

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS39c	Sandy Lodge Lane and Land at Askew Road	Moor Park & Eastbury	0.7

Site Description

The site comprised of greenfield land, which is entirely covered by woodland. The north of the site is bounded by Askew Road, with Sandy Lodge Lane adjacent to the south and a continuation of woodland to the west. The east of the site abuts residential properties and gardens. A Golf Course is located further to the south, on the opposite side of Sandy Lodge Lane. Merchant Taylors School is located to the north and north-east, beyond residential properties. Beyond the woodland to the west is Moor Park met-line station, a shopping parade and low-density residential development.

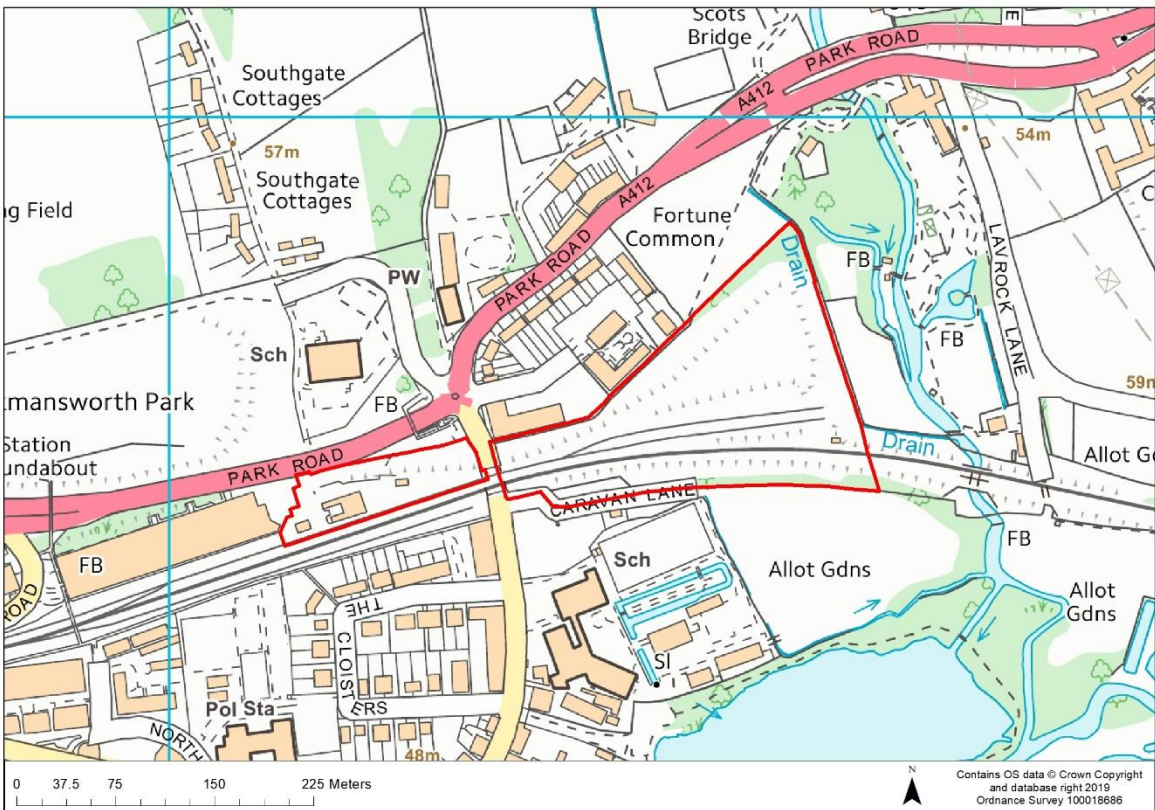
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: 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-high. Historic Environment: The site is located in a Site of Archaeological Interest and is adjacent to the Moor Park Estate Conservation Area. The Heritage Impact Assessment states that development of the site would have a minor adverse impact to the historic environment. Any future application would require a detailed heritage impact assessment and discussions with the Conservation Officer. 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 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1.

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<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 very small area along the north-western boundary that is at low risk of surface water flooding.• Groundwater Flood Risk: The site is at high risk of groundwater flooding and is estimated to have water levels within 0.025-0.5m of 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 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 no existing access into the site, although this could be provided from Askew Road or Sandy Lodge Lane.				
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: The vast majority of site (approx. 0.65ha) contains protected trees (TPO643).				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• Settlement Hierarchy (Core Strategy, 2011): The site is located partially within and partially 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	4-7	Landowner Proposed Dwelling Range	3-5		
Indicative DPH	15-25	Indicative Dwelling Range	11-18		
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. The site is also almost entirely covered by protected trees (approx. 0.65ha) and there is no scope to deliver development on the area which is not covered by a TPO (which measures approx. 0.05ha and is covered by non-protected woodland). 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)
CFS40	Land at Park Road, Rickmansworth	Rickmansworth	3.7



Site Description	
<p>The site is comprised of two land parcels, separated by a road (High Street). The eastern parcel is comprised of greenfield land, with tree coverage and the railway line running through the parcel. The western parcel is comprised of previously developed (brownfield) land and is on the Brownfield Land Register (2019); this parcel is currently in use as the Transport for London Depot and Car Park.</p> <p>Residential development is proposed on both land parcels, although on the eastern parcel, the existing track depot would be retained. No development is proposed on the eastern section of the eastern parcel.</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 eastern portion of the eastern parcel is located in the Green Belt. The Green Belt area of the site is located in two parcels assessed in the Stage 2 Green Belt Review. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcels (in which the eastern portion of the site is located) as high (to the north of the eastern portion) and moderate (to the south of the eastern portion).Historic Environment: The eastern parcel is partially adjacent to the northern boundary of the Rickmansworth Town Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. Any application must be accompanied by a detailed heritage impact assessment relating to the potential impact of the proposal on the designated assets in the vicinity 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.• Surface Water Flood Risk: There is no identified risk of flooding across the majority of the site, although there is low-high risk along the northern and southern boundaries of the eastern parcel.• 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 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 Environment Agency have highlighted that railway land may present a potential previous polluting use.• 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 medium-low sensitivity to built development.• Local Wildlife Site: Two areas to the east of the eastern parcel are partially within Local Wildlife Sites (Lavrock Lane Parkland and River Chess Bridge).• TPO: There are protected trees within the northern section of the western parcel (TPO318).						
Further Constraints/Considerations:							
<ul style="list-style-type: none">• Public right of ways run along the northern and southern boundaries of the eastern parcel.• HCC Highways recognise that the site is within walking/cycling distance of central Rickmansworth, although congestion on the A412 may discourage walking/cycling which forms the most direct route to the station. HCC Highways also recognise good bus service provision and 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 Principal Town of Rickmansworth.							
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	44	Landowner Proposed Dwelling Range		163			
Indicative DPH	50-60	Indicative Dwelling Range		185-222			
Phasing							
0-5 years		6-10 years	x	11-15 years		x	16+ years
Conclusion							
The area of the site which is designated as Green Belt and Local Wildlife Sites is not considered to be suitable for residential development. 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 and the site is non-strategic. Allocating the part of the site which is located within the Green Belt would not outweigh harm to the Green Belt, if released. The Green Belt area of the site, which also includes the area of the site designated as a Local Wildlife site, is therefore deemed unsuitable for residential development.							

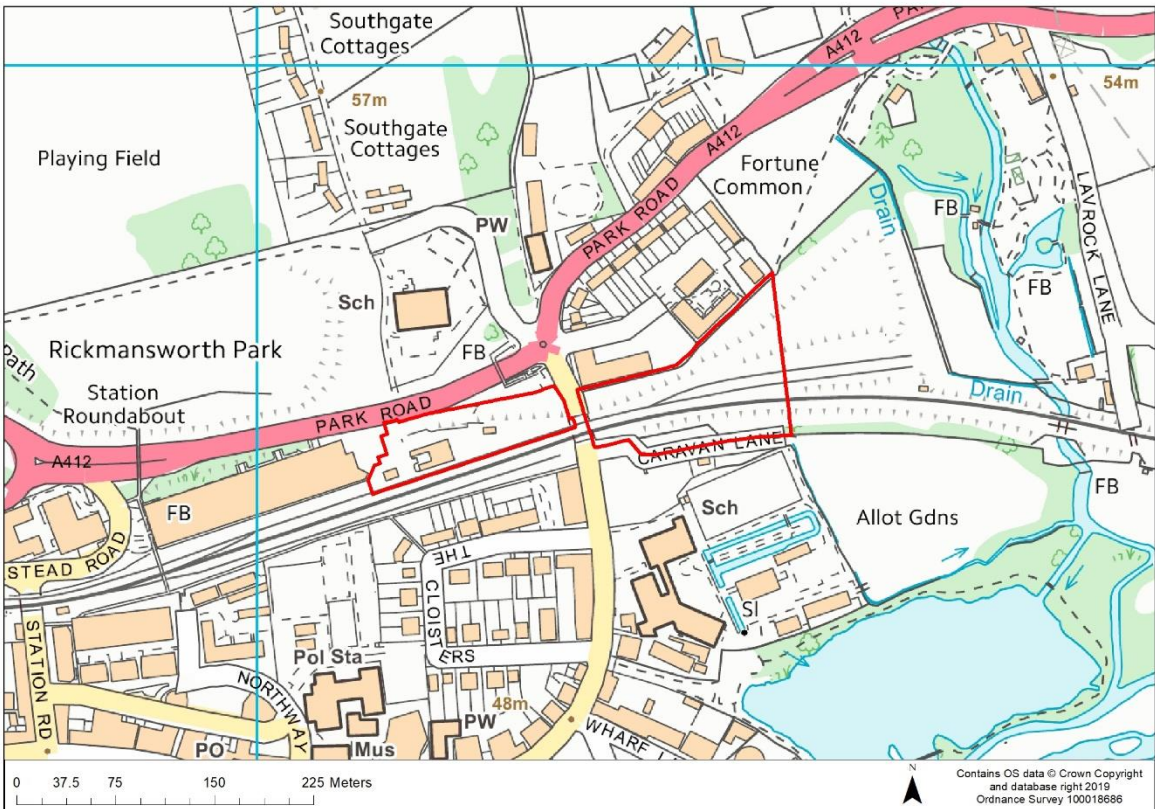
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The remainder of the site is considered to be suitable. Please see the Site Assessment for Site CFS40a (*revised boundary*) for an assessment of the area of the site that is deemed suitable.

Suitable	No	Available	Yes	Achievable	Yes
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Site Ref	Address	Settlement	Site Area (ha)
CFS40a (revised boundary)	Land at Park Road, Rickmansworth	Rickmansworth	1.8



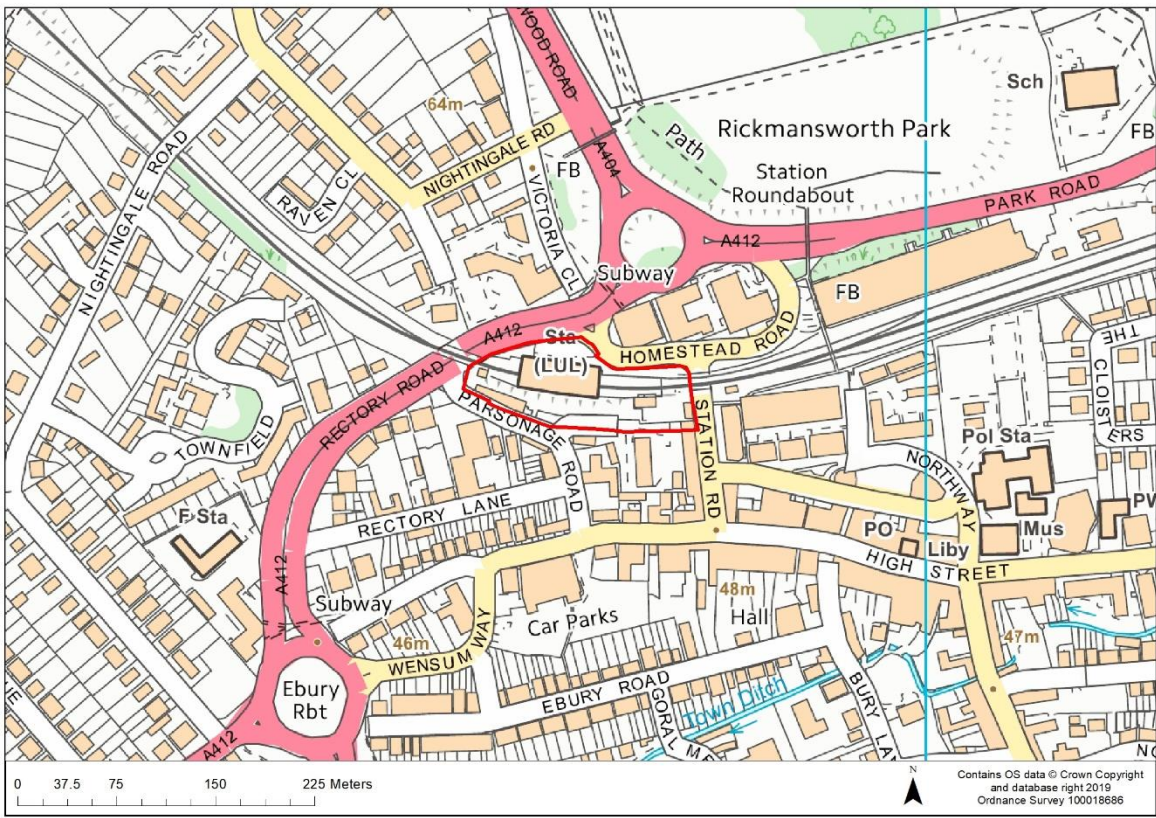
Site Description	
<p>The site is comprised of two land parcels, separated by a road (High Street). The eastern parcel is comprised of greenfield land, with tree coverage and the railway line running through the parcel. The western parcel is comprised of previously developed (brownfield) land and is on the Brownfield Register; this parcel is currently in use as the Transport for London Depot and Car Park.</p> <p>The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS40).</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 not located in the Green Belt.Historic Environment: The eastern parcel is partially adjacent to the northern boundary of the Rickmansworth Town Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. Any application must be accompanied by a detailed heritage impact assessment relating to the potential impact of the proposal on the designated assets in the vicinity 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 should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water Flooding	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There is no identified risk of flooding across the majority of the site, although there is low risk along the northern and southern boundaries of the eastern parcel.

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<ul style="list-style-type: none">Groundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">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 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 Environment Agency have highlighted that railway land may present a potential previous polluting use.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 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 (this assessment includes land to the east – Site CFS40).TPO: There are protected trees within the northern section of the western parcel (TPO318).						
Further Constraints/Considerations:							
<ul style="list-style-type: none">Public right of ways run along the northern and southern boundaries of the eastern parcel.HCC Highways recognise that the site is within walking/cycling distance of central Rickmansworth, although congestion on the A412 may discourage walking/cycling which forms the most direct route to the station. HCC Highways also recognise good bus service provision and 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 Principal Town of Rickmansworth.							
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	90	Landowner Proposed Dwelling Range		163			
Indicative DPH	47-75	Indicative Dwelling Range		86-138			
Phasing							
0-5 years		6-10 years	x	11-15 years		x	16+ years
Conclusion							
The site is deemed suitable for residential development. Further work should be undertaken in relation to the site's location in GSPZ1 as well as possible previous polluting uses. Noise and vibrations caused by the use of the railway line should be addressed through mitigation measures. 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 developable.							
Suitable	Yes	Available	Yes	Achievable		Yes	

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Site Ref	Address	Settlement	Site Area (ha)
CFS41	Rickmansworth Station, Station Approach	Rickmansworth	0.9



Site Description	
The site is comprised of previously developed (brownfield) urban land and is included on the Brownfield Land Register. The site is in use as Rickmansworth Underground station, the adjacent car park and vacant land. The railway line runs through the centre of the site. There is also tree coverage on the site, to the south of the railway line.	
It is proposed that the station use would remain as part of any development.	
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: A small area to the south of the site is within Rickmansworth Town Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and that any development in the wooded area south of the railway line will need to assess the impact on the Conservation Area. If development is proposed to the south of the railway line, any future application should be accompanied by a detailed heritage statement to define how the edge of the Conservation Area is to be protected.
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 no identified risk of flooding across the majority of the site, although there is low risk along the western boundary.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

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<ul style="list-style-type: none">ContaminationNoiseAir Quality	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">Contamination: The Environment Agency have highlighted that railway land may present a potential previous polluting use.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 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 on the site (TPO318).				
Further Constraints/Considerations:					
<ul style="list-style-type: none">HCC Highways recognise that the site has immediate access to the station and the site's close proximity to central Rickmansworth/High Street, with good availability of inter-urban bus services.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.					
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	77	Landowner Proposed Dwelling Range		70	
Indicative DPH	77	Indicative Dwelling Range		70	
Phasing					
0-5 years		6-10 years	x	11-15 years	x
				16+ years	
Conclusion					
The site is deemed suitable for residential development although further work should be undertaken in relation to the site's location in GSPZ1 as well as possible previous polluting uses. Noise and vibrations caused by the use of the railway line should be addressed through mitigation measures. 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.					
Suitable	Yes	Available	Yes	Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
CFS42	Land rear of Ebury Road	Rickmansworth	0.3

The map shows the site area in Rickmansworth, bounded by Ebury Road to the north, an allotment to the south, and a Main River (Town Ditch) to the south. The site is highlighted in red. Key features include the River Colne, Ebury Rbt, Car Parks, Hall, and Batchworth Roundabout. A scale bar at the bottom left indicates distances up to 225 meters. A north arrow and copyright information are at the bottom right.

