO371).Ecology: Hertfordshire County Council Ecology state that the site has a locally high ecological sensitivity due to the presence of the Local Wildlife Site (Piecorner Wood, located to the north-east).				
Further Constraints/Considerations: <ul style="list-style-type: none">HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the village of Bedmond and at the edge of the proposed inset area.					
Availability (ownership/legal issues) <p>The site is in single ownership and the site is being promoted by the landowner.</p>					
Achievability <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	20-30	Indicative Dwelling Range	15-20		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
Suitable access to the site is considered to be unachievable. The site is also entirely covered by woodland. The site is deemed unsuitable for residential development.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

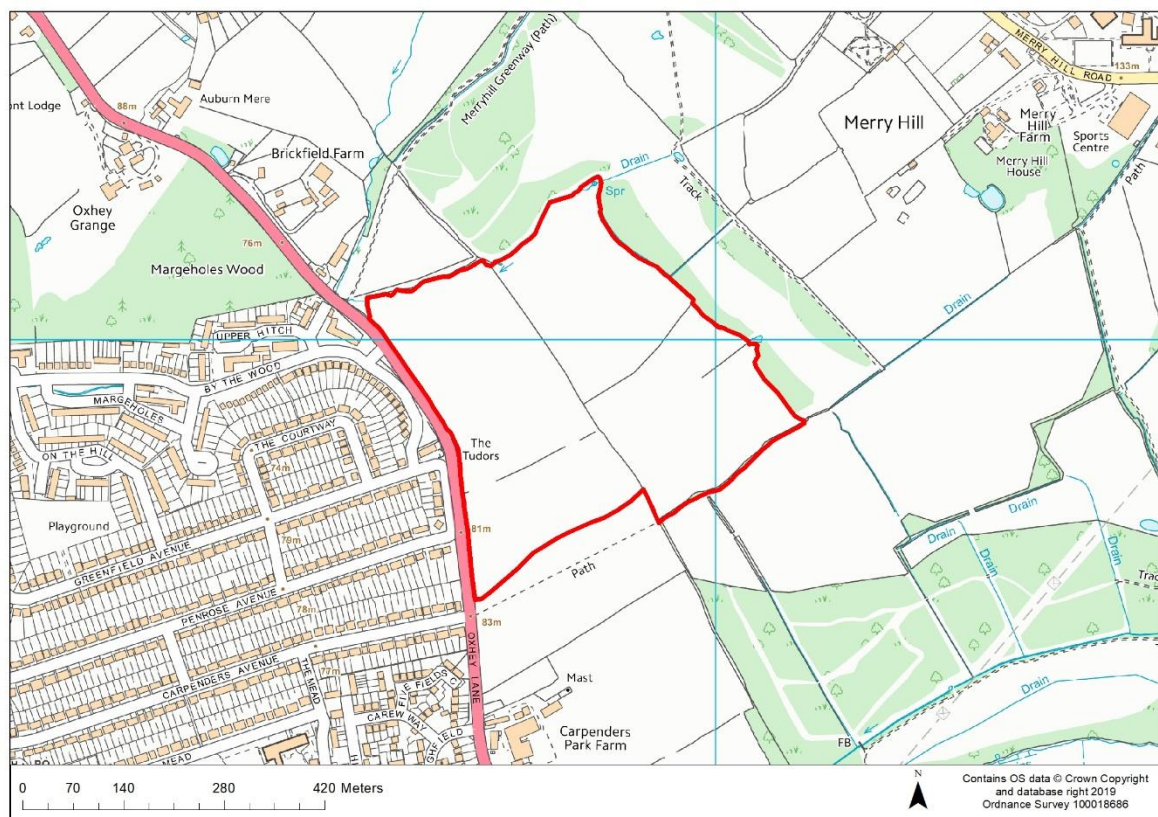
Site Ref	Address	Settlement	Site Area (ha)
CFS10	Land between Millhouse Lane and Bell Lane, Bedmond	Bedmond	1.2
			
Site Description			
The site is located in Bedmond and lies between Millhouse Lane and Bell Lane. The site is comprised of greenfield land which is in use as open grassland and woodland along the western boundary. There is access to the site from Bell Lane. The site is mostly surrounded by woodland with residential development to the south along Bell Lane.			
Use(s) Proposed		Residential (bungalows for the elderly)	
Planning History			
There was a planning application for the erection of four stables in 2016 (16/0149/FUL), which was withdrawn. An application in 2005 for the erection of three dwellings was refused (05/0998/FUL).			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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 majority of the site is located) as moderate. The harm of releasing the parcel in which a small area of the site located to the south (Site OSPF2) is assessed as low.Historic Environment: There are Listed Buildings and Locally Listed Buildings to the east, along High Street. The Heritage Impact Assessment considers that the woodland to the east of Site CFS10 would provide a visual barrier between the site and the Listed Buildings. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment.Archaeology: 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.	
Physical Constraints:		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.	

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Access: There is existing vehicular access 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.					
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.• TPO: There are protected trees along the western boundary of the site (TPO371 and TPO657).• Ecology: Hertfordshire County Council Ecology state that the site has a locally high ecological sensitivity due to the presence of the Local Wildlife Site (Piecorner Wood, located to the north).					
Further Constraints/Considerations:						
<ul style="list-style-type: none">• HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located partially within and partially at the edge of the village of Bedmond and the proposed inset area of the village.						
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		20		Landowner Proposed Dwelling Range		24
Indicative DPH		20-35		Indicative Dwelling Range		25-43
Phasing						
0-5 years		x	6-10 years			11-15 years
						16+ years
Conclusion						
The site is considered to be suitable for residential development, subject to highway improvements to Bell Lane. Development would need to ensure the protection of any protected trees within the site. The site is both available and achievable.						
The site is deemed to be deliverable.						
Suitable		Yes		Available		Yes
				Achievable		Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS11	Carpenders Park Farm, Oxhey Lane	Carpenders Park	17.1 (whole site) 8.2 (within Three Rivers)



Site Description

The site is adjacent to the edge of the Carpenders Park settlement and is comprised of greenfield land, currently in use as agricultural pasture land. The site is divided into four grazing fields, separated by vegetative boundaries. There is no existing access to the site but access from Oxhey Lane could be made. The site is surrounded by agricultural land to the north, east and south, with residential development in the settlement of Carpenders Park to the west.

The Three Rivers District boundary runs through the centre of the site, in a north-south direction, with the borough of Hertsmere to the east. This site assessment only considers the area of the site within the Three Rivers District, to the west. The whole site measures 17.1ha; 8.2ha of the site is located in Three Rivers.

Use(s) Proposed	Secondary education & residential
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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

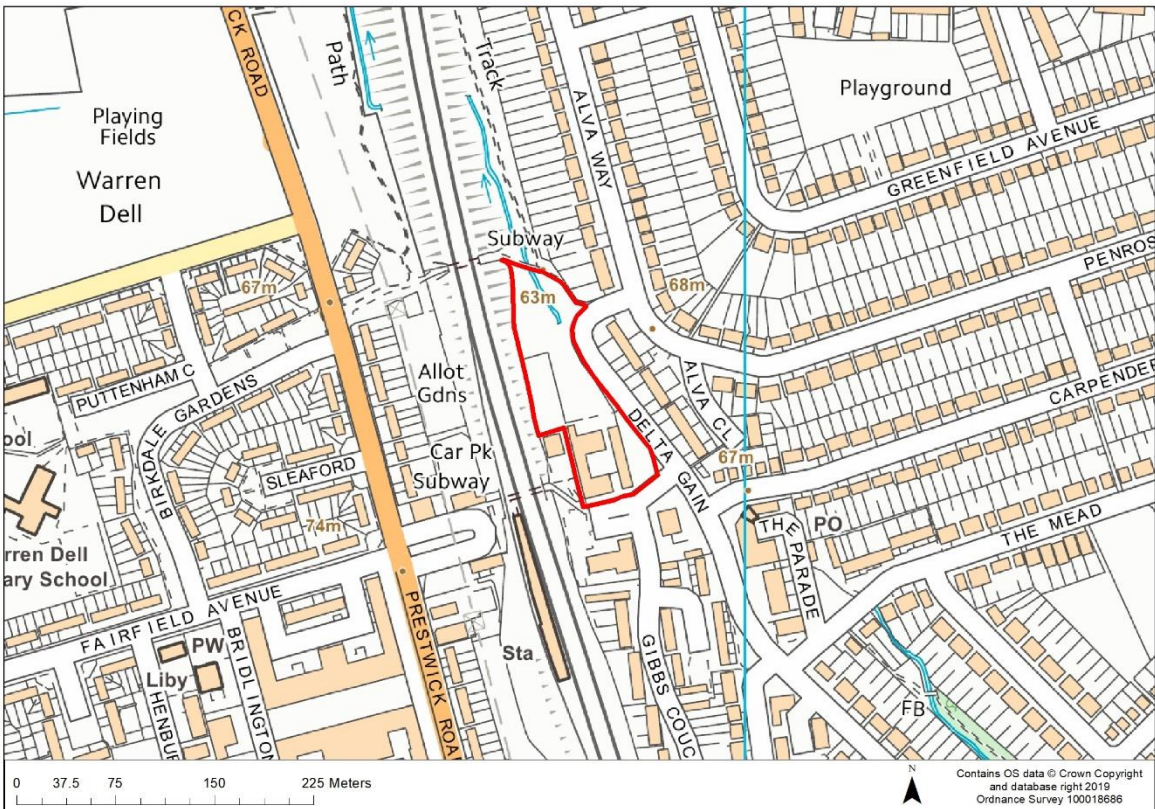
- **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as very high.
- **Historic Environment:** There are Listed Buildings to the north-east and north-west of the site. The Heritage Impact Assessment assesses the site as making a contribution to the setting of the Listed Buildings by forming a remnant of the historic open agrarian landscape. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. At the planning application stage, a detailed heritage impact assessment identifying the impact and mitigation should be completed.
- **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of

Appendix 7a – Call for Sites Detailed Assessments

	archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.				
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There is a surface water flow path along the northern boundary of the site. At the south-west of the site, there is a small area at high risk of surface water flooding, with a flow path at medium risk travelling from this area in an easterly direction.Access: Access from Oxhey Lane could be provided. HCC Highways recognise that access would need to be onto an A road (Oxhey Lane) and state that the impact of development on the A4008/Oxhey Lane would need to be fully understood/circumstances would need to be demonstrated.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.The site's northern boundary is adjacent to a Local Wildlife Site (Merryhills Farm Pasture), which any development proposal would need to consider.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">The development of the site would deliver the strategic advantage of a secondary school. There is a high level of need for a secondary school facility in this location in order to serve the future secondary education needs of the education catchment area (including Carpenders Park, South Oxhey and Eastbury in Three Rivers as well as areas in the Hertsmere and Watford Boroughs).Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Carpenders Park.					
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 for education or residential use.					
Potential Density					
Landowner Proposed DPH	25	Landowner Proposed Dwelling Range	96		
Indicative DPH	N/A	Indicative Dwelling Range	N/A		
Phasing					
0-5 years		6-10 years		11-15 years	x
				16+ years	x
Conclusion					
The construction of new school buildings in the Green Belt is considered inappropriate development and subsequently, any build zone of the school site would require release from the Green Belt. The playing field area would not require release from the Green Belt.					
It is considered that the exceptional need for a secondary school in this location outweighs the 'very high' level of harm in releasing this land from the Green Belt. The site is deemed suitable for the allocation of a secondary school. Parts of the site are subject to varied levels of risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. The site is both available and achievable.					
The need for housing does not outweigh 'very high' harm to the Green Belt through the release of land and therefore the site is not considered to be suitable for residential development.					
Suitable	Yes (education) No (residential)	Available	Yes	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS12	Kebbell House and land to rear Delta Gain, Carpenders Park	Carpenders Park	0.9



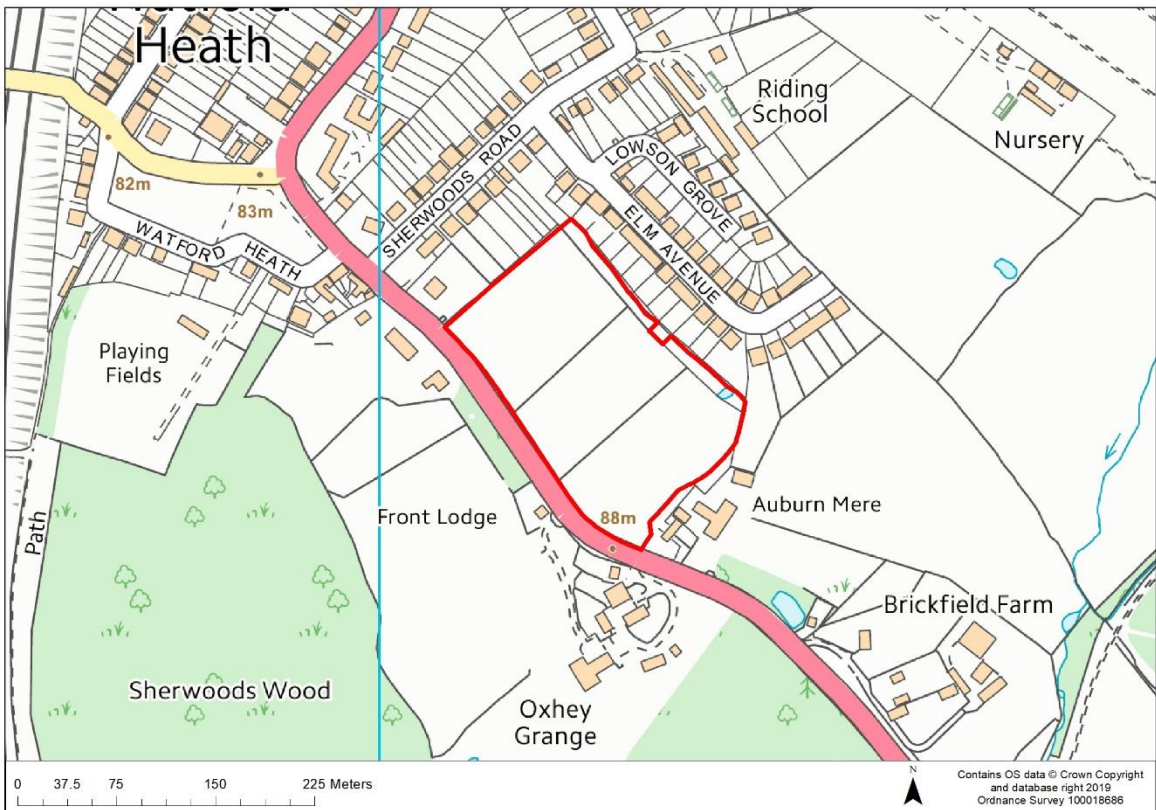
Site Description	
The site is located in the settlement of Carpenders Park. The majority of the site constitutes previously developed (brownfield) land. The brownfield portion of the site is an existing allocated employment (Site E(c): Carpenders Park West/Delta Gain) and is in use as offices (1860sqm). The northern section of the site is comprised of greenfield land. Carpenders Park rail station is located immediately to the west of the site, with Delta Gain shopping parade located to the south-east of the site and residential development surrounding the rest of the site.	
Use(s) Proposed	Mixed use (residential and business), residential
Planning History	
An application in 2010 for the change of use of employment land and the new development of 31 flats was granted approval (10/1425/FUL); this permission was not implemented and has lapsed. There were two further planning applications on the site for a mixed use scheme, including the demolition of office buildings and a residential unit; the application proposing 60 residential units was refused (11/0392/FUL) and the application proposing 76 residential units was withdrawn (11/0391/FUL).	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is not located in the Green Belt.Historic Environment: The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)	<ul style="list-style-type: none">Flood Zone: 91% of the site is in Flood Zone 2, with a minor portion of the site to the north (3%) in Flood Zone 3b. The area in Flood Zone 3b is in the greenfield area of the site. A The Hartsbourne Stream, a Main River, flows diagonally through the centre of the site, and is culverted in sections, with the outlet located within the north of the site. Development would not be permitted in the area of the site that is located in Flood Zone 3b and an appropriate development buffer would be required.

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<ul style="list-style-type: none">ContaminationNoiseAir Quality	<ul style="list-style-type: none">Surface Water Flood Risk: The vast majority of the site is at risk of surface water flooding, which coincides with the area covered by fluvial flood risk.Groundwater Flood Risk: A large proportion of the site has groundwater levels which are very near the ground surface (within 0.025m of the surface).Access: Access from Delta Gain currently exists. HCC Highways state that suitable access arrangements are achievable.Noise: The site is adjacent to Carpenders Park rail station. Noise and vibrations caused by the use of Carpenders Park train station may have an impact on the site and its future occupiers.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">It is proposed that the development of the site would provide an opportunity to improve access and pedestrian and cycle connectivity to Carpenders Park rail station.A public right of way runs along the northern boundary of the site.HCC Highways state that the site is in a potentially highly sustainable location in transport terms. The site's location allows direct access to sustainable transport links and that direct access arrangements are achievable.Settlement Hierarchy (Core Strategy, 2011): The site is located in the Secondary Centre of Carpenders Park.							
Availability (ownership/legal issues)							
The site is in multiple ownerships and is being promoted by the landowners.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	30-166	Landowner Proposed Dwelling Range	86-150				
Indicative DPH	50-100	Indicative Dwelling Range	45-90				
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. The site is subject to varied levels of risk of fluvial, surface water and groundwater flooding; any proposals would need to satisfactorily address this and provide suitable mitigation. Development would not be permitted in Flood Zone 3b. The site is both available and achievable. The site is deemed to be developable.							
The site is considered suitable for purely residential development due to its sustainable location and this being the predominant use in the surrounding area. A mixed use is also considered to be suitable. Potential indicative density is based on a wholly residential scheme.							
Suitable	Yes	Available	Yes	Achievable	Yes		

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Site Ref	Address	Settlement	Site Area (ha)
CFS13	Land at Oxhey Lane, Watford Heath	Carpenders Park	2.8




Site Description	
<p>The site is comprised of greenfield land, in use as a grassed paddock area located on the southern edge of Watford Heath and to the north-east of Carpenders Park. The site is flat in appearance, with minimal tree coverage. The south western edge of the Site is bordered by a residential care home and open land. There is an established area of residential development along Sherwoods Road and Elm Avenue, adjacent to the northern and north-eastern boundaries of the site. Mature trees form the northern, eastern and southern boundaries, whilst the western boundary borders Oxhey Lane, from which the site could be accessed.</p> <p>The eastern boundary of the site is adjacent to the Borough of Watford.</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: 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.Historic Environment: There is a Grade II Listed Building located on the western side of Oxhey Lane, directly opposite the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as the setting of the Listed Building would have historically been in an agricultural landscape. At the planning application stage, a detailed heritage impact assessment would be required to identify the impacts on the heritage assets of developing the site and appropriate mitigation measures.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site

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	should be accompanied by a pre-application or pre-determination archaeological assessment.				
Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The site is in Flood Zone 1.• Surface Water Flood Risk: There is low risk of surface water flooding along the southern boundary of the site.				
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.• TPO: There are protected trees at the south-western corner of the site (TPO181).				
Further Constraints/Considerations: <ul style="list-style-type: none">• A medium pressure gas pipeline runs along the northern and eastern boundaries of the site. An appropriate buffer distance is likely to be required from the pipeline to any development; Cadent Gas must be consulted as part of any application.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located outside of any settlement included in the Three Rivers Settlement Hierarchy.					
Availability (ownership/legal issues)					
The site is in multiple ownership and is being promoted by the landowners.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	10-29	Landowner Proposed Dwelling Range		30-80	
Indicative DPH	35-50	Indicative Dwelling Range		98-140	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
The site is deemed suitable for residential development subject to appropriate mitigation measures to address the risk of surface water flooding along the southern boundary of the site. Any development of the site would need to provide the appropriate buffer distance to the gas pipeline running along the northern and eastern boundaries of the site. Development would also need to take into account protected trees within the site and take into consideration heritage assets. The site is both available and achievable. The site is deemed deliverable.					
Suitable	Yes	Available	Yes	Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
CFS14	Land north of Oxhey Lane, Carpenders Park	Carpenders Park	3.4
<div></div>			
Site Description			
<p>The site lies north east of Oxhey Lane and is comprised of brownfield and greenfield land; the majority of the northern section of the site is on historic landfill. On the site, there is a singular building, a semi-wooded area to the west and open grassland to the east. To the north of the site is residential development, with a nursing home adjacent to the north-western corner. To the south, there is an area of hardstanding and warehousing whilst to the east there is open land. The site could be accessed from Oxhey Lane.</p> <p>The eastern boundary of the site is adjacent to the Borough of Hertsmere. Land in the neighbouring borough has also been promoted for consideration in Hertsmere Borough Council’s new Local Plan as a cross-boundary site with Site CFS14.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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 high. A small part of the site (approx. 0.014ha of the site), along the western boundary, was assessed as leading to moderate-high harm to the Green Belt if released.Historic Environment: Listed Buildings associated to Oxhey Grange are located on the western side of A4008. The Heritage Impact Assessment states that the site’s development would have a minor adverse impact on the historic environment and the setting of the Listed Building. Any scheme will have to consider the impact on the setting of Oxhey Hall and building heights may need to be limited to ensure that the setting is not harmed. At the planning application stage, a detailed heritage impact	

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	<p>assessment would be required to identify the impacts on the listed buildings and their setting.</p> <ul style="list-style-type: none">• Archaeology: 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.						
Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The site is in Flood Zone 1.• Surface Water Flood Risk: There are small scattered areas at high-low risk of surface water flooding located to the north. A strip of land at high risk of surface water flooding is present along the south eastern boundary.• Contamination: HCC Minerals & Waste have identified that the site coincides with a historic landfill site (Auburn Mere: EAHLD09974) and is adjacent to another landfill site (Oxhey Lane: EAHLD12361). Possible contamination caused by this use may have an impact on the site and its future occupiers. The Environment Agency should provide advice in regards to any potential considerations.• Access: Access could be provided from Oxhey Lane. HCC Highways state that access onto an A Road (Oxhey Lane) would require a departure from policy and there is potential to contribute to Bushey Arches congestion.						
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.• TPO: There are protected trees to the east of the site within the wooded area (TPO181).						
Further Constraints/Considerations:							
<ul style="list-style-type: none">• HCC Highways raise significant concerns in meeting Local Transport Policy due to the site's location. HCC Highways state that the site is disconnected from the main built up areas of Watford Heath (located in the borough of Watford) and Carpenders Park (located in the Three Rivers District) and that there is limited opportunity to enhance provision of walking/cycling due to location and distances from services.• A medium pressure gas pipeline runs through the north of the site. An appropriate buffer distance is likely to be required from the pipeline to any development; Cadent Gas must be consulted as part of any application.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located outside of any settlement included in the Three Rivers Settlement Hierarchy.							
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	27-30		Landowner Proposed Dwelling Range		101-105		
Indicative DPH	35-50		Indicative Dwelling Range		123-175		
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is located in the Green Belt. Whilst it is recognised that the site is partially comprised of previously developed land, the harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as high (majority of site area – approx. 3.4); this area of the site is non-strategic and allocating this part of the site would not outweigh harm to the Green Belt, if released. The moderate-high harm area of the site is only approximately 0.02ha in size and is adjacent to the existing nursing home car park; it is not							

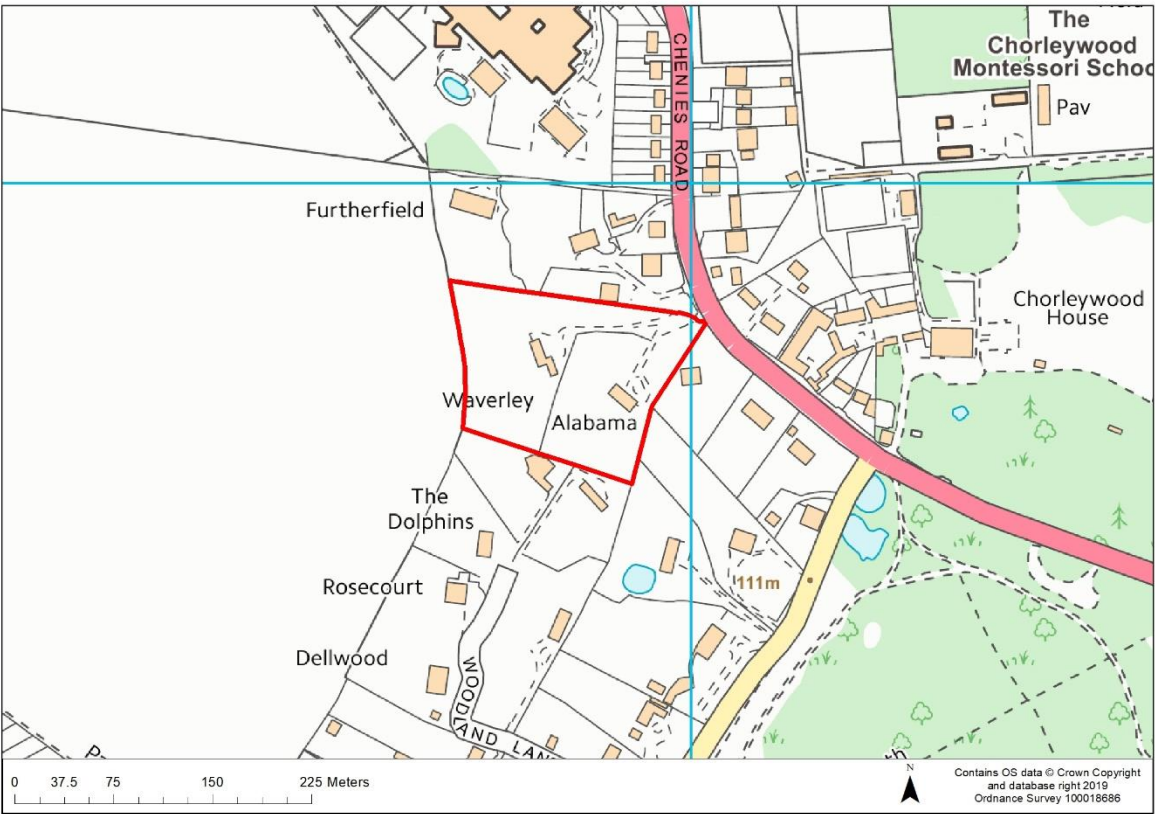
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considered that this part of the site could support any development. The site is therefore deemed unsuitable for residential development.

Suitable	No	Available	Yes	Achievable	Yes
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Site Ref	Address	Settlement	Site Area (ha)
CFS15	Alabama & Waverley, Chenies Road, Chorleywood	Chorleywood	1.9



Site Description

The site is comprised of a mix of brownfield and greenfield land. The brownfield part of the site measures approximately 0.12ha and is due to the location of two residential properties. The remainder of the site is comprised of greenfield land and is in use as residential gardens. The site is surrounded by low-density residential development and open green space. The site is accessed from Chenies Road.

Use(s) Proposed	Residential
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Planning History

There is no relevant planning history on the site.

Suitability

<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: 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. Historic Environment: The site is adjacent to the western edge of Chorleywood Conservation Area. Two Listed Buildings are to the east of the site; the Heritage Impact Assessment states that the heritage assets are unlikely to be impacted due to tree coverage and other houses along Rickmansworth Road. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. The boundary of the Conservation Area should be protected as part of any proposals. AONB: The site's western boundary is adjacent to the Chilterns AONB.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: There is a stretch of medium-high risk of surface water flooding along the western boundary of the site.