Site Description	
<p>The site is comprised of greenfield land which is currently unused grassland. The site's northern boundary is adjacent to residential gardens along Ebury Road, whilst the southern boundary is adjacent to a Main River (Town Ditch). Further beyond this to the south is an allotment. The site's eastern boundary is adjacent to a garage site whilst the western boundary is adjacent to a small area covered in trees and shrubbery. Residential development and associated facilities and services are located to the north, associated with the settlement of Rickmansworth. There is no existing access into the site.</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. 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. Historic Environment: The northern boundary is adjacent to Rickmansworth Town Conservation Area. The Heritage Impact Assessment states that development of the site would have a minor adverse impact on the historic environment. Any future proposals would require a detailed heritage statement to assess any impact on the Conservation Area.
Physical Constraints: <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: A Main River (Town Ditch) forms the southern boundary. The whole site is located in Flood Zone 2, with 80% of the site in Flood Zone 3a and 6% in Flood Zone 3b, at the southern boundary of the site. Surface Water Flood Risk: Almost the whole site is at risk of surface water flooding, although this is at a low level of risk (1 in 1,000 year event). Groundwater Flood Risk: The entire site is in the highest risk category of groundwater flood risk, whereby water levels are within 0.025m of the ground surface during a 1 in 100-year storm

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<ul style="list-style-type: none"> Air Quality 	<p>event. Subsequently, there is a risk of groundwater flooding to surface and subsurface assets.</p> <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 no existing access into the site. Access from Goral Mead would likely cause capacity issues and would have to be through the existing garage site. Access could potentially be obtained from Riverside Drive through the existing wooded area.
<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"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth. 	
<p>Availability (ownership/legal issues)</p>	
<p>The site is in single ownership. An option agreement has been entered into between the landowner and the site promoter.</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	60-80
Indicative DPH	50-60
Landowner Proposed Dwelling Range	18-24
Indicative Dwelling Range	15-18
<p>Phasing</p>	
0-5 years	x 6-10 years 11-15 years 16+ years
<p>Conclusion</p>	
<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 3a and that the whole site is in Flood Zone 2, there is no possibility that any development can 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. There are other potential sites in areas of lower risk of flooding so it would not be possible to justify development on this site. The site is therefore not considered suitable.</p>	
Suitable	No Available Yes Achievable Yes

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Site Ref	Address	Settlement	Site Area (ha)
CFS43	Land north of Moor Lane	Rickmansworth	1.3

Site Description

The site is comprised of greenfield land and is currently used for horse grazing. There is a belt of mature trees to the south of the site adjacent to Moor Lane, with open land adjacent to the northern boundary and to the west. The River Colne is located to the north-east of site and the Grand Union Canal to the north. There is residential development located to the west, associated with the settlement of Rickmansworth. Rickmansworth Golf Course is located further south, beyond a row of residential properties along Moor Lane. Open green land is located to the east of the site (Hampton Hall Meadows).

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-high. Historic Environment: There are no heritage assets within or within the vicinity 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 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 	<ul style="list-style-type: none"> Flood Zone: A large area of the proposed site is within Flood Zone 2 (45%), with the eastern and northern boundaries of the site particularly affected. The majority of this area is also within Flood Zone 3a, whereas only a small area in the north eastern corner of the site is located within Flood Zone 3b. Surface Water Flood Risk: This site is at low risk of surface water flooding. The north-eastern corner of the site is identified as at risk of surface water flooding during a 1 in 1,000-year event.

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<ul style="list-style-type: none">NoiseAir Quality	<ul style="list-style-type: none">Groundwater Flood Risk: The east and north of the site is identified at very high risk of groundwater flooding, where groundwater is at or within 0.025m, or 0.025 – 0.5m of the ground surface during a 1 in 100-year flood event. 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.Access: There is no existing access although this could be provided from Moor 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">Local Wildlife Site: The site is wholly within a Local Wildlife Site (Hampton Hall Meadows).				
Further Constraints/Considerations: <ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.					
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	9	Landowner Proposed Dwelling Range		11	
Indicative DPH	30-40	Indicative Dwelling Range		39-52	
Phasing					
0-5 years		6-10 years		11-15 years	
				16+ years	
Conclusion					
The site is wholly within a Local Wildlife Site and significant proportions of the site are in Flood Zones 2 and 3, therefore the site is deemed undeliverable.					
Suitable	No	Available	Yes	Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
CFS44	West of Hampton Hall Farm	Rickmansworth	0.54

Site Description

The site is comprised of greenfield land which is currently unused open land. To the east, the site adjoins Hampton Hall Farmhouse whilst northern boundary is adjacent to the River Colne and Grand Union Canal. The southern and western boundaries are adjacent to residential gardens. There is a private access road from Moor Lane into the site, which leads to Hampton Hall Farmhouse.

Use(s) Proposed Residential

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 low-moderate. Historic Environment: There are two Grade II Listed Buildings located in the adjacent land to the east of the site (17 Moor Lane and Obelisk on South Bank). Development of the site may impact the setting of the Listed Building and any proposals would require a detailed heritage impact assessment and discussions with the Conservation Officer. 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 	<ul style="list-style-type: none"> Flood Zone: The River Colne flows along the northern boundary of the site. The site is at high risk of fluvial flooding, with the entirety of the proposed site is within Flood Zone 2 and 89% of the site located within Flood Zone 3a. Only a small area to the south eastern boundary of the site is in Flood Zone 1.

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<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Surface Water Flood Risk: The site is at medium-low risk of surface water flooding, concentrated to the eastern, central-southern and north-eastern areas of the site.Groundwater Flood Risk: The east and centre of the site are identified at high risk of groundwater flooding, where groundwater is 0.025m to 0.5m below the ground surface. 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: There is a private access road from Moor Lane into the site, which leads to Hampton Hall Farmhouse.				
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 is located in close proximity to the eastern border (Hampton Hall Meadows).				
Further Constraints/Considerations:					
<ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.					
Availability (ownership/legal issues)					
The site is in multiple ownerships but is being promoted on behalf of the landowner(s).					
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	5		
Indicative DPH	20-30	Indicative Dwelling Range	11-16		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
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.					
Given that a large proportion of the site is in Flood Zone 3a and that the whole site is in Flood Zone 2, there is no possibility that any development can 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. There are other potential sites in areas of lower risk of flooding so it would not be possible to justify development on this site. 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)
CFS46	Land at The Boot, Sarratt	Sarratt	0.6

Site Description	
<p>The site is located in the village of Sarratt and is accessed from The Green. The site is comprised of a mix of previously developed (brownfield) and greenfield land and is in use as The Boot public house and garden, with car parking to the rear. There is an area of greenfield land to the west of the site which is also used for overflow parking. It is proposed that the public house would remain in its current use. The site's northern, eastern southern boundaries are bounded by trees, with residential properties and green land beyond this. There is a residential property adjacent to the eastern boundary of the site whilst the west of the site is bounded by The Green. Development is proposed at the rear portion of the site, on the existing car park.</p>	
Use(s) Proposed	Letting rooms, manager's accommodation, residential
Planning History	
<p>An outline application for the erection of a detached dwelling at the rear of the public house was submitted and refused in 2006 (06/0509/OUT).</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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.Historic Environment: The western part of the site, which contains The Boot, is located in Sarratt (The Green) Conservation Area and a Site of Known Archaeological Interest. The site contains a Grade II Listed Building (The Boot Public House), with several other Listed Buildings located to the north of the site. The Heritage Impact Assessment considers that the site's development have a moderate adverse impact on the historic environment, as this would be likely to impact the setting

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	<p>of the heritage assets and the Conservation Area. The Heritage Impact Assessment states that 'ideally this allocation should not proceed' (pg. 185) and that any possible future proposals would essentially require a heritage impact assessment and discussions with the Conservation Officer.</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.• Access: Any residential development to the rear of the property would have to be accessed through the car park of a public house.						
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.• Ecology: Hertfordshire County Council Ecology state that the site has a locally moderate-high ecological sensitivity due to the presence of the Local Wildlife Site.						
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.• Settlement Hierarchy (Core Strategy, 2011): The site is located in the village of Sarratt.							
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		15-25		Indicative Dwelling Range		9-15	
Phasing							
0-5 years		x	6-10 years		11-15 years		16+ years
Conclusion							
<p>The site has initially been promoted for letting rooms and accommodation to support The Boot, with some possibility for residential development. Part of the site is comprised of previously developed land, although this includes a Grade II Listed Building which is considered unsuitable for redevelopment. The Heritage Impact Assessment considers that development of the site would have a moderate-adverse impact on the historic environment. Access to the rear of the site through a car park is likely to cause issues. Additionally, the existing use of the site as a community facility (an operational public house) should be protected in line with the draft Social and Community Facilities policy.</p> <p>The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review; the Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. It is not considered that the benefits of housing development as a result of releasing the site from the Green Belt would outweigh harm to the Green Belt when considering the washed-over status of Sarratt. The site is therefore considered to be unsuitable for residential allocation.</p>							

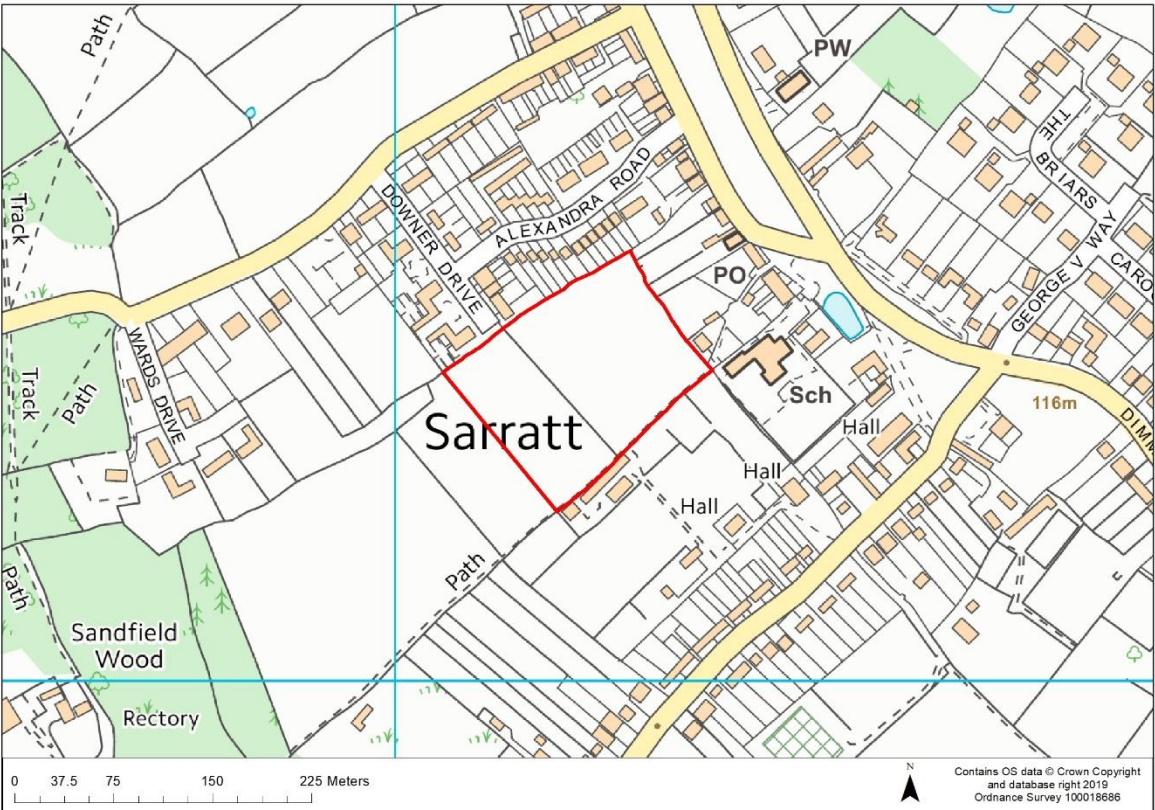
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Whilst it is considered that Sarratt should remain washed over by the Green Belt, infill development may occur on windfall sites in line with national and local Green Belt policy. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt.

Suitable	No	Available	Yes	Achievable	Yes
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Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS47a	Land South of Downer Drive, Church Lane	Sarratt	2



Site Description

The site is located on the edge of the village of Sarratt and is comprised of greenfield land which is in agricultural use. The site's northern and eastern boundaries are adjacent to residential properties and gardens. Agricultural land is adjacent to the site's southern and western boundaries.

Use(s) Proposed Residential (Rural Exception Site)

Planning History

An application for the provision of a new agricultural vehicular access from the site onto Downer Drive was approved in 2018 (18/0737/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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. Historic Environment: The site's eastern boundary is adjacent to Sarratt (The Green) Conservation Area. The Heritage Impact Assessment considers that the site's development would have a minor adverse impact on the historic environment, as this would impact upon the historical agrarian landscape which surrounds Sarratt and the Conservation Area. The Assessment also considers that an impact on the heritage assets within the Conservation Area is likely. A detailed heritage impact assessment and discussion with the Conservation Officer will be required at an early stage in the design process. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of
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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 Flooding: There is are small scattered areas of low-high risk at the centre, south-east and north-west of the site.Access: There is no existing access to the site although this could be obtained from Downer Drive.				
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.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">There is a public right of way running along the southern boundary.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 the village of Sarratt.					
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	25	Landowner Proposed Dwelling Range		50	
Indicative DPH	15-25	Indicative Dwelling Range		30-50	
Phasing					
0-5 years	x	6-10 years		11-15 years	16+ years
Conclusion					
<p>The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review; the Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. It is not considered that the benefits of housing development as a result of releasing the site from the Green Belt would outweigh harm to the Green Belt when considering the washed-over status of Sarratt. The site is therefore considered to be unsuitable for residential allocation.</p> <p>The site was promoted as a rural exception site. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt. Infill development may also occur on windfall sites in Sarratt where in line with national and local Green Belt policy.</p>					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS47b	Broswell Farm, Church Lane	Sarratt	1.7

Site Description

The site is located on the edge of the village of Sarratt and is comprised of greenfield land which is in agricultural use as a small-scale chicken enterprise. There are several small buildings located to the north and south of the site. The site's southern and western boundaries are adjacent to residential properties and gardens whilst there is agricultural land adjacent to the northern and eastern boundaries.

Use(s) Proposed	Residential (Rural Exception Site)
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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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. Historic Environment: Sarratt (The Green) Conservation Area is located in close proximity to the east of the site. The Heritage Impact Assessment considers that the site's development would have a minor adverse impact on the historic environment. Careful design of any future development should try to retain a rural feel to the north-east of the site and layout and mitigation could minimise the impact on the Conservation Area.. An impact assessment would be required as part of any future development. 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.• Access: There is an existing private access from Church Lane, although this is a single-file road adjacent to residential properties which would pose capacity issues. There is another vehicular access to the south-east of the site from Church Lane, although access would have to be through adjacent land which has not been promoted for development.				
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.• Ecology: Hertfordshire County Council Ecology state that the site has a moderate-high ecological sensitivity due to the sites location.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• There is a public right of way running along the northern boundary.• 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 the village of Sarratt.					
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	8		Landowner Proposed Dwelling Range	14	
Indicative DPH	15-25		Indicative Dwelling Range	26-43	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
<p>The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review; the Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. It is not considered that the benefits of housing development as a result of releasing the site from the Green Belt would outweigh harm to the Green Belt when considering the washed-over status of Sarratt. The site is therefore considered to be unsuitable for residential allocation.</p>					
<p>The site was promoted as a rural exception site. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt. Infill development may also occur on windfall sites in Sarratt where in line with national and local Green Belt policy.</p>					
Suitable	No		Available	Yes	
				Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS47c	Adams Nurseries, Church Lane	Sarratt	0.9

Site Description

The site is located on the edge of the village of Sarratt and is comprised of a mix of previously developed (brownfield) land and greenfield land. The site is currently in use as a Garden Nursery, with the western portion of the land containing a main building and greenhouses/glasshouses. There is a grassed area to the east, with hedgerows partially along the northern boundary. The northern boundary is adjacent to residential gardens along Church Lane, with residential properties and the village centre of Sarratt to the east. There is open green land to the south and west. There is a single-file private access road from Church Lane into the site.

Use(s) Proposed	Residential
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Planning History

There is no relevant planning history on the site.

Suitability

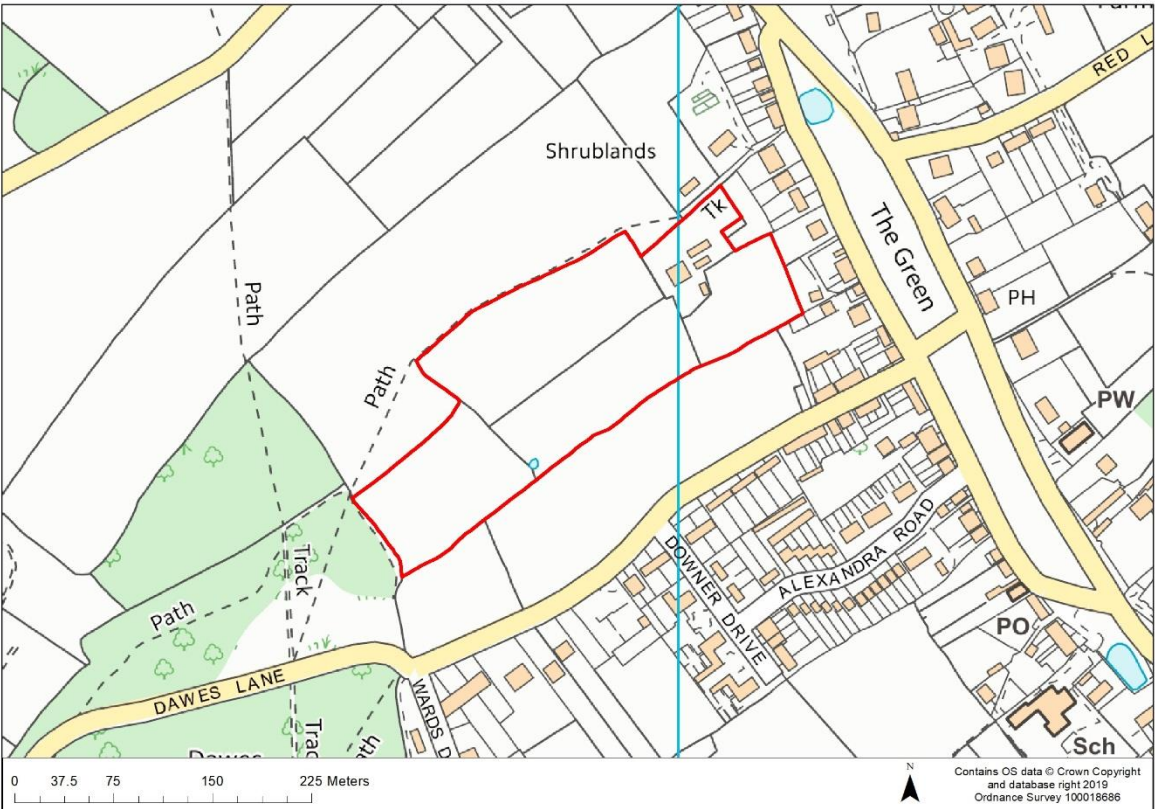
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. Historic Environment: Sarratt (The Green) Conservation Area partially adjacent to the site's eastern boundary. The Heritage Impact Assessment considers that the site's development would have a minor adverse impact on the historic environment. Careful design of any future development should try to retain a rural feel and mitigate against any harm to the Conservation Area. A detailed heritage impact assessment would be required as part of any future development.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1.