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<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality							
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. The sensitivity of the site increases due to the location of the AONB which borders the west of the site.AONB: The Chilterns AONB is adjacent to the west of the site.						
Further Constraints/Considerations:							
<ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located within the settlement boundary of the Key Centre of Chorleywood.							
Availability (ownership/legal issues)							
The site is in multiple ownership but is being promoted by both landowners.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	25	Landowner Proposed Dwelling Range		48			
Indicative DPH	25-30	Indicative Dwelling Range		48-57 (gross) 46-55 (net)			
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The site is washed over by the Green Belt. Whilst harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as moderate, there is no possibility to form a defensible Green Belt boundary in removing this site, in isolation, from the Green Belt due to its washed over location. Allocating the site would not outweigh harm to the Green Belt. The site is therefore deemed unsuitable for residential allocation.							
Suitable	No	Available	Yes	Achievable	Yes		

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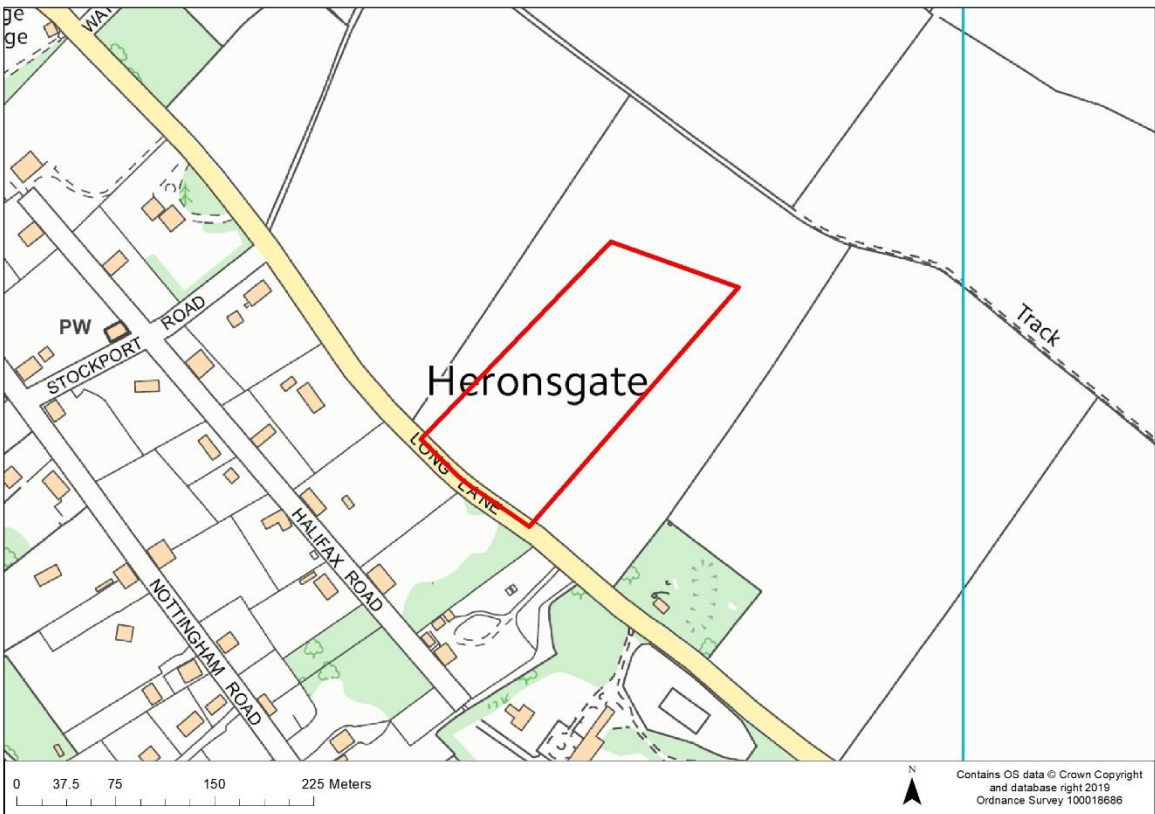
Site Ref	Address	Settlement	Site Area (ha)
CFS16	Land at Chorleywood Station (station car park and adjoining land)	Chorleywood	2.3

Site Description	
The site comprises of previously developed land (brownfield) urban land and is included on the Brownfield Register. The site is currently in use as Chorleywood station car park, with adjoining land to the station also included in the site boundary. To the south of the site are Lower Road and North Road, with a mix of town centre and residential uses present. Chorleywood Common is located to the east and north-east of the site.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is not located in the Green Belt.Historic Environment: The site is located between two Conservation Areas (Chorleywood (Station Estate) to the south west and Chorleywood Common to the north east). The site is adjacent to the western edge of Chorleywood Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and states that the design of any development should take into account the design of the adjacent Conservation Areas.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoise	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There is a stretch of medium-high risk of surface water flooding along the western boundary of the site. The HCC Surface Water Hot Spot Map (2019) comments that deep surface water flooding occurs at the junction between Homefield Road and Whitelands Avenue, with flood incident reports suggesting that water levels have reached 4ft. HCC state that improved drainage of this area is required to prevent such flooding.Noise: Noise and vibrations caused by the use of the station can also be addressed through mitigation measures to ensure high

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<ul style="list-style-type: none">Air Quality	standards of residential amenity.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.Local Wildlife Site: The eastern boundary is adjacent to Chorleywood Common Local Wildlife Site.TPO: There is a TPO covering all trees along the southern boundary of the site (TPO054).Ecology: Hertfordshire County Council Ecology state that the site has high ecological sensitivity due to the presence of the Chorleywood Common Local Nature Reserve and Local Wildlife Site.Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">HCC Highways state that the site is situated in a potentially highly sustainable location in transport terms.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Chorleywood.					
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 highlighted potential issues regarding the viability of the site dependent on the Council's car parking requirements.					
Potential Density					
Landowner Proposed DPH	82	Landowner Proposed Dwelling Range		190	
Indicative DPH	70-85	Indicative Dwelling Range		190	
Phasing					
0-5 years		6-10 years	x	11-15 years	16+ years
Conclusion					
The site is comprised of previously developed land and is located in a highly sustainable location. The site is deemed suitable for residential development, subject to mitigation measures to address against the risk of surface water flooding within the site. Any development of the site would need to take account of the presence of protected trees within the site. Noise and vibrations caused by the use of the railway line should be addressed through mitigation measures. An upgrade to the wastewater network may also be necessary. The site is both available and achievable.					
Transport for London have confirmed that the station and associated commercial units would remain as part of any development.					
Suitable	Yes	Available	Yes	Achievable	Yes

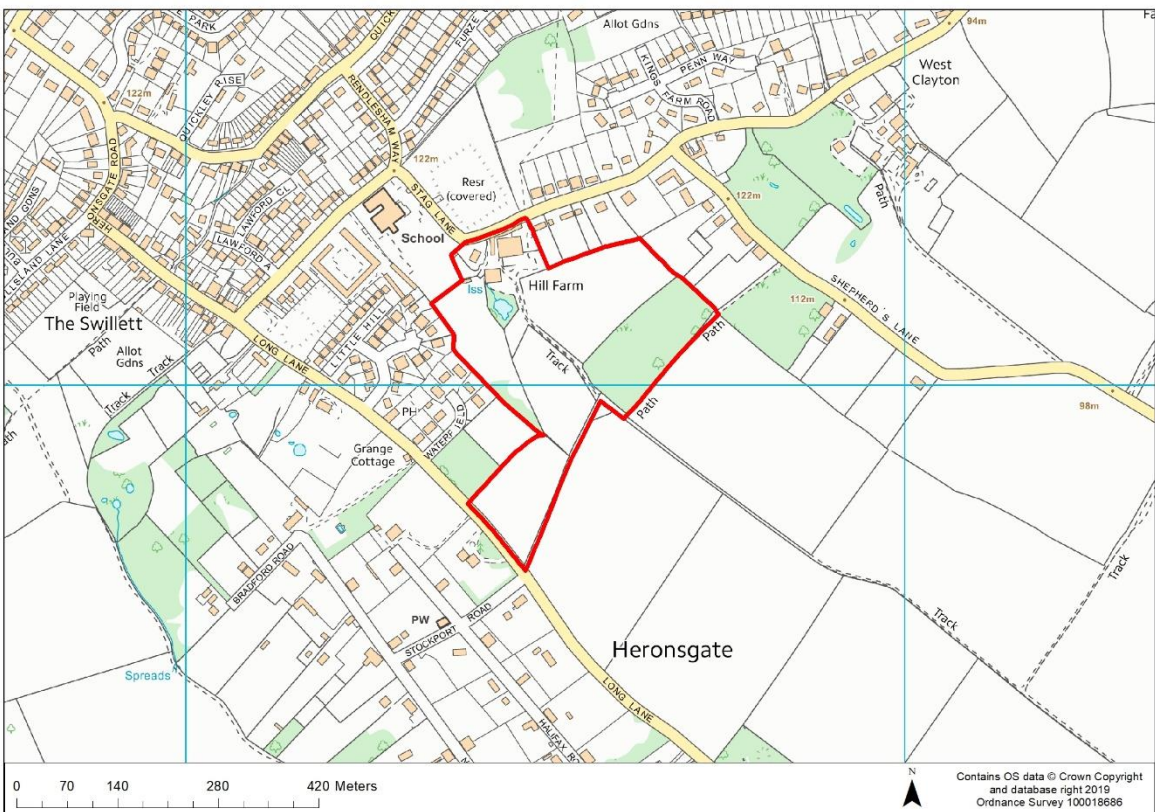
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Site Ref	Address	Settlement	Site Area (ha)
CFS17	Birdwood Land at Hill Farm, Stag Lane	Chorleywood/ Heronsgate	2.3
			
Site Description			
The site is comprised of greenfield land which is currently in agricultural use. Surrounding residential development in the locality is low density and semi-rural. There is open green land to the north and east.			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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.Historic Environment: Heronsgate Conservation Area is adjacent to the south-west boundary of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as development would impose upon the historic agrarian landscape in which the Conservation Area is appreciated. A detailed heritage impact assessment will be required as part of any planning application, in order to define the impact of development and associated mitigation strategy.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoise		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: An area at the centre of the site ranges from low-medium risk of surface water flooding.GSPZ: The majority of the site is in GSPZ1. Land to the south-west of the site is in GSPZ2. GSPZ1 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	

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<ul style="list-style-type: none"> Air Quality 	<p>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.</p> <ul style="list-style-type: none"> Access: The site could be accessed from Long Lane, although this is a narrow road with capacity for single-file traffic for most of its length. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. Ecology: Hertfordshire County Council Ecology state that the site has a moderate-high ecological sensitivity due to the presence of woodland. 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> HCC Highways have stated that in isolation, the site presents significant concerns due to the site's location and scale. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Heronsgate which is classified as an "Other Settlement" in the Settlement Hierarchy. 							
Availability (ownership/legal issues)							
The site is in single joint ownership and is being promoted by all of the landowners.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	9+	Landowner Proposed Dwelling Range	20+				
Indicative DPH	15-25	Indicative Dwelling Range	35-55				
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
<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. Allocating the site would not outweigh harm to the Green Belt, if released. It is therefore considered unsuitable for residential development.</p> <p><i>The site is located within a larger site which is adjacent to the Key Centre of Chorleywood; please see the Site Assessment for Site OSPF3b for an assessment of the larger site.</i></p>							
Suitable	No	Available	Yes	Achievable	Yes		

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS18	Hill Farm, Stag Lane, Chorleywood	Chorleywood	8.7
			
Site Description			
The site is comprised of greenfield land, which is currently in agricultural use as grazing land. There are agricultural buildings to the north of the site. To the north of the site is a primary school and residential development of Chorleywood. To the west there is low-density residential development of the Heronsgate settlement. There is open agricultural land to the south and east. The site is accessed from Stag Lane.			
Use(s) Proposed		Residential	
Planning History			
There have been three prior approval applications on land at the north of the site. The application for change of use of an agricultural barn to one dwelling was refused (15/0463/PDA) and a later application for the change of use of an agricultural barn to a pair of semi-detached dwellings was refused (15/0643/PDA). An application for the change of use of an agricultural barn to three dwellings was also refused (16/1361/PDA).			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The site is within two parcels that were assessed in the Stage 2 Green Belt Review. The parcel in which the northern part of the site is located was assessed as leading to low harm to the Green Belt if released. The parcel in which the southern part of the site is located was assessed as leading to moderate-high harm to the Green Belt if released.Historic Environment: Heronsgate Conservation Area is adjacent to the southern boundary of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. The Heritage Impact Assessment considers that the site area which abuts the Conservation Area should retain its rural character, with care taken on height of buildings to ensure that impact on the listed building complex and the boundary of the Conservation Area is avoided. A detailed heritage impact assessment would be required as part of any planning application.	

Appendix 7a – Call for Sites Detailed Assessments

	<ul style="list-style-type: none">• Archaeology: 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.		
Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The site is in Flood Zone 1.• Surface Water Flood Risk: The south of the site which abuts Long Lane is at low-medium risk of surface water flooding.• Access: The site is accessed from Stag Lane, although this is a narrow road with capacity for single-file traffic for most of its length and improvements would be necessary. Access could also be provided from Long Lane although it is likely that improvements to this road was also be required. Two new access points are proposed by the promoters; access on to Stag Lane is proposed to utilise the permitted site access with minor amendments. It is proposed by the promoter to make further amendments to the Stag Lane access to provide a full-length access of 4.8m within the site, and an improved visibility to the west and a footway of 2.0m in width on the southern side of Stag Lane in the vicinity of the junction only. The second access is proposed onto Long Lane frontage at its southwestern end.		
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.• Local Wildlife Site: There is a Local Wildlife Site (Shepherd's Lane Wood) within the site boundary, located to the south-east of the site.• Ecology: Hertfordshire County Council Ecology state that the site has a locally high ecological sensitivity due to the Shepherd's Lane Wood Local Wildlife Site.• Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.		
Further Constraints/Considerations:			
<ul style="list-style-type: none">• There are public right of ways running through the centre of the site.• Thames Water have advised that the site would be likely to require upgrades to the wastewater network.• HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and wider mitigation measures may be necessary to achieve a sustainable location. Enabling permeability to the existing settlement would be a key consideration.• Of the site area, a 5.9ha residential area is proposed, with the remaining land use to be used for public open space and woodland.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood.			
Availability (ownership/legal issues)			
The site is in single ownership and is being promoted by a beneficiary who has an option agreement to purchase the land.			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	17	Landowner Proposed Dwelling Range	150
			150

Appendix 7a – Call for Sites Detailed Assessments

		25 (on 5.9ha developable area)			
Indicative DPH		17-25		Indicative Dwelling Range	150-210
Phasing					
0-5 years	x	6-10 years	x	11-15 years	16+ years
Conclusion					
<p>The site is located in the Green Belt. Harm to the Green Belt of releasing the southern parcel (in which part of the site is located) is assessed as moderate-high and harm to the Green Belt of releasing the parcel in which the north of the site is located is assessed as low. Both parts of the site are considered suitable for residential development, subject to mitigation measures to address surface water flooding within the site as well as impacts on the historic environment. An upgrade to the wastewater network may also be necessary as part of any development.</p> <p>Part of the site includes a Local Wildlife Site which is considered to be unsuitable for residential development.</p> <p><i>Please see the Site Assessment form for CFS18a (measuring 4.2ha) for an assessment of a revised boundary of Site CFS18 which only includes the low harm Green Belt area to the north of the site.</i></p> <p>The site boundary of CFS18 is revised to exclude only the Local Wildlife Site (CFS18b). <i>Please see the Site Assessment for Site CFS18b for the revised boundary of the site.</i></p> <p>Site CFS18 is adjacent to Site OSPF3b which is located to the south. <i>Please see the Site Assessment for Site OSPF3b which assesses a combination of both sites.</i></p>					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS18a (revised boundary)	Hill Farm, Stag Lane, Chorleywood	Chorleywood	4.2

The map shows the Hill Farm site (outlined in red) located between Stag Lane to the north and a track to the south. To the west is a residential area with a school and a covered reservoir. To the east is open greenfield land. The map includes a scale bar (0 to 225 meters) and a north arrow. Text on the map includes 'Hill Farm', 'Stag Lane', 'School', 'Resr (covered)', 'Track', 'Path', 'Grange Cottage', 'WATERFIELD', 'LITTLE HILL', 'PH', 'SHEPHERD'S', and '122m'.

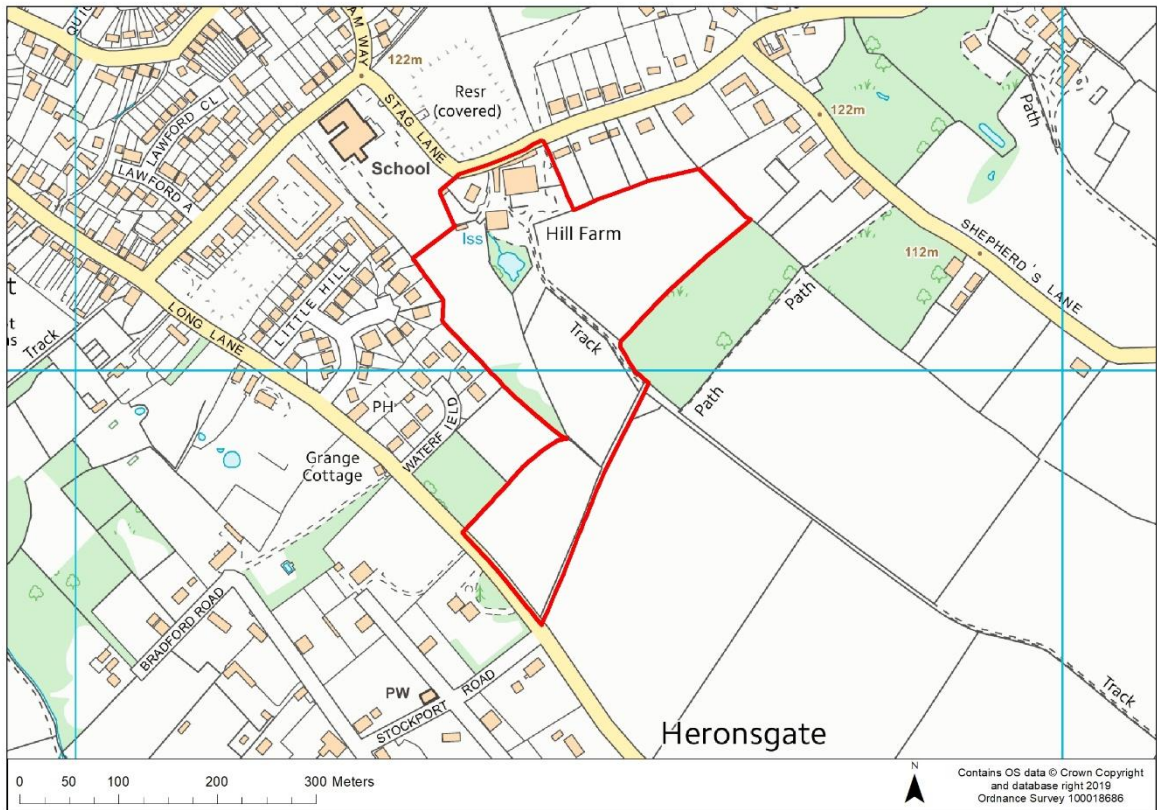
Site Description <p>The site is comprised of greenfield land, which is currently in agricultural use as grazing land. There are agricultural buildings to the north of the site. To the north of the site is a primary school and residential development of Chorleywood. To the west there is low-density residential development, in the settlement of Heronsgate. There is open agricultural land to the south and east. The site is accessed from Stag Lane.</p> <p>The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS18).</p>	
Use(s) Proposed	Residential
Planning History <p>There have been three prior approval applications on land at the north of the site. The application for change of use of an agricultural barn to one dwelling was refused (15/0463/PDA) and a later application for the change of use of an agricultural barn to a pair of semi-detached dwellings was refused (15/0643/PDA). An application for the change of use of an agricultural barn to three dwellings was also refused (16/1361/PDA).</p>	
Suitability	
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: 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 low. Historic Environment: Heronsgate Conservation Area located to the south-west of the site. A heritage impact assessment would be required as part of any proposals on the site. Archaeology: 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.
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: The site is accessed from Stag Lane, although this is a narrow road with capacity for single-file traffic for most of its length.

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality							
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development (this assessment includes land to the south – Site CFS18).Local Wildlife Site: The south-western boundary is adjacent to a Local Wildlife Site (Shepherd's Lane Wood).Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">There is a public right of way running through the centre of the site.Thames Water have advised that the site would be likely to require upgrades to the wastewater network.HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and wider mitigation measures may be necessary to achieve a sustainable location. Enabling permeability to the existing settlement would be a key consideration.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood.							
Availability (ownership/legal issues)							
The site is in single ownership and the site was promoted by the landowner as part of a larger site (Site CFS18).							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	35-50	Indicative Dwelling Range	150-210				
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Any development of the site would need to take account of the presence of public right of ways and heritage considerations. An upgrade to the wastewater network may also be necessary. The site is both available and achievable.							
The site boundary of CFS18a is revised to include land that is adjacent to the south-west which has been promoted. <i>Please see the Site Assessment for Site CFS18b for an expanded boundary of the site, which still excludes the Local Wildlife Site.</i>							
The site is adjacent to Site OSPF3b which is located to the south. <i>Please see the Site Assessment for Site OSPF3b which assesses a combination of both sites.</i>							
Suitable	Yes	Available	Yes	Achievable	Yes		

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS18b	Hill Farm, Stag Lane	Chorleywood	7



Site Description	
<p>The site is comprised of greenfield land, which is currently in agricultural use as grazing land. There are agricultural buildings to the north of the site. To the north of the site is a primary school and residential development of Chorleywood. To the west there is low-density residential development of the Heronsgate settlement. There is open agricultural land to the south and east, with an area of woodland adjacent to part of the southern boundary.</p> <p>The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS18).</p>	
Use(s) Proposed	Residential
Planning History	
<p>There have been three prior approval applications on land at the north of the site. The application for change of use of an agricultural barn to one dwelling was refused (15/0463/PDA) and a later application for the change of use of an agricultural barn to a pair of semi-detached dwellings was refused (15/0643/PDA). An application for the change of use of an agricultural barn to three dwellings was also refused (16/1361/PDA).</p>	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The site is within two parcels that were assessed in the Stage 2 Green Belt Review. The parcel in which the northern part of the site is located was assessed as leading to low harm to the Green Belt if released. The parcel in which the southern part of the site is located was assessed as leading to moderate-high harm to the Green Belt if released.Historic Environment: Heronsgate Conservation Area is adjacent to the southern boundary of the site. The Heritage Impact Assessment states that the site’s development would have a minor adverse impact on the historic environment. The Heritage Impact Assessment considers that the site area which abuts the Conservation Area should retain its rural character,

Appendix 7a – Call for Sites Detailed Assessments

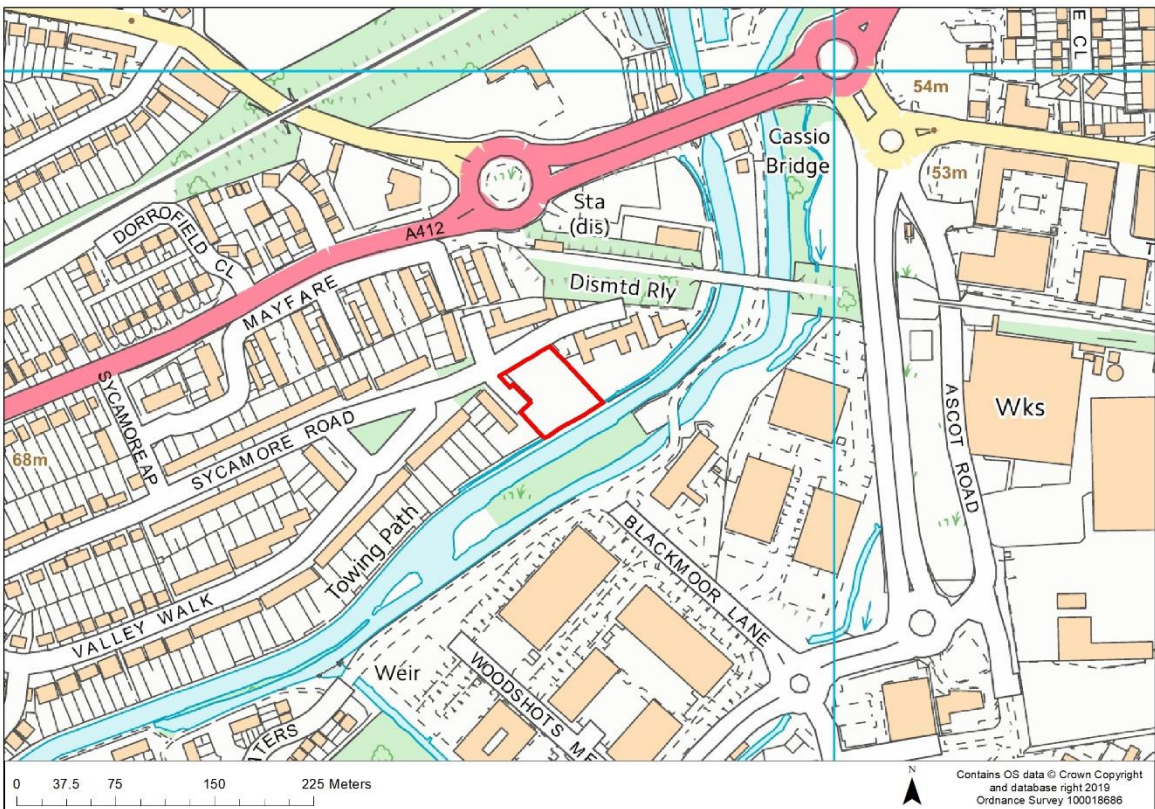
	<p>with care taken on height of buildings to ensure that impact on the listed building complex and the boundary of the Conservation Area is avoided. A detailed heritage impact assessment would be required as part of any planning application.</p> <ul style="list-style-type: none"> • Archaeology: HCC Historic 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.
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: The south of the site which abuts Long Lane is at low-medium risk of surface water flooding. • Access: The site is accessed from Stag Lane, although this is a narrow road with capacity for single-file traffic for most of its length and improvements would be necessary. Access could also be provided from Long Lane although it is likely that improvements to this road was also be required. Two new access points are proposed by the promoters; access on to Stag Lane is proposed to utilise the permitted site access with minor amendments. It is proposed by the promoter to make further amendments to the Stag Lane access to provide a full-length access of 4.8m within the site, and an improved visibility to the west and a footway of 2.0m in width on the southern side of Stag Lane in the vicinity of the junction only. The second access is proposed onto Long Lane frontage at its southwestern end.
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (Shepherd's Lane Wood) adjacent to the south-eastern boundary. • TPO: There are protected trees within the site (TPO049). • Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.
Further Constraints/Considerations: <ul style="list-style-type: none"> • There are public right of ways running through the centre of the site. • Thames Water have advised that the site would be likely to require upgrades to the wastewater network. • HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and wider mitigation measures may be necessary to achieve a sustainable location. Enabling permeability to the existing settlement would be a key consideration. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 	
Availability (ownership/legal issues)	
<p>The site is in single ownership and the site was promoted by the landowner as part of a larger site (Site CFS18).</p>	
Achievability	
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>	
Potential Density	

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Landowner Proposed DPH	25 (on proposed 5.9ha developable area)	Landowner Proposed Dwelling Range	150
Indicative DPH	35-50	Indicative Dwelling Range	150-210
Phasing			
0-5 years	x	6-10 years	x
11-15 years		16+ years	
Conclusion			
<p>The site is considered to be suitable for residential development, subject to mitigation measures to address surface water flooding and impacts on the historic environment. Any development must also account for the presence of protected trees and public right of ways within the site. An upgrade to the wastewater network may also be necessary. The site is available and achievable.</p> <p><i>The site is adjacent to Site OSPF3b which is located to the south. Please see the Site Assessment for Site OSPF3b which assesses a combination of both sites.</i></p>			
Suitable	Yes	Available	Yes
		Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS19	Land adjacent 62-84 & 99-121 Sycamore Road	Croxley Green	0.27




Site Description	
The site is comprised of greenfield land, located in the urban settlement of Croxley Green. The site is amenity grassland bordered by residential apartment blocks on the eastern and northern sides, with houses to the west. There are trees scattered throughout the site and mature tree screen lining the southern edge of the site. Beyond this vegetation, the south of the site borders the Grand Union Canal, with the River Gade beyond this. The site is accessed from Sycamore Road.	
Use(s) Proposed	Residential
Planning History	
The site has been the subject of an outline application for the erection of a two-storey building comprising eight residential units (05/1055/OUT). The application was refused and dismissed at appeal.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is not located in the Green Belt.Historic Environment: There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: Most of the site is at low risk of surface water flooding. Within the southern section of the site, there are areas at medium risk.Groundwater Flooding: Groundwater levels are very near (within 0.025m) the ground surface.GSPZ: The site is wholly within 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

Appendix 7a – Call for Sites Detailed Assessments

	drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.				
	<ul style="list-style-type: none">• Access: The site could be easily accessed from Sycamore Road.				
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.• TPO: The sycamore tree located close to the western border of the site is protected (TPO693).				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.					
Availability (ownership/legal issues)					
The site is in single ownership and 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	30-74	Landowner Proposed Dwelling Range		8-20	
Indicative DPH	50-70	Indicative Dwelling Range		14-19	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
The site is deemed suitable for residential development, subject to mitigation measures to address the risk of flooding from various sources within the site. Further work should also be undertaken in relation to the site's location in GSPZ1. Any development of the site would need to take account of the presence of the protected tree within the site. The site is both available and achievable. The site is deemed to be deliverable.					
Suitable	Yes	Available	Yes	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS20	Land at Croxley Station, Watford Road	Croxley Green	2.3



Site Description

The site comprises of previously developed (brownfield) urban land and is included on the Brownfield Land Register. The site is currently in use as Croxley station and car park, with adjoining land and a timber yard to the rear of the station also included in the site boundary. The site boundary includes the railway line. Residential development surrounds the site and there are two shopping parades in close proximity, to the immediate south and west.

The southern area of the site is an existing housing allocation (Site H(13): Croxley Station Car Park and Timber Yard).

Use(s) Proposed	Residential
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Planning History

There is no relevant planning history on the site.

Suitability

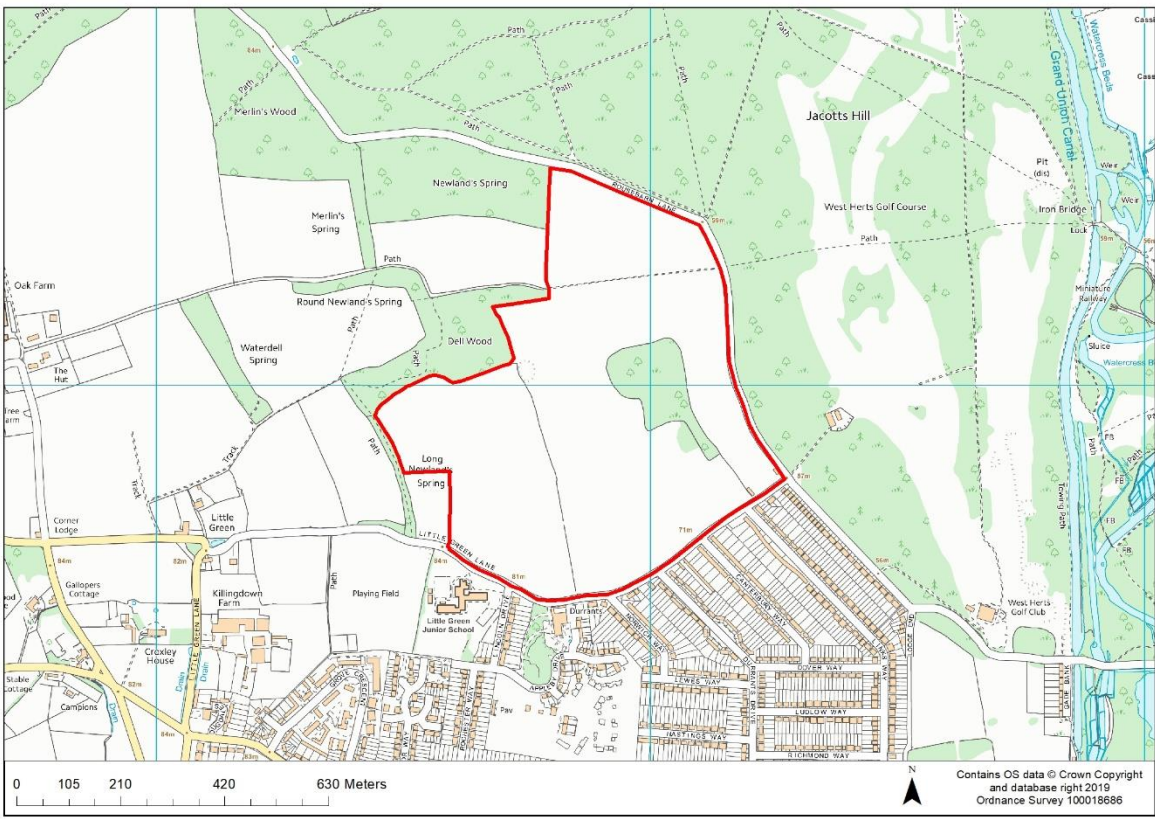
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is not located in the Green Belt. Historic Environment: Croxley Railway Station is a Locally Listed Building. There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: There is a small area at the north of the site at risk of surface water flooding. Ponding along the embankment also occurs during rainfall events, with a return period of 1 in 100 and 1 in 1,000 years. Groundwater flooding: Groundwater levels are between 0.5m and 5m below the ground surface during a 1 in 100-year groundwater flood event. Surface manifestation of groundwater is unlikely. GSPZ: The site is wholly within GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to

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	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						
	<ul style="list-style-type: none">• Access: Access could be provided from Watford Road.• Noise: Noise and vibrations caused by the use of the station may have an impact on the site and its future occupiers.						
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.						
Further Constraints/Considerations: <ul style="list-style-type: none">• HCC Highways state that the site is situated in a potentially highly sustainable location in transport terms.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.							
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 highlighted potential issues regarding the viability of the site dependent on the Council's car parking requirements.							
Potential Density							
Landowner Proposed DPH	60-80		Landowner Proposed Dwelling Range		140-185		
Indicative DPH	60-80		Indicative Dwelling Range		140-185		
Phasing							
0-5 years		6-10 years	x	11-15 years		x	16+ years
Conclusion							
The site is comprised of previously developed land and is located in a highly sustainable location. The site is deemed suitable for residential development, subject to mitigation measures to address the risk of flooding from various sources within the site. Further work should also be undertaken in relation to the site's location in GSPZ1. Noise and vibrations caused by the use of the railway line should be addressed through mitigation measures. The site is both available and achievable. The site is deemed to be developable.							
Suitable	Yes		Available	Yes		Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
CFS21	Land at Rousebarn Lane, Little Green Lane	Croxley Green	40.6



Site Description	
<p>The site is comprised of greenfield land, consisting of two large arable fields which are currently in agricultural use. There is an area of woodland to the east of the site and much of the site is well contained by existing tree stands and woodland. The site is located on the northern edge of Croxley Green. To the north and east of the site is Whippendell Woods and to the east is West Herts Golf Course. Beyond Little Green Lane to the south is Little Green Junior School and residential development associated with the settlement of Croxley Green. Agricultural land is located to the west of the site.</p> <p>The eastern boundary of the site is adjacent to the Borough of Watford.</p>	
Use(s) Proposed	Residential and associated infrastructure (Country Park, community centre, sports facilities, children's/youth play, sports areas, primary education, local centre, GP).
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: 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.Historic Environment: No heritage assets lie within the site. Croxley Green Conservation Area lies to the south-west of the site and Cassiobury Park Registered Park and Garden is adjacent to the northern boundary of the site. The Heritage Impact Assessment states that the site's development would have a moderate adverse impact on the historic environment. Any proposals would need to give careful consideration to masterplanning in order to protect the setting of the Registered Park and Garden and Conservation Area, with landscaping and planting on the western and eastern side of the site.

Appendix 7a – Call for Sites Detailed Assessments

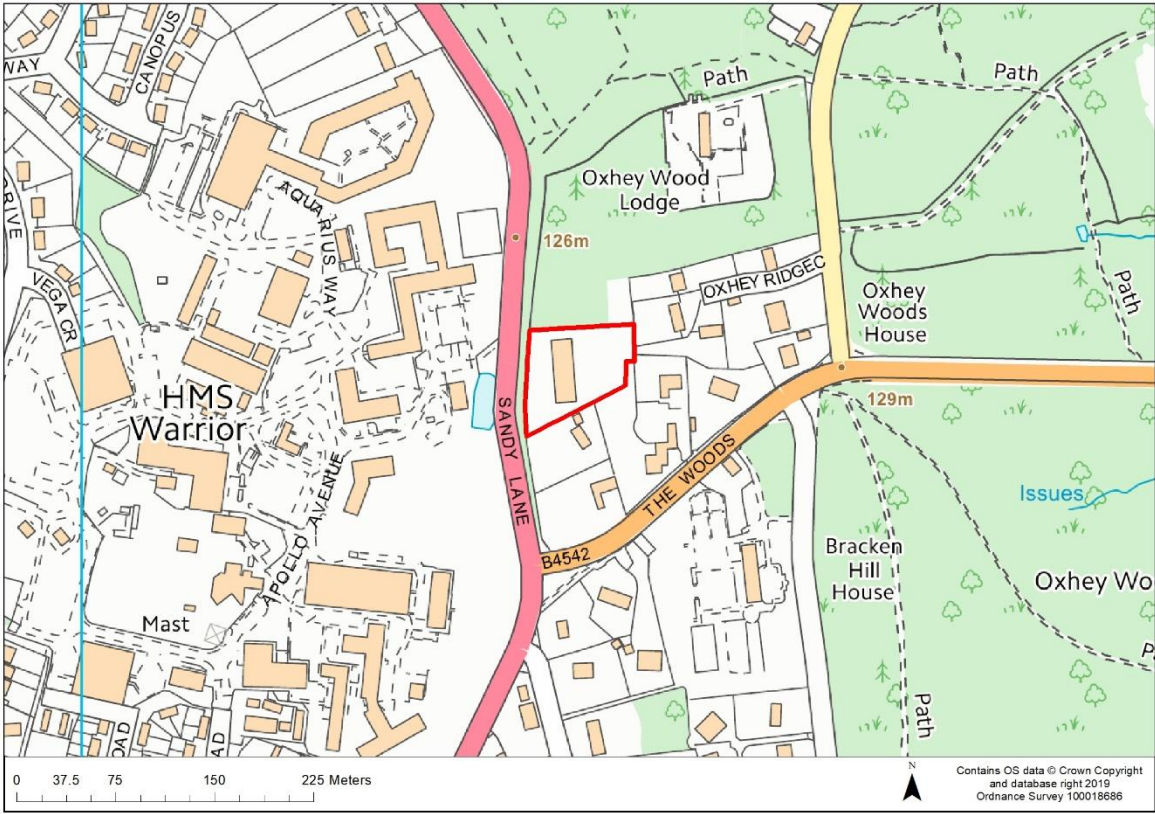
	<p>Durrants House is a Grade II Listed Building lying to the south of Little Green Lane, opposite the site. Any planning application for the site would require a detailed heritage statement defining the impact on the Listed Building and its setting.</p> <ul style="list-style-type: none"> • Archaeology: 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: The majority of the site not at risk of surface water flooding, although there is a flowpath at low-medium risk along the eastern boundary and a small flowpath of high risk in the south east corner. • Access: Little Green Lane is a single-track lane with a footway and wide verge on the southern side of the lane. The intention is to de-prioritise Little Green Lane as a traffic route; making it a more pedestrian and cycle friendly route. It is proposed that Links Way and Durrants Drive will form priority routes direct into the site with Little Green Lane giving way and Links Way and the eastern most access forming a staggered priority junction with Little Green Lane. A limited section of widening between the eastern most site access and Links Way is proposed to support bus access to the Site. There is no intention to utilise Rousebarn Lane for vehicular access towards the proposed development.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • TPO: There are protected trees adjacent to the north-eastern boundary of the site (TPO182). • Local Wildlife Site: The eastern field contains a Local Wildlife Site (Wood East of Dell Wood). Open space/parkland is proposed to surround this area. • Ancient Woodland: The eastern field contains an Ancient Woodland. This covers the same area as the Local Wildlife Site. Open space/parkland is proposed to surround this area. A 15m buffer zone to the ancient woodland is proposed. • SSSI: To the north and east of the site is Whippendell Woods (south), which is an SSSI. • Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • A public right of way runs through the north of the site. • The site is strategic in scale and it is intended to provide the supporting infrastructure, including a mixed use local centre, a primary school, a GP surgery, public open space (proposed as a country park), a community/sports facility and children's play space and new walking and cycling routes. • The proposals are based on a net residential developable area of 16.2ha. Non-residential land use is proposed to measure 24.43ha. Proposed residential densities range from low to high based on site circumstances. 	

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none"> HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Croxley Green. 							
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	48dph (on 16.2ha residential area) 19.2 (on 40.63ha overall site area)	Landowner Proposed Dwelling Range	782				
Indicative DPH	19.2 (overall site area)	Indicative Dwelling Range	782				
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
The site is deemed suitable for residential development. 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. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. The site is both available and achievable. The site is deemed to be developable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS22	Knoll Oak, Sandy Lane, Northwood	Moor Park & Eastbury	0.5



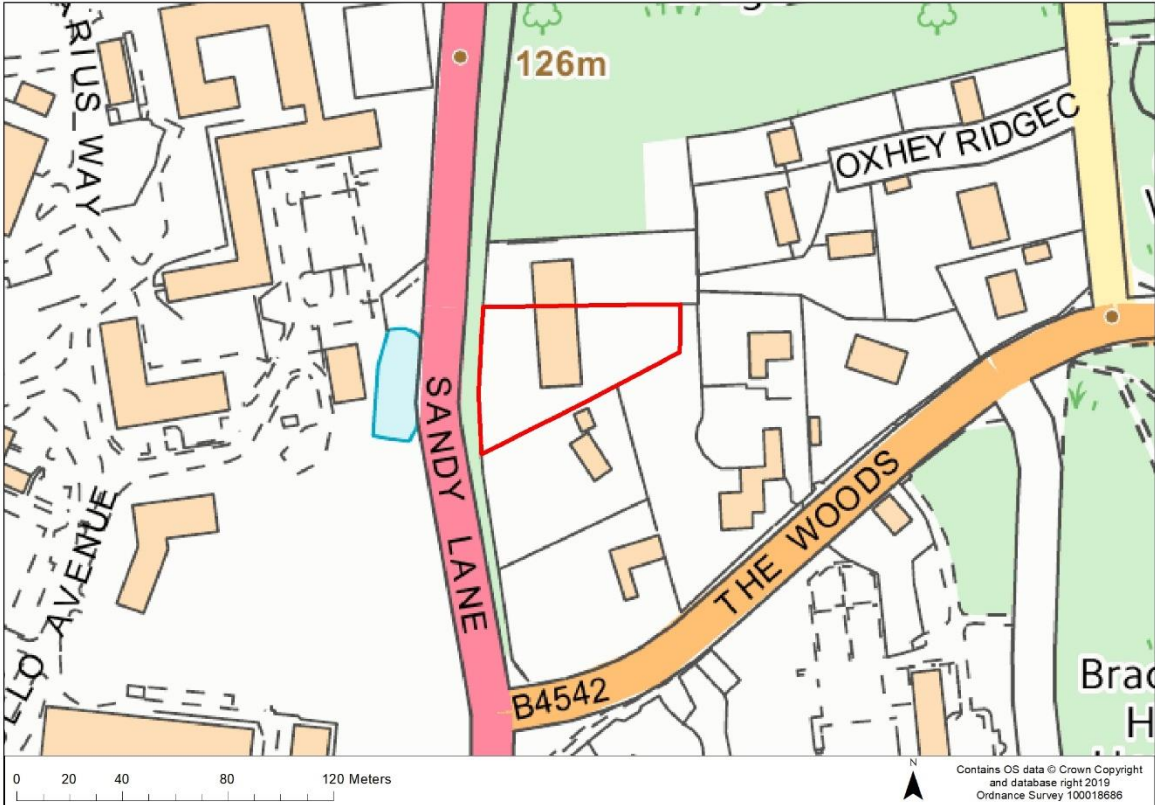
Site Description	
<p>The site is comprised of previously developed (brownfield) land and the area of the existing building footprint is included on the Brownfield Register. The site contains a large vacant detached dwelling surrounded by trees in all directions. Due to the wooded nature of the area the site is well enclosed with dense vegetation to all boundaries, with trees coverage also existing within the plot. The local area is characterised by woodland forming part of Oxhey Woods. Amongst this woodland there is low density development consisting of large detached houses. On the opposite side of Sandy Lane is Northwood Headquarters.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There is no relevant planning history on the site.</p>	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: Part of the site, to the north, 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 Green Belt area of the site is located) as moderate-high.Historic Environment: There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: At the centre of the site, there is a small area at risk of surface water flooding (ranging from low-medium risk).Access: Access exists from Sandy Lane.

Appendix 7a – Call for Sites Detailed Assessments

Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.• TPO: A TPO covers trees across the whole site (TPO800).• Ecology: Hertfordshire County Council Ecology state that the site has a high ecological sensitivity due to the site's location.					
Further Constraints/Considerations:						
<ul style="list-style-type: none">• Settlement Hierarchy (Core Strategy, 2011): The site is located in the Secondary Centre of Eastbury.						
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	68		Landowner Proposed Dwelling Range		34	
Indicative DPH	22-30		Indicative Dwelling Range		11-15	
Phasing						
0-5 years	x	6-10 years		11-15 years		16+ years
Conclusion						
The site is deemed suitable for residential development, subject to mitigation measures to address the risk of surface water flooding within the site. Any development of the site would need to take account of the presence of protected trees within the site. The site is both available and achievable. The site is deemed to be deliverable.						
The boundary of the site has been revised to assess the area of the site which is not in the Green Belt; <i>please refer to the Site Assessment for Site CFS22a.</i>						
Suitable	Yes		Available	Yes		Achievable
						Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS22a (revised boundary)	Knoll Oak, Sandy Lane, Northwood	Moor Park & Eastbury	0.28



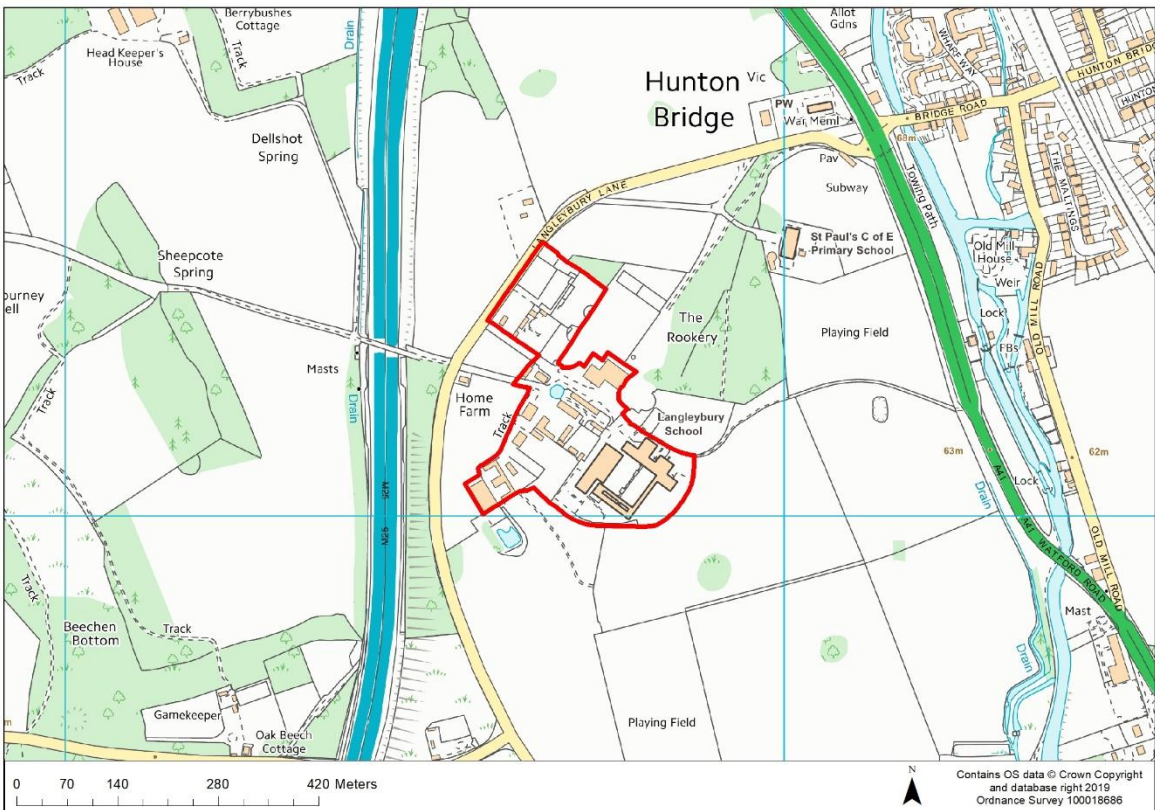
Site Description	
<p>The site is comprised of previously developed (brownfield) land and the area of the existing building footprint is included on the Brownfield Register. The site partially contains a large vacant detached dwelling surrounded by trees. Due to the wooded nature of the area, the site is well enclosed with dense vegetation to all boundaries, with trees coverage also existing within the plot. The local area is characterised by woodland forming part of Oxhey Woods. Amongst this woodland there is low density development consisting of large detached houses. On the opposite side of Sandy Lane is Northwood Headquarters.</p> <p>The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS22).</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is not located in the Green Belt.Historic Environment: There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoise	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: At the centre of the site, there is a small area at risk of surface water flooding (ranging from low-medium risk).Access: Access exists from Sandy Lane.

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none">Air Quality					
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.TPO: A TPO covers trees across the whole site (TPO800).Ecology: Hertfordshire County Council Ecology state that the site has a high ecological sensitivity due to the site's location.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">Settlement Hierarchy (Core Strategy, 2011): The site is located in the Secondary Centre of Eastbury.					
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	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	40-54		Indicative Dwelling Range	11-15	
Phasing					
0-5 years	x	6-10 years		11-15 years	
					16+ years
Conclusion					
The site is deemed suitable for residential development, subject to mitigation measures to address the risk of surface water flooding within the site. Any development of the site would need to take account of the presence of protected trees within the site. The site is both available and achievable. The site is deemed to be deliverable.					
Please see the Site Assessment for CFS22 which includes the area to the north of the site which was also promoted.					
Suitable	Yes	Available	Yes	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS23	Langleybury Estate	Abbots Langley	6

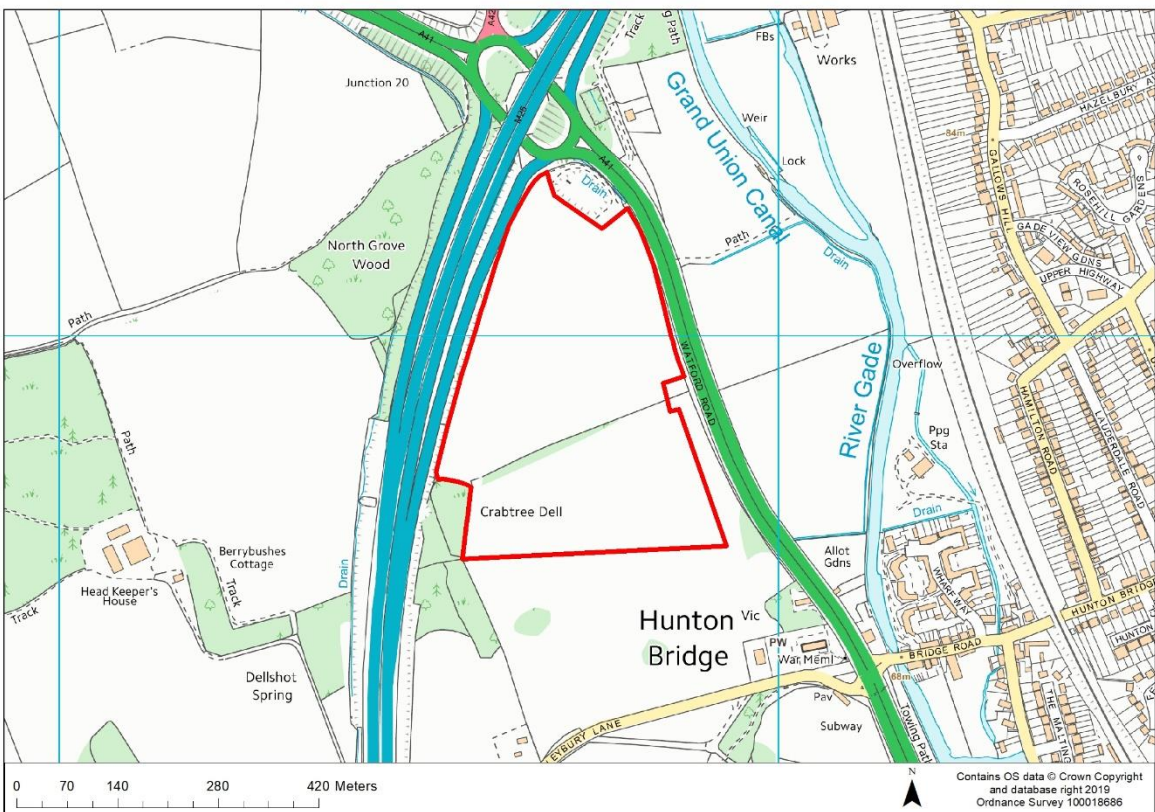


Site Description	
<p>The site is a mix of previously developed (brownfield) land and greenfield land. The south-eastern area of the site is on the Brownfield Register. The site includes the Langleybury House and former secondary school buildings, which are both vacant. Home Farm, adjacent to the Langleybury House, is currently an active agricultural holding with a dairy heard and farming function. There is also a separate Charitable Children's farm. The site is accessed from Langleybury Lane.</p> <p>The site forms part of the Langlebury and Grove Development Brief (2012) area.</p>	
Use(s) Proposed	Residential, hotel and ancillary leisure uses
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: 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.Historic Environment: The Estate comprises the Grade II* Langleybury House and the separately listed Grade II Stables, Dairy Cottages and Aisled Barn. Langleybury House is on Historic England's Heritage at Risk Register. A heritage impact assessment would be required as part of any proposal.Archaeology: 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.
Physical Constraints: <ul style="list-style-type: none">AccessFlood Zone	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none">• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Surface Water Flood Risk: There is a small pond at the centre of the site. There is a low risk of surface water flooding in the pond area.• Access: There is an existing access from Langleybury Lane onto the site. HCC Highways state that the existing access may need improvement if the use of the access were to be intensified.						
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• None identified.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">• Part of the site, at the south-east, is within the boundary of the current site allocation for the Langleybury and the Grove, which is subject to the Langley and The Grove Development Brief (2012).• HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. HCC Highways recognise that whilst some walking routes exist, distances to destinations could limit any walking trips, with only primary education and limited commercial amenity available in excess of 800m from the site.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located outside of any settlement included in the Settlement Hierarchy.							
Availability (ownership/legal issues)							
The site is in multiple ownerships but is being promoted by the landowners.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	3-5	Indicative Dwelling Range	20-30				
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
The site is a current site allocation (Site H7) in the Site Allocations LDD (adopted 2014) and is subject to the Langleybury and The Grove Development Brief (2012). The main proposals for the Langleybury site include the removal of the old school buildings, refurbishment, extension and conversion of Langleybury House to hotel use and some residential and new hotel/leisure development in the least sensitive locations of the site.							
Since the allocation of Site H7, no housing has been delivered on the site and therefore the current allocation (Site H7) will be carried forward into the new Local Plan. <i>Please see the Site Assessment for Site H7 for an assessment of the existing allocation.</i>							
Suitable	Partially Y	Available	Yes	Achievable	Yes		

Appendix 7a – Call for Sites Detailed Assessments

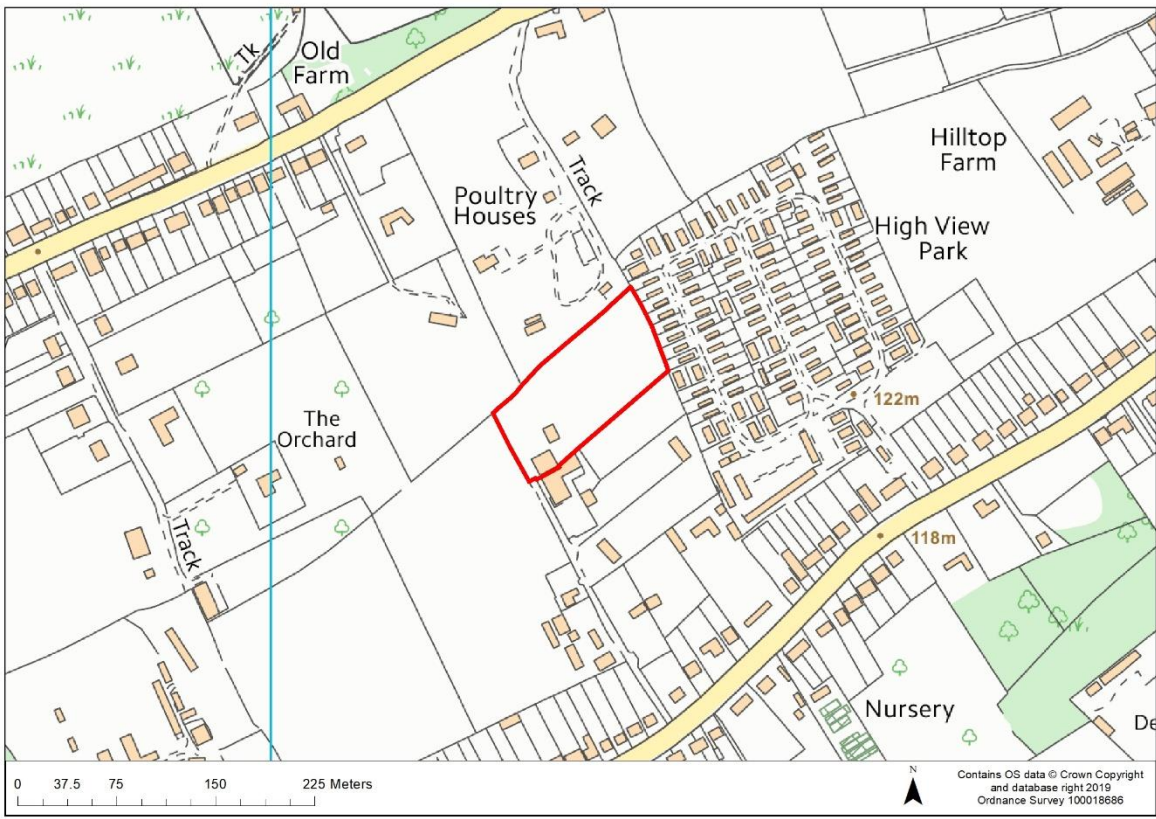
Site Ref	Address	Settlement	Site Area (ha)
CFS24	South West Junction 20 of M25	Abbots Langley	13.9
			
Site Description			
The site is comprised of greenfield and previously developed (brownfield) land, which is currently in agricultural use. Part of the site is on historic landfill. The western boundary of the site is adjacent to the M25 and the eastern boundary is adjacent to the A41.			
Use(s) Proposed		Motorway services and retail	
Planning History			
There is an outline application for the development of a motorway service area on the site, which is pending consideration (19/0646/OUT).			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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.Archaeology: 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.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Groundwater Flood Risk: Groundwater levels are between 0.5m and 5m below the surface.Contamination: The northern portion of the site coincides with a Historic Landfill site (Junction 20 M25-A41, Abbots Langley: Ref. EAHLD12332). It is advised to refer to the Environment Agency for advice in regards to any potential considerations.	