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<ul style="list-style-type: none">Flood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Surface Water Flooding: The centre of the site is at risk of surface water flooding, ranging from low-medium risk.Access: There is an existing private access from Church Lane, although this is a single-file road adjacent to residential properties and gardens which may pose issues in widening the road.				
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 is a public right of way running along eastern boundary.Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the village of Sarratt.					
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	Landowner Proposed Dwelling Range	18		
Indicative DPH	15-25	Indicative Dwelling Range	14-23		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review; the Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. It is not considered that the benefits of housing development as a result of releasing the site from the Green Belt would outweigh harm to the Green Belt when considering the washed-over status of Sarratt. The site is therefore considered to be unsuitable for residential allocation.					
Whilst it is considered that Sarratt should remain washed over by the Green Belt, infill development may occur on windfall sites in line with national and local Green Belt policy. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt. It is recognised that the site is partially comprised of previously developed land; the previously developed part of the site could be redeveloped in accordance with national and local Green Belt policy.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS48	Land at Holly Tree Farm	Sarratt	3.9



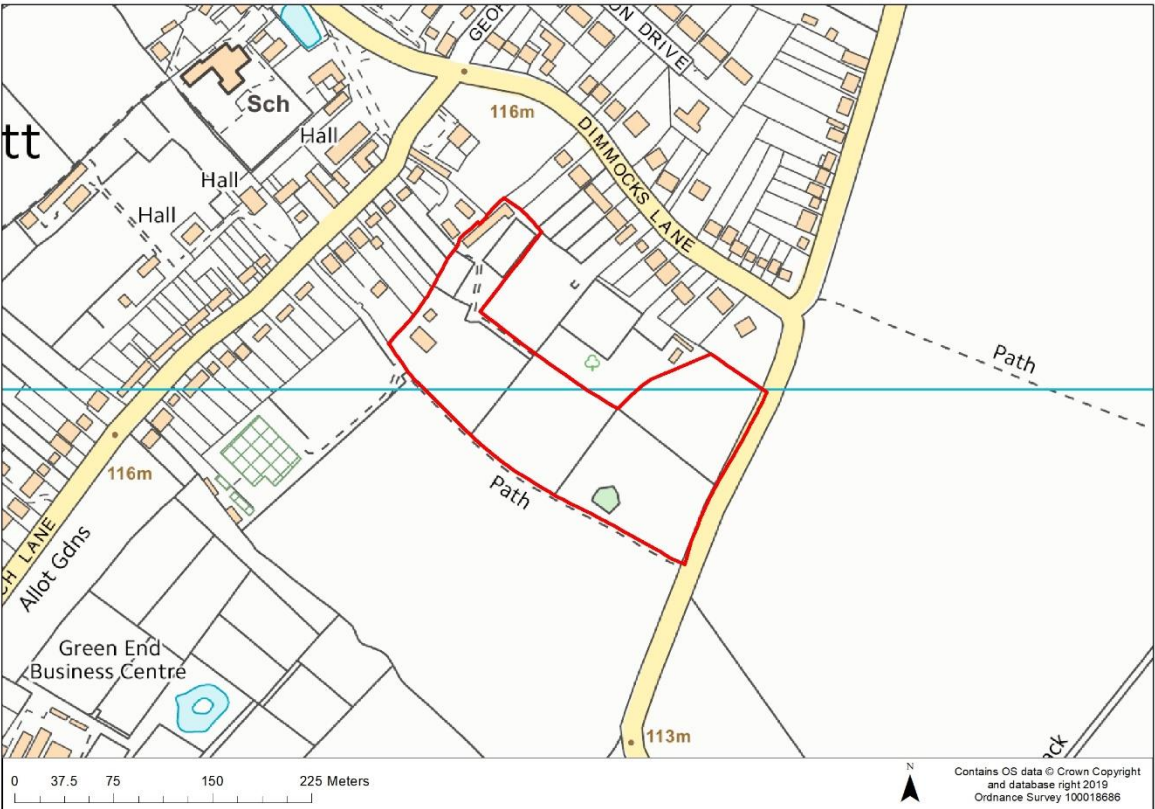
Site Description	
<p>The site is located on the edge of the village of Sarratt and is comprised of a small area of previously developed (brownfield) urban, with the majority of the site comprising of greenfield land. The majority of the site is in agricultural use, with several buildings located to the east of the site which are in agricultural, storage and equestrian use. There is a small pond at the close to the central southern boundary. The site is bounded by mature vegetation along all boundaries. The eastern boundary is adjacent to residential gardens of properties on The Green. To the north and south of the site, there is agricultural land. Dawes Common, an area of woodland, abuts the western boundary.</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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. Historic Environment: Sarratt (The Green) Conservation Area is adjacent to the eastern boundary. The site is also located to the rear of a Grade II Listed Building (Holy Tree Farmhouse and Holly Tree Cottage). The Heritage Impact Assessment considers that the site's development would have a moderate adverse impact on the historic environment, due to the change from agricultural to residential land. Any future proposals would require a detailed heritage impact statement and early discussions with the Conservation Officer. 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. <ul style="list-style-type: none">AONB: The Chilterns AONB is adjacent to the western boundary of the site.						
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 Flooding: There are two minor areas at low risk of surface water flooding, located to the east and west of the site.Access: There is an existing private access from The Green which is a single-file road also forming the driveway of the adjacent property. This is likely to pose capacity issues. HCC Highways raise significant concerns in how access could be achieved to a required standard when considering the site boundary presented.						
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.Local Wildlife Site: There is a Local Wildlife Site (Dawes Common) adjacent to the western boundary.Ecology: Hertfordshire County Council Ecology state that the site has a high ecological sensitivity due to the presence of the Local Wildlife Site and field boundaries.						
Further Constraints/Considerations: <ul style="list-style-type: none">There is a public right of way running partially along the northern boundaryThe proposed developable area is 0.66 ha, at 30 DPH (totalling 20 dwellings).HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location; there are minimal realistic alternatives to the use of private cars for trips due to the site location and the existing settlement has minimal opportunity for internalisation of trips and minimal existing public transport.Settlement Hierarchy (Core Strategy, 2011): The site is located partially at the edge of the village of Sarratt.							
Availability (ownership/legal issues)							
The site is in single ownership and the site is being promoted by the landowner.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	30 (at 0.66ha – developable area)		Landowner Proposed Dwelling Range			20	
Indicative DPH	15-25		Indicative Dwelling Range			59-98	
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
<p>The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review; the Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. It is not considered that the benefits of housing development as a result of releasing the site from the Green Belt would outweigh harm to the Green Belt when considering the washed-over status of Sarratt. There is also no sufficient access route from The Green into the site. For these reasons the site is considered unsuitable for residential development.</p> <p>Whilst it is considered that Sarratt should remain washed over by the Green Belt, infill development may occur on windfall sites in line with national and local Green Belt policy. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt.</p>							
Suitable	No		Available	Yes		Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
CFS49	Land to the west of Sarratt Road	Sarratt	2.9



Site Description

The site is located to the south-east of Sarratt and is comprised of a mix of previously developed (brownfield) land and greenfield land. The site is largely unused open land, although there is a residential dwelling, swimming pool and associated buildings/stables at the north-western corner of the site. There is also an area of hardstanding within the site, adjacent to the northern boundary. There is a hedgerow the centre of the site which separates the residential part of the site from the remaining three fields. To the south of the site there is agricultural land whilst to the north, there is residential development associated with the village of Sarratt.

Use(s) Proposed	Residential
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Planning History

There is no relevant planning history on the site.

Suitability

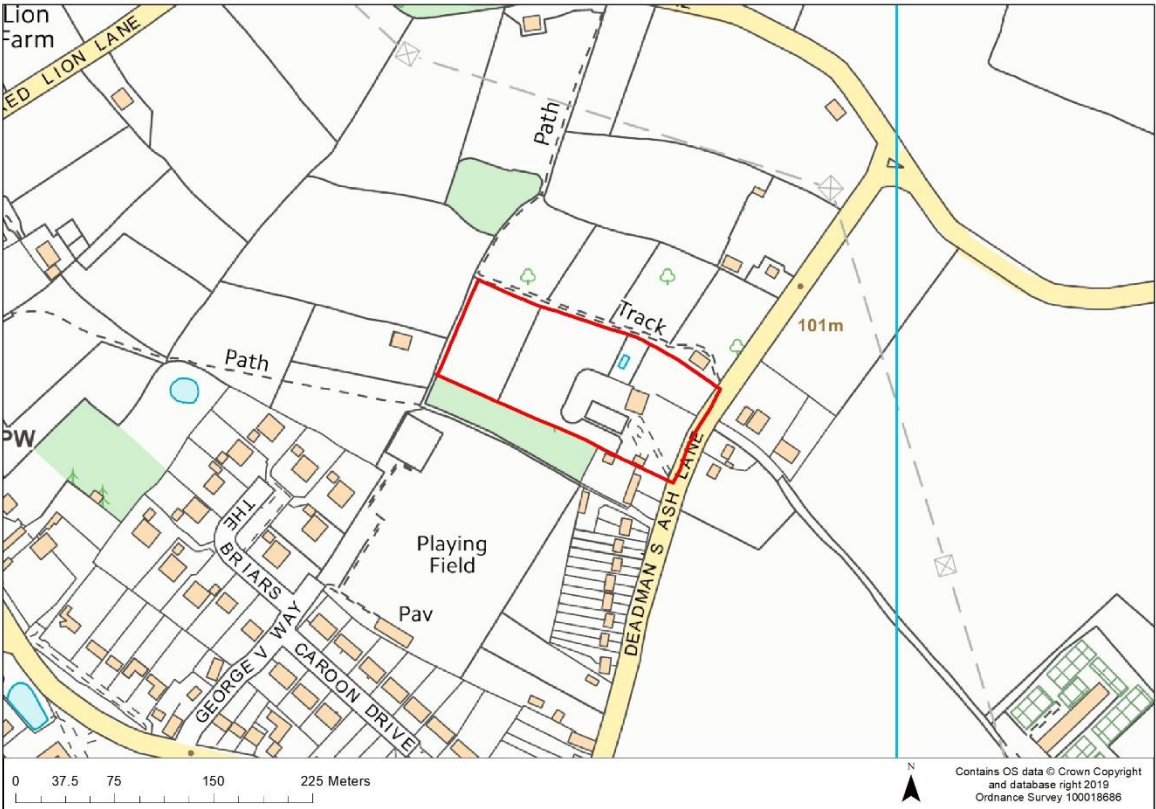
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. Historic Environment: The northern boundary is adjacent to Sarratt (The Green) Conservation Area, with three Grade II Listed Buildings to the north-west of the site. The Heritage Impact Assessment considers that the site's development would have a minor adverse impact on the historic environment, due to the change from agricultural to residential land on the edge of the Conservation Area. Any future proposals would require a detailed heritage impact statement and early discussions with the Conservation Officer. 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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Appendix 7a – Call for Sites Detailed Assessments

	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 Flooding: The eastern portion of the site is at low-medium risk of surface water flooding.• Access: There is an existing private access from Church Lane, although this is a single-file road adjacent to residential properties and gardens which would pose capacity issues. This access road also serves Adam's Nurseries, which is located to the north-west 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 sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• There is a public right of way running partially along the western boundary.• 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 the village of Sarratt.					
Availability (ownership/legal issues)					
The site is in single ownership and the site is being promoted by the landowner.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	30	Landowner Proposed Dwelling Range		90	
Indicative DPH	15-25	Indicative Dwelling Range		44-73	
Phasing					
0-5 years	x	6-10 years		11-15 years	16+ years
Conclusion					
The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review; the Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. It is not considered that the benefits of housing development as a result of releasing the site from the Green Belt would outweigh harm to the Green Belt when considering the washed-over status of Sarratt. The site is therefore considered to be unsuitable for residential allocation.					
The site was promoted as a rural exception site. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt. Infill development may also occur on windfall sites in Sarratt where in line with national and local Green Belt policy.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS50	Oak Tree House, Sarratt	Sarratt	1.6



The map shows the site boundaries in red, situated between Deadman's Ash Lane to the east and a residential area to the west. To the south is a playing field and pavilion. The map includes a scale bar (0 to 225 meters) and a north arrow. OS data copyright information is provided at the bottom right.

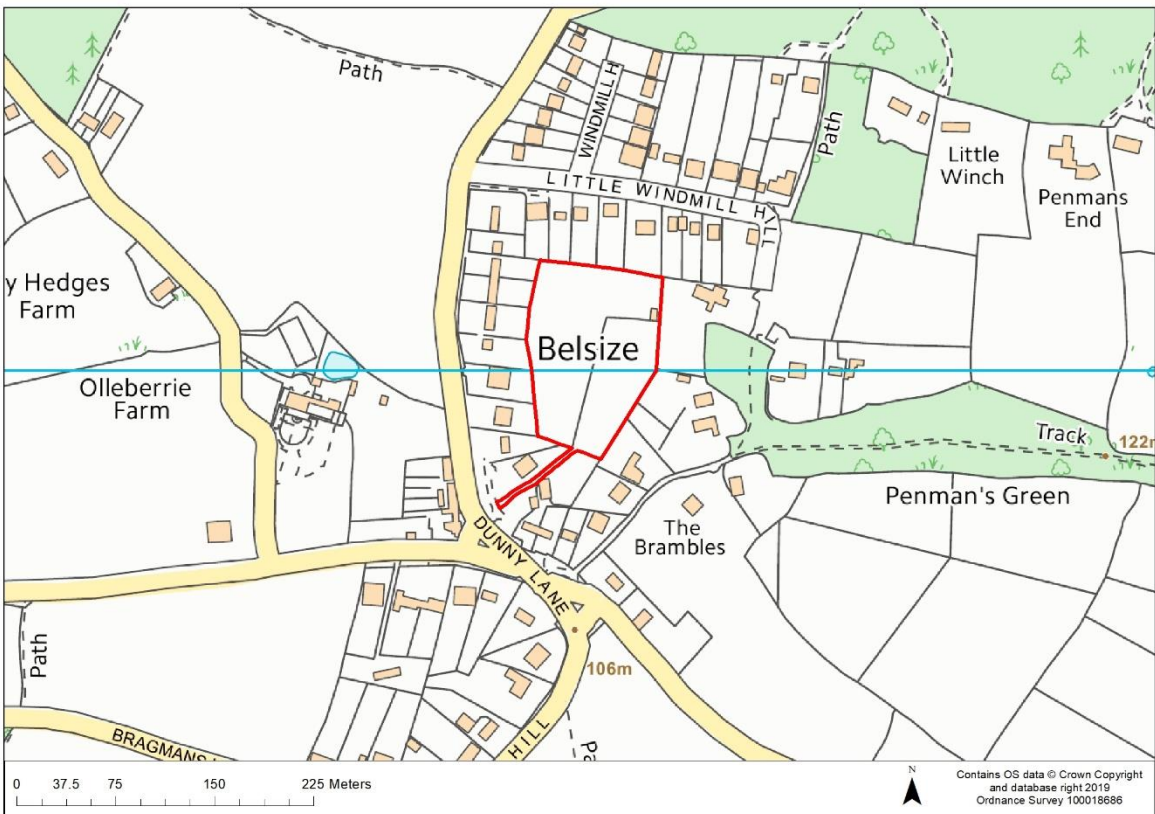
Site Description	
<p>The site is comprised of a mix of previously developed (brownfield) land and greenfield land, which is currently in residential use. On the site, there is a large detached residential dwelling with a swimming pool and large garden to the rear. The site's boundaries are tree-lined. To the south of the site is low-density residential development along Deadman's Ash Lane, as well as playing fields. To the north, south and east there is open, agricultural land.</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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over in the Green Belt. Subsequently, land within the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review. Historic Environment: The Sarratt (The Green) Conservation Area is located to the south-west of the site. Any future proposals would require a heritage impact statement to identify and mitigate against any impact on 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.
Physical Constraints: <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. Access: There is an existing private access from Deadman's Ash Lane into the site. This is a narrow access as it is currently serves as an access/driveway for one dwelling. A widened access would need to be provided. Deadman's Ash Lane is also a narrow lane which may pose capacity issues.