Appendix 7a – Call for Sites Detailed Assessments

Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree		<ul style="list-style-type: none">• TPO: There are several TPOs to the south of the site and along the south-western and eastern boundaries (TPO897).	
Further Constraints/Considerations:			
<ul style="list-style-type: none">• Settlement Hierarchy (Core Strategy, 2011): The site is located outside of any settlement defined in the Settlement Hierarchy.			
Availability (ownership/legal issues)			
Ownership of the site is under option, to be acquired by the promotor.			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	N/A	Indicative Dwelling Range	N/A
Phasing (N/A)			
0-5 years		6-10 years	
		11-15 years	
			16+ years
Conclusion			
No evidence of need for a service station has been submitted. Officers are of the view that the most appropriate mechanism for the delivery of motorway services proposals is via the planning application process in accordance with the NPPF and DfT circular 02/2013, which advises that this is a matter for private promoters and where the application can demonstrate whether or not there is a need for a motorway service station. There is currently an outline application at this site that is pending consideration (19/0646/OUT).			
Suitable	No	Available	Yes
		Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS25	Four Winds, off Toms Lane, Kings Langley	Kings Langley	0.9

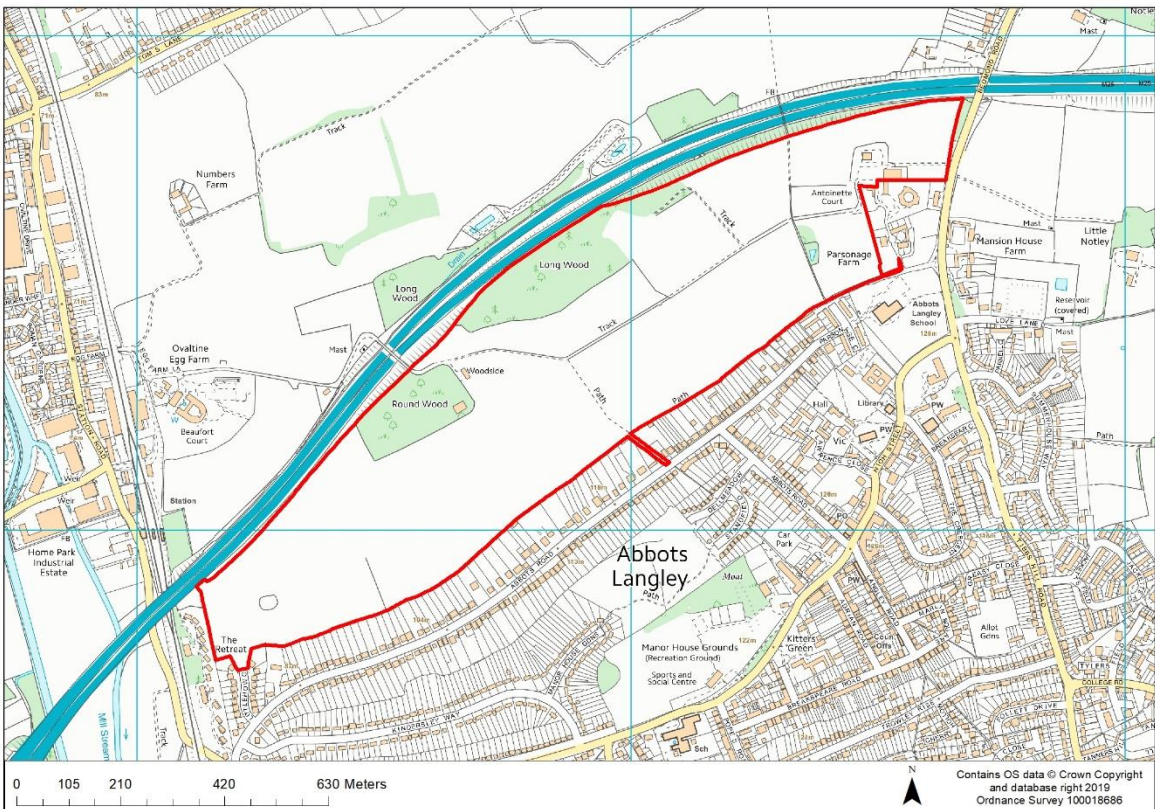


Site Description	
The site is comprised of greenfield land and a small area of previously developed (brownfield) land, due to the location of a residential dwelling and outbuildings on the site. The site is in use as a residential property and garden, with an outbuilding and an area of hardstanding on the east which is in use for car parking. The site boundaries are formed by vegetation. The site is accessed from a private drive off of Toms Lane.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: 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.Historic Environment: There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There is low risk of surface water flooding across within the southern half of the site.Access: The site is currently accessed from a long private drive off of Toms Lane. The road is narrow and accommodates for single-file traffic.

Appendix 7a – Call for Sites Detailed Assessments

Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree		<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.				
Further Constraints/Considerations:						
<ul style="list-style-type: none">• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the settlement of Toms Lane, which is classified as an “Other Settlement” in the Settlement Hierarchy.						
Availability (ownership/legal issues)						
The site is in single ownership and 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		6		Landowner Proposed Dwelling Range		5
Indicative DPH		30-40		Indicative Dwelling Range		27-36 26-35 (net)
Phasing						
0-5 years		x	6-10 years			11-15 years
						16+ years
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. Whilst it is recognised that the site is partially comprised of previously developed land (approximately 0.35ha), this does not comprise the entirety of the site area, the site is not located at the edge of a higher tier settlement and would result in at least high harm to the Green Belt. Allocating the site would not outweigh harm to the Green Belt, if released. It is therefore considered unsuitable for residential development.						
Suitable		No		Available		Yes
				Achievable		Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS26a	The Kings Langley Estate, Abbots Langley	Abbots Langley	58.5
			
Site Description The site consists of open greenfield land with parts of the site in an agricultural use. Part of the land, to the north, is a historic landfill site and is therefore classified as previously developed land. A small area at the north of the site is on historic landfill and is therefore comprised of previously developed land. To the north of the site is an area of woodland. Adjacent to the north of the site is the M25 whilst residential properties run along the southern boundary of the site.			
Use(s) Proposed		Residential	
Planning History There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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.Historic Environment: Abbots Langley Conservation Area is located to the south east of the site. To the east of the site, there is a Grade II* Listed Building. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. It is considered that development of the site would change of the surviving historic agrarian setting of the Listed Building and a mitigation strategy to help maintain an element of a rural setting at the eastern end of the site should be considered in any future design proposals. A heritage impact assessment would also be required in order to mitigate against any harmful impacts to the Conservation Area.Archaeology: 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.	

Appendix 7a – Call for Sites Detailed Assessments

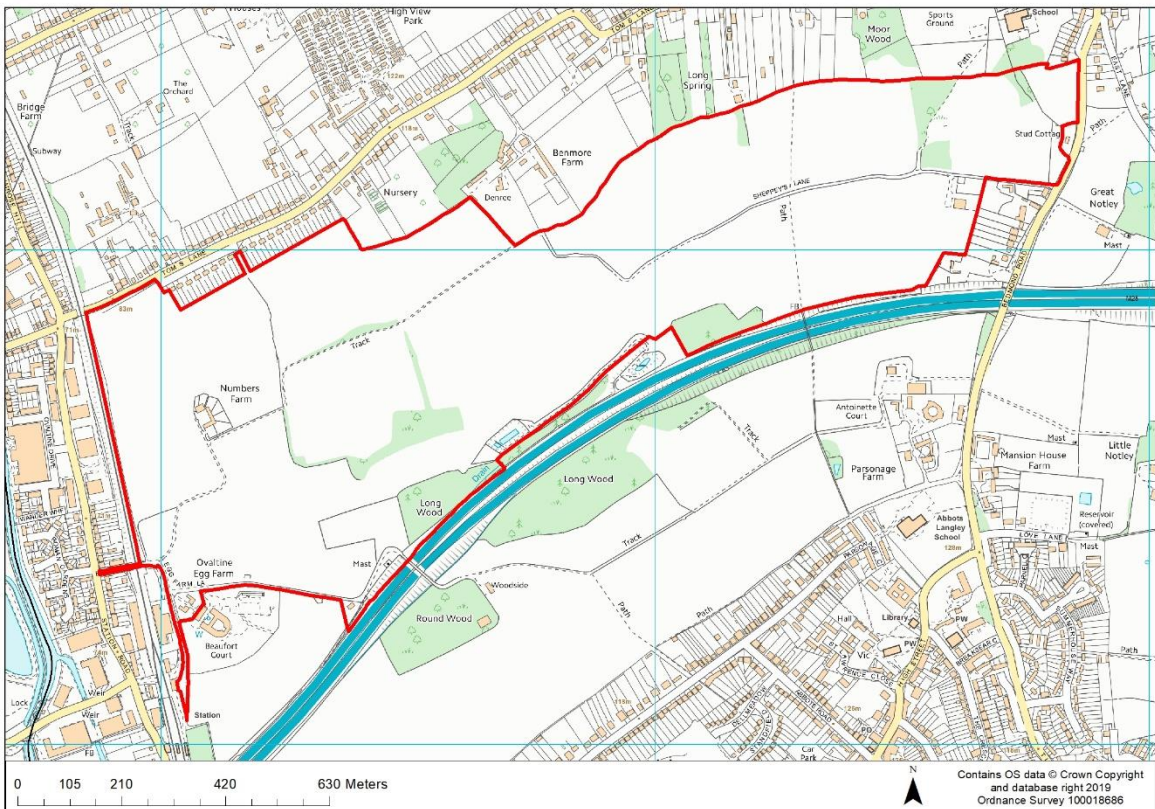
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: 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. • Groundwater Flood Risk: 14% of the site area is at moderate-high risk of groundwater flooding. In this area, to the south-west of the site, there is risk of groundwater flooding to surface and subsurface assets, with possibility of groundwater emerging at surface locally. • Contamination: A waste application was permitted in 1956 (W/0322/56) in a small part of the site and records show that the site coincides with the Historic Landfill site (Ovaltine Farm, Abbots Langley, Ref: EAHLD12313). It is advised to refer to the Environment Agency for advice in regards to any potential considerations. • Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Access: Primary vehicular access is proposed from Bedmond Road, via a new roundabout junction.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • TPO: There are protected trees at various locations across the site (TPO317, TPO089, TPO196). 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. • Local Wildlife Site: There is a Local Wildlife Site (Long Wood) located in the central northern section of the site. • Ancient Woodland: There is an Ancient Woodland adjacent to the central northern boundary of the site. This covers the same area as the Local Wildlife Site. • Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • Public right of ways run through the site. • The site is strategic in scale and would provide the supporting infrastructure, including a new local centre and primary school. • The proposals are based on a net development parcel area of approximately 30.5 ha, equating to an average maximum net density of approximately 37 dwellings per hectare (on the development parcel area). • HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and that enabling permeability to the existing settlement would be a key consideration. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley. 	
<p>Availability (ownership/legal issues)</p>	
<p>The site is in single ownership and the site is being promoted by the landowner.</p>	
<p>Achievability</p>	

Appendix 7a – Call for Sites Detailed Assessments

The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	19	Landowner Proposed Dwelling Range		1125			
	37 DPH on developable area						
Indicative DPH	19	Indicative Dwelling Range		1125			
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
The site is deemed suitable for residential development. The site is strategic in scale and its development would support a high level of infrastructure provision. Any proposals should take account of the presence of the Local Wildlife Site, Ancient Woodland, protected trees and public rights of way 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. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. 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 site is deemed to be developable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS26b	The Kings Langley Estate, Abbots Langley	Abbots Langley	95.6



Site Description	
The site consists of open greenfield land which is in agricultural use. Part of the land, to the south-east, is a historic landfill site and is therefore classified as previously developed land. An area to the south-east is on historic landfill and is therefore comprised of previously developed land. The site's western boundary is formed by a railway line whilst the southern boundary is formed by the M25. Further to the west, and adjacent to the north of the site, is residential development. Agricultural land is located to the south and east.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The site falls into three parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel (in which the western portion of the site is located – KL3) was assessed as high. Harm to the Green Belt of releasing the parcels (in which the eastern portion of the site is located – BM7 and BM8) was assessed as moderate-high. Harm to the Green Belt of releasing the parcel (in which the central portion of the site is located – AL10) was assessed as very high.Historic Environment: There are no Listed Buildings in the site boundary. The Heritage Impact Assessment states that the site's development would have a neutral adverse impact on the historic environment. There are also several Locally Listed Buildings to the west and south-west of the site, associated with Numbers Farm and Ovaltine Egg Farm. Any future proposals should take this into account.Archaeology: There is a Site of Known Archaeological Interest adjacent to the central southern boundary of the site. HCC Historic Environment advise that the site includes/has potential to

Appendix 7a – Call for Sites Detailed Assessments

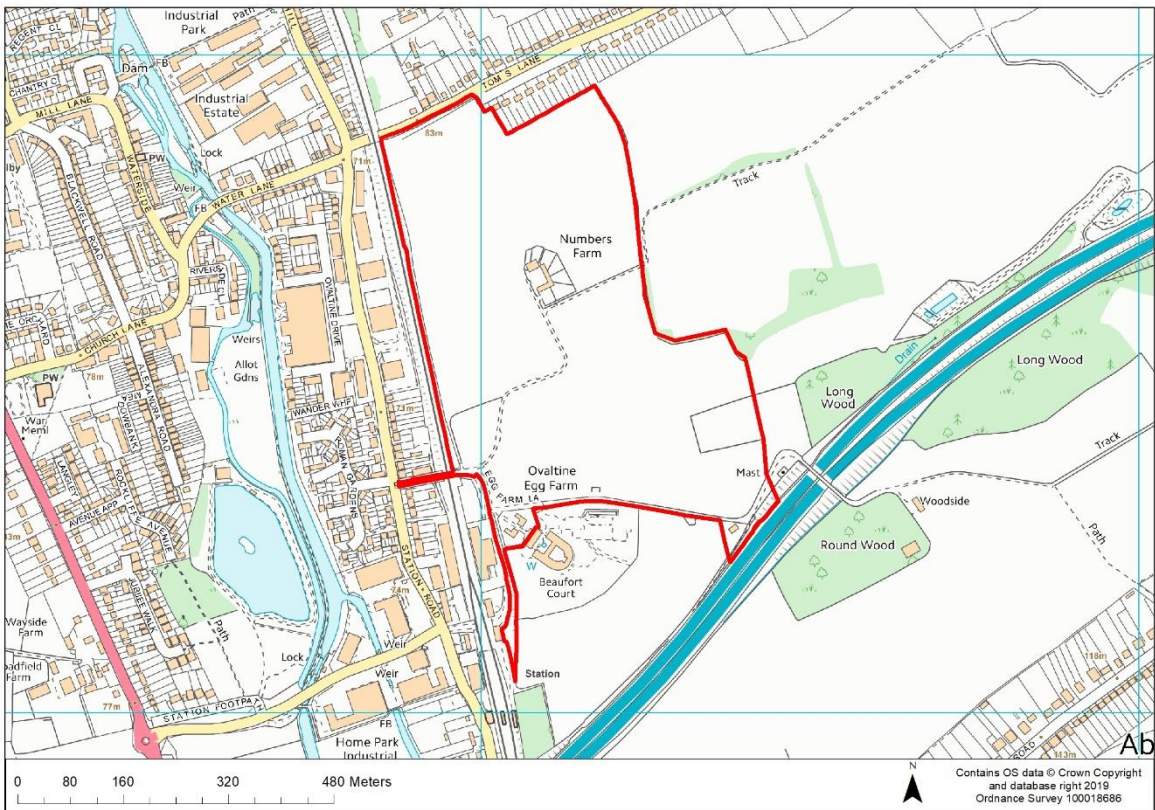
	include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.		
Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The site is in Flood Zone 1.• Surface Water Flood Risk: Most of the site has no identified risk of surface water flooding, although there is a surface water flow path to the west of the site, ranging from high-low risk. There is also a flow path and area of ponding to the south-west, ranging from high-low risk. An area to the north-east of the site ranges from high-low risk of surface water flooding.• Groundwater Flood Risk: The western half of the site has groundwater levels between 0.5m and 5m below the ground surface.• Contamination: Waste applications have been submitted on part of this site. Records show that the site coincides with historic landfill (Ovaltine Farm, Abbots Langley, Ref: EAHLD12301 and Land at Sheppey Farm, Ref: EAHD13098). It is advised to refer to the Environment Agency for advice in regards to any potential considerations.• Noise: Noise issues caused by the site’s proximity to the M25 and the railway line may have an impact on the site and its future occupiers.• Air Quality: Air quality issues caused by the site’s proximity to the M25 may have an impact on the site and its future occupiers.• Access: Primary vehicular access is proposed from Bedmond Road, via a new roundabout junction.		
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.• TPO: There are protected trees at various locations across the site (TPO317).• Local Wildlife Site: There are two Local Wildlife Sites within the site boundary. The Numbers Farm Area LWS is located in the western section of the site and Long Wood LWS is adjacent to the southern boundary.• Ancient Woodland: There is an Ancient Woodland adjacent to the central southern boundary of the site. This covers the same area as Long Wood Local Wildlife Site.		
Further Constraints/Considerations:			
<ul style="list-style-type: none">• Public right of ways run through the site.• The site is strategic in scale and could provide supporting infrastructure, including a new local centre, a primary school, secondary school, station enhancements to Kings Langley station and a bus/train interchange service.• The proposals are based on a net development parcel area of approximately 37.8 ha, equating to an average maximum net density of around 36 dwellings per hectare (on the development parcel area).• HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and that enabling permeability to the existing settlement would be a key consideration.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Secondary Centre of Kings Langley.			
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	14.4 36 DPH on developable area	Landowner Proposed Dwelling Range	1375

Appendix 7a – Call for Sites Detailed Assessments

Indicative DPH	14-25	Indicative Dwelling Range	1338-2390
Phasing			
0-5 years		6-10 years	x
		11-15 years	x
		16+ years	
Conclusion			
<p>The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcels (in which the site is located) is assessed as ranging from moderate-high to very high. Whilst the site is partially comprised of brownfield land and is of a strategic scale that could support a high level of infrastructure provision, it is not considered that this would outweigh the very high level of harm to the Green Belt in releasing the site. The need for housing does not outweigh very high harm to the Green Belt through the release of land. Therefore the site is not considered to be suitable for residential development.</p> <p>The part of the site to the west which is assessed as leading to high harm to the Green Belt (if released) is assessed separately. <i>Please refer to the Site Assessment for Site CFS26c.</i></p> <p>The part of the site to the east which is assessed as leading to moderate-high harm to the Green Belt (if released) is also assessed separately. <i>Please refer to the Site Assessment for Site CFS26d.</i></p>			
Suitable	No	Available	Yes
		Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS26c	West of the Kings Langley Estate	Abbots Langley	25.5



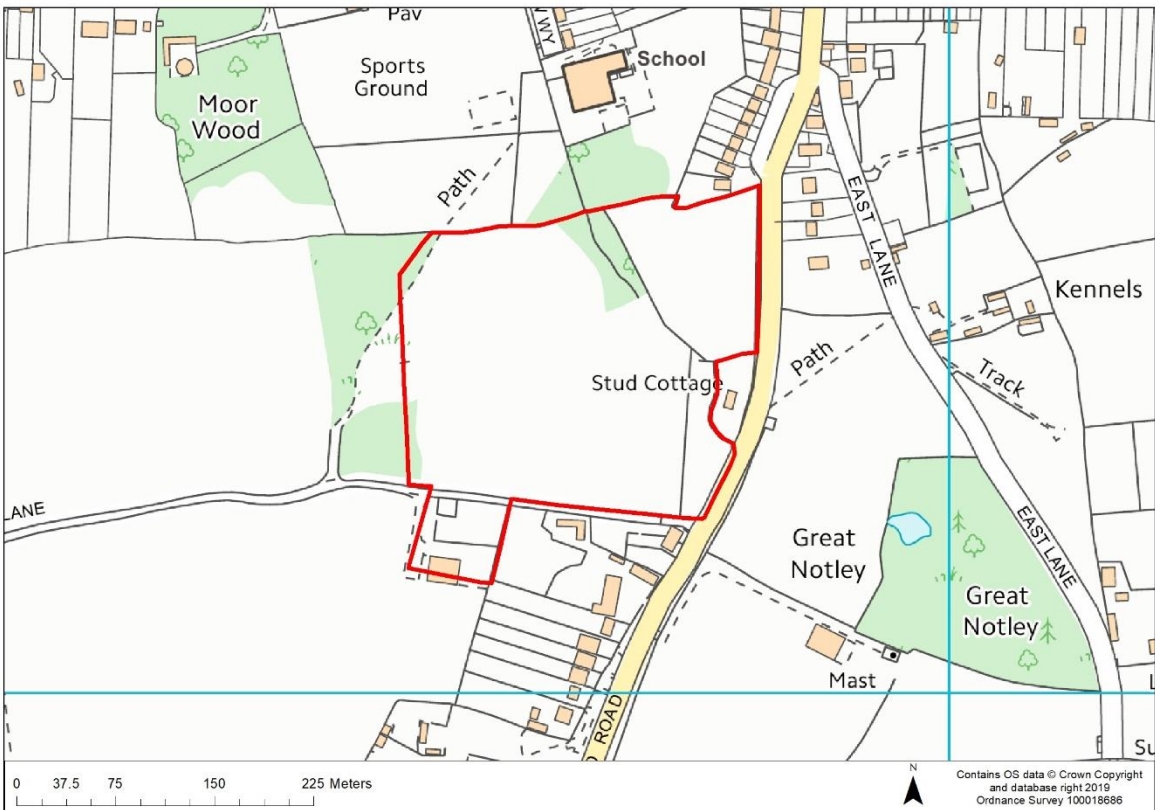
Site Description	
<p>The site consists of open greenfield land which is in agricultural use. The site's western boundary is formed by a railway line whilst the southern boundary is formed by Egg Farm Lane. There is a wind turbine located to the immediate south. Further to the west, and adjacent to the north of the site, is residential development. Agricultural land is located to east.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There is no relevant planning history on the site.</p>	
Suitability	
<p>Policy Constraints:</p> <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: 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 high.Historic Environment: There are also several Locally Listed Buildings at the south-western corner and in the centre of the site, associated with Numbers Farm and Ovaltine Egg Farm. Any future proposals should take this into account.
<p>Physical Constraints:</p> <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There is a surface water flow path, ranging from low to medium risk, running through the north of the site, which ponds at the north-west of the site. Another surface water flow path ranging from low-medium risk runs through the south of the site and ponds in the central-southern area.Access: Access exists from Egg Farm Lane although this is a narrow road and improvements would likely be required. Potential vehicular access is proposed from Toms Lane.Noise: Noise issues caused by the site's proximity to the M25 and the railway line may have an impact on the site and its future occupiers.

Appendix 7a – Call for Sites Detailed Assessments

Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree		<ul style="list-style-type: none">Local Wildlife Site: There is a Local Wildlife Site (Numbers Farm Area) located in the central-northern area of the site.TPO: There are protected trees to the south and east of the site as well as in the central-northern area of the site (TPO317).									
Further Constraints/Considerations: <ul style="list-style-type: none">A public right of way runs along part of the eastern and southern boundaries as well as through the site to the south-east and south-west.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Secondary Centre of Kings Langley.											
Availability (ownership/legal issues) <p>The site is in single ownership and the site is being promoted by the landowner as part of a larger site (Site CFS26b).</p>											
Achievability <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>											
Potential Density											
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A					
Indicative DPH		30-40		Indicative Dwelling Range		765-1020					
Phasing											
0-5 years		6-10 years		x		11-15 years		x		16+ years	
Conclusion <p>The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as high. The site is adjacent to the settlement of Kings Langley and it is considered that infrastructure provision and walking/cycling routes that would be required from a development of this scale would ensure integration with the adjacent settlement. The site is strategic in scale and its development would support a high level of infrastructure provision. It is considered that the strategic advantages of the site justify the high harm to the Green Belt in releasing the site.</p> <p>The site is therefore deemed suitable. 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. Any proposals should take account of the presence of the Local Wildlife Site, protected trees and public rights of way within the site. Any potential impacts on heritage assets and 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 site is deemed to be developable.</p>											
Suitable		Yes		Available		Yes		Achievable		Yes	

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS26d	East of the Kings Langley Estate	Abbots Langley	6



Site Description	
The site consists of open greenfield land which is in agricultural use. There is an agricultural barn located to the south-east and an area of woodland to the north. Sheppey's Lane runs through the site. Partially adjacent to the east is a residential property with the remainder of the boundary adjacent to Bedmond Road. Bedmond Sports and Social Club and Bedmond Academy school grounds are located to the immediate north, with residential properties to the north-east and south-east.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: 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.Historic Environment: There is a Locally Listed Building (Stud Cottage) located to the immediate east of the site. A heritage impact assessment may be required as part of any proposals.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Access: Access is proposed from Bedmond Road.Contamination: The south-west of the site is adjacent to historic landfill (Site Ref: EAHLD12301, Ovaltine Farm).
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape Character	<ul style="list-style-type: none">TPO: There is an area of protected trees to the north of the site as well as protected trees to the south-western corner (TPO317).

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<ul style="list-style-type: none"> • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 								
Further Constraints/Considerations:								
<ul style="list-style-type: none"> • A public right of way runs along part of the southern boundary and through the site, along Sheppey's Lane. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the village of Bedmond and at the edge of the proposed inset area of the village. 								
Availability (ownership/legal issues)								
The site is in single ownership and the site is being promoted by the landowner as part of a larger site (Site CFS26b).								
Achievability								
The promoters of the site have not specified any issues regarding the viability in developing the site.								
Potential Density								
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A			
Indicative DPH	30-40		Indicative Dwelling Range		180-240			
Phasing								
0-5 years	x	6-10 years	x	11-15 years		16+ years		
Conclusion								
<p>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. It is considered that a modest amount of development which is proportionate to the scale of the village would be acceptable if adjacent to or within the proposed inset boundary of Bedmond.</p> <p>The site is only partially adjacent to the proposed inset boundary of Bedmond and it is considered that its development would result in the overdevelopment of Bedmond. Subsequently the site is not considered to be suitable for residential development.</p>								
Suitable	No		Available	Yes		Achievable	Yes	

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS28	Land at Gypsy Lane, Hunton Bridge	Kings Langley	8

Site Description

The site is comprised of greenfield land, which currently in use as open land. The site is lined with trees along its boundaries. To the north and west there is residential development of Kings Langley, whilst to the east is the Hunton Park Hotel and beyond this Leavesden Studios. Land to the south of the site is also in use for the operations of Leavesden Studios.

Use(s) Proposed	Residential / land for Leavesden Studios
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Planning History

The site was previously in temporary use as a film set (01/01060/FUL).

Suitability

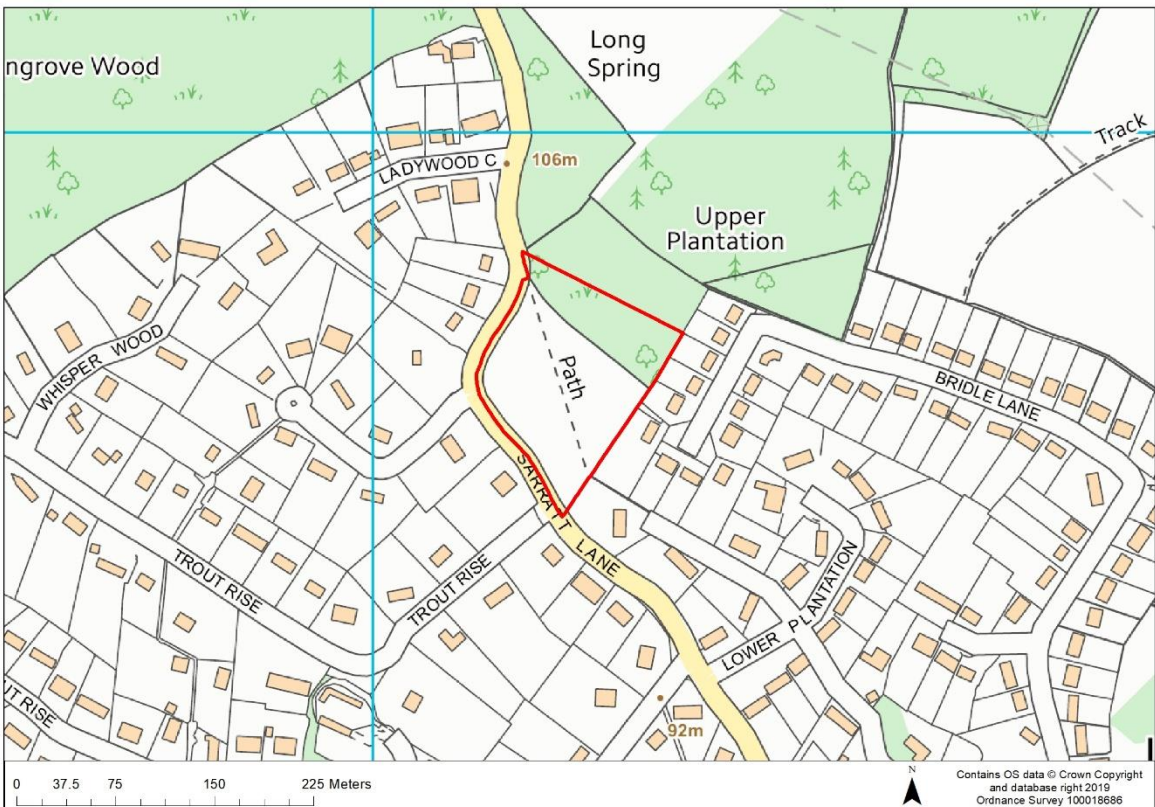
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate. Historic Environment: A Grade II* Listed Building (the main building of Hunton Park Hotel) is located to the east of the site, however this is screened beyond a woodland. Archaeology: 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Groundwater Flood Risk: Groundwater levels are between 0.5m and 5m of the surface. Access: The site has approximately 125 metre length road frontage to South Way. The site has existing access from Gypsy Lane.

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none">Air Quality								
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">TPO: There are several protected trees within the site. These are mainly concentrated along the western boundary, with others also to the north and south of the site (TPO589 and TPO41).Local Wildlife Site: Adjacent to the south-eastern boundary is a Local Wildlife Site (Hunton Park Woodland) which is partially contained within the boundary of the site.							
Further Constraints/Considerations:								
<ul style="list-style-type: none">HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley/Hunton Bridge.								
Availability (ownership/legal issues)								
The site is in single ownership and has being promoted by the landowner for residential development.								
Achievability								
The promoters of the site have not specified any issues regarding the viability in developing the site for residential development. The land is considered to be achievable for Leavesden Studios use.								
Potential Density								
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A		
Indicative DPH		N/A		Indicative Dwelling Range		N/A		
Phasing (N/A)								
0-5 years			6-10 years			11-15 years		
						16+ years		
Conclusion								
The site is within the proximity of Leavesden Studios, which is a key asset in Three Rivers and South West Herts. Leavesden Studios also holds national importance as a major visitor destination and film production location. The SW Herts Economic Study recognises that Leavesden Studios is a key to the future growth of creative industries in South West Herts.								
In order not to compromise the ability of Leavesden Studios to contribute to the local and national economy, both as a local employer and as a centre to contribute to the economic growth of the District over the Local Plan period, the site should be allocated for Leavesden Studio Use in the new Local Plan.								
Suitable		Yes		Available		Yes		
				Achievable		Yes		

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS29	Land at Sarratt Lane, Loudwater	Loudwater	1.6



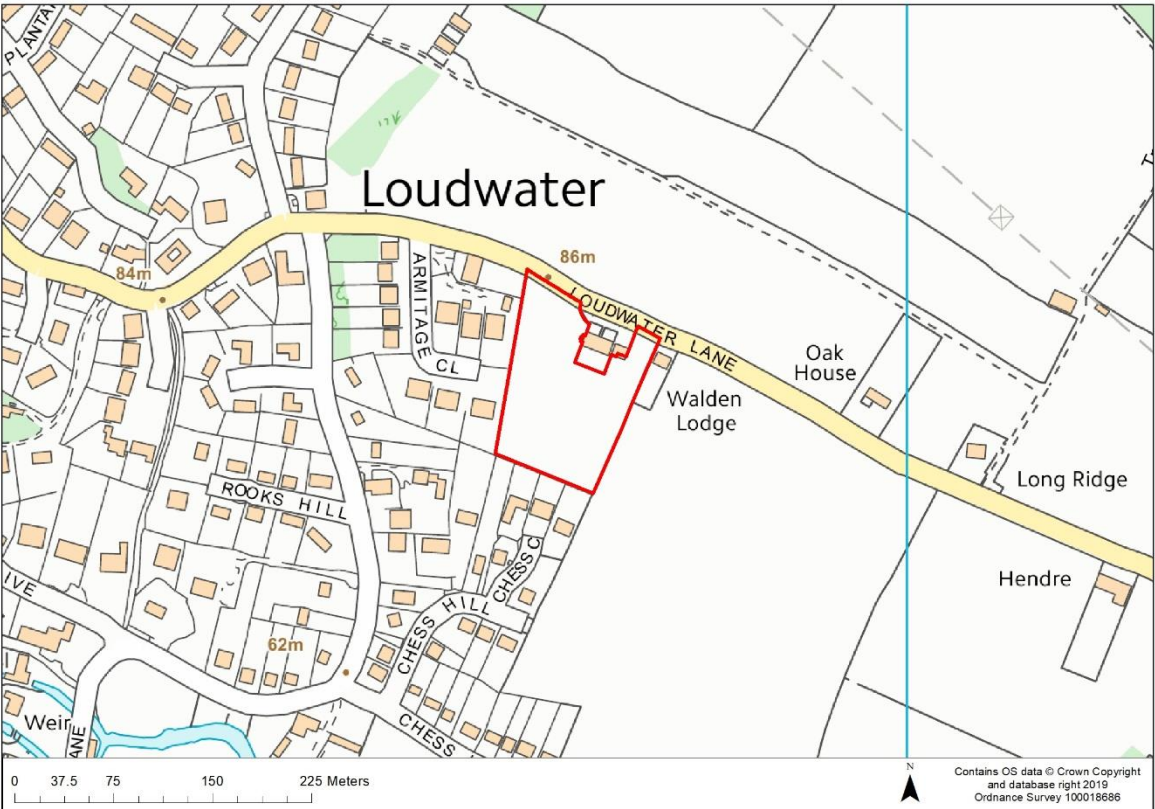
Site Description	
The site is comprised of greenfield land, with open grassland to the south and woodland to the north. The site is surrounded by low density residential development on three sides, with only the northern perimeter being bound by woodland.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">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 the southern part of the site is located) was assessed as low-moderate. Harm to the Green Belt of releasing the wider parcel (in which the northern wooded area of the site is located) was assessed as high.Historic Environment: The site is located in the Outer Loudwater Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. It is considered that development of the site would have a direct impact on the Conservation Area by changing the historic land use from being agricultural to urban development. Any future design proposals would need to take into consideration the style and layout of the existing Conservation Area.Archaeology: 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.

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Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The site is in Flood Zone 1.• Access: The site could be accessed from Sarratt Lane, although this is a narrow single-file road.				
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.• Local Wildlife Site: There is a Local Wildlife Site (Long Spring and Upper Plantation) located at the north of the site. It is proposed that the northern portion of the site will remain undeveloped.• TPO: The wooded area to the north of the site is protected (TPO141), covering the same area as the Local Wildlife Site. It is proposed that the northern portion of the site will remain undeveloped.• Ecology: Hertfordshire County Council Ecology state that the site has a locally high ecological sensitivity due to the presence of the Long Spring and Upper Plantation Local Wildlife Site.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• A public footpath runs diagonally through the site.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Loudwater which is classified as an “Other Settlement” in the Settlement Hierarchy.					
Availability (ownership/legal issues)					
The site is in single ownership and 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	3-17	Landowner Proposed Dwelling Range		5-27	
Indicative DPH	15-25 (1.6 ha)	Indicative Dwelling Range		24-40	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
The site is not located in a sustainable location and there is a Local Wildlife Site located at the north of the site. The site is therefore considered unsuitable for residential development.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS30	Land rear of Branksome Lodge	Loudwater	1.1

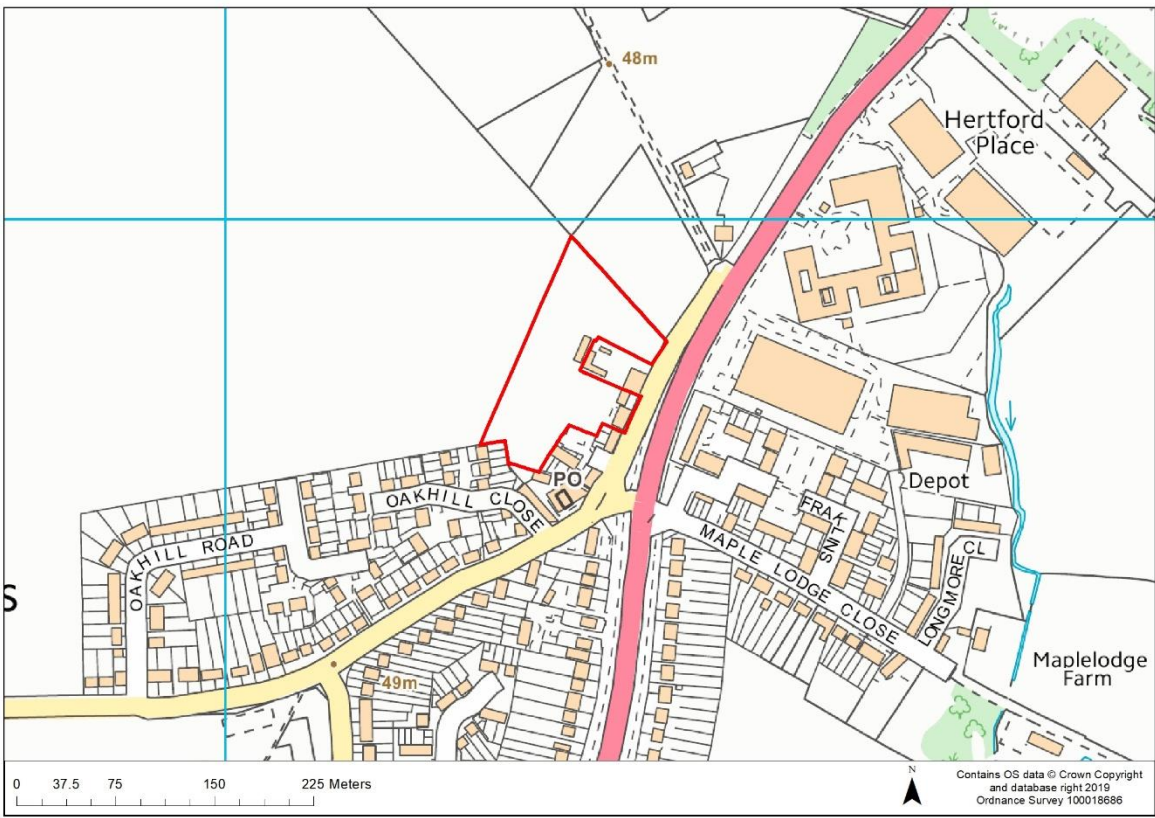


Site Description	
<p>The greenfield site is located on the north-east edge of Loudwater. The site is in use as open land, containing no existing buildings. The site is mainly flat scrubland which is contained by a border of hedgerow and trees. Residential development associated with the settlement of Loudwater is located to the south and west. The site's northern boundary is immediately adjacent to residential properties and gardens located along Loudwater Lane. There is open, agricultural land beyond this to the north and west.</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) was assessed as moderate. Historic Environment: The site is located in the Outer Loudwater Conservation Area. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Development within the Conservation Area would result in harm as it is changing open space to residential, although the Heritage Impact Assessment considers here that this harm would be limited. Any future design proposals would need to take into consideration the style and layout of the existing Conservation Area.
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: There is no existing access into the site but this could be provided from the north-west corner of the site off of Loudwater Lane, although this is a narrow single-file road.

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<ul style="list-style-type: none">ContaminationNoiseAir Quality					
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.TPO: There are protected trees along the northern boundary of the site (TPO029).				
Further Constraints/Considerations:					
<ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Loudwater which is classified as an “Other Settlement” in the Settlement Hierarchy.					
Availability (ownership/legal issues)					
The site is in single ownership and 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	32	Landowner Proposed Dwelling Range	29		
Indicative DPH	15-25	Indicative Dwelling Range	17-28		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The site is not located in a sustainable location and is considered unsuitable for residential development.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

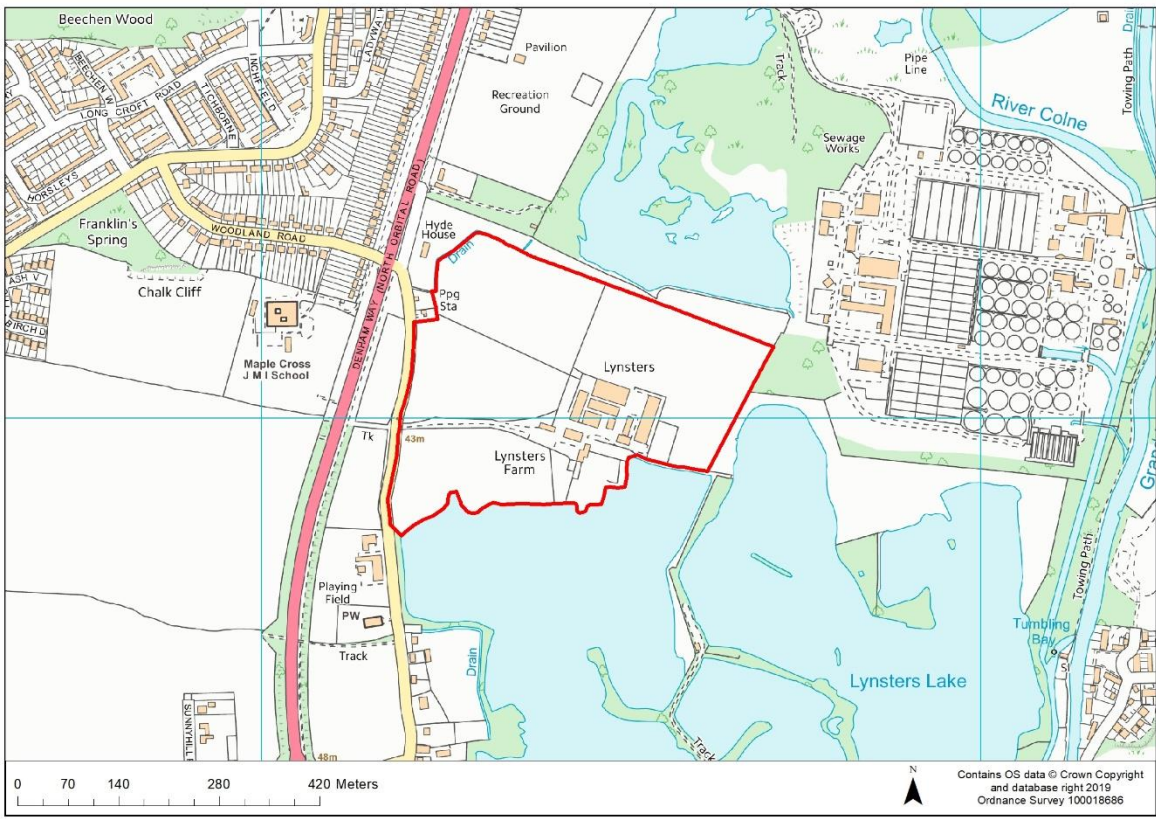
Site Ref	Address	Settlement	Site Area (ha)
CFS31	24 Denham Way and land to rear, Maple Cross	Maple Cross	1.1
			
Site Description			
<p>The site is a mix of previously developed (brownfield) and greenfield land and is currently used for market gardening. There are a small number of buildings within the site, which are adjacent to the eastern boundary. This includes an existing residential property and associated garage building, located along Denham Way. There is a worker's yard to the north of the site. The land to the north and west of the site comprises of open agricultural land. The residential settlement of Maple Cross is located to the south which comprises mostly of residential development and a small local shopping parade.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There is no relevant planning history on the site.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) was assessed as low-moderate.Historic Environment: The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. However, due to the presence of Listed Buildings to the north-west of the site, a heritage impact assessment should be provided with any future application.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: A small area of the site close to the eastern boundary is at medium risk of surface water flooding.Groundwater Flood Risk: The majority of the site has groundwater levels between 0.5 and 5m below the ground surface.GSPZ: 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	

Appendix 7a – Call for Sites Detailed Assessments

	stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.				
	<ul style="list-style-type: none">• Access: The site is accessed via a private access route from a slip road on Denham Way.				
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.• TPO: There are protected trees within the site, concentrated at the southern half of the site (TPO043).				
Further Constraints/Considerations: <ul style="list-style-type: none">• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Maple Cross.					
Availability (ownership/legal issues)					
The site is in single ownership and 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		33	
Indicative DPH	35-50	Indicative Dwelling Range		40-57	
Phasing					
0-5 years	x	6-10 years		11-15 years	16+ years
Conclusion					
The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. The site is subject to varied levels of risk of fluvial, surface water and groundwater flooding; any proposals would need to satisfactorily address this and provide suitable mitigation. The site is both available and achievable. The site is deemed deliverable for residential development.					
Suitable	Yes	Available	Yes	Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
CFS32	Land at Lynsters Farm, East of Old Uxbridge Road, Maple Cross	Maple Cross	13.8



Site Description	
The site is located to the south-east of Maple Cross, which consists of residential development and associated facilities. The site is comprised of greenfield land, containing farmland and agricultural buildings as well as a residential farmhouse and cottage. A number of mature trees are also situated along each side of the access track that connects Old Uxbridge Road with the farm buildings. Three of the boundaries are surrounded by lakes although the surrounding area beyond this comprises a mix of uses, including residential development to the north-west, education to the west and Maple Lodge Sewage Treatment Works to the north-east. The Maple Cross employment site is located further to the north.	
Use(s) Proposed	Business, General Industry, Warehousing
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: 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.Historic Environment: There is a Grade II Listed Building within the site boundary (Lynsters Farm House and Cottage). The Heritage Impact Assessment states that the site’s development would have a moderate adverse impact on the historic environment, as the Listed Building currently sits within its historic setting of an agricultural landscape. As part of any future application, a detailed heritage impact assessment would be required to identify the impact on the Listed Building and the mitigation measures proposed to protect the building and its setting.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site

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	should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: 60% of the site is within Flood Zone 2, 1% in FZ3b, 2% in Flood Zone 3 (along the southern boundary) and the remaining 38% is in Flood Zone 1. • Surface Water Flood Risk: The site is at a high risk of surface water flooding. A significant flow path enters the north west of the site during a 1 in 30-year rainfall event and greater return periods. Due to the flat topography of the floodplain within the site, the water forms large areas of ponding, which extend into a flow paths which flow into Lynsters Lake to the south, during 1 in 100-year and 1 in 1,000-year rainfall events. • Groundwater Flood Risk: The entire site is at very high risk of groundwater flooding. During a 1 in 100-year groundwater flood event, water levels are estimated to be either at or within 0.025m of the ground surface. As a result, within the site there is a risk of groundwater flooding to surface and subsurface assets. • GSPZ: 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. • Contamination: The south western corner of the site has been identified as being on historic landfill (Lynsters Farm, Rickmansworth, Site Ref: (EAHLD32361). The site is also adjacent to the operational waste site at Maple Lodge Sewage Treatment Works (STW). Development should not comprise the continued operation of the waste site (HCC Waste). • Odour: Thames Water have advised the impact of odour arising from proximity to Maple STW will need to be a key consideration. Consideration would need to be given to the requirement for any mitigation works 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. • Access: The site has an existing access from Old Uxbridge Road to the agricultural buildings, however this is roughly surfaced and narrow. Old Uxbridge Road is also narrow. An improved and sufficient access would need to be provided. To deliver the proposed employment use, the site would need a widened access to accommodate movement of heavy vehicles to the site. HCC Highways state that the existing access may need improvement if the use of the access were to be intensified.
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (Colne Valley Gravel Pits) located to the south of the site. To the north of the site there is also a Local Wildlife Site (Maple Cross Nature Reserve). • Local Nature Reserve: There is a Local Nature Reserve close to the northern boundary of the site (Maple Cross Nature Reserve).