Appendix 7a – Call for Sites Detailed Assessments

<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">Ecology: Hertfordshire County Council Ecology state that the site has a moderate-high ecological sensitivity due to the grassland.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">There is a public right of way running partially along the western boundary.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 the village of Sarratt.					
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	9-13	Landowner Proposed Dwelling Range		15-20	
Indicative DPH	10-20	Indicative Dwelling Range		16-32	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review; the Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. It is not considered that the benefits of housing development as a result of releasing the site from the Green Belt would outweigh harm to the Green Belt when considering the washed-over status of Sarratt. The site is therefore considered to be unsuitable for residential allocation.					
The site was promoted as a rural exception site. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt. Infill development may also occur on windfall sites in Sarratt where in line with national and local Green Belt policy.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS51	Land rear of Great Winch off Dunny Lane, Little Windmill Drive	Belsize	1.2

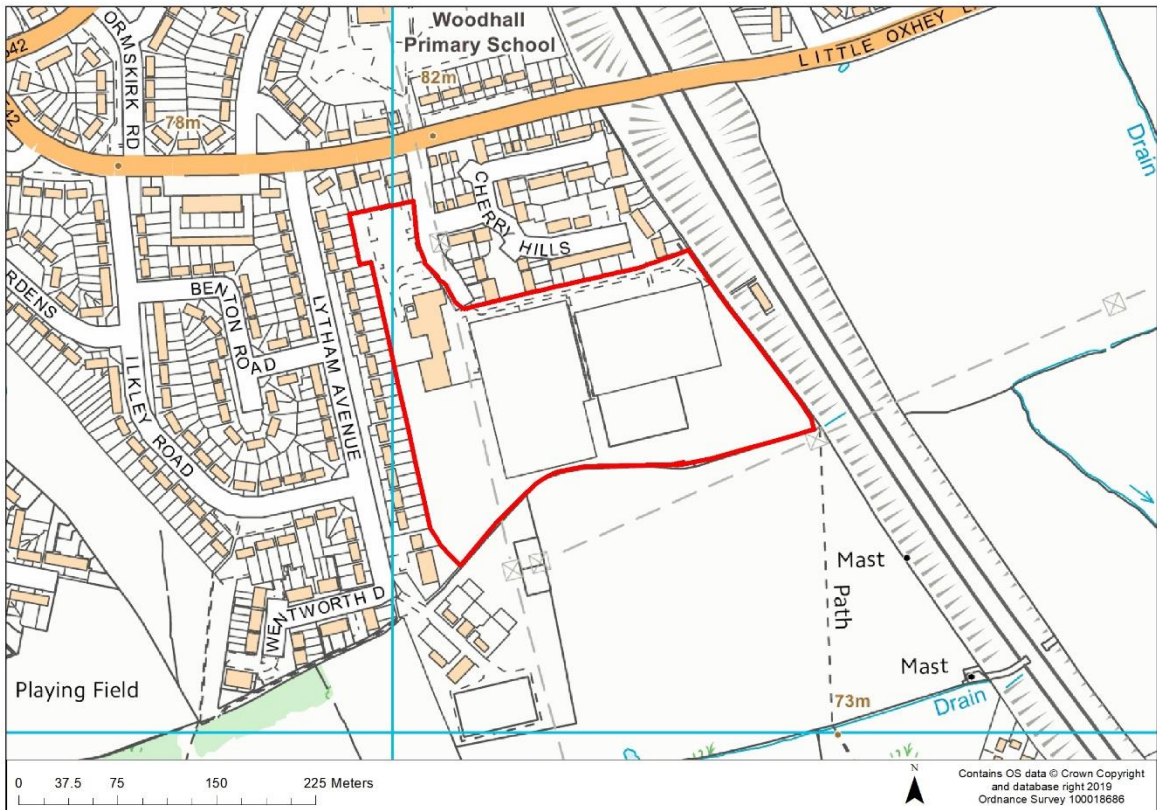


Site Description	
The site is comprised of greenfield land, which is currently an unused backland/field with some dispersed trees across the site. The land is located off Dunny Lane and to the rear of residential gardens on all sides. Beyond the adjacent residential properties, there is agricultural land in all directions, with some low-density residential development to the immediate north and south. Chipperfield Common and its woodland is located to the north-east.	
Use(s) Proposed	Residential (C2 Residential Institution or C2A Secure Residential Institution)
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 is a Grade II Listed Building located to the south of the site (Walnut Cottage and Lonmay). Any future proposals would require a heritage impact statement to identify and mitigate against any impact on the Listed Building. There is also a Locally Listed Building to the west 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 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 Flooding: There are small areas of the site at low risk of surface water flooding, to the north and at the south-east of the site.• Access: The site includes an access from Dunny Lane, which runs between two residential properties. This is a narrow track contained by trees and private fences (of adjacent properties). This is likely to cause capacity issues, especially as the primary access into the site. There is also no clear secondary access route as the site is contained by private residential properties.					
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">• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of Belsize which is classified as an “Other Settlement” in the Settlement Hierarchy.						
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		10-20		Indicative Dwelling Range		12-24
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. Allocating the site would not outweigh harm to the Green Belt, if released. It is therefore considered unsuitable for residential development. The site is not in a sustainable location and there is poor access to the site. It is therefore considered unsuitable for residential development.						
Suitable		No		Available		Yes
				Achievable		Yes

Appendix 7a – Call for Sites Detailed Assessments

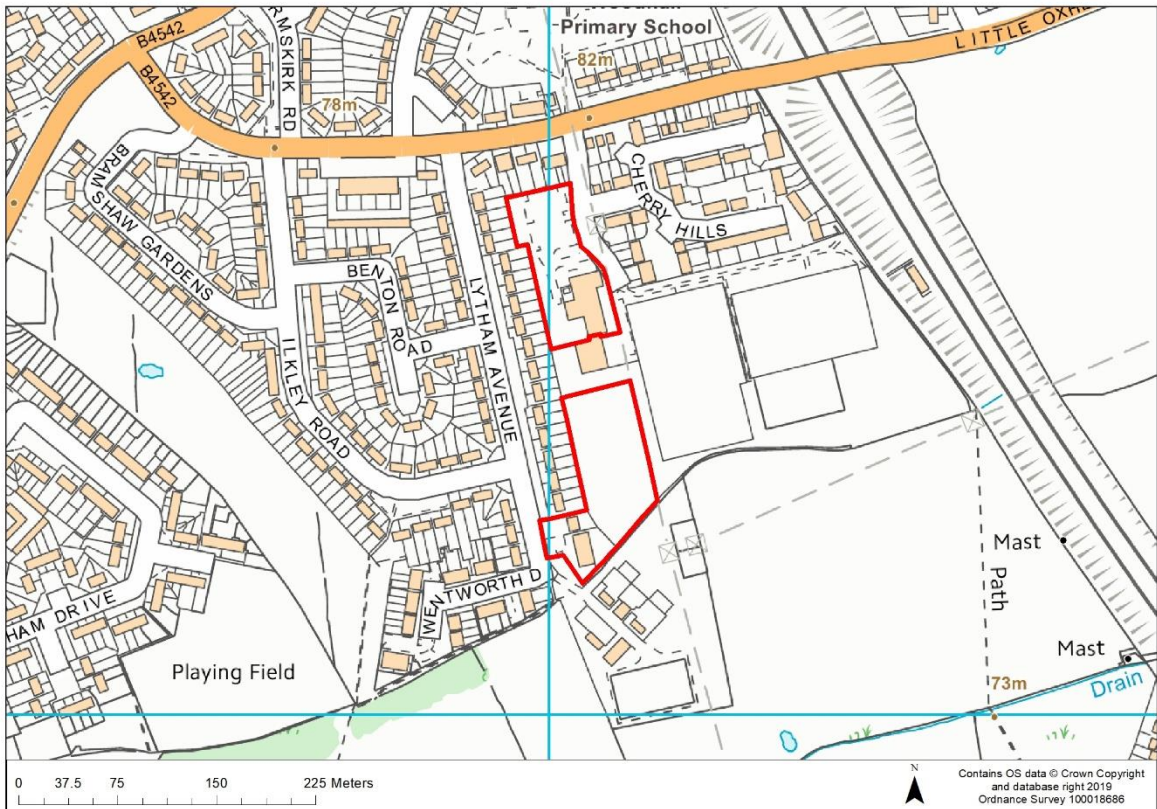
Site Ref	Address	Settlement	Site Area (ha)
CFS52	Former Sir James Altham School, Little Oxhey Lane	South Oxhey	4.6
			
Site Description <p>The site lies to the south of Little Oxhey Lane and is comprised of a mix of greenfield and previously developed (brownfield) urban land. The north-western part of the site is classified as previously developed (brownfield) urban land, with this part of the site listed on the Brownfield Register. This part of the site includes Sir James Altham Swimming Pool and the adjacent Oxhey Jets Football Club Clubhouse. There is a car park serving these facilities to the north of the site. The remaining majority of the site is comprised of greenfield land; land to the east of the site is in use as Oxhey Jets football playing pitches, whilst the land to the south-west is a grassy area which is largely unused. The south-west portion of the site is an existing housing allocation (H(32): Rear of Lytham Avenue).</p> <p>The site's southern boundary is adjacent to the London Borough of Harrow.</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 eastern parcel of the site, on which the playing pitches are located, 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 this part of the site is located) as low-moderate.Historic Environment: The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic. Immediately adjacent the south east corner of the site is a listed pyramidal cast iron coal tax marker located where the railway crosses the authority border. Any design should take into account the location of this heritage asset and ensure that no harm comes to its setting.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"> 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 low risk of surface water flooding located to the north-eastern corner and close to the southern boundary of the site. Access: There is an existing access from Little Oxhey Lane. HCC Highways recognise this suitable access arrangements are achievable. Air Quality: The site's southern boundary is adjacent to Harrow AQMA, which covers the whole borough. Consideration should be given to air quality which 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. TPO: There are protected trees along the southern boundary and close to the eastern boundary of the site (TPO302). 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> Sir James Altham Swimming Pool is currently being replaced by a new pool being built at The Centre in South Oxhey (18/1806/FUL). The football playing pitches were assessed in the Playing Pitch Assessment and Strategy as part of the Open Space, Sports and Recreation Study (2019). <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located partially within and partially at the edge of the Key Centre of South Oxhey. 					
Availability (ownership/legal issues)					
The site is in single ownership but is subject to leasehold agreements. 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	30-40	Indicative Dwelling Range	140-184		
Phasing					
0-5 years		6-10 years	x	11-15 years	
					16+ years
Conclusion					
The Playing Pitch Strategy & Action Plan recommends that the Council protects football pitches which are currently in use and recommends that the Oxhey Jets playing pitches should be protected from development, unless adequately re-provided on an identified site in accordance with national policy. No appropriate and available site has been identified in the local area which could be used for the relocation of the playing pitches and club-house. The site boundary which includes the playing pitches and club-house has therefore been identified as unsuitable for development. Following these recommendations, the site boundary has been revised to exclude the football playing pitches and club-house which are included in the site boundary.					
<i>For the assessment of the revised site, please see the site assessment form for CFS52 (Revised Boundary).</i>					
Suitable	No	Available	No	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS52a (revised boundary)	Former Sir James Altham School, Little Oxhey Lane	South Oxhey	1.3

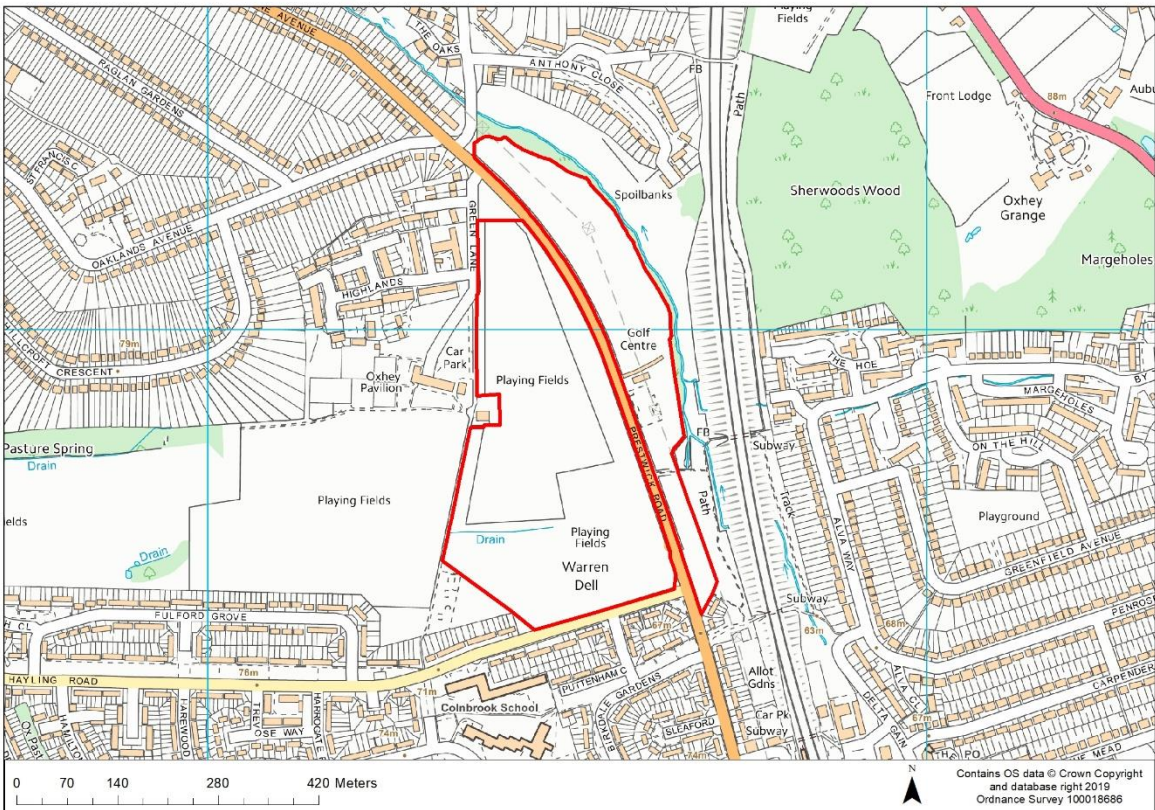


Site Description	
<p>The site lies to the south of Little Oxhey Lane and is formed of two land parcels, comprised of a mix of greenfield and previously developed (brownfield) urban land. The northern parcel of the site is classified as previously developed (brownfield) urban land, with this part of the site listed on the Brownfield Land Register. This part of the site includes the Sir James Altham Swimming Pool and car park. The southern parcel largely comprises of greenfield land, made up of a grassy area which is largely unused and is an existing housing allocation (H(32): Rear of Lytham Avenue). At the south-western corner of the southern parcel, there is an area of brownfield land which is currently occupied by two buildings associated with a vacant residential care home. Located between the two land parcels is the Oxhey Jets Football Club clubhouse and to the east of the parcels are the associated football playing pitches, with the railway line beyond this. To the north and west of the site is residential development associated with the settlement of South Oxhey.</p> <p>The site's southern boundary is adjacent to the London Borough of Harrow.</p> <p>The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS52).</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 within the vicinity 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 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 a minor area at low risk of surface water flooding in the southern parcel, close to the

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">• southern boundary.• Access: There is an existing access to the site from Little Oxhey Lane. A new access is also proposed from the south-west corner of the southern parcel.						
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">• Sir James Altham Swimming Pool is currently being replaced by a new pool being built at The Centre in South Oxhey (18/1806/FUL).• The existing residential care home, located at the south-western corner of the site, is currently vacant and will be re-provided on the allocation site.• The existing car park to the north of the site is also used by Oxhey Jets Football Club. Development of the site will include a requirement to provide an additional 15 car parking spaces as well as a coach parking space to serve Oxhey Jets Football Club.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located partially within and partially at the edge of the Key Centre of South Oxhey.							
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	26-38	Indicative Dwelling Range	35-50				
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
The site is suitable for residential development; sufficient mitigation against surface water flood risk will be required. The site is both available and achievable. The site is deemed to be developable.							
Future residential development will re-provide the vacant residential care home on the site and provide an additional 15 car parking spaces and a coach parking space to serve Oxhey Jets Football Club.							
Suitable	Yes	Available	Yes	Achievable	Yes		

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS53	Oxhey Golf Course and Driving Range, Prestwick Road	South Oxhey	15.8
			
Site Description <p>The site is comprised of two land parcels, which are separated by Prestwick Road. The western parcel is comprised of greenfield land and is a non-operational 9-hole golf course. The eastern parcel is a mix of previously developed (brownfield) land and greenfield land; approximately 0.3ha of the eastern parcel is comprised of previously developed land due to the presence of the club-house, car park and driving range building. The remainder of the eastern parcel is comprised of greenfield land. The eastern parcel contains a non-operational driving range, club-house and associated car park, with some overgrown scrubland to the north and south of the parcel. To the north of the parcels is residential development associated with Oxhey Hall, whilst to the south there is residential development and facilities associated with the settlement with South Oxhey. There is an embankment to the east of the eastern parcel, which slopes down towards an ordinary watercourse and Main River (Hartsbourne Stream), with a railway line beyond this. South Oxhey Playing Fields are located to the east of the western parcel.</p>			
Use(s) Proposed		Residential, open space, leisure, education	
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 high.Historic Environment: 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">Access		<ul style="list-style-type: none">Flood Zone: The Hartsbourne Stream (Main River) and an ordinary watercourse runs closely to the eastern boundary of the	

Appendix 7a – Call for Sites Detailed Assessments

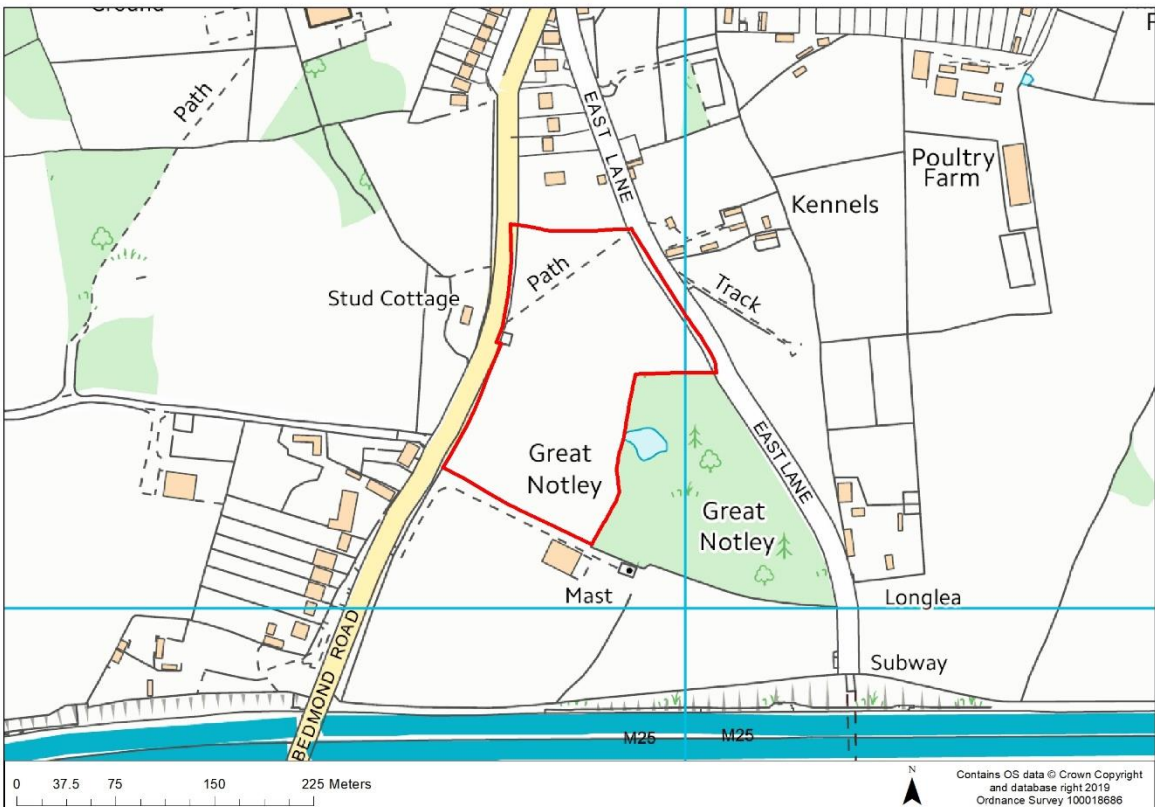
<ul style="list-style-type: none"> • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<p>eastern parcel. The whole of the western parcel is in Flood Zone 1. The vast majority of the eastern parcel is in Flood Zone 1, although there is a small area along the south-eastern boundary in Flood Zone 2.</p> <ul style="list-style-type: none"> • Surface Water Flood Risk: There is medium-high risk of surface water flooding at the south-western area of the western parcel, with scattered areas of low-high risk in the central area and to the south-east of the western parcel. The eastern parcel is at low-medium risk of surface water flooding along the eastern boundary and to the south. There is a small area at high risk at the centre of the eastern parcel. • Groundwater Flood Risk: Land along the eastern boundary of the eastern parcel is at very high risk of groundwater flooding (levels within 0.025m of ground surface). The rest of the eastern parcel as well as the eastern half and part of the southern portion of the western parcel are at high risk (levels 0.025m-0.5m of ground surface). Small areas of the western parcel, to the south-east, are at very high risk (groundwater levels at or within 0.05m of ground surface). • GSPZ: The vast majority of the western and eastern parcels are 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 eastern parcel has an existing access from Prestwick Road, which could also be provided for the western parcel. The western parcel could also be accessed from a small road leading from Green 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 sensitivity to built development. • Ecology: Hertfordshire County Council Ecology have assessed the site as having moderate ecological sensitivity, the site is part of two Ecosites (ecology sites do not have any form of status of importance, but are a site which has some ecological information on it – these sites are often the starting point at identifying the county's wildlife resource, but they do not meet the assessment criteria needed to identify them as non-statutory Local Wildlife Sites).
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • A public right of way runs through the lower quarter of the western parcel, continuing through to the eastern boundary of the eastern parcel. • Residential development is proposed at the northern part of the western parcel (approx. 4.24ha), with open space to the south of the western parcel with potential for education use (approx. 5ha). Leisure uses are proposed on the eastern parcel (approx. 4.5ha). • HCC Highways state that the site is in a central location to amenities and sustainable transport options (within walking and cycling distance of central South Oxhey and Carpenders Park rail station). The site is situated in a potentially highly sustainable location in transport terms. • A medium pressure gas pipeline runs through the southern area of both parcels. 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. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of South Oxhey. 	
<p>Availability (ownership/legal issues)</p>	