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		<ul style="list-style-type: none"> • TPO: There are protected trees to the south of the site (TPO050). • Ecology: Hertfordshire County Council Ecology state that the site has a very high ecological sensitivity due to the surviving wet grassland between two important wetland sites. 	
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • 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. • The SW Herts Economic Study concludes that: 'in light of access constraints, flooding risk and nature of the surrounding land uses, it is unlikely the site will attract investment in strategic industrial development. The site does have the potential to provide limited employment land to serve the local industrial market albeit it is relatively isolated, development requires improved access and utilities infrastructure.' (Para. D.130). Strengthening links to industrial markets is reliant on an upgrade and expansion to Old Uxbridge Road in order to accommodate the movement of heavy vehicles to the site (Para. D.129). • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. 			
Availability (ownership/legal issues)			
The site is in single ownership and 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	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	N/A	Indicative Dwelling Range	N/A
Phasing (N/A)			
0-5 years		6-10 years	
		11-15 years	
			16+ years
Conclusion			
The site includes land that is designated as a Local Wildlife Site and a small area within Flood Zone 3, both of which are considered unsuitable for redevelopment. However, the remainder of the site is considered suitable for the proposed use (subject to mitigation measures). The boundary has therefore been revised to remove the Local Wildlife Site and the area within Flood Zone 3. The site is both available and achievable.			
<i>Please see the Site Assessment form for CFS32a for an assessment of a revised boundary of Site CFS32.</i>			
Suitable	No	Available	Yes
		Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
CFS32a (revised boundary)	Land at Lynsters Farm, East of Old Uxbridge Road, Maple Cross	Maple Cross	10.7

Site Description	
<p>The site is located to the south-east of Maple Cross, which consists of residential development and associated facilities. The site is comprised of greenfield land, containing farmland and agricultural buildings as well as a residential farmhouse and cottage, which is located at the south of the site. There is an access track that Old Uxbridge Road with the farm buildings; there are mature trees along each side of the access track. Three of the boundaries are surrounded by lakes although the surrounding area beyond this comprises a mix of uses, including residential development to the north-west, education to the west and Maple Lodge Sewage Treatment Works to the north-east. The Maple Cross employment site is located further to the north.</p> <p>The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS32).</p>	
Use(s) Proposed	Business, General Industry, Warehousing
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: 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.Historic Environment: There is a Grade II Listed Building within the site boundary (Lynsters Farm House and Cottage). The Heritage Impact Assessment states that the site's development would have a moderate adverse impact on the historic environment, as the Listed Building currently sits within its historic setting of an agricultural landscape. As part of any future application, a detailed heritage impact assessment would be required to identify the impact on the Listed Building and the mitigation measures proposed to protect the building and its setting.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of

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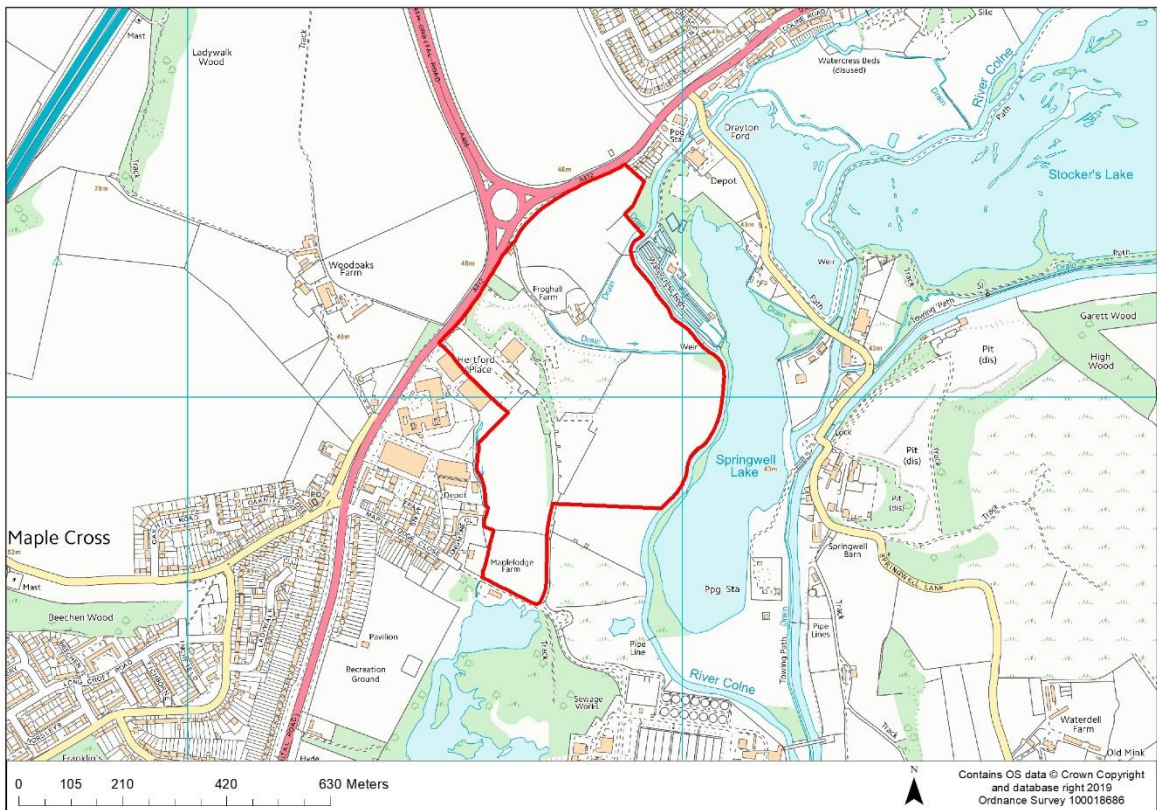
	archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The majority of the site is in Flood Zone 2; this surrounds the existing built development on the site. The remainder of the site, to west of the site and in the area of built development, is Flood Zone 1. Land to the immediate south of the south-western corner is in Flood Zone 3b and therefore an appropriate buffer distance would be required from any development. • Surface Water Flood Risk: The site is at a high risk of surface water flooding. A significant flow path enters the north west of the site during a 1 in 30-year rainfall event and greater return periods. Due to the flat topography of the floodplain within the site, the water forms large areas of ponding, which extend into a flow paths which flow into Lynsters Lake to the south, during 1 in 100-year and 1 in 1,000-year rainfall events. • Groundwater Flood Risk: The entire site is at very high risk of groundwater flooding. During a 1 in 100-year groundwater flood event, water levels are estimated to be either at or within 0.025m of the ground surface. As a result, within the site there is a risk of groundwater flooding to surface and subsurface assets. • GSPZ: 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. • Contamination: The south western corner of the site has been identified as being on historic landfill (Lynsters Farm, Rickmansworth, Site Ref: (EAHLD32361). The site is also adjacent to the operational waste site at Maple Lodge Sewage Treatment Works (STW). Development should not comprise the continued operation of the waste site (HCC Waste). • Odour: Thames Water have advised the impact of odour arising from proximity to Maple STW will need to be a key consideration. Consideration would need to be given to the requirement for any mitigation works 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. • Access: The site has an existing access from Old Uxbridge Road to the agricultural buildings, however this is roughly surfaced and narrow. Old Uxbridge Road is also narrow. An improved and sufficient access would need to be provided. To deliver the proposed employment use, the site would need a widened access to accommodate movement of heavy vehicles to the site. HCC Highways state that the existing access may need improvement if the use of the access were to be intensified.
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development (this assessment includes land to the south – Site CFS32). • Local Wildlife Site: There is a Local Wildlife Site (Colne Valley Gravel Pits) adjacent to the south of the site. To the north of the

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<ul style="list-style-type: none">SSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<p>site there is also a Local Wildlife Site (Maple Cross Nature Reserve).</p> <ul style="list-style-type: none">Local Nature Reserve: There is a Local Nature Reserve close to the northern boundary of the site (Maple Cross Nature Reserve).TPO: There is a protected tree to the south of the site (TPO050).Ecology: Hertfordshire County Council Ecology state that the site has a very high ecological sensitivity due to the surviving wet grassland between two important wetland sites.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">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.The SW Herts Economic Study concludes that: 'in light of access constraints, flooding risk and nature of the surrounding land uses, it is unlikely the site will attract investment in strategic industrial development. The site does have the potential to provide limited employment land to serve the local industrial market albeit it is relatively isolated, development requires improved access and utilities infrastructure.' (Para. D.130). Strengthening links to industrial markets is reliant on an upgrade and expansion to Old Uxbridge Road in order to accommodate the movement of heavy vehicles to the site (Para. D.129).Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross.							
Availability (ownership/legal issues)							
The site is in single ownership and 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	N/A			Landowner Proposed Dwelling Range		N/A	
Indicative DPH	N/A			Indicative Dwelling Range		N/A	
Phasing (N/A)							
0-5 years		6-10 years	x	11-15 years		x	16+ years
Conclusion							
<p>The site, as originally submitted, included a Local Wildlife Site within the boundary. Development in the Local Wildlife Site is not considered suitable and the boundary has therefore been revised to remove the Local Wildlife Site. The area of the Site CFS32 which is within Flood Zone 3 was also within the area of the Local Wildlife Site and has been excluded in the revised boundary of the site.</p> <p>Warehousing/general industry are considered to be less vulnerable infrastructure. Less vulnerable infrastructure is considered appropriate development in Flood Zone 2, in the context of the Flood Risk Vulnerability Classification (NPPG, Flood risk and coastal change, Paragraph: 067). The site is therefore considered suitable for the proposed use(s). However, any proposals would need to satisfactorily address the varied levels of risk of fluvial, surface water and groundwater flooding present across the site and suitable mitigation would need to be provided. A buffer distance from Flood Zone 3b (located to the south) would be necessary.</p> <p>Any future proposals would also need to take account of the site's location in GSPZ1 as well as the presence of any protected trees on the site. 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. It is considered that the proposed employment use is an appropriate use and any necessary mitigation measures will be considered as part of a planning application. Access improvements would also be required as part of any employment development. As part of any future application, a detailed heritage impact assessment is be required to identify the impact on the Listed Building and the mitigation measures proposed to protect the building and its setting.</p> <p>The site is both available and achievable.</p>							
Suitable	Yes		Available	Yes		Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
CFS33	Land at Maple Cross, Maple Lodge	Maple Cross	27.1



Site Description	
<p>The site is a mix of previously developed (brownfield) land and greenfield land; a portion of the site located within the central area of the site is included on the Brownfield Register. The site comprises a large number of fields that are largely used for pasture. Other areas of the site accommodate industrial uses and associated landfill. Part of the Maple Cross employment site is included in the boundary, to the west of the site; this is subject to an application that is pending consideration (19/1179/FUL). A residential dwelling is located in the northern area of the site. There is a disused cricket field located to the south of the site, adjacent to Maple Lodge Close.</p> <p>The boundaries of the site are bounded by the A412 to the north, the River Colne and Springwell Lake to the east, Maple Lodge Close to the south and an access road to the west. The Reach Free secondary school is located to the north of the site, on the opposite side of Uxbridge Road. Maple Lodge Sewage Treatment Works (STW) is also located in close proximity to the site, to the south-east.</p> <p>The site is adjacent to the District boundary with the London Borough of Hillingdon to the east.</p>	
Use(s) Proposed	Business, General Industry, Warehousing, Residential, Retail, Hotel
Planning History	
<p>An outline application was submitted for part of the site in 2001 for a mixed use scheme, comprising of a hotel, offices and environment centre (01/01721/OUT); this was refused and a subsequent appeal was withdrawn.</p> <p>Part of the site (land within the central site area) was subject to a retrospective application for the change of use of the land to open storage; this was refused (17/2479/RSP).</p> <p>Land adjacent to the western boundary (next to Hertford Place) was approved for a Certificate of Lawfulness application (18/1424/CLPD). This related to a previous application (07/1401/FUL) for the erection of a 207-bedroom hotel, which was approved. This has not yet been implemented.</p> <p>Part of the site (which is located within the existing employment area) is the subject of an application for the development of two warehouses (16,590sqm in total), with ancillary office space (1,986sqm). This application was refused (19/1179/FUL).</p>	
Suitability	

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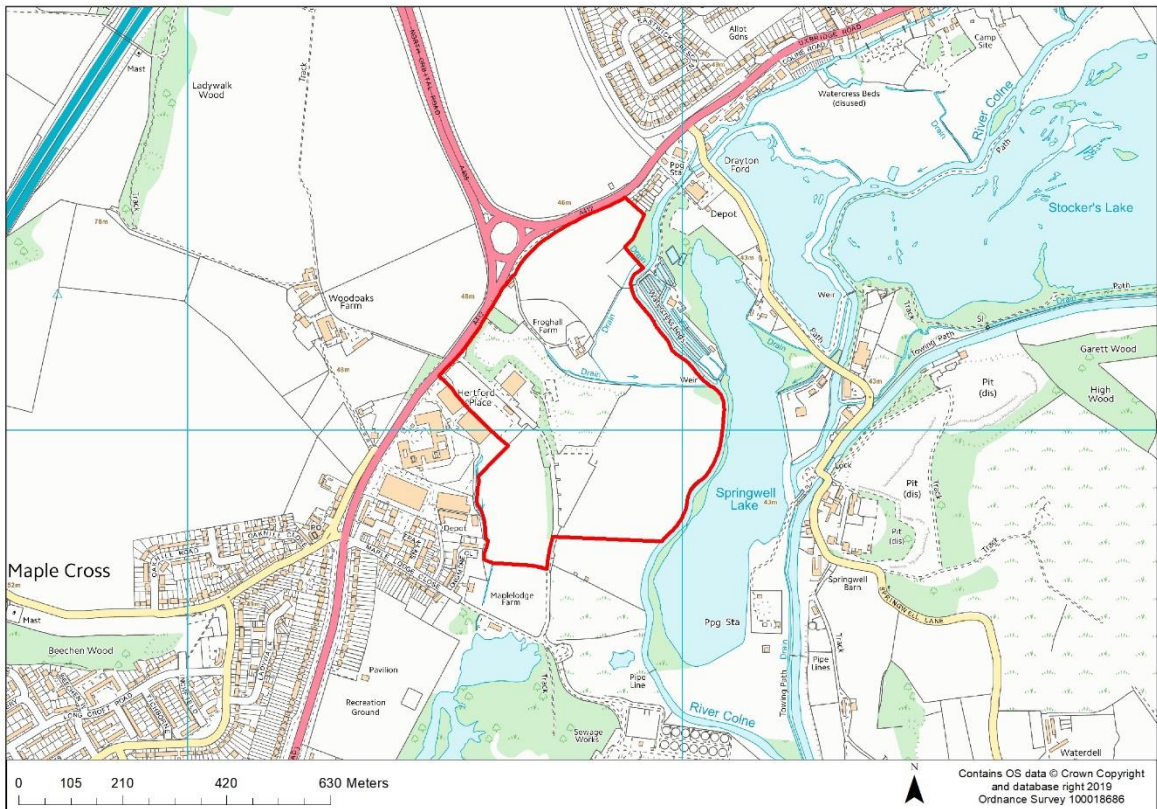
<p>Policy Constraints:</p> <ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • AONB 	<ul style="list-style-type: none"> • Green Belt: The site falls into three Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the western part of the site is located was assessed as moderate. Harm to the Green Belt of releasing the wider parcel in which the eastern 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 low-moderate. • Historic Environment: There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the west of the site (Maple Lodge and Barn to West of Maple Lodge). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Appropriate master planning could mitigate the setting of the heritage assets through careful design and use of open space. Discussions should take place with the Conservation Officer at an early date in the master planning stage.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: There are two unnamed ordinary watercourses in the site, which join the River Colne along the eastern boundary of the site. An unnamed Main River forms the south western boundary of the site. The north-east of site is in Flood Zone 3b (13% of site), the south of site is in FZ2 (22% of site) and remaining land is in Flood Zone 1 (78% of site). It is expected that all development could be sequentially located within Flood Zone 1. • Surface Water Flood Risk: The majority of site is at negligible risk of SWF. Areas at risk coincide with the extent of fluvial flooding and there is a flow path along the access route through the site. • Groundwater Flood Risk: Over half of the site is considered at high risk of groundwater emergence during a 1 in 100-year flood event, with groundwater levels between 0-0.025m of the surface. • GSPZ: 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. • Contamination: Site investigations have shown that there is a possible area of former landfill at the centre of the site (covering an area of approx. 1.8 ha). • Odour: Thames Water have advised the impact of odour arising from proximity to Maple STW will need to be a key consideration. Consideration would need to be given to the requirement for any mitigation works 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. • Access: Proposed vehicular access will be taken from the A412 HCC Highways state that suitable access arrangements are likely to be achievable but a new access onto the A412 would not be supported. Existing arrangements would need to be

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	improvements and impact on the existing junction to serve as an access would need to be fully understood.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.Local Wildlife Site: There is a Local Wildlife Site (close to the south-eastern boundary of the site (Maple Lodge Marsh South).Local Nature Reserve: There is a Local Nature Reserve close to the southern boundary of the site (Maple Cross Nature Reserve).TPO: There are several protected trees located within the site (TPO493, TPO049, TPO051).Ecology: Hertfordshire County Council Ecology state that the site has a high ecological sensitivity due to the presence of the Local Wildlife Site and location within the river valley.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">The site is adjacent to the operational waste site at Maple Lodge Sewage Treatment Works (STW). Development should not compromise the continued operation of the waste site (HCC Waste).HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car; some walking routes exist, but distances to destinations could limit any walking trips and facilities/amenity within the local settlement is minimal. Due to the scale of development, some internalisation is possible, but not to a level that could significantly reduce external trips.Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross.							
Availability (ownership/legal issues)							
The site is in multiple ownerships. There is a long history of the site being speculatively promoted outside of the planning process by various developers, agents and part landowners. The site is considered to be unavailable.							
The disused cricket pitch to the south of the site and close to the entrance to Maple Lodge STW is owned by Thames Water. Thames Water have stated that this land (approx. 1.5ha) has not been promoted for development and have requested that the cricket pitch is removed from the site area. Please see the SHELA form for Site CFS33a which shows a revised boundary to exclude the land owned by Thames Water.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	33		Landowner Proposed Dwelling Range		900		
Indicative DPH	30-35		Indicative Dwelling Range		820-950		
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
The site is considered to be unavailable for development. The site is not deliverable or developable.							
Suitable	Yes		Available	No		Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS33a (revised boundary)	Land at Maple Cross, Maple Lodge	Maple Cross	25.6



Site Description	
<p>The site is a mix of previously developed (brownfield) land and greenfield land; a portion of the site located within the central area of the site is included on the Brownfield Register. The site comprises a large number of fields that are largely used for pasture. Other areas of the site accommodate industrial uses and associated landfill. Part of the Maple Cross employment site is included in the boundary, to the west of the site; this is subject to an application that is pending consideration (19/1179/FUL). A residential dwelling is located in the northern area of the site.</p> <p>The boundaries of the site are bounded by the A412 to the north, the River Colne and Springwell Lake to the east, existing woodland tree planting to the south and an access road to the west. The Reach Free secondary school is located to the north of the site, on the opposite side of Uxbridge Road. Maple Lodge Sewage Treatment Works (STW) is also located in close proximity to the site, to the south-east.</p> <p>The site is adjacent to the District boundary with the London Borough of Hillingdon to the east.</p> <p>The site boundary is revised (from Site CFS33) in order to exclude land that has been requested for exclusion by the landowner.</p>	
Use(s) Proposed	Business, General Industry, Warehousing, Residential, Retail, Hotel
Planning History	
<p>An outline application was submitted for part of the site in 2001 for a mixed use scheme, comprising of a hotel, offices and environment centre (01/01721/OUT); this was refused and a subsequent appeal was withdrawn.</p> <p>Part of the site (land within the central site area) was subject to a retrospective application for the change of use of the land to open storage; this was refused (17/2479/RSP).</p> <p>Land adjacent to the western boundary (next to Hertford Place) was approved for a Certificate of Lawfulness application (18/1424/CLPD). This related to a previous application (07/1401/FUL) for the erection of a 207-bedroom hotel, which was approved. This has not yet been implemented.</p> <p>Part of the site (which is located within the existing employment area) is the subject of an application for the development of two warehouses (16,590sqm in total), with ancillary office space (1,986sqm). This application was refused (19/1179/FUL).</p>	

Appendix 7a – Call for Sites Detailed Assessments

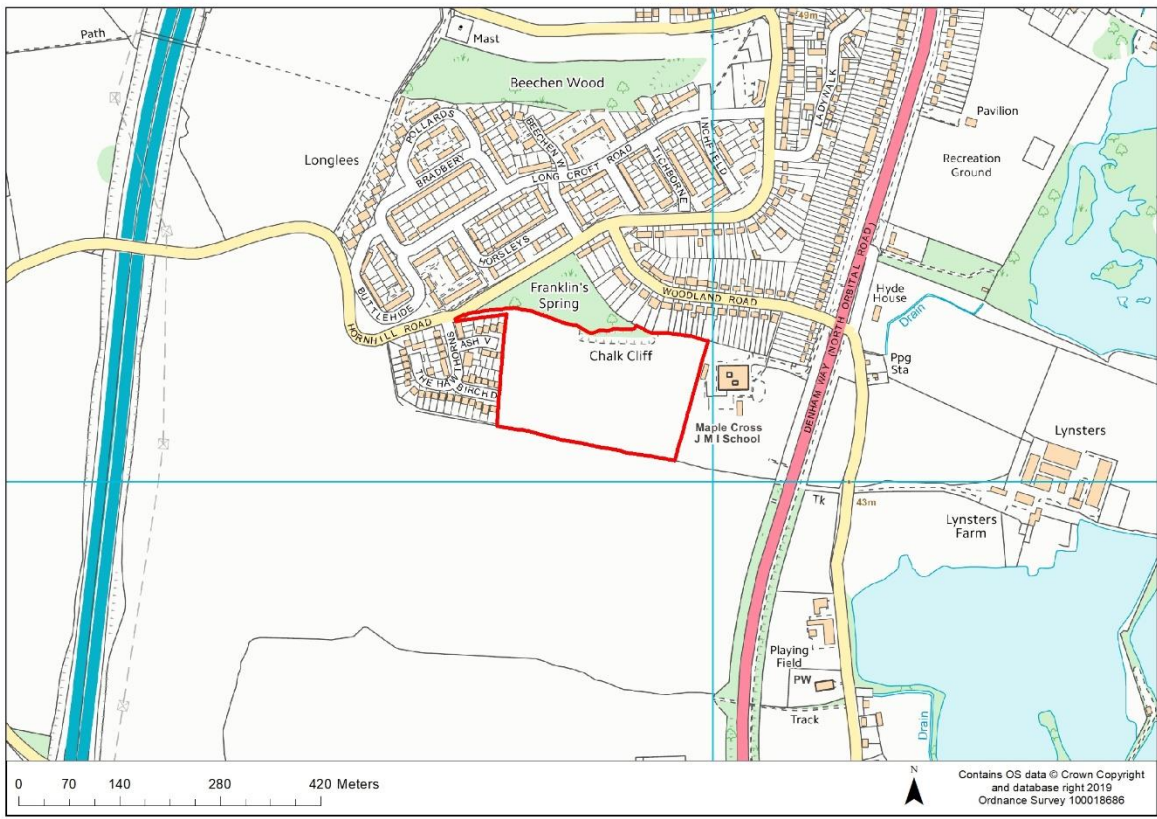
Suitability	
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site falls into two Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the western part of the site is located was assessed as moderate. Harm to the Green Belt of releasing the wider parcel in which the eastern part of the site is located was assessed as moderate-high. Historic Environment: There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the west of the site (Maple Lodge and Barn to West of Maple Lodge). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Appropriate master planning could mitigate the setting of the heritage assets through careful design and use of open space. Discussions should take place with the Conservation Officer at an early date in the master planning stage.
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: There are two unnamed ordinary watercourses in the site, which join the River Colne along the eastern boundary of the site. An unnamed Main River forms the south western boundary of the site. The north-east of site is in Flood Zone 3b with areas within Flood Zone 2 along the southern boundary and at the southern-central portion of the site. The remaining land is in Flood Zone 1. It is expected that all development will be sequentially located within Flood Zone 1. Surface Water Flood Risk: The majority of site is at negligible risk of surface water flooding. Areas at risk coincide with the extent of fluvial flooding and there is a flow path along the access route through the site. Groundwater Flood Risk: Over half of the site is considered at high risk of groundwater emergence during a 1 in 100-year flood event, with groundwater levels between 0-0.025m of the surface. GSPZ: 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. Contamination: Site investigations have shown that there is a possible area of former landfill at the centre of the site (covering an area of approx. 1.8 ha). Odour: Thames Water have advised the impact of odour arising from proximity to Maple STW will need to be a key consideration. Consideration would need to be given to the requirement for any mitigation works 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. Access: Proposed vehicular access will be taken from the A412. HCC Highways state that suitable access arrangements are likely to be achievable but a new access onto the A412 would not be supported. Existing arrangements would need to be improvements and impact on the existing junction to serve as an access would need to be fully understood.

Appendix 7a – Call for Sites Detailed Assessments

Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree		<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.• Local Wildlife Site: There is a Local Wildlife Site (close to the south-eastern corner of the site (Maple Lodge Marsh South).• TPO: There are several protected trees located within the site (TPO493, TPO049, TPO051).									
Further Constraints/Considerations:											
<ul style="list-style-type: none">• The site is adjacent to the operational waste site at Maple Lodge Sewage Treatment Works (STW). Development should not compromise the continued operation of the waste site (HCC Waste).• HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car; some walking routes exist, but distances to destinations could limit any walking trips and facilities/amenity within the local settlement is minimal. Due to the scale of development, some internalisation is possible, but not to a level that could significantly reduce external trips.• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross.											
Availability (ownership/legal issues)											
The site is in multiple ownerships. There is a long history of the site being speculatively promoted outside of the planning process by various developers, agents and part landowners. The site is considered to be unavailable.											
Achievability											
The promoters of the site have not specified any issues regarding the viability in developing the site.											
Potential Density											
Landowner Proposed DPH		33		Landowner Proposed Dwelling Range		900					
Indicative DPH		30-35		Indicative Dwelling Range		768-896					
Phasing											
0-5 years		6-10 years		x		11-15 years		x		16+ years	
Conclusion											
The site is considered to be unavailable for development. The site is not deliverable or developable.											
Suitable		Yes		Available		No		Achievable		Yes	

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS34	Land South of Hornhill Road and Woodland Road, Maple Cross	Maple Cross	4.5



Site Description	
<p>The site is comprised of greenfield land, which is in use as open, agricultural land. The east of the development site abuts Maple Cross Junior Mixed Infant and Nursery School. The northern boundary abuts the rear gardens of properties on Woodland Road and the southern edge of Franklin's Spring woodland, a designated open space. Residential properties at the end of Ash Vale and Birch Drive cul-de-sacs complete the western boundary. Further north is residential development and a small local shopping parade associated with the settlement of Maple Cross. To the south and further east (on the opposite side of Denham Way), there is agricultural land. The site contains an access route from Hornhill Road.</p> <p>The south of the site is adjacent to Site CFS34a.</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: 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 low-moderate. The access route included in the site boundary is not in the Green Belt.Historic Environment: The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment, as there is no obvious inter-visibility between the nearest heritage asset (a Grade II Listed Building to the south-east) and the site.Archaeology: 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.

Appendix 7a – Call for Sites Detailed Assessments

Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The site is in Flood Zone 1.• Surface Water Flood Risk: There is a small area adjacent to the central northern boundary of the site which ranges from medium-low risk of surface water flooding.• GSPZ: 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.• Access: The site contains an access route from Hornhill Road, which is currently covered by trees. The access route runs between Franklin's Spring and residential properties on The Hawthorns and Ash Vale. HCC Highways raise significant concerns over the achievement of a suitable access of the site in isolation.		
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.		
Further Constraints/Considerations: <ul style="list-style-type: none">• A public right of way runs along the southern boundary.• The HS2 safeguarding zone is located to the south-west of the site.• HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Bus provision is available, and some walking routes exist, but distances to destinations would significantly limit sustainable trips. HCC Highways state that development would not be of a scale sufficient to contribute towards bus service diversion and that the site would need to come forward as part of a larger site (Site CFS34a). Enabling permeability to the existing settlement would be a key consideration.• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross.			
Availability (ownership/legal issues) <p>The site is in single ownership and is being promoted by the landowner.</p>			
Achievability <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
Potential Density			
Landowner Proposed DPH	20-28 (across whole site) 25-35 (across developable area)	Landowner Proposed Dwelling Range	89-125
Indicative DPH	30-40	Indicative Dwelling Range	135-180
Phasing			
0-5 years	6-10 years	x 11-15 years	16+ years
Conclusion <p>The site is considered suitable, although suitable mitigation would need to be provided against the risk of surface water flooding on the site. Adequate access arrangements would need to be made for the site. Any future proposals would also need to take account of the site's location in GSPZ1. The site is both available and achievable.</p>			

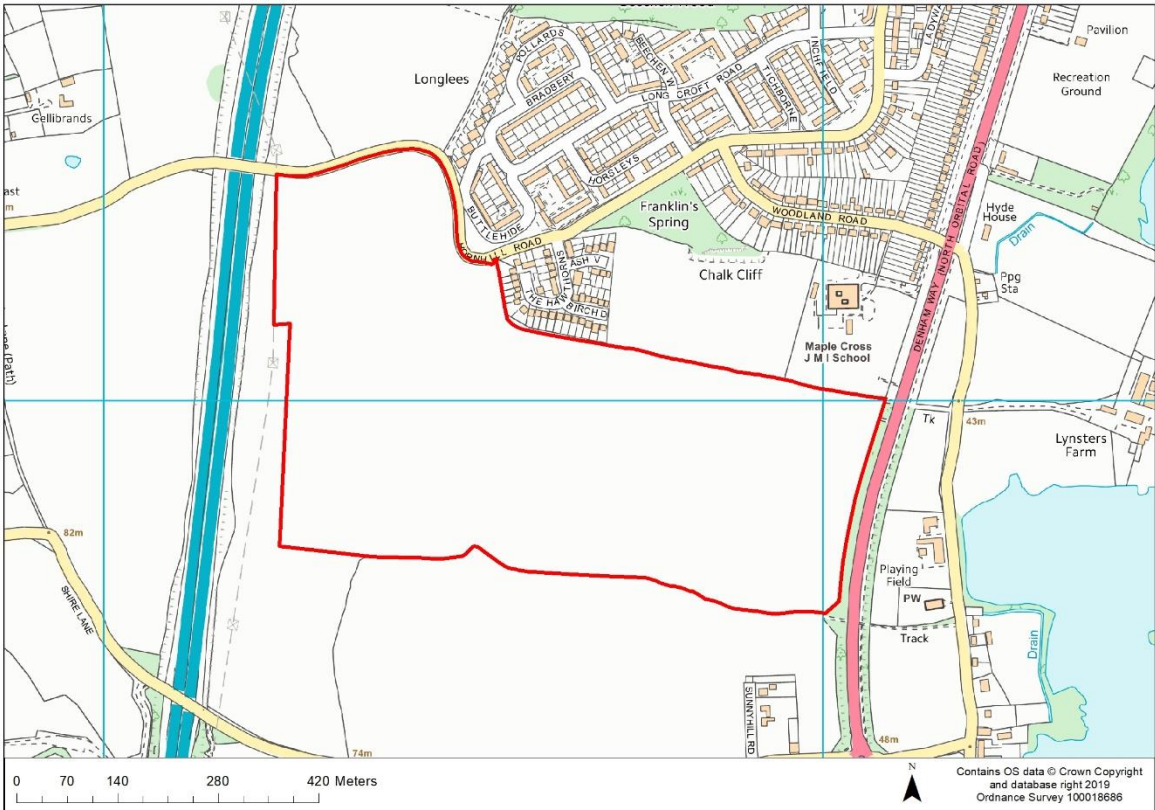
Appendix 7a – Call for Sites Detailed Assessments

This site is being considered as part of a larger site, combined with Site CFS34a (see assessment for Site CFS34b).