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The site is in single ownership but is under leasehold until 2115. The site is being promoted by the leaseholder and not 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	13-17 (whole site) 40-45 (on proposed 4.24ha residential area)		Landowner Proposed Dwelling Range		170-190		
Indicative DPH	30-40 (whole site)		Indicative Dwelling Range		474-632		
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
The land is under a long-term leasehold agreement and is not available for development. The site is undevelopable.							
Suitable	Yes	Available	No	Achievable	Yes		

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Site Ref	Address	Settlement	Site Area (ha)
CFS54	Land south of Bedmond	Bedmond	2.71



Site Description	
The site is on the southern edge of Bedmond and is comprised of greenfield land, which is currently in use as scrubland. The boundaries of the site are formed by hedgerows and vegetation and adjacent to the eastern boundary is an area of woodland (Great Notley). The western boundary is formed by Bedmond Road, with agricultural land beyond this. To the south of the site there is an agricultural field, with the M25 and further agricultural land beyond this. The village of Bedmond and its associated residential development is located 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: There are no heritage assets within 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.Access: Access is proposed from Bedmond Road.

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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.Local Wildlife Site: The site's eastern boundary is adjacent to a Local Wildlife Site (Great Notley).TPO: There are protected trees at the north-western corner and along the eastern boundary of the site (TPO863 and TPO142).				
Further Constraints/Considerations:					
<ul style="list-style-type: none">Two public right of ways run through the northern section of the site.Settlement Hierarchy (Core Strategy, 2011): The site is located partially at the edge of the village of Bedmond and partially 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.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	18	Landowner Proposed Dwelling Range		50	
Indicative DPH	20-30	Indicative Dwelling Range		54-81	
Phasing					
0-5 years	x	6-10 years		11-15 years	
					16+ years
Conclusion					
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.					
The site is only partially adjacent to the proposed inset boundary of Bedmond; the eastern, southern and western boundaries are not adjacent to the proposed inset boundary. Subsequently it is considered that the site is more isolated from the proposed inset area of Bedmond in comparison to other sites under consideration in Bedmond. Futhermore, when taking account of other suitable sites in Bedmond, it is considered that development of the site would result in an overdevelopment of Bedmond considered against the scale of the village. For these reasons, the site is not considered to be suitable for residential development.					
Suitable	No	Available	Yes	Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
CFS55	Land at Station Road, Kings Langley	Kings Langley	17

Site Description	
<p>The site is adjacent to the southern boundary of Kings Langley and to the west of Abbots Langley. The majority of the site is comprised of greenfield land, which is in use as open grassland. There is an area of previously developed (brownfield) land at the south-east of the site, where there are several buildings and areas of hardstanding which are currently in use for the commercial operations of an agricultural machinery business. This part of the site is listed on the Brownfield Land Register. An elevated section of the M25 runs above the southern-central part of the site. A Main River (the Mill Stream) runs through the centre of the site, with an ordinary watercourse also running through the site. The western boundary is adjacent to the River Gade (which incorporates the Grand Union Canal), with agricultural land beyond this. The eastern boundary is formed by Station Road with the railway embankment and railway line adjacent to this; further beyond is agricultural land and residential development associated with the settlement of Abbots Langley. The northern boundary is adjacent to the Kings Langley allocated employment area.</p> <p>The Borough of Dacorum is close to the site's western boundary, on the western side of the Grand Union Canal/River Gade.</p>	
Use(s) Proposed	Offices, storage and distribution, retail
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 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: To the west of the site, in the Dacorum Borough, is a Scheduled Monument (Little London Royal Hunting Lodge and moated site). There are also two Listed Buildings to the immediate south-west of the site (North Grove Lock House and North Grove Lock). The Heritage Impact Assessment states that the site's development would have a moderate adverse impact on the historic environment and it is recommended that the allocation does not progress further. Any future development would require meetings/discussions with Historic England and
<ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	

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	<p>the Conservation Officer to determine the elements of the site to be developed and what type of development may be appropriate.</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 Gade is adjacent to the western boundary whilst the Main River Mill Stream flows through the centre of the site. An unnamed drain is also located in the centre of the site. 9% of the site is in Flood Zone 3b, the area of which corresponds to the location of the Mill Stream and River Gade at the centre and western boundary of the site. Large portions of the north and west of the site are located within Flood Zone 2 (23% of the site area). The east and centre of the site are located within Flood Zone 1 (77% of the site area). • Surface Water Flood Risk: A large proportion of the site is at risk of surface water flooding. The greatest area at high risk is located between Mill Stream and the eastern site boundary, where a large flow path enters the site from the west. To the west and south of the site, there are large areas at low-medium risk of surface water flooding. • Groundwater Flood Risk: For the majority of the site (79% of the site area), groundwater levels are either at very near (within 0.025m of) the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. For most of the remaining area (21%), groundwater levels are between 0.025m and 0.5m below the ground surface. • GSPZ: The vast majority of 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 an existing access from Station Road into the area of the site that is currently in commercial use, although this is unsurfaced and narrow. A secondary access could be provided from Station Road. However, there are existing capacity issues at the single-file bridge on Gallows Hill which leads onto Station Road and the access to the site.
<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 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (Grand Union Canal/River Gade) adjacent to the western boundary of the site. • Ecology: Hertfordshire County Council Ecology state that the site has a high ecological sensitivity due to the river valley location.

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• Ancient/Veteran Tree					
Further Constraints/Considerations:					
<ul style="list-style-type: none">A public right of way runs along the southern boundary of the site.The site is located in close vicinity to Kings Langley train station.Part of the site is on the Brownfield Land Register (2019).The South West Herts Economic Study (2019) states that highways consultants to Hertfordshire County Council have advised that new large scale employment development in Kings Langley unless a major improvement to Junction 20 of the M25 is carried out.Settlement Hierarchy (Core Strategy, 2011): 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	N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH	N/A		Indicative Dwelling Range		N/A
Phasing					
0-5 years		6-10 years	x	11-15 years	
					16+ years
Conclusion					
Harm to the Green Belt of releasing land on which the site is located is considered to be at high.					
The South West Herts Economic Study (2019) sets out that the office floorspace needs for the Local Plan period will be met through existing commitments. It is considered that employment floorspace for storage and distribution uses can be best met in an alternative location and at the existing Maple Lodge employment allocation.					
The Retail and Leisure Study (2018) forecasts a small undersupply of retail floorspace over the plan period and there is no recommendation that specific sites for retail provision should be allocated.					
The site is therefore deemed unsuitable for the proposed uses.					
Suitable	No	Available	Yes	Achievable	Yes

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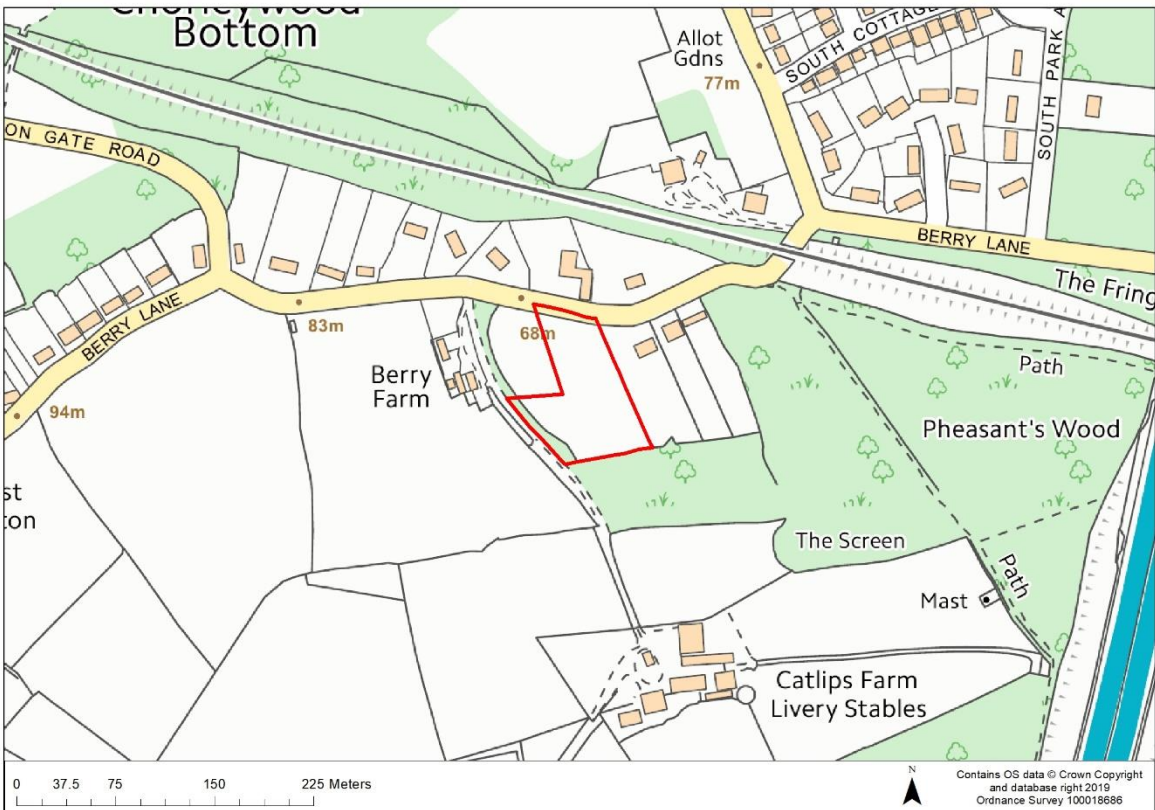
Site Ref	Address	Settlement	Site Area (ha)
CFS56	Church Hill Road, Bedmond	Bedmond	2.9

Site Description	
<p>The site is located to the north of Bedmond and is comprised of greenfield land, which is currently used for grazing. There are several mature trees along the boundaries, with hedgerows and fencing enclosing the site. There are a row of properties adjacent to the east of the site, along Church Hill. Residential development is adjacent to the southern boundary, as well as to the east on the opposite side of Church Hill. To the north and west of the site there is agricultural land. There is a private access road from Church Hill, which is currently only for pedestrian access.</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. 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 are two Listed Buildings on the opposite side of High Street/Church Hill, to the east of the site (Church of the Ascension and The White Hart Public House). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. As part of any proposals on the site, a detailed heritage impact assessment would be required to identify and define mitigation strategies to protect the heritage assets on High Street. 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.

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<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">• Surface Water Flood Risk: There is a surface water flow path at low-medium risk of surface water flooding; this flows from the north-eastern corner to the centre of the site.• Access: There is an existing pedestrian access/public right of way from Church Hill, at the south of the site. A new vehicular and pedestrian access from Church Hill is proposed.				
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.• TPO: The trees along the northern, southern and eastern boundaries, as well as the two trees within the site, are protected (TPO901).				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• A public right of way runs along the southern boundary of the site.• 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.					
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	50	Landowner Proposed Dwelling Range	146		
Indicative DPH	20-30	Indicative Dwelling Range	58-87		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
Bedmond is proposed for insetting within the Green Belt and national policy states that development should be directed to villages which are inset within the Green Belt. The site is adjacent to the proposed inset boundary of Bedmond and is considered to be suitable for residential development, subject to appropriate mitigation measures to address surface water flood risk within the site. Consideration of impacts on the historic environment will be required as part of any proposals and any development must ensure the protection of protected trees within the site and along its boundaries. The site is both available and achievable. The site is deemed to be deliverable.					
Suitable	Yes	Available	Yes	Achievable	Yes

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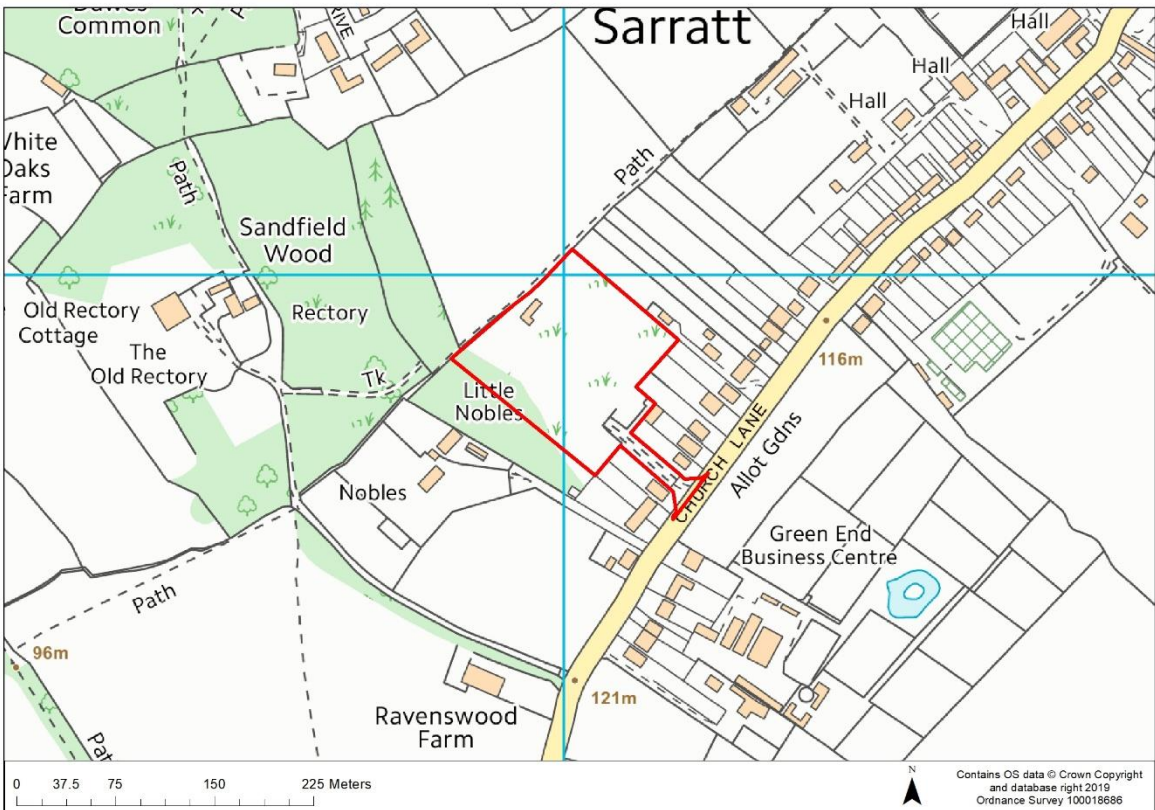
Site Ref	Address	Settlement	Site Area (ha)
CFS57	Pheasants Ridge Gap, Berry Lane	Chorleywood	0.7
			
Site Description			
<p>The site is comprised of greenfield land, which is currently used as a paddock. The site is enclosed on the south and west by mature trees, whilst adjacent to the eastern boundary there is a residential property. The northern boundary is formed by Berry Lane. There is low density residential development and the railway line to the north and north-east, with agricultural beyond this. There is also is agricultural land to the south. To the east there is a wooded area (Pheasant's Wood) and the M25, with agricultural land beyond this.</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: Chorleywood Common Conservation Area located to the north of the site. The Heritage Impact Assessment considers the row of houses between the site and the Conservation Area would form a buffer. 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: Approximately 36% of the site is at medium risk of surface water flooding, due to a large flow path which crosses the site from the north-west. A larger area to the north and centre of the site is at low risk of surface water flooding.Access: Access would have to be provided from Berry Lane, although this is a narrow road with capacity for single-file traffic for most of its length and without safe pedestrian access, which presents significant concerns. It is proposed that the frontage of	

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	<p>the site onto Berry Lane could be widened.</p> <ul style="list-style-type: none">• GSPZ: The southern portion of 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 and 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. The Chorleywood AQMA is located to the north-east 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.• Local Wildlife Site: There is a Local Wildlife Site (Pheasant's Wood) adjacent to the south of the site.• TPO: The trees to the south of the site are protected (TPO084).						
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 Chorleywood.							
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		25		Landowner Proposed Dwelling Range		16	
Indicative DPH		15-25		Indicative Dwelling Range		11-18	
Phasing							
0-5 years		6-10 years		x		11-15 years	
						16+ years	
Conclusion							
<p>The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation as required. Development would also need to take account of the site's location in GSPZ1. Noise and air quality issues arising from proximity to the M25 should also be taken account of. Any development of the site would need to ensure the protection of protected trees within the site. The site is both available and achievable. The site is deemed to be deliverable.</p>							
Suitable		Yes		Available		Yes	
Achievable		Yes		Suitable		Yes	

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Site Ref	Address	Settlement	Site Area (ha)
CFS58	Land north-west of Church Lane	Sarratt	1.6



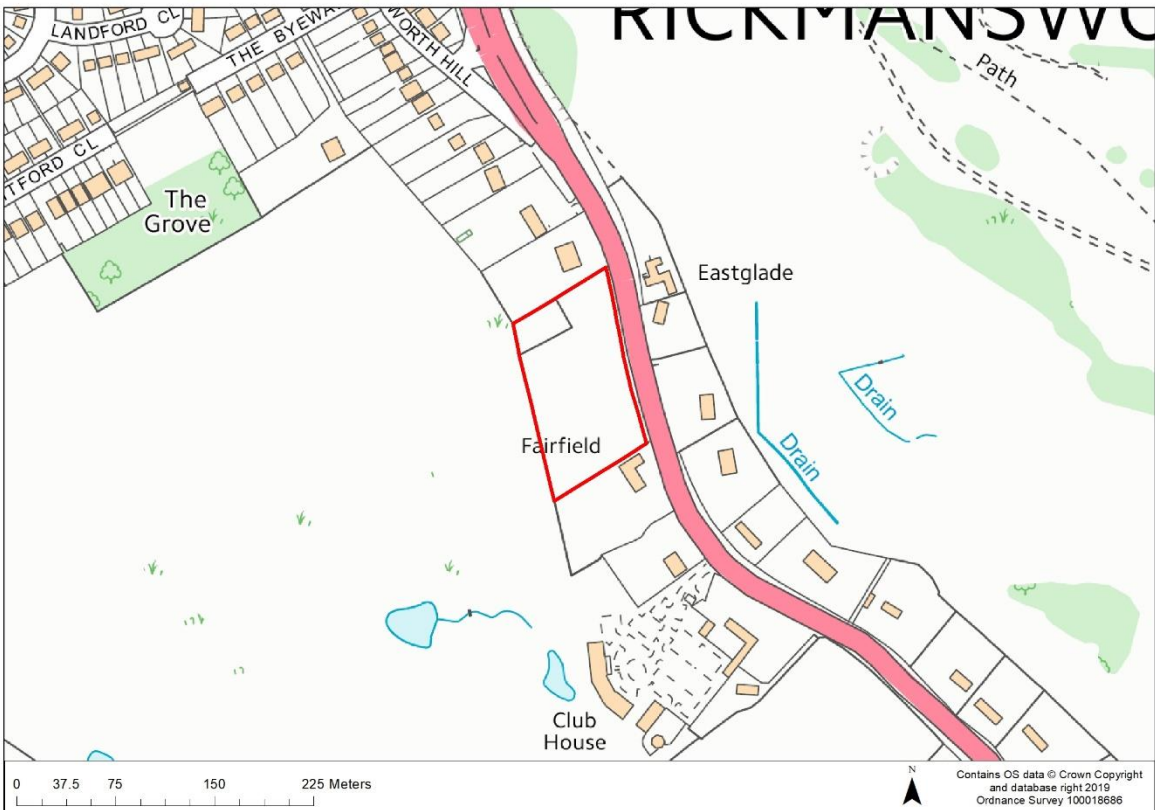
Site Description	
<p>The site is adjacent to the settlement boundary of Sarratt and is comprised of greenfield land which is in use as a paddock. There are scattered trees throughout the site, with vegetated and tree-lined boundaries in all directions. There is a stable in the northern-central area of the site. The eastern and southern boundaries are adjacent to residential gardens, whilst to the north there is an open field. The western boundary is adjacent to a woodland which continues to the north-west.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There have been several applications for residential development on the site prior to 2000, all of which have been refused (8/151/80 – erection of 50 dwellings, 8/1001/87 – erection of 23 dwellings, 97/0713 – erection of eight dwellings).</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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.Historic Environment: Sarratt (The Green) Conservation Area is located in to the east of the site. A detailed heritage impact assessment would be required as part of any future development.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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	<ul style="list-style-type: none">AONB: The Chilterns AONB is adjacent to the north-western corner of the site.				
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: There is an existing private unsurfaced access from Church Lane. This runs between two residential properties but is approximately 13m wide along its length and could likely accommodate two-way traffic and pedestrian access. There is greater width at the frontage of the road onto Church Lane. The access road also leads to the driveways of two residential properties.				
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 across the site and along the northern boundary (TPO301).Ecology: Hertfordshire County Council Ecology state that the site is a recognised ecology site (ecology sites do not have any form of status of importance, but are a site which has some ecological information on it – these sites are often the starting point at identifying the county’s wildlife resource, but they do not meet the assessment criteria needed to identify them as non-statutory Local Wildlife Sites).				
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.Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the village of Sarratt.					
Availability (ownership/legal issues)					
The site is in multiple ownerships; the promotor of the site has an option agreement on the southern part of the site and the access road.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	23-28		Landowner Proposed Dwelling Range	36-44	
Indicative DPH	15-25		Indicative Dwelling Range	24-40	
Phasing					
0-5 years	x	6-10 years		11-15 years	16+ years
Conclusion					
The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review; the Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. It is not considered that the benefits of housing development as a result of releasing the site from the Green Belt would outweigh harm to the Green Belt when considering the washed-over status of Sarratt. The site is therefore considered to be unsuitable for residential allocation.					
Whilst it is considered that Sarratt should remain washed over by the Green Belt, infill development may occur on windfall sites in line with national and local Green Belt policy. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt.					
Suitable	No	Available	Yes	Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
CFS59	Land on London Road	Rickmansworth	1.1



Site Description	
The site is greenfield land and is currently unused open land. Adjacent to the western boundary of the site is Batchworth Park Golf Course, whilst to the north and south there are residential plots associated with properties on London Road. The eastern boundary is formed by London Road, with low-density residential development and Rickmansworth Golf Course beyond this.	
Use(s) Proposed	Residential Care Home (C2)
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: Moor Park Registered Park and Garden is located to the east of the site, on the opposite side of London Road. 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.GSPZ: The northern section of 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.

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		<ul style="list-style-type: none">• Access: The site could be accessed from London Road.• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.									
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											
Further Constraints/Considerations: <ul style="list-style-type: none">• HCC Highways state that the site presents significant concerns that Local Transport Policy could be met due to the site's location.• Settlement Hierarchy (Core Strategy, 2011): The site is located in Batchworth Park which is classified as an "Other Settlement" in the Settlement Hierarchy. The site is in close proximity (less than 100m) to the boundary of the Principal Town of Rickmansworth.											
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		63 Bedrooms Per Hectare Equivalent to 34 DPH		Landowner Proposed Dwelling Range		70 bedrooms Equivalent to 37 dwellings (1.9:1 ratio of bedroom: dwelling)					
Indicative DPH		63-72 Bedrooms Per Hectare Equivalent to 34-38 DPH		Indicative Dwelling Range		70-80 bedrooms Equivalent to 37-42 dwellings (1.9:1 ratio of bedroom: dwelling)					
Phasing											
0-5 years		x	6-10 years		x	11-15 years			16+ years		
Conclusion											
C2 housing is considered to be specialised and supported accommodation under the Draft Housing Mix policy. The provision of specialised and supported housing is a strategic objective of the Local Plan which the site would contribute to achieving. The site is considered to be suitable for a residential care home (C2). Future proposals should take account of the site's partial location in GSPZ1. The site is both available and achievable.											
Suitable		Yes		Available		Yes		Achievable		Yes	

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Site Ref	Address	Settlement	Site Area (ha)
CFS60	Affinity Water Depot, Church Street	Rickmansworth	1.5

Site Description

The site is comprised of previously developed (brownfield) urban land, with the majority of the site included on the Brownfield Land Register. The site is a former Affinity Water office site that also includes water abstraction and treatment facilities. The site consists of car parking and buildings relating to these operations, although the office buildings are now vacant. The River Colne flows through the centre of the site in a south westerly direction and the Grand Union Canal flows along the northern boundary. There are foot and road bridges connecting the south of the site to the north. There is a small area of greenfield land to the south of the site which provides green space surrounding the existing offices. The northern and eastern boundaries are formed by the Grand Union Canal and River Colne, whilst the south-western boundary is formed by a two-lane main road (Church Street). Batchworth Lock is located to the immediate north of the site, with residential development and Rickmansworth town centre beyond this. To the south and east there is further residential development, with residential development beyond this.

Use(s) Proposed Residential (with continued water treatment and utility uses)

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 not located in the Green Belt.
- Historic Environment:** Rickmansworth Town Centre Conservation Area is located to the north-west of the site. There are Grade II Listed Buildings to the north-west of the site (99 Church Street), as well as to the south-east and east (1 Batchworth Hill, 17 Moor Lane and Obelisk in Garden on 17 Moor Lane). The Heritage Impact Assessment states that the complex of buildings within the site should be considered a non-designated heritage asset, as they form an important historic industrial complex. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and that care is required in relation to the height of development to ensure that it would not impact on views from the Conservation Area. There are also Locally Listed Buildings at the south of the site. A detailed heritage statement and discussions with the Conservation Officer would be required to define an appropriate method of developing the site.

Appendix 7a – Call for Sites Detailed Assessments

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 River Colne flows through the centre of the site and the Grand Union Canal flows along the northern boundary. The whole site is within Flood Zone 2. Flood Zone 3a also extends to cover the majority of the site (78% of site area). Flood Zone 3b is focused in the northern and eastern areas of the site and covers approximately 53% of the site area.Surface Water Flood Risk: The site is at a low to moderate risk of surface water flooding, which generally cover the area of the watercourses within and adjacent to the site. There is an area of ponding along the southern border, which occurs mainly along Church Street but is at risk of encroaching into the site.Groundwater Flood Risk: The site is at moderate to high risk of groundwater flooding. Across the majority of the site, groundwater levels reach 0.5-5m below the surface but there is a higher risk to the north-western and central area of the siteGSPZ: 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 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">The Landscape Sensitivity Assessment classifies the site as having a medium 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 Principal Town of Rickmansworth.							
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		36-50		Landowner Proposed Dwelling Range		55-75	
Indicative DPH		36-50		Indicative Dwelling Range		55-75	
Phasing							
0-5 years		6-10 years		x		11-15 years	
						16+ years	
Conclusion							
The site is not within the Green Belt and it is a priority to direct development to land that is not designated as Green Belt, where appropriate. The site is deemed suitable for residential development through the conversion of existing buildings only. No new residential development will be permitted on Flood Zone 3b on the site.							
The Level 2 SFRA states that should the site be redeveloped, the Sequential Test would not be passed, and the Exception Test would be required if residential development (more vulnerable development) were proposed in FZ3a. As part of any future proposals, a site-specific flood risk assessment will be required because the site is within Flood Zone 2 and 3 and at risk from sources of flooding. It must be demonstrated							

Appendix 7a – Call for Sites Detailed Assessments

within a site-specific FRA that the site would be safe for the proposed use, with provision of safe access and escape routes.

Future proposals should also take account of the site's location in GSPZ1.

It is required that the Locally Listed Buildings at the south of the site are protected.

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

Site Ref	Address	Settlement	Site Area (ha)
CFS61	Cinnamond House, Cassiobridge	Croxley Green	1

Site Description

The site is located in the settlement of Croxley Green and is comprised of a mix of previously developed (brownfield) urban land and greenfield land. The majority of the site area, to the west, is included on the Brownfield Land Register. The western part of the site is currently in use as an office, workshop and yard for a demolition and site clearance business, with a large proportion of the site used for car parking. The east of the site is greenfield land which is currently in use as grassland. The boundaries of the site are tree-lined, with the Grand Union Canal and River Gade located to the east of the site, as well as a row of residential properties. Beyond an area of woodland to the north, is the railway line and Croxley Danes Secondary School (which is under construction). The south is bounded by Baldwins Lane/Watford Road with residential development beyond this.

Use(s) Proposed	Residential, Business, General Industry, Retail
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Planning History

There was an application for residential development on the site in 1986 which was refused (8/591/86).


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 Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. There are two Grade II Listed Buildings to the north of the site, which should not be impacted as views from the site are blocked by the railway embankment. There is one Grade II Listed Building to the east; impact on this asset will depend on the proposed building height. The Conservation Officer should be consulted at an early design stage and a detailed heritage impact assessment may be required depending on the nature of development in any future 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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Appendix 7a – Call for Sites Detailed Assessments

	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 majority of the site is at risk of surface water flooding. The western portion of the site is at medium-high risk, whilst the south of the site is at low-medium risk.• Groundwater flooding: Groundwater levels are between 00.025m and 0.5m below the ground surface during a 1 in 100-year groundwater flood event.• 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 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 existing access from Watford Road.• Noise: Noise and vibrations caused by the close proximity of the railway line may have an impact on the site and its future occupiers, although there is an existing tree buffer between the site and railway. Noise issues should still be further considered as part of any future proposals.						
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.• Settlement Hierarchy (Core Strategy, 2011): 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 not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	100		Landowner Proposed Dwelling Range		100		
Indicative DPH	50-60		Indicative Dwelling Range		50-60		
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 mitigation measures to address the risk of flooding from various sources within the site. The site's location in GSPZ1 should also be taken account of. Noise caused by the use of the nearby railway line should also be addressed through mitigation measures. The site is both available and achievable.							
Suitable	Yes		Available	Yes		Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

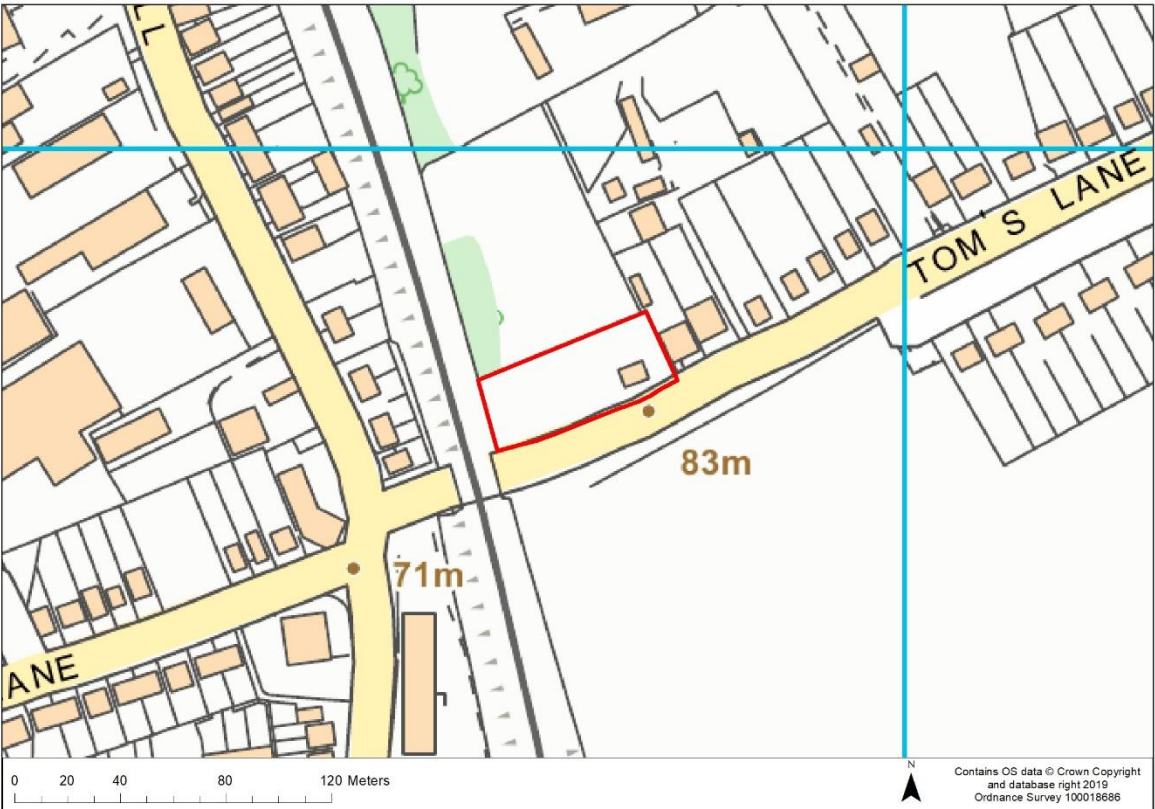
Site Ref	Address	Settlement	Site Area (ha)
CFS62a	Land at 19 Toms Lane	Abbots Langley	0.45
			
Site Description			
The site is mostly comprised of greenfield land with a portion of previously developed (brownfield) land to the south. The site is in use as a residential property and garden, located to the north of Toms Lane with residential properties to the immediate east and west. The site boundaries are formed 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 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 are no heritage assets within the vicinity of the site.	
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 small area at the north-east of the site at low risk of surface water flooding.Access: There is an existing access from Toms Lane. There are existing capacity issues at the single-file bridge which leads onto Toms Lane, to the west of the site.	
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife Site		<ul style="list-style-type: none">None identified.	

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none"> Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 					
Further Constraints/Considerations:					
<ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is located in the Toms Lane settlement which is classified as an "Other Settlement" in the Settlement Hierarchy. 					
Availability (ownership/legal issues)					
There has been no confirmation of availability 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	76	Landowner Proposed Dwelling Range	34		
Indicative DPH	30-40	Indicative Dwelling Range	14-18 13-17 (net gain)		
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 and subsequently is not considered to be suitable for residential development. Whilst it is recognised that the site is partially comprised of previously developed land, this comprises only a minority of the site area (approximately 0.03ha) and the site is not located at the edge of a higher tier settlement/inset village. Allocating the site would not outweigh harm to the Green Belt, if released. The site is therefore considered to be unsuitable for residential development. The site is also considered to be unavailable for development. The site is therefore undeliverable.					
Suitable	No	Available	No	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS62b	1 Toms Lane	Abbots Langley	0.2



The map shows an aerial view of the site at 1 Toms Lane, Abbots Langley. The site is outlined in red. It is located to the north of Toms Lane, with residential properties to the immediate east, a railway line to the west, and a residential garden to the north. The northern, western and southern boundaries are formed by woodland. The map shows a scale bar from 0 to 120 meters and a north arrow. The site is situated between a railway line and Toms Lane, with a distance of 71m from the railway line and 83m from Toms Lane.