Suitable	Yes	Available	Yes	Achievable	Yes
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Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS34a	Land South of Hornhill Road and Woodland Road , Maple Cross – Larger Site	Maple Cross	31.8



Site Description	
<p>The site is comprised of greenfield land, which is in use as open, agricultural land. The site is bounded by trees to the east, with Denham Way immediately beyond the tree-lined boundary. The western boundary is within 100m of the M25, with an area of open green land between the site boundary and the M25. The southern boundary is bounded by open, agricultural land. The northern boundary is formed by a public footpath and immediately beyond this is open land, residential gardens along Birch Drive, and the playing fields of Maple Cross Junior Mixed Infant and Nursery School. Further north is residential development and a small local shopping parade associated with the settlement of Maple Cross.</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">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 the north-eastern part of the site is located) was assessed as moderate. Harm to the Green Belt of releasing the wider parcel (in which the southern part of the site is located) was assessed as moderate-high.Historic Environment: A Grade II Listed Building (The Church of St Thomas of Canterbury) lies to the immediate east of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as there would be a change in the agrarian landscape by development. The Heritage Impact Assessment states that careful design has the potential to limit the harm, especially at the eastern side of the development. Any application would need to be accompanied by a detailed heritage

Appendix 7a – Call for Sites Detailed Assessments

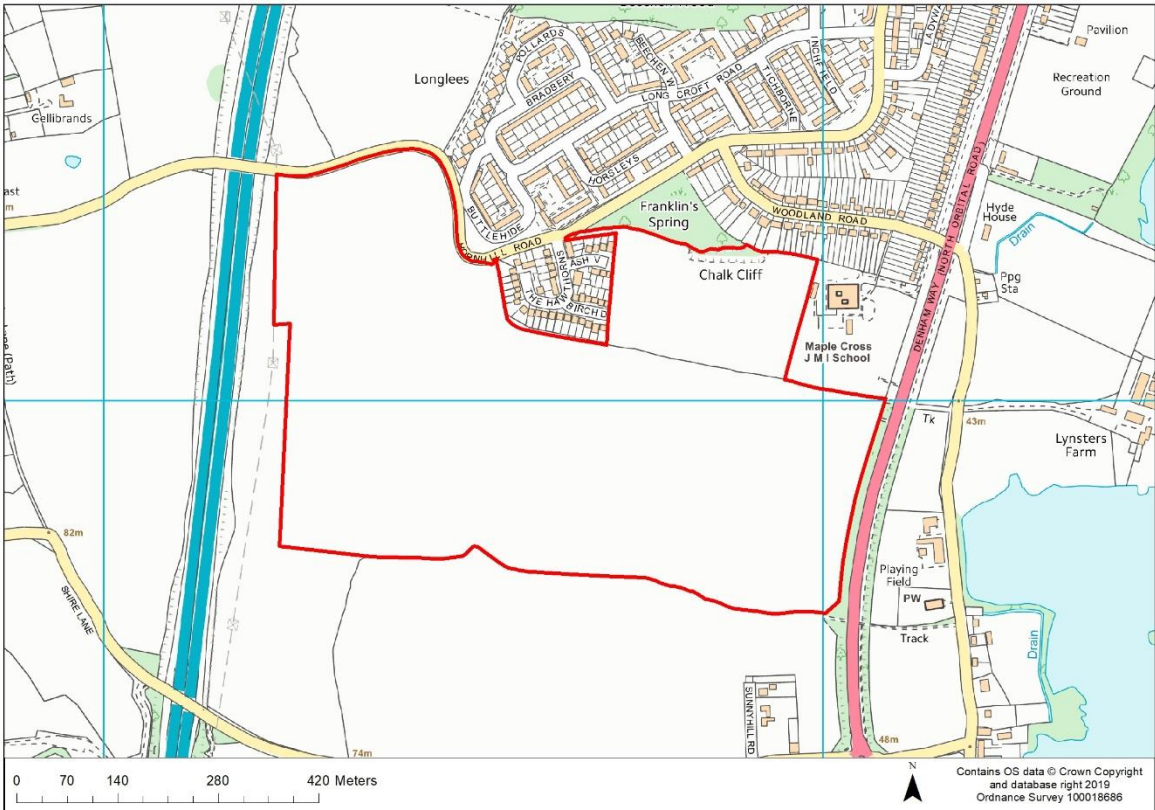
	<p>impact statement and there should be early discussions with the Conservation Officer on layout and height of development.</p> <ul style="list-style-type: none"> • Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: There is a surface water flow path running from the central eastern boundary to the central-southern area in the site. This is at low risk of surface water flooding (1 in 1000 year rainfall event). Against the eastern boundary and to the north-east of the site, there are small areas at high risk (1 in 30 year rainfall event). • Groundwater Flood Risk: To the south-east of the site and along the eastern boundary, groundwater levels are between 0.025m and 0.5m of the surface. • GSPZ: 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. • Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Access: There is no existing access into the site. It is proposed that the site would have two vehicular access points; one onto Denham Way as the primary vehicular access and a secondary access onto Hornhill Road. HCC Highways state that access is likely to be achievable.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • A public right of way runs along the entire northern boundary. • The HS2 safeguarding zone is adjacent to the western boundary. • HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Some walking routes exist, but distances to destinations could limit any walking trips and the facilities/amenity within local settlement is minimal. Due to scale, some internalisation is possible, but not to a level to significantly reduce external trips. Whilst concerns as to whether LTP policy could be met due to the site's location, sustainable development may be achievable due to the scale of the site. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. 	
<p>Availability (ownership/legal issues)</p>	

Appendix 7a – Call for Sites Detailed Assessments

The site is in single ownership and 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	N/A		Landowner Proposed Dwelling Range		N/A		
Indicative DPH	30		Indicative Dwelling Range		950		
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
<p>The site is considered suitable, although suitable mitigation would need to be provided against the risk of surface water flooding on the site. Any future proposals would also need to take account of the site's location in GSPZ1. Adequate access arrangements would need to be made for the site. The site is both available and achievable.</p> <p>Suitable mitigation measures will also need to be implemented to reduce any noise and air quality impacts arising from the site's proximity to the M25.</p> <p><i>This site is being considered as part of a larger site, combined with Site CFS34 (see assessment for Site CFS34b).</i></p>							
Suitable	Yes	Available	Yes	Achievable	Yes		

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS34b	Land South of Hornhill Road and Woodland Road , Maple Cross – Combined Site	Maple Cross	36.3



Site Description	
<p>The site is comprised of greenfield land, which is in use as open, agricultural land. The site is bounded by trees to the east, with Denham Way immediately beyond the tree-lined boundary. The western boundary is within 100m of the M25, with an area of open green land between the site boundary and the M25. The southern boundary is bounded by open, agricultural land. The northern boundary is formed by Hornhill Road, residential gardens along Birch Drive, the southern edge of Franklin's Spring woodland and the playing fields of Maple Cross Junior Mixed Infant and Nursery School. Further north is residential development and a small local shopping parade associated with the settlement of Maple Cross.</p> <p>The site is a combination of Sites CFS34 and CFS34a.</p>	
Use(s) Proposed	Residential, with associated education, community uses, retail, business
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints:	<ul style="list-style-type: none">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 wider parcel (in which the north-eastern part of the site is located) was assessed as moderate. Harm to the Green Belt of releasing the wider parcel (in which the north-western part of the site is located) was assessed as low-moderate. Harm to the Green Belt of releasing the wider parcel (in which the southern part of the site is located) was assessed as moderate-high.Historic Environment: A Grade II Listed Building (The Church of St Thomas of Canterbury) lies to the immediate east of the site. The Heritage Impact Assessment states that development of the southern parcel (CFS34a) would have a minor adverse impact on the historic environment, as there would be a change

Appendix 7a – Call for Sites Detailed Assessments

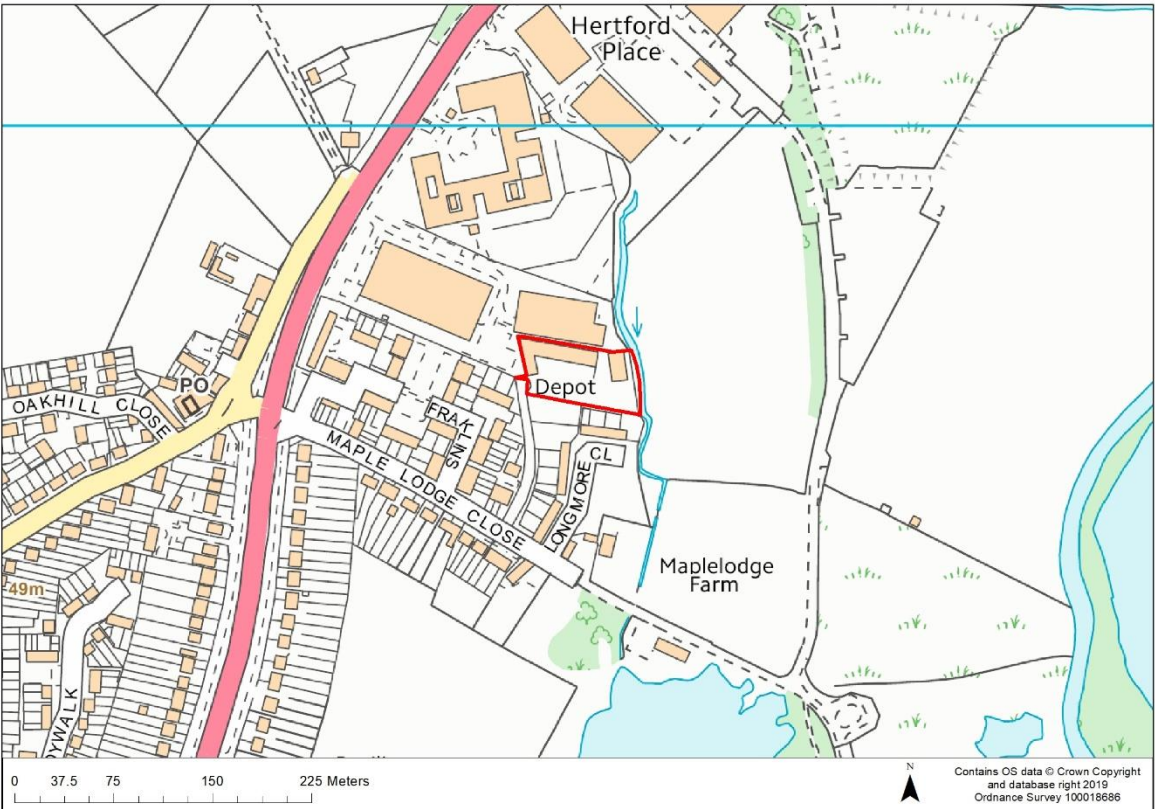
	<p>in the agrarian landscape by development. The Heritage Impact Assessment states that careful design has the potential to limit the harm, especially at the eastern side of the development. Any application would need to be accompanied by a heritage impact statement and there should be early discussions with the conservation officer on layout and height of development.</p> <ul style="list-style-type: none"> • Archaeology: 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: There is a surface water flow path running from the central eastern boundary to the central-southern area of the site. This flow path is at low risk of surface water flooding (1 in 1000 year rainfall event). Against the eastern boundary and to the north-east of the site, there are small areas at high risk (1 in 30 year rainfall event). Close to the northern boundary, adjacent to Franklin's Spring, there is small area which ranges from medium-low risk of surface water flooding. • Groundwater Flood Risk: To the south-east of the site and along the eastern boundary, groundwater levels are between 0.025m and 0.5m of the surface. • GSPZ: 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. • Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Access: There is no existing access into the site. It is proposed that the site would have two vehicular access points; one onto Denham Way as the primary vehicular access and a secondary access onto Hornhill Road.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the southern section of the site (CFS34a) as having a medium-high sensitivity to built development. The northern section (CFS34) is classified as having a medium-low sensitivity to built development.
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • A public right of way runs along the north-eastern and through the site. • The HS2 safeguarding zone is adjacent to the western boundary. • The site is strategic in scale and would provide supporting infrastructure. This includes: a primary education extension to Maple Cross JMI and Nursery School, parkland (including play space), a local centre including local shops, community facilities, a nursery and flexible commercial space, a 90-bed extra care home, improved bus stops and an extended bus route through the site as well as 	

Appendix 7a – Call for Sites Detailed Assessments

pedestrian and cycle routes.							
<ul style="list-style-type: none">Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross.							
Availability (ownership/legal issues)							
The site is in single ownership and 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	26 (across whole site)		Landowner Proposed Dwelling Range		950		
	45 (average across developable area)				950 + 90-bed care home (equivalent of 47 dwellings)		
Indicative DPH	26		Indicative Dwelling Range		950 + 90-bed care home (equivalent of 47 dwellings)		
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
The site is located in the Green Belt. Harm to the Green Belt of releasing the three parcels (in which the site is located) is assessed as ranging from low-moderate, moderate and moderate-high across the site. The site is strategic in scale and its development would support a high level of infrastructure provision. It is considered that the strategic advantages of the site justify the level of moderate-high harm to the Green Belt in releasing the southern parcel of the site, as well as the lower harm levels in the remaining areas of the site.							
The site is therefore deemed suitable. 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. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Any future proposals would also need to take account of the site's location in GSPZ1. The site is both available and achievable. The site is considered to be developable.							
Suitable	Yes		Available	Yes		Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS35a	Maple Lodge Depot	Maple Cross	0.4



Site Description

The site is comprised of previously developed (brownfield) land and contains a collection of buildings dating from the 1980s. The buildings are to the west, north and east of the site. There is a car park to the south of the eastern and northern buildings. The site is in employment use (a mix of offices and storage and distribution). To the north and north-west of the site is the remainder of the Maple Cross/Maple Lodge employment area. Abutting the site to the south is residential development and also an extended car park area which serves the site's current use. To the east and south east is agricultural land.

The extended car park area adjacent to the south of the site is being considered as Site CFS35b.

Use(s) Proposed	Residential
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Planning History

A prior approval application was approved for the change of use of an office building on the site to 19 residential units (17/1208/PDR). This was granted approval in July 2017 and has not been implemented.

Suitability

<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is not located in the Green Belt. Historic Environment: There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the south-east of the site (Maple Lodge and Barn to West of Maple Lodge). Between these heritage assets and the site, there is residential development and tree coverage, although a detailed heritage impact assessment should be undertaken as part of any proposals.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. A Main River (Mapelodge Farm Ditch) runs adjacent to the eastern boundary. An appropriate buffer distance would be required. Surface Water Flood Risk: The majority of site is at negligible risk of surface water flooding, although small areas to the east are at low risk of surface water flooding. Groundwater Flood Risk: Groundwater levels are very near the surface (within 0.025m of surface).

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none">NoiseAir Quality	<ul style="list-style-type: none">GSPZ: 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.Access: There is an access into the site from an access road off Maple Lodge Close.Odour: Odour arising from proximity to Maple Lodge Sewage Treatment Works (located to the south-east of the site) may impact on the site and mitigation works may be necessary 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.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">TPO: There are protected trees along the entire eastern and southern boundaries (TPO049).				
Further Constraints/Considerations:					
<ul style="list-style-type: none">The whole of the site is located within the Maple Cross/Maple Lodge allocated employment site.Settlement Hierarchy (Core Strategy, 2011): The site is located within Maple Cross which is a Secondary Centre.					
Availability (ownership/legal issues)					
The site is in joint ownership and has been promoted by the landowners.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	40-50		Indicative Dwelling Range	16-20	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
The whole of the site is located in the Maple Cross/Maple Lodge allocated employment site. The employment area is protected from a change of use to residential through an Article 4 Direction. The SW Hertfordshire Economic Study encourages Three Rivers to resist pressure for further changes of use in key employment areas and to explore the potential for imposing Article 4 directions in the most at-risk locations. The site should be protected for its existing employment use. The site is not considered to be suitable for residential development.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS35b	Maple Lodge Depot and Car Park	Maple Cross	0.5

Site Description

The site is comprised of previously developed (brownfield) land and contains a collection of buildings dating from the 1980s. The buildings are to the west, north and east of the site. There is a car park at the centre of the site which extends to the south of the site. The site is in employment use (a mix of offices and storage and distribution) and the majority of the site area is located within the Maple Cross/Maple Lodge allocated employment site. To the north and north-west of the site is the remainder of the Maple Cross/Maple Lodge allocated employment site. Abutting the site to the south is residential development. To the east and south east is agricultural land.

Use(s) Proposed	Residential
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Planning History

A prior approval application was approved for the change of use of an office building on the site to 19 residential units (17/1208/PDR). This was granted approval in July 2017 and has not been implemented.

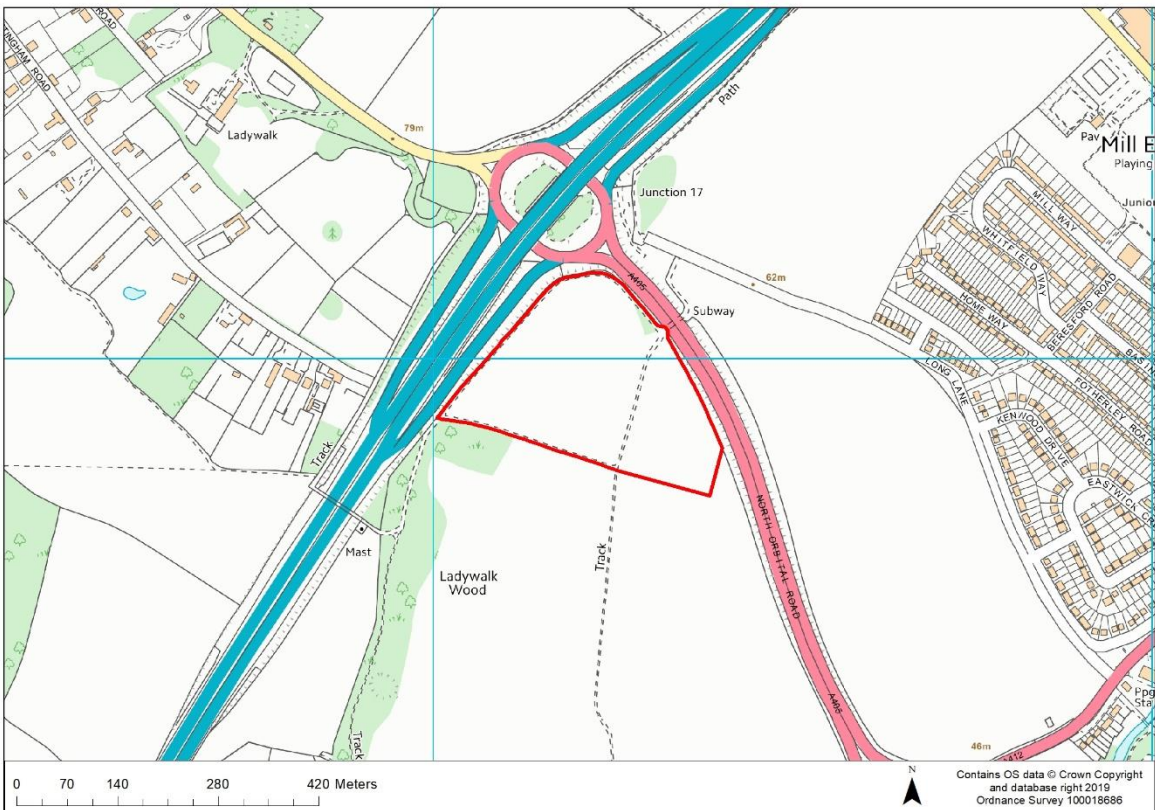
Suitability

<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is not located in the Green Belt. Historic Environment: There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the south-east of the site (Maple Lodge and Barn to West of Maple Lodge). Between these heritage assets and the site, there is residential development and tree coverage, although a heritage impact assessment should be undertaken as part of any proposals.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. A Main River (Mapelodge Farm Ditch) runs adjacent to the eastern boundary. Surface Water Flood Risk: The majority of site is at negligible risk of surface water flooding, although small areas to the east are at low risk of surface water flooding. Groundwater Flood Risk: Groundwater levels are very near the surface (within 0.025m of surface). GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none"> Air Quality 	<p>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.</p> <ul style="list-style-type: none"> Access: There is an access into the site via an access road off Maple Lodge Close. Odour: Odour arising from proximity to Maple Lodge Sewage Treatment Works (located to the south-east of the site) may impact on the site and mitigation works may be necessary 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.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> TPO: There are protected trees along the eastern boundary, part of the southern and western boundaries and towards the south of the site (TPO049).
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> The majority of the site is located within the Maple Cross/Maple Lodge allocated employment site. Settlement Hierarchy (Core Strategy, 2011): The site is located within Maple Cross, which is a Secondary Centre. 	
<p>Availability (ownership/legal issues)</p>	
<p>The site is in joint ownership and has been promoted by the landowners.</p>	
<p>Achievability</p>	
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>	
<p>Potential Density</p>	
Landowner Proposed DPH	N/A
Indicative DPH	40-50
Landowner Proposed Dwelling Range	N/A
Indicative Dwelling Range	20-25
<p>Phasing</p>	
0-5 years	x
6-10 years	
11-15 years	
16+ years	
<p>Conclusion</p>	
<p>The majority of the site is located in the Maple Cross/Maple Lodge allocated employment site. The employment area is protected from a change of use to residential through an Article 4 Direction. The SW Hertfordshire Economic Study encourages Three Rivers to resist pressure for further changes of use in key employment areas and to explore the potential for imposing Article 4 directions in the most at-risk locations. The site should protected for its existing employment use. The site is not considered to be suitable for residential development.</p>	
Suitable	No
Available	Yes
Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

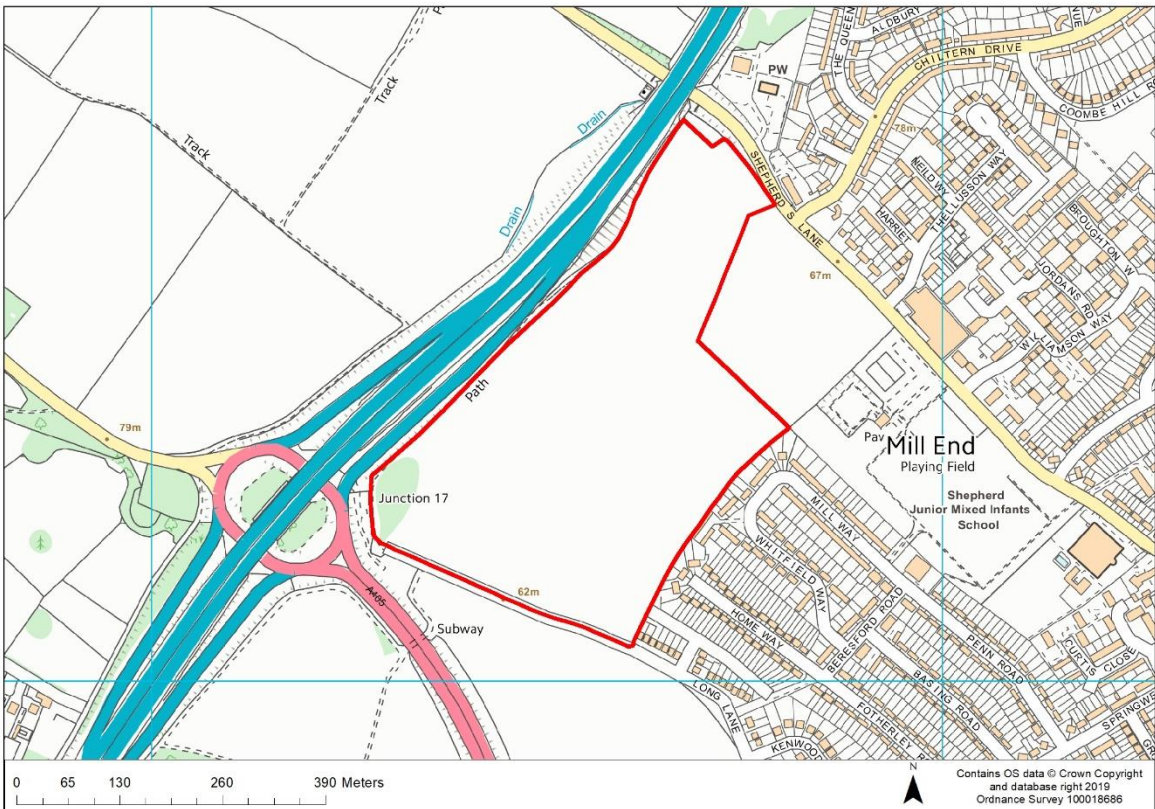
Site Ref	Address	Settlement	Site Area (ha)
CFS36	Land at Junction 17 of M25	Maple Cross	6.8
			
Site Description			
The site is comprised of greenfield and is currently in agricultural use. The eastern boundary is adjacent to the A406 and the western boundary is adjacent to the M25. The southern boundary is adjacent to agricultural land and partially abuts a woodland, to the south-west.			
Use(s) Proposed		Motorway services	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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.Historic Environment: Heronsgate Conservation Area is located to the west of the site, although this is on the opposite side of the M25 and is screened by trees. A detailed heritage impact assessment should be carried out as part of any application.Archaeology: 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.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There is a small area along the north-eastern boundary which ranges from medium-high risk of surface water flooding.GSPZ: 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,	

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<ul style="list-style-type: none">ContaminationNoiseAir Quality	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.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">Local Wildlife Site: A Local Wildlife Site (Ladywalk Wood) is adjacent to part of the southern boundary.Ancient Woodland: An Ancient Woodland (Ladywalk Wood) is adjacent to part of the southern boundary.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">There are public right of ways running along the eastern boundary and part of the southern and northern boundaries. A public right of way also runs through the southern section of the site.Settlement Hierarchy (Core Strategy, 2011): The site is located outside of any settlement defined in the Settlement Hierarchy.							
Availability (ownership/legal issues)							
Ownership of the site is under option, to be acquired by the promotor.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH		N/A		Indicative Dwelling Range		N/A	
Phasing							
0-5 years		6-10 years		11-15 years		x 16+ years	
Conclusion							
No evidence of need for a service station has been submitted. Officers are of the view that the most appropriate mechanism for the delivery of motorway services proposals is via the planning application process in accordance with the NPPF and DfT circular 02/2013, which advises that this is a matter for private promoters and where the application can demonstrate whether or not there is a need for a motorway service station. There							
Suitable		No		Available		Yes	
				Achievable		Yes	

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS37 & PSCFS21	Land at Love Lane and Land south-west of Shepherds Lane	Mill End	17

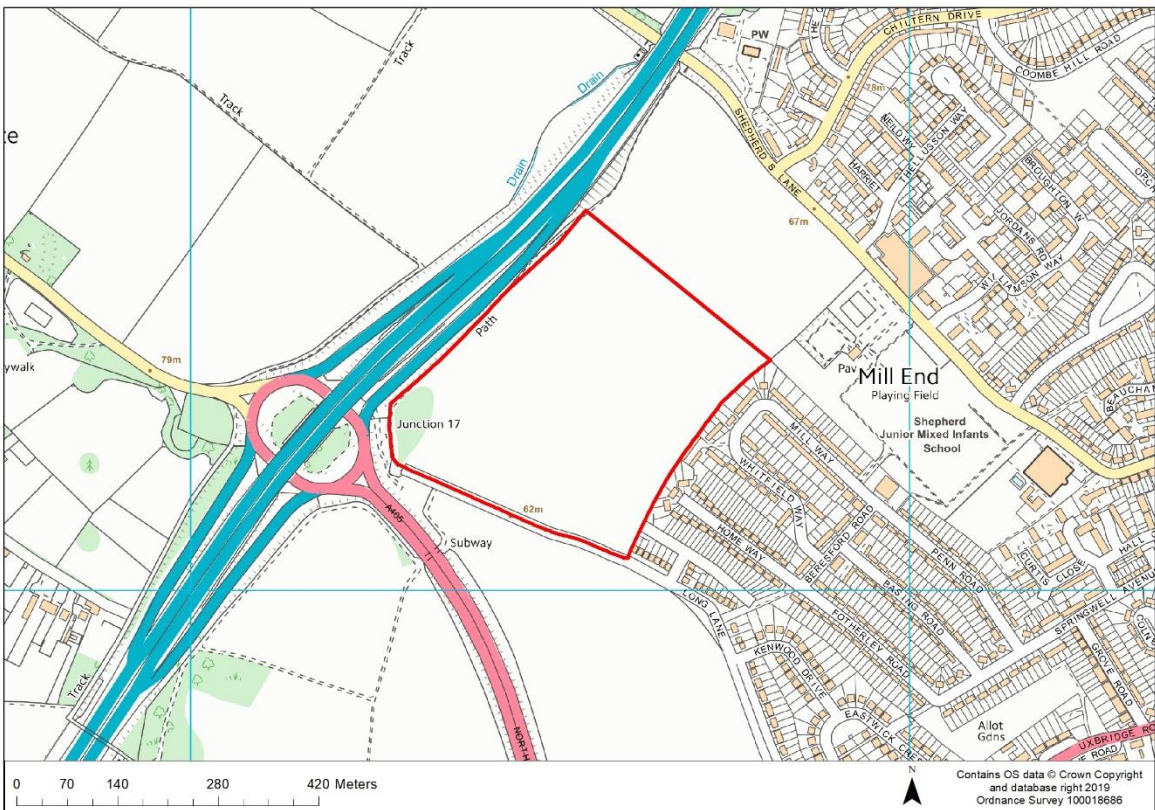


Site Description	
<p>The site is comprised of greenfield land, which forms part of a large agricultural field. There is a small area of woodland to the south-western corner, with tree-lined boundaries to the south, west and east. The western boundary is adjacent to the M25 whilst the southern boundary is formed by Long Lane. Beyond the southern boundary, on the opposite side of Long Lane, is safeguarded land for education use and the Reach Free School (Allocation Site S(a)). Part of the northern boundary is adjacent to Shepherds Lane, with the remainder of the northern boundary extending into the remainder of the agricultural field. William Penn Leisure Centre is located to the north-east and part of the eastern boundary is adjacent to King George V Playing Fields.</p> <p>The site is a combination of Site CFS37 and PSCFS21.</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: 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.Historic Environment: The Heronsgate Conservation Area is located on the opposite side of the M25 junction, to the west of the site. The Heritage Impact Assessment states that this is unlikely to be impacted by the site’s development and identifies that the site’s development would have a neutral impact on the historic environment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There is low risk of surface water flooding along the southern, northern and north-eastern boundaries.