Site Description	
The site is mostly comprised of greenfield land with a portion of previously developed (brownfield) land to the east. The site is in use as a residential property and garden, located to the north of Toms Lane with residential properties to the immediate east, a railway line to the west, and a residential garden to the north. The northern, western and southern boundaries are formed 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 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 (The Bell Public House) to the north-west, although this is screened by the railway line. A detailed heritage impact assessment may be required as part of any application.
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 no identified risk of surface water flooding within the site boundary although there is medium risk along Toms Lane. Access: Access exists from Toms Lane. There are existing capacity issues at the single-file bridge which leads onto Toms Lane, to the west of the site. Noise: The site is adjacent to a railway track which would have a noise impact on future occupiers of any residential development.
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character 	<ul style="list-style-type: none"> None identified.

Appendix 7a – Call for Sites Detailed Assessments

<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"> • Settlement Hierarchy (Core Strategy, 2011): The site is located in the Toms Lane settlement which is classified as an "Other Settlement" in the Settlement Hierarchy. 					
Availability (ownership/legal issues)					
There has been no confirmation of availability by the owners.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	125	Landowner Proposed Dwelling Range	25		
Indicative DPH	30-40	Indicative Dwelling Range	6-8		
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. Whilst it is recognised that the site is partially comprised of previously developed land, this comprises only a minority of the site area (approximately 0.04ha) and the site is not located at the edge of a higher tier settlement or inset village. Allocating the site would not outweigh harm to the Green Belt, if released. The site is therefore considered to be unsuitable for residential development. The site is also considered to be unavailable for development. The site is therefore undeliverable.					
Suitable	No	Available	No	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS62c	3 Toms Lane	Abbots Langley	0.07

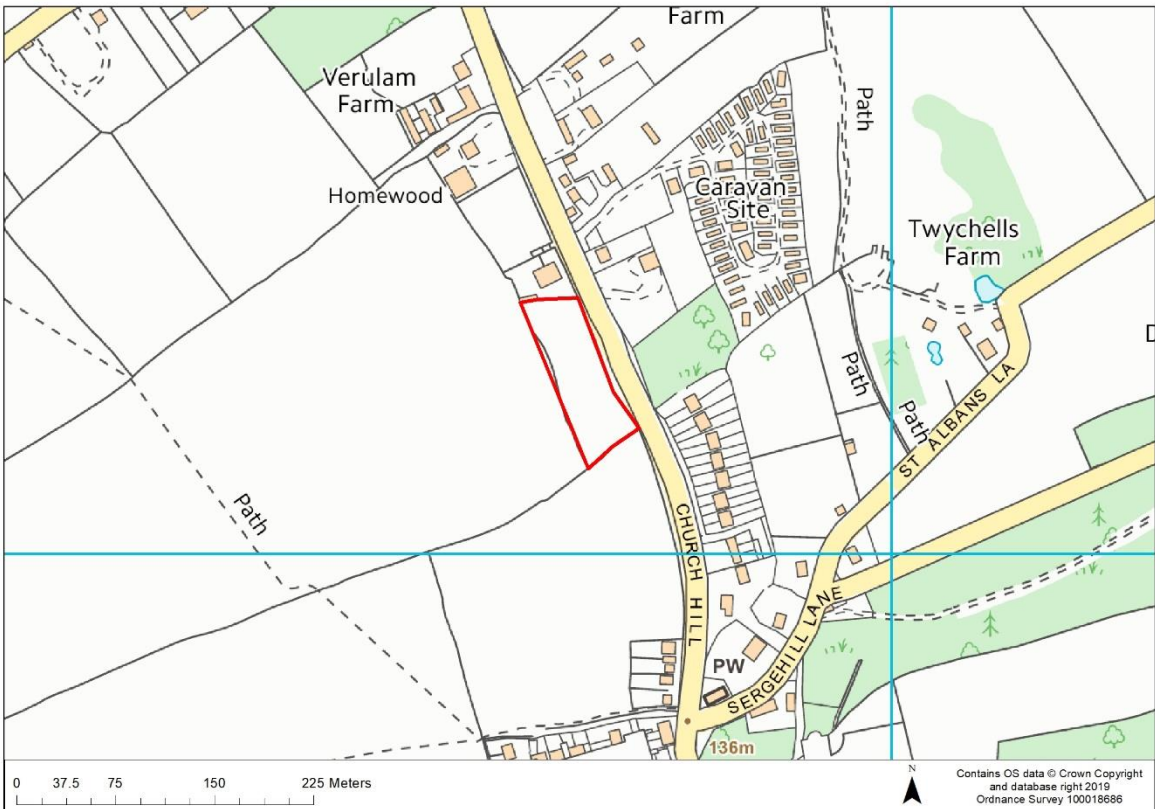


Site Description <p>The site is comprised of a mix of greenfield land and previously developed (brownfield) land. The site is in use as a residential property and garden, located to the north of Toms Lane with residential properties to the east and west, with a railway line beyond this. To the north is a residential garden.</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 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 (The Bell Public House) to the north-west, although this is screened by the railway line.
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 no identified risk of surface water flooding within the site boundary although there is medium risk along Toms Lane. Access: Access exists from Toms Lane. There are existing capacity issues at the single-file bridge which leads onto Toms Lane, to the west of the site. Noise: The site is within close vicinity of a railway track which would have a noise impact on future occupiers of any residential development.
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site 	<ul style="list-style-type: none"> None identified.

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none"> Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 					
Further Constraints/Considerations:					
<ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is located in the Toms Lane settlement which is classified as an "Other Settlement" in the Settlement Hierarchy. 					
Availability (ownership/legal issues)					
There has been no confirmation of availability by the owners.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	171	Landowner Proposed Dwelling Range	12		
Indicative DPH	30-40	Indicative Dwelling Range	2-3		
Phasing					
0-5 years	x	6-10 years		11-15 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. Whilst it is recognised that the site is partially comprised of previously developed land, this comprises only a minority of the site area (approximately 0.04ha) and the site is not located at the edge of an higher tier settlement or inset village. Allocating the site would not outweigh harm to the Green Belt, if released. The site is therefore considered to be unsuitable for residential development. The site is also considered to be unavailable for development. The site is therefore undeliverable.</p>					
<p>It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.</p>					
Suitable	No	Available	No	Achievable	Yes

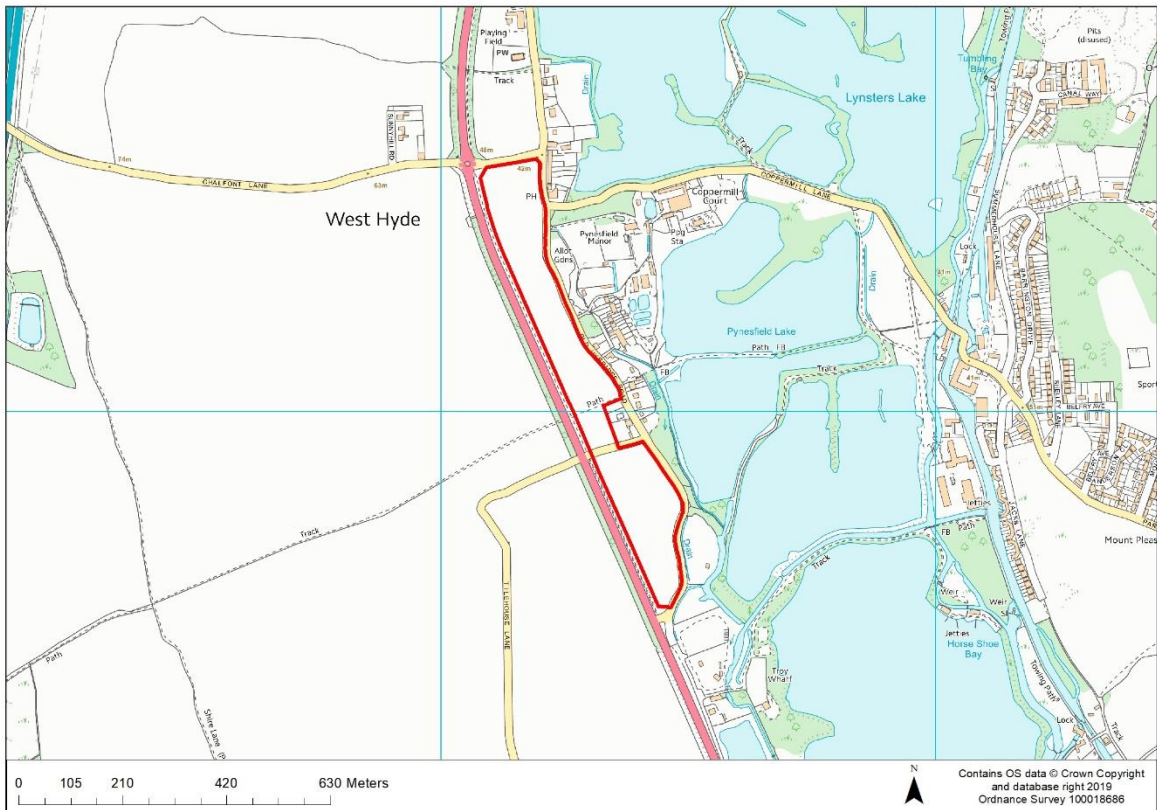
Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS63	The Orchard, Land Adjacent to Bedmond Road/Church Hill	Bedmond	0.5
			
Site Description The site is located to the north of Bedmond and site is comprised of greenfield land, which is currently in use as an open field. There are hedgerows along all of the site boundaries. Adjacent to the north of the site there is a residential plot containing two properties, whilst the eastern boundary is formed by Church Hill, with woodland and a park home site beyond this. There is also residential development to the north-east and south-east. There is an open grazing field adjacent to the south of the site, with agricultural land to the west.			
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 to the south-east of the site (Church of the Ascension), although the Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment as there is no inter-visibility between the heritage asset and the site.	
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 small area of the site ranging from low-medium risk of surface water flooding, located at the south-eastern corner of the site.Access: Vehicular access could be provided from Church Hill.	

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.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the settlement boundary of Bedmond village but is not adjacent to the proposed inset boundary of Bedmond.					
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	15-25		Indicative Dwelling Range	8-13	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
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.					
The site is not adjacent to the proposed inset boundary of Bedmond. Furthermore, when taking account of other suitable sites in Bedmond, it is considered that development of the site would result in an overdevelopment of Bedmond considered against the scale of the village. For these reasons, 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)
CFS64	Land south of Chalfont Lane, West Hyde	West Hyde	8.6
			
Site Description The site is located to the west of West Hyde and is comprised of greenfield land, which is currently in agricultural use. Old Uxbridge Road bounds the site to the east and north, with residential development along this road to the east and residential development at Maple Cross further north. Pynesfield Lake is located to further east of the site. Denham Way (A412) runs along the western boundary, with Chalfont Lane to the south. The site's boundaries comprise a combination of hedgerows and wire fencing, with mature tree along the western boundary. Tilehouse Lane runs through the centre 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 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 is a Grade II Listed Building located to the north of the site (Church of St Thomas Canterbury), with three further Grade II Listed Buildings located to the east between the site and Pynesfield Lake (Corner Hall, Pynchfield Manor and May Cottage). The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, with potential for the settings of the designated assets to all be impacted. The Heritage Impact Assessment states that any future application would need to be accompanied by a detailed heritage impact assessment and discussions with the Conservation Officer.	

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: An ordinary watercourse, which is a tributary of the River Colne, is located close to the eastern boundary of the site. The south and centre of the site are located within Flood Zone 2 (39% of the site area), with the northern portion of the site at lower risk within Flood Zone 1 (61% of the site area). • Surface Water Flood Risk: Overall, the site is at low risk of surface water flooding. Tilehouse Lane at the centre of the site is high risk of surface water flooding during and there are small areas along the south eastern boundary of the site at low risk of ponding. An additional surface water flow path, which is at low risk, crosses the centre of the site towards Pynesfield Lake. • Groundwater Flood Risk: The site is at high to 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 in the north east and centre of the site (29% of the site area). Across the remaining 71% of the site, groundwater levels are predicted to lie between 0.025m and 0.5m of the ground surface. Subsequently, there is a risk of groundwater flooding to surface and subsurface assets and groundwater has the capacity to flow overland and/or pond within any topographic low spots. • GSPZ: The whole of 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: Vehicular access is proposed from Denham Way (A412). HCC Highways have stated that suitable access is likely achievable, although access from the A412 (Denham Way) would not be supported. An alternative proposed access is through the eastern boundary off Old Uxbridge Road. Access into the southern part of the site is proposed from Tilehouse Lane. • Contamination: There are two permitted waste sites to the west of the site (former Pynesfield Landfill [Site Ref: EAHLD30615] and Denham Park Farm Landfill). The Environment Agency can provide advice in regards to any potential considerations.
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 approximately 10m from the south-eastern boundary of the site, on the eastern side of Old Uxbridge Road.

Appendix 7a – Call for Sites Detailed Assessments

Further Constraints/Considerations:							
<ul style="list-style-type: none">There is a public right of way through the centre of the site, leading from Denham Way to Old Uxbridge Road.Proposals include the provision of a new community facility and a parkland.HCC Transport state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Whilst some walking routes exist, distances to destinations could limit any walking trips. HCC Highways state that the two bus stops within 400m of the site have only very limited services and the site location is likely to limit options for/discourage walking and cycling. HCC Highways state that the site would not generate developer contributions or patronage that would make bus service enhancement to a satisfactory level possible or viable in the long term.Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of West Hyde which is classified as an “Other Settlement” in the Settlement Hierarchy.							
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		Landowner Proposed Dwelling Range		220	
Indicative DPH		20-30		Indicative Dwelling Range		172-258	
Phasing							
0-5 years		x	6-10 years		x	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. Allocating the site would not outweigh harm to the Green Belt, if released. The site is not in a sustainable location. It is therefore considered unsuitable for residential development.							
Suitable		No		Available		Yes	
						Achievable	
						Yes	

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS65	Land north of Bucknalls Lane, Garston	Garston	5.8 (whole site) 4.2 (developable area)

Site Description

The site is comprised of greenfield land and is a former golf course (Penfold Park), which was last used in 2016. The eastern boundary of the site is adjacent to an existing housing allocation (Fairways Farm, Site Ref H(34)), which has started construction. Further to the east is the M1. The western boundary is adjacent to the North Orbital Road (A405) whilst to the north there is a coach station and an operational waste site (Waterdale Waste Transfer Station and Household Waste Recycling Centre). The south of the site is adjacent to residential gardens.

Use(s) Proposed	Residential
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Planning History

There is no relevant planning history on the site. An existing housing allocation (Site Ref: H(34)) is adjacent to the east of the site and is being developed into 100 dwellings (17/2549/AOD).

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: All designated heritage assets are located some distance to the south 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.
<p>Physical Constraints:</p> <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 0.0.25 and 5m below the ground surface across the site.

Appendix 7a – Call for Sites Detailed Assessments

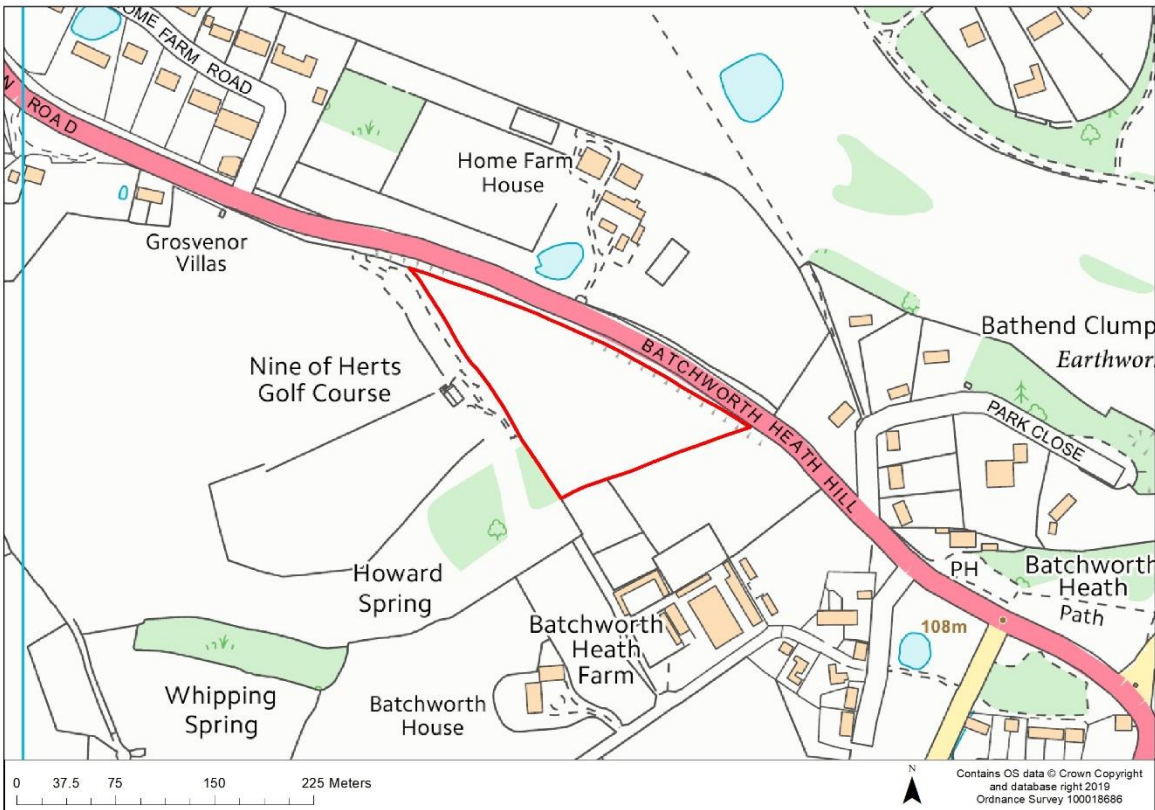
<ul style="list-style-type: none"> • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Noise: Noise issues caused by the site's proximity to the M1 and A405 may have an impact on the site and its future occupiers. Any required mitigation to address noise issues would need to be undertaken. • Air Quality: Air quality issues caused by the site's proximity to the M1 and A405 may have an impact on the site and its future occupiers. Any required mitigation to address air quality issues would need to be undertaken. • Contamination/Waste: The site adjoins an existing operational waste site and Allocated Strategic Site for Future Waste Use (Waterdale HWRC & Waste Transfer Station: AS041) in the HCC Waste Site Allocations document 2014. HCC Waste seek to prevent incompatible development taking place within the vicinity of the operational waste site which could compromise their continued operation in accordance with Policy 5 (Safeguarding of Sites) of. As part of any planning application, there would be a requirement for a buffer distance (of a minimum 100m) between the nearest dwellings and the boundary of the waste site, to ensure that the waste site can operate in association with any housing on the adjacent site. The promoters of the site have accounted for the need for a 100m buffer distance to the HWRC; open space and SuDS is proposed in the buffer zone area. • Access: Access could be provided from Bucknalls Lane. This is currently included in the site boundary; the access route runs between two properties and is covered by trees. Access is proposed by the promoter via the Fairways Farm development (H34) to the east and via a plot of land on Bucknalls 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-high sensitivity to built development. • TPO: There are protected trees concentrated at the north-eastern corner of the site (TPO162A).
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • The Three Rivers Playing Pitch Strategy and Action Plan (2019) states that demand from the closed golf course is likely to have been transferred to clubs within its locality. Based on accessibility, it is determined that there are enough golf courses servicing the Three Rivers population without the course being brought back into use. On this basis, there does not appear to be a need to fully replace the closed golf course. It is recommended in the PPS Strategy and Action Plan that the future use of the site should be based on the following priority order of options: <ol style="list-style-type: none"> 1) In terms of mitigation, seek to enhance the golfing offer available to District residents; or by creating an alternative non-traditional provision in the Area to encourage golf participation. 2) Redevelop site and use developer contributions to improve other playing pitch sites (quantity and/or quality). • 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. Improvement for sustainable travel in the wider area may be required to meet Local Transport Policies. • The 100m buffer distance to the Waterdale HWRC reduces the developable area of the site approximately 4.2ha. • Settlement Hierarchy (Core Strategy, 2011): 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 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>	