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<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">GSPZ: 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.Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.Access: An improved vehicular access to the site is proposed to the site from the junction of Long Lane and Uxbridge Road. However, Long Lane is a single track road and there may be capacity issues in using this as a primary access road into the site. Access could also be provided from the north of the site from Shepherd's Lane. HCC Highways have stated that the achievement of an additional suitable access would need to be demonstrated due to the nature of the site location.								
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.TPO: There are protected trees at the south-western corner of the site, along the western boundary and at the north of the site (TPO048, TPO069).								
Further Constraints/Considerations: <ul style="list-style-type: none">Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Mill End.									
Availability (ownership/legal issues) <p>The site is in multiple ownerships but is being promoted by the landowners.</p>									
Achievability <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
Potential Density <table><tr><td>Landowner Proposed DPH</td><td>N/A</td><td>Landowner Proposed Dwelling Range</td><td>N/A</td></tr><tr><td>Indicative DPH</td><td>37-53</td><td>Indicative Dwelling Range</td><td>625-895</td></tr></table>		Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH	37-53	Indicative Dwelling Range	625-895
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A						
Indicative DPH	37-53	Indicative Dwelling Range	625-895						
Phasing <table><tr><td>0-5 years</td><td></td><td>6-10 years</td><td>x</td><td>11-15 years</td><td>x</td><td>16+ years</td><td></td></tr></table>		0-5 years		6-10 years	x	11-15 years	x	16+ years	
0-5 years		6-10 years	x	11-15 years	x	16+ years			
Conclusion <p>The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Any development of the site should take account of the presence of public rights of way and protected trees within the site. Consideration should also be given to the site's location in GSPZ1. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable.</p> <p>Land adjacent to the north and west of the site which is in Three Rivers District Council's ownership. <i>Please see the Site Assessment for Site EOS7.0 which is a combination of the three ownership parcels.</i></p>									
Suitable	Yes	Available	Yes	Achievable	Yes				

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS37	Land at Long Lane, Mill End	Mill End	13.7
			
Site Description			
<p>The site is comprised of greenfield land, which is currently in agricultural use. There is a small area of woodland to the south-western corner, with the southern, western and eastern boundaries also being tree-lined. The western boundary is adjacent to the M25 whilst the southern boundary is formed by Long Lane. Beyond the southern boundary, on the opposite side of Long Lane, is safeguarded land for education use and the Reach Free School (Allocation Site S(a)). The agricultural field continues to the north of the site boundary, but beyond this and to the east is residential development associated with the settlement of Mill End. William Penn Leisure Centre is located to the north-east and part of the eastern boundary is adjacent to playing pitches.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There is no relevant planning history on the site.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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.Historic Environment: The Heronsgate Conservation Area is located on the opposite side of the M25 junction, to the west of the site. The Heritage Impact Assessment states that this is unlikely to be impacted by the site's development and identifies that the site's development would have a neutral impact on the historic environment.Archaeology: 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.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood Zone		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There is low risk of surface water flooding along the southern and south-eastern boundaries.	

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none">• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• GSPZ: 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.• Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.• Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.• Access: An improved vehicular access to the site is proposed to the site from the junction of Long Lane and Uxbridge Road. However, Long Lane is a single track road and there may be capacity issues in using this as a primary access road into the site. HCC Highways have stated that the achievement of suitable access would need to be demonstrated due to the nature of the site location.						
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.• TPO: There are protected trees at the south-western corner of the site and along the western boundary (TPO048).						
Further Constraints/Considerations: <ul style="list-style-type: none">• Public right of ways run along the western and southern boundaries.• HCC Highways have stated that in isolation, the site presents significant concerns due to the site's location and scale.• HCC Network and Travel would not support development of the site.• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Mill End.							
Availability (ownership/legal issues)							
The site is in single ownership and 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	22-36 (net development area: 7-9ha)		Landowner Proposed Dwelling Range		300-500 (net development area: 7-9ha)		
Indicative DPH	40-50		Indicative Dwelling Range		548-685		
Phasing							
0-5 years	x	6-10 years	x	11-15 years	x	16+ years	
Conclusion							
The site is not considered to be suitable with a singular access only from Long Lane. The site in isolation is therefore considered to be undeliverable/undevelopable. Land adjacent to the north-east of the site which is in Three Rivers District Council's ownership, Site PSCFS21 and Site CFS37 are assessed as a combined site. Combining the three sites enables access to be created from the west and east of the combined sites (from Denham Way and Shepherds Lane. <i>Please see the Site Assessment for Site EOS7.0 which is a combination of the three ownership parcels.</i>							
Suitable	No		Available	Yes		Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS38a	Land rear of Colne Mead	Mill End	6.15

Site Description

The site is comprised of greenfield land, which was formerly used as watercress beds. The site is now an unused open field, with trees concentrated to the south and north and scattered throughout the site. The Main River Colne forms the northern, western and southern boundaries of the site. An unnamed ordinary watercourse forms the eastern boundary of the site. To the north of the site is a pub and residential development, associated with the settlement of Mill End. To the north-east, there are two Travelling Showpeople sites (Rear of 321 Uxbridge Road and Rear of 317-319 Uxbridge Road). Stockers Lake and Drayton Ford are located to the south, beyond the River Colne.

Use(s) Proposed	Residential
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Planning History

There is no relevant planning history on the site.

Suitability

<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. Only part of the site, to the south-east and north, was assessed in the Stage 2 Green Belt Review. The remainder of the site was not assessed due to flood risk on this area of the site. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the south-east of the site is located) as moderate. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which a small area to the north of the site is located) as low-moderate. Historic Environment: There is a Grade II Listed Building (The Whip and Collar Public House) located to the north of the site, along Uxbridge Road. There is tree coverage between the heritage asset and the site, although a detailed heritage impact assessment should be undertaken as part of any proposals. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site
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	should be accompanied by a pre-application or pre-determination archaeological assessment.		
Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The Main River Colne forms the northern, western and southern boundaries of the site. The majority of the site is located within Flood Zone 3b (88% of the site area) whilst almost all of the site area is within Flood Zone 2 (98%). Only 2% of the site is in Flood Zone 1. Development is not permitted in Flood Zone 3b.• Surface Water Flood Risk: The site is at moderate to high risk of surface water flooding. The majority of lower lying areas on the site are at risk of flooding during the 1 in 1,000-year rainfall event whilst the north-west portion of the site is at risk of flooding during a 1 in 30-year and 1 in 100-year rainfall event. There is also high risk (1 in 30 year event) at the north-west corner of the site.• Groundwater Flood Risk: During a 1 in 100-year groundwater flood event, the majority of the site is estimated to have water at or within 0.025m of the ground surface. There is a risk of groundwater flooding to surface and subsurface assets.• GSPZ: 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.• Access: There is currently no access to the site. Due to the location of rivers/watercourses along each of the boundaries, providing appropriate access from Uxbridge Road is likely to require a road bridge. Access from the Willows/Colne Mead would also pose capacity issues and there are residential properties along the entire road length. HCC Highways have stated that the achievement of suitable access would need to be demonstrated due to the nature of the site location.		
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• Local Nature Reserve: The site's south-eastern boundary is in close proximity to Stocker's Lake Local Nature Reserve, which is on the opposite side of the River Colne.• Local Wildlife Site: The site's south-eastern boundary is in close proximity to Stocker's Lake Local Wildlife Site, which is on the opposite side of the River Colne.		
Further Constraints/Considerations:			
<ul style="list-style-type: none">• HCC Highways have stated that in isolation, the site presents significant concerns due to the site's location and scale.• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Mill End.			
Availability (ownership/legal issues)			
The site is in single ownership and 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	20-30	Landowner Proposed Dwelling Range	112-186
Indicative DPH	30-40	Indicative Dwelling Range	170-225
Phasing			

Appendix 7a – Call for Sites Detailed Assessments

0-5 years		6-10 years	x	11-15 years		16+ years	
Conclusion							
<p>The Level 2 SFRA states that the site is at high risk of flooding from multiple sources, and therefore it may not be safe to develop the site for residential purposes.</p> <p>Given that a large proportion of the site is in Flood Zone 3b and almost the whole site is in Flood Zone 2, there is no possibility that all development could be directed to Flood Zone 1. There is no scope to alter the boundaries of the site to remove the flood risk area and deliver any development. The site is therefore not considered to be suitable.</p>							
Suitable	No	Available	Yes	Achievable	Yes		

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS38b	Land at the Waterside	Mill End	0.41



Site Description	
<p>The site is formed of two parcels, with the River Colne flowing between them. There is a private pedestrian bridge linking the two parcels. The northern parcel is comprised of brownfield land and is in use as The Whip and Collar public house and ancillary car park. The southern parcel is comprised of greenfield land and is use as the public house garden of The Whip and Collar. The southern parcel is adjacent to Uxbridge Road to the north whilst the southern boundary of the southern parcel is adjacent to a tributary of the River Colne. To the south of the site is open land whilst to the north is residential development, associated with the settlement of Mill End. To the east, there is open land in use for storage and a Travelling Showpeople site (Rear of 321 Uxbridge Road).</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The southern parcel of the site is located in the Green Belt, although the majority this parcel was not assessed due to flood risk issues. The Stage 2 Green Belt Review assessed harm of releasing the parcel in which the small area to the east of the site is located as leading to low-moderate harm, if released from the Green Belt.Historic Environment: There is a Grade II Listed Building (The Whip and Collar Public House) located in the northern parcel of the site. The Listed Building should be retained as part of any development. Development of the setting would be likely to impact the setting of the Listed Building and any proposals would require a heritage impact assessment and discussions with the Conservation Officer.Archaeology: HCC Historic Environment request that an archaeological assessment is produced for the site prior to any formal allocation, in order to determine the extent to which the

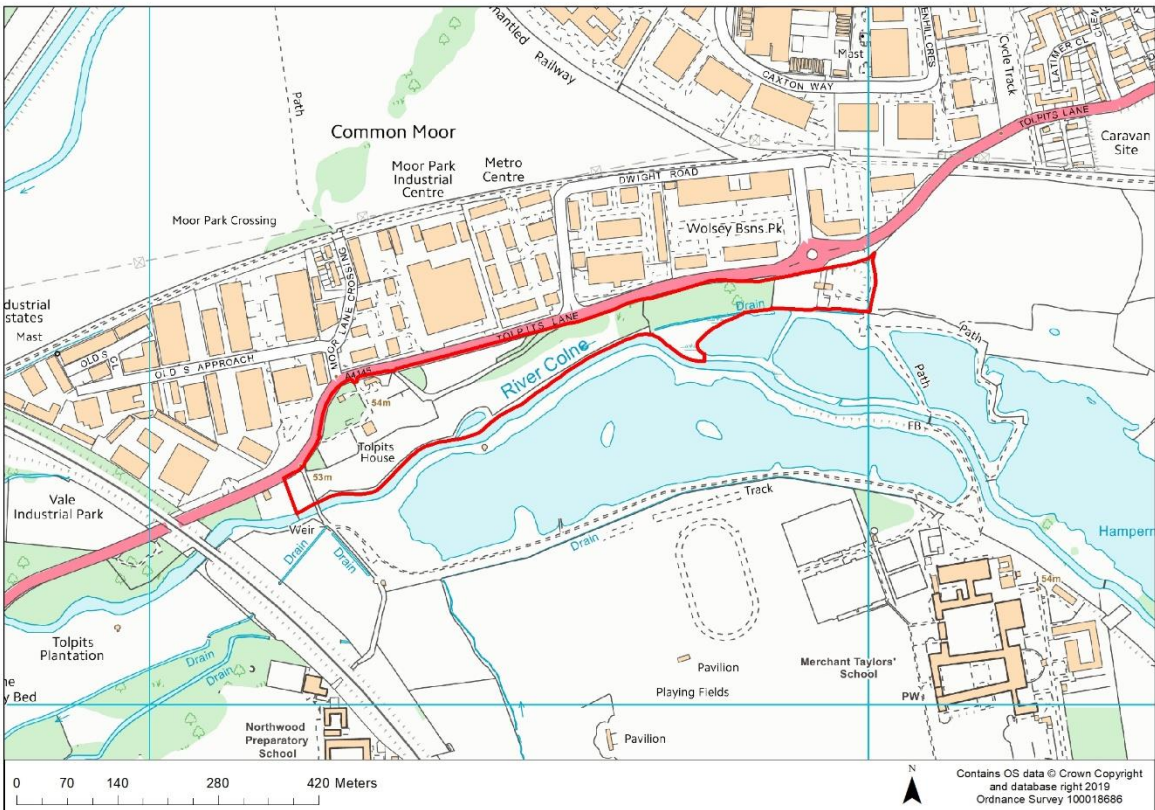
Appendix 7a – Call for Sites Detailed Assessments

	archaeological interest of the site might be a constraint upon the principle of development.		
Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The River Colne runs between the two parcels. The southern parcel of land is mostly within Flood Zone 3b, with a small area along the eastern boundary remaining within Flood Zone 1. In the northern parcel of land, the south of the parcel lies within Flood Zone 3b, with some areas in Flood Zone 3a and 2 also present. 33% of the site is in Flood Zone 1 and this is mostly located to the northern and central area of the northern parcel.• Surface Water Flood Risk: A large proportion of both parcels of land is at risk of surface water flooding, ranging from medium-low risk. The south-eastern corner of the northern parcel is at high risk of surface water flooding, although this is associated with the fluvial flood risk area. The central area of the southern parcel is also at high risk.• Groundwater Flood Risk: The entirety of both land parcels is at very high risk of groundwater flooding, where groundwater is at or within 0.025m of the ground surface during a 1 in 100-year flood event. Subsequently, there is a risk of groundwater flooding to surface and subsurface assets.• GSPZ: 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• Access: The northern parcel is accessed from Uxbridge Road, although there is no direct access to the southern parcel of the site. A road bridge would most likely to be needed to provide access. There is currently no direct access to the southern parcel of land and therefore it is likely that a road bridge will be required to provide access from Uxbridge Road. HCC Highways have stated that the achievement of suitable access would need to be demonstrated due to the nature of the site location.		
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• None identified.		
Further Constraints/Considerations:			
<ul style="list-style-type: none">• HCC Highways have stated that in isolation, the site presents significant concerns due to the site's location and scale.• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Mill End.			
Availability (ownership/legal issues)			
The site is in single ownership and 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	10-12
Indicative DPH	30-40	Indicative Dwelling Range	12-16
Phasing			

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0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
Most of the site is within Flood Zone 3b and the area of the site in Flood Zone 1 (33% of the site) contains a Grade II Listed Building and its setting. There is no scope to alter the boundaries of the site to remove these constraints and deliver any development. The northern parcel is comprised of previously developed land; this contains a Grade II Listed Building and is considered unsuitable for redevelopment. Additionally, the existing use of the brownfield part site as a community facility (an operational public house) should be protected in line with the draft Social and Community Facilities policy. The site is therefore not considered suitable.							
Suitable	No	Available	Yes	Achievable	Yes		

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS39a	South of Tolpits Lane	Moor Park & Eastbury	6.9
			
Site Description <p>The site comprises of greenfield land, with a small portion of previously developed (brownfield) land to the west of the site where there are two residential properties and associated driveways. The majority of the site is in use as open land, with wooded areas running along the boundaries and concentrated at the centre of the site. There is an existing access to these properties from Tolpits Lane. There are wooded areas adjacent to the east and northern boundaries. Hampermill Lake is in close proximity to the south of the site, adjacent to the River Colne. Further to the south is Merchant Taylors School. To the north of the site is Tolpits Lane employment area.</p>			
Use(s) Proposed		Residential (including staff housing for Merchant Taylors School)	
Planning History <ul style="list-style-type: none">The site was previously considered as part of the Site Allocations LDD (2014) Examination (referred to as Site H(28) in the Inspector’s Report). The Inspector’s Report on the Site Allocations LDD stated that:<ul style="list-style-type: none">“Although 50 houses is a significant development it would be insufficient to engender or support the infrastructure required to make the location sustainable” (Paragraph 115).“Neither does the development of the site facilitate anything that might be regarded as a planning advantage against which its clear disadvantages could be weighed. The allocation compromises the soundness of the SALDD and should be removed from it” (Paragraph 117).			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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.Historic Environment: The majority of the site is located in a Site of Archaeological Interest. There is a Grade II Listed Building (Tolpits House) located to the west of the site. Development of the site would be likely to impact the setting of the Listed Building and any proposals would require a detailed heritage impact assessment and discussions with the	

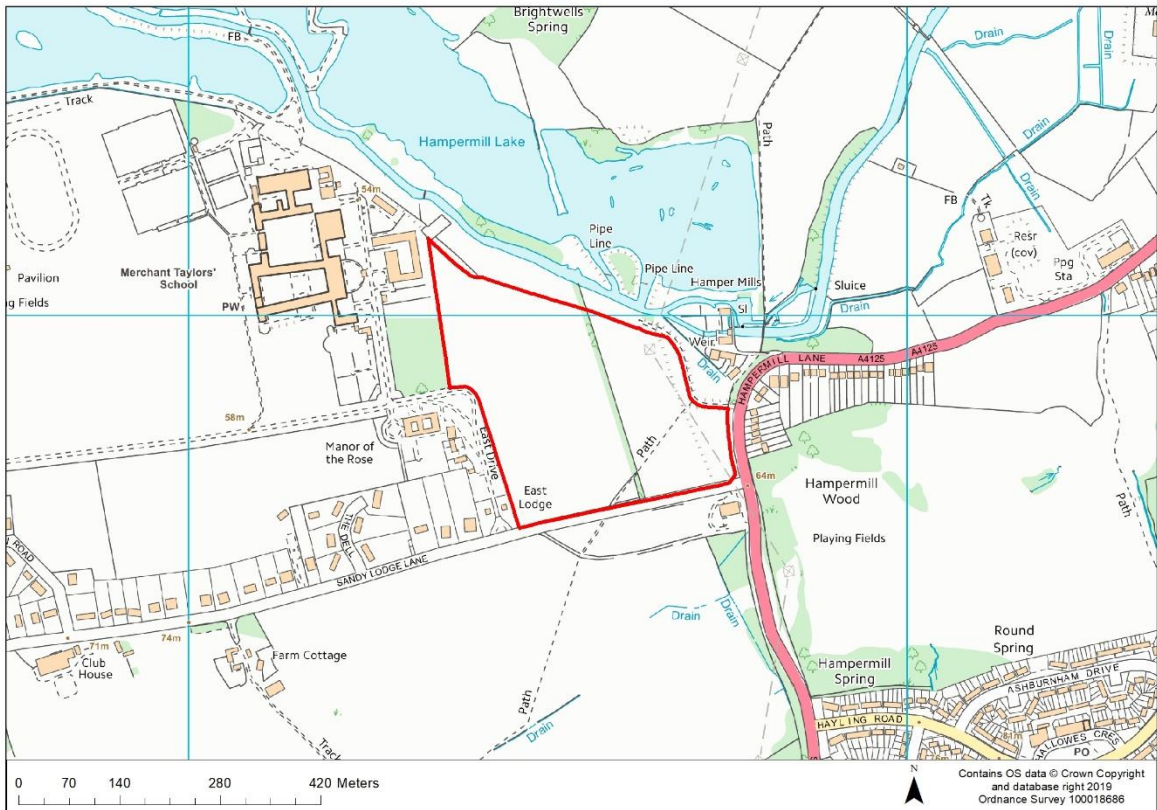
Appendix 7a – Call for Sites Detailed Assessments

	<p>Conservation Officer. A Locally Important Building (Tolpits Lodge) is located close to the north-western boundary of the site.</p> <ul style="list-style-type: none"> • Archaeology: 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The Main River Colne forms the southern boundary of the site. The south of the site is located within Flood Zones 2, 3a and 3b (13% of site area). 79% of the site is in Flood Zone 1. • Surface Water Flood Risk: The site is at low risk of surface water flooding and this represents the area in Flood Zone 3b. • Groundwater Flood Risk: The site is at high to very high risk of groundwater flooding. The south of the site is estimated to have water levels at or within 0.025m of ground surface and at 0.025-0.5m to the north of the site. Subsequently, there is a risk of groundwater flooding to surface and subsurface assets. • GSPZ: 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. • Contamination: The site's southern boundary is adjacent to a historic landfill site (Site EAHLD12360: Tolpits Lane Pit). • Access: Vehicular access is proposed to the north-east and west of the site, from Tolpits Lane. There is an existing private access at the west of the site, although this is currently the driveway to two residential properties.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • Local Wildlife Site: The vast majority of the site (approx. 80%) is located in a Local Wildlife Site (Hamper Mill Lakes). • TPO: The wooded areas on the site, to the east, within the central area, and to the west of the site are protected (TPO647).
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • Delivery of housing on this site is with the aim of generating funding to support a wider masterplan for Merchant Taylors School. • There are currently minimal existing routes for walking, cycling or public transport access to/from this site and Tolpits Lane has no footpaths/cycleway. • Submission states the aim of providing a new footpath and cycle route from the site to Moor Park station. • HCC Highways raise immediate concerns over the site location, stating that whilst there is opportunity for sustainable travel, the existing provision in the area and severance to bus and rail access presents challenges to the site being considered a sustainable location. There are minimal existing routes for any walking, cycling or public transport access; Tolpits Lane has no footpaths/cycleway and narrow points. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of Tolpits Lane/Croxley Business Park which is classified as an "Other Settlement" in the Settlement Hierarchy. The majority of the Tolpits Lane/Croxley Business Park settlement area is allocated for employment use (Sites E(a) and E(b) in the Site Allocations LDD, 2014). 	

Appendix 7a – Call for Sites Detailed Assessments

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	7-8		Landowner Proposed Dwelling Range		50-55		
Indicative DPH	10-20		Indicative Dwelling Range		70-140		
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
The majority the site area is within a Local Wildlife Site, with a Grade II Listed Building located in part of the non-Local Wildlife Site area. 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. A minority of the site is comprised of previously developed land (approximately 0.13ha), which includes the Grade II Listed Building located to the west and existing dwellings to the east of the site. It is considered that these brownfield areas, like the remainder of the site, are in an unsustainable location and isolated from an existing higher tier settlement. The site is therefore deemed unsuitable for residential development.							
Suitable	No		Available	Yes		Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS39b	Land to East of Merchant Taylors School	Moor Park & Eastbury	9.2
			
Site Description <p>The site comprised of greenfield land, which is currently in use as open land and forestry. A strip of trees run through site from the northern to the southern boundary which divides the field. There is an area of roughly surfaced ground to the north-western corner of the site. There is an electricity pylon to the north-east corner of the site. The site's northern boundary is adjacent to a small area of grassland, with the River Colne and Hampermill Lake beyond this. There is woodland to the east, with Hampermill Lane and residential properties beyond this. To the south there is a Golf Course whilst to the north-west there is Merchant Taylors School. To the south-west, there is low-density residential development.</p>			
Use(s) Proposed		Education (extension to Merchant Taylors School)	
Planning History <p>There is no relevant planning history on the site.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: 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.Historic Environment: The site is located in a Site of Archaeological Interest and the Moor Park Estate Conservation Area is located to the south-west of the site. To the north-west there is a group of Listed Buildings associated with Merchant Taylors School and to the east there is a group of Listed Buildings associated with Hampers Mill. The Heritage Impact Assessment states that development of the site would have a moderate adverse impact to the historic environment and that potential development is likely to be harmful to one or more elements adjacent to the site. It is recommended in the Assessment that the site should not be allocated.	

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	<ul style="list-style-type: none">Archaeology: 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.		
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There is generally no identified risk across the site, although surface water pathways are present to the east and north-west and are at low-medium risk of surface water flooding. There is an area of ponding to the east of the site that is at high risk of surface water flooding.Groundwater Flood Risk: The site is at high to very high risk of groundwater flooding. The north of the site is estimated to have water levels at or within 0.025m of ground surface and at 0.025-0.5m to the central section of the site. Subsequently, there is a risk of groundwater flooding to surface and subsurface assets.GSPZ: 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.Access: A new access is proposed from Hampermill Lane.		
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.Local Wildlife Site: The site's northern boundary is adjacent to a Local Wildlife Site (Hamper Mill Lakes)TPO: The wooded areas to the eastern portion of the site are protected (TPO338). There are also protected trees along the northern boundary (TPO644).		
Further Constraints/Considerations:			
<ul style="list-style-type: none">A public right of way runs from the central area at the southern boundary (on Sandy Lodge Lane) to the east of the site, leading onto Hampermill Lane.HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of Sandy Lodge which is classified as an "Other Settlement" in the Settlement Hierarchy.			
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	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	N/A	Indicative Dwelling Range	N/A
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
The site is has been put forward for private education use, as part of relocation of existing private education facilities in the London Borough of Hillingdon. 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			

Appendix 7a – Call for Sites Detailed Assessments

not outweigh harm to the Green Belt, if released. The Heritage Impact Assessment recommends that the site should not be allocated for development due to the impact on heritage assets within the vicinity of the site. For these reasons, the site is considered unsuitable for residential development.

Suitable	No	Available	Yes	Achievable	Yes
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