Appendix 7a – Call for Sites Detailed Assessments

Potential Density							
Landowner Proposed DPH		40 29 (whole site) 40 (4.2ha area)		Landowner Proposed Dwelling Range		230 170	
Indicative DPH		40-50 (whole site) 40-50 (4.2ha)		Indicative Dwelling Range		230-290 170-210	
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 protected trees within the site and as part of any planning application, there would be a requirement for a buffer distance (of a minimum 100m) between the nearest dwellings and the boundary of the waste site. Noise and air quality issues arising from proximity to the M1 should also be taken account of as is necessary. The site is both available and achievable.							
Suitable		Yes		Available		Yes	
						Achievable	
						Yes	

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS66	Land at London Road, Rickmansworth	Batchworth/ Rickmansworth	1.7



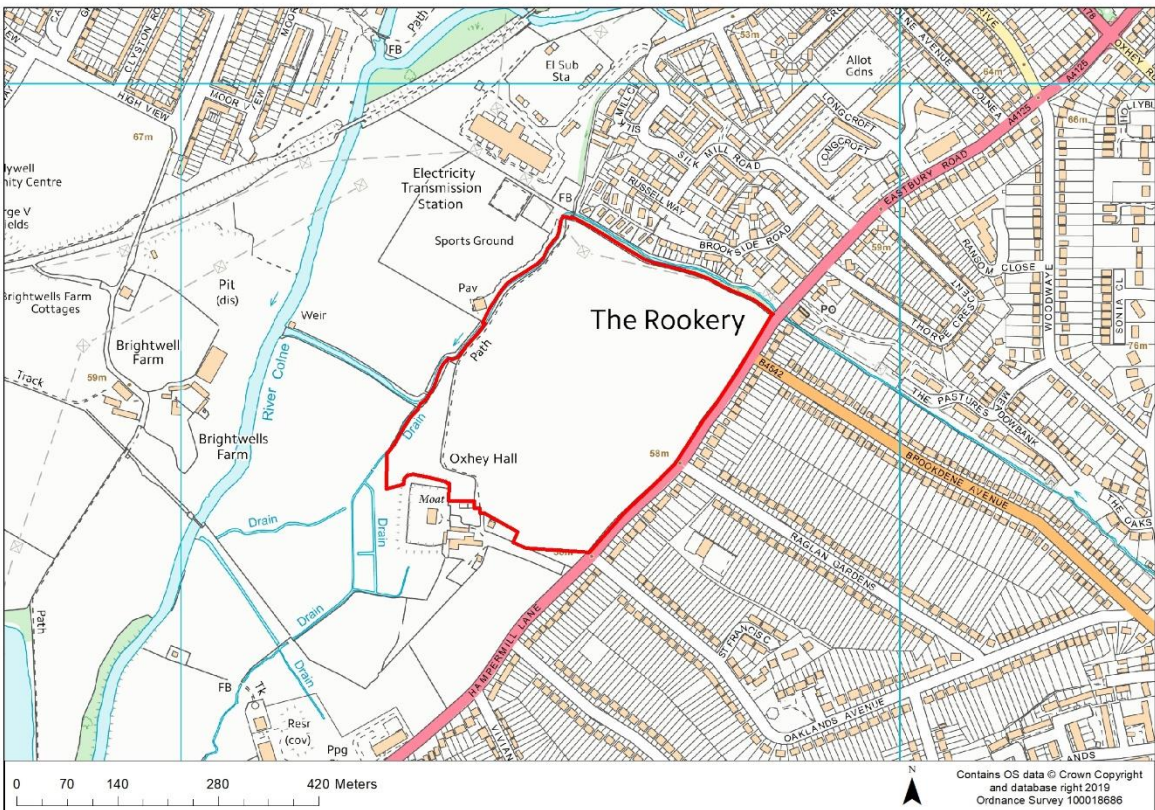
Site Description	
<p>The site is greenfield land and is currently an unused field, with a former use as grazing land. The northern boundary is formed by London Road (A404), with trees and vegetation also along the boundaries. The south-eastern and north-western boundaries are also tree-lined. Batchworth Heath Farm and a cattery are located to the immediate south of the site, with woodland beyond this as well as some low-density residential development. To the immediate east is the Nine of Herts Golf Course. There is low-density development along London Road.</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 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 Grade II* Registered Park and Garden of Moor Park lies to immediate north of the site, on the opposite side of London Road. To the east of the site lies Batchworth Heath Conservation Area which contains several Grade II Listed Buildings close to its western edge (Ye Old Greene Manne Public House, Batchworth Heath House, Ebury and Batchworth Cottages). The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. Any application would have to be accompanied by a detailed heritage statement and pre-application discussions with the Conservation Officer to ensure that design protects the setting of the designated assets.

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">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: This north-western portion of the site ranges from low to high risk of surface water flooding.Contamination: The site is adjacent to a historic landfill site (Site Ref: EAHLD12365 - Batchworth Heath Farm, Griggs Field).Access: Access would need to be provided from London Road.				
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.				
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)					
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	32-88	Landowner Proposed Dwelling Range		55-150	
Indicative DPH	20-30	Indicative Dwelling Range		34-51	
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. Allocating the site would not outweigh harm to the Green Belt, if released. The site is not located in a sustainable location. It is therefore considered unsuitable for residential development.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Cfs6Site Ref	Address	Settlement	Site Area (ha)
CFS67	Land north of Oxhey Hall Farm	Oxhey Hall	13.9



Site Description	
<p>The site is comprised of greenfield land which is currently in agricultural use. There are hedgerows along the eastern and southern boundaries, with sparse vegetation and fencing along the northern boundary and trees along the western boundary. The eastern boundary is formed by Hampermill Lane, with residential development associated with Oxhey Hall beyond this. The Hartsbourne Stream (a Main River) flows along the northern and western boundaries of the site. There is a single-track road adjacent to the northern boundary, which leads to Bushey Cricket Club. Beyond this to the north is further residential development. To the west is the cricket playing pitch, agricultural land and the River Colne. The buildings associated with Oxhey Hall Farm are immediately to the south of the site.</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: To the immediate south-west of the site is the Scheduled moated site of Oxhey Hall, which contains the scheduled monument of the moat, the Grade II* Listed Oxhey Hall and the Grade II Listed Building barn. Oxhey Hall Conservation Area is located to the east of the site. The Heritage Impact Assessment states that this is a highly sensitive group of heritage assets whose setting would be seriously harmed by the development of the site. It is stated that the site's development would have a moderate adverse impact on the historic environment. Any development would require detailed discussion with Historic England and the Conservation Officer and a detailed heritage impact assessment would be required. Significant mitigation would be expected to protect the historic

Appendix 7a – Call for Sites Detailed Assessments

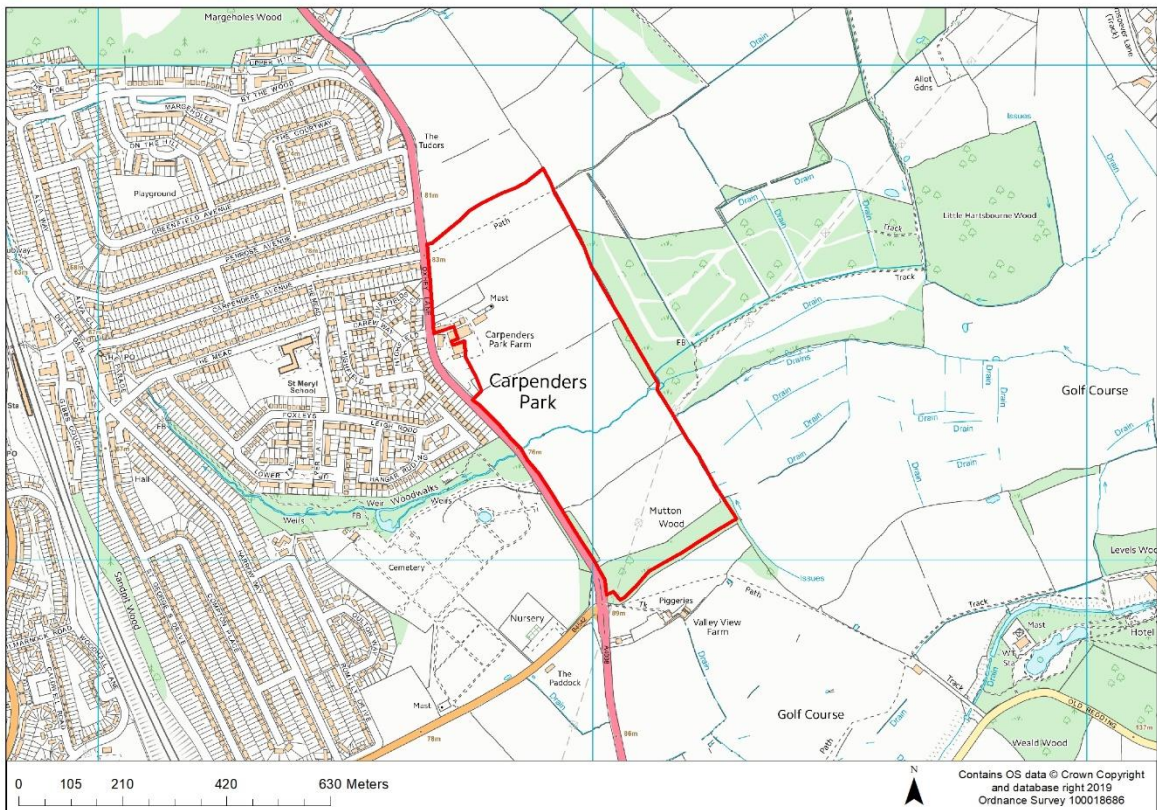
	<p>landscape setting of the Scheduled Monument. Historic England advise that the site is not allocated for residential development.</p> <ul style="list-style-type: none"> • Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; 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 Hartsbourne Stream (a Main River) flows along the northern and western boundaries of the site. Flood Zone 2 is present across a large area along the northern and eastern borders of the site (30% of site area), with Flood Zone 3a generally covering the same area. Flood Zone 3b affects 20% of the site area within the north-western region and along the eastern and northern boundaries of the site. • Surface Water Flood Risk: A surface water flowpath, at high risk of flooding, extends across the northern and western boundaries of the site; this generally corresponds with the area of the site at fluvial flood risk. Areas of ponding, at low risk of surface water flooding, are present at the centre and south of the site. • Ground Water Flood Risk: The majority of the area has groundwater levels within 0.025m of the surface (83% of site area). Along the eastern border, the remainder of the site has groundwater levels between 0.025 – 0.5m below 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. • Access: Access would have to be provided from Hampermill Lane. Access from the west of the site would be difficult due to the lack of an existing road network and the location of the River Colne. HCC Highways state that the impact on Eastbury Road would need to be understood.
<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. • Local Wildlife Site: A Local Wildlife Site (Hartsbourne Stream between Watford and Oxhey) is adjacent to the site, which follows the journey of the Hartsbourne Stream which runs along the northern boundary.
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • A public right of way runs through the south-western side of the site and along the western boundary to the north-western corner of 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. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Oxhey Hall. 	
<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	16-22	Landowner Proposed Dwelling Range		220-300			
Indicative DPH	20-30	Indicative Dwelling Range		278-417			
Phasing							
0-5 years		6-10 years	x	11-15 years		16+ years	
Conclusion							
The Heritage Impact Assessment considers that there would be serious harm to heritage assets and Historic England advise that the site is not allocated for residential development. The site is therefore deemed unsuitable for residential allocation.							
Suitable	No	Available	Yes	Achievable	Yes		

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS69	Land at Carpenders Park Farm	Carpenders Park	24.8



Site Description	
<p>The site consists of agricultural land, which is divided into five parcels by landscaping and dispersed rows of trees. The Hartsbourne Stream (a Main River) flows in a westerly direction through the centre of the site surrounding the river's path there is a flood storage reservoir. There is an area of woodland (Mutton Wood) at the south of the site. An area to the north-west of the site, which was previously occupied by agricultural buildings and four dwellings, has permission for redevelopment into a 76-bed care home (17/1010/FUL) which is under construction. To the west of the site is land associated with Hartsbourne Flood Storage Area. There is a long road frontage adjacent to the west of the site (Oxhey Lane) whilst the remainder of the site is bounded by hedgerows and forestry. To the west of the site is residential development associated with the settlement of Carpenders Park; Carpenders Park cemetery and a Garden Centre are also located to the west. There is open space to the north, east and south of the site, in use for agriculture, woodland and a golf course.</p> <p>The eastern boundary of the site is adjacent to the Borough of Hertsmere.</p>	
Use(s) Proposed	Residential (and ancillary uses including community, employment, education).
Planning History	
<p>An application for the demolition of buildings and the provision of a 76-bed care home at the north-west of the site which is under construction (17/1010/FUL).</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 very high.Historic Environment: There are three Grade II Listed Buildings to the south of the site and a Scheduled Monument to the south-east, although these heritage assets are some distance away from the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. A detailed heritage statement would be required as part of any development, to take into account the setting of the heritage assets.

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 Hartsbourne Stream (a Main River) flows in a westerly direction through the centre of the site. The area covered by the Hartsbourne Flood Storage Area is in Flood Zone 3b (22% of the site rea), whilst surrounding this there are areas in Flood Zone 2 (covering 30% of the site area). 70% of the site is in Flood Zone 1.• Flood Storage Area: The Hartsbourne Flood Storage Area measures approximately 3ha and is at the centre of the site. This is a designated flood risk asset and a buffer of at least 10m must be retained between the storage area and any development, to allow adequate space for maintenance and sufficient emergency access.• Surface Water Flood Risk: A large area within the centre of the site at a high risk of surface water flooding. This area is associated with the fluvial risk of the Hartsbourne Stream (and the flood storage area. There is also a surface water flow paths at the south east of the site, ranging from low-medium risk.• Contamination: The Environment Agency have advised that the former use of the site as a dairy farm is a potentially polluting previous use.• Access: Two vehicular access points are proposed from Oxhey Lane, from the northern and southern points of the eastern boundary. A pedestrian/cycle access is also proposed from Oxhey Lane.		
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.• Local Wildlife Site: Part of a Local Wildlife Site (Mutton Wood) is within the site boundary, towards to the south of the site; this accounts for approximately 1.4ha of the site area. There is a second Local Wildlife Site (Hartsbourne Flood Defence Area) within the site boundary, adjacent to the western boundary. Another Local Wildlife Site (Valley View Farm Meadow) is approximately 15m from the south of the site.		
Further Constraints/Considerations:			
<ul style="list-style-type: none">• There is a public right of way running through the site, to the north.• The promotor has proposed that the site has potential to provide a new park, a children’s activity centre, employment space, a pre-school facility, a local centre, a fitness centre, live/work units, a community hall and a conference/events centre.• HCC Highways state that the site is approximately 1 mile from central South Oxhey, although the A4008 may discourage walking and cycling. A significant concern is raised by HCC Highways in the location of the nearest bus stops being over 400m away (in Harrow Way); significant contributions would be necessary to enable adequate bus service improvements.• Settlement Hierarchy (Core Strategy, 2011): The site is partially located at the edge of the Secondary Centre of Carpenders Park.			
Availability (ownership/legal issues)			
The site is in multiple ownership but has only been promoted by one of the landowners.			
<i>Please see the Site Assessment for CFS69a which assessed a revised boundary of the site to reflect the land which is in single ownership.</i>			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	16	Landowner Proposed Dwelling Range	400

Appendix 7a – Call for Sites Detailed Assessments

Indicative DPH	15-30 (whole site area)	Indicative Dwelling Range	372-744
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 very high. The need for housing does not outweigh 'very high' harm to the Green Belt through the release of land and allocating the site would not outweigh harm to the Green Belt, if released. A proportion of the site is also unsuitable for residential development due to the location of the Hartsbourne Flood Storage Area and the need for a 10m buffer distance from this flood risk asset to any development. The site is also in multiple ownerships and has only been promoted by one of the landowners. Parts of the site are also designated as Local Wildlife Sites which are considered to be unsuitable for development. The site is deemed unsuitable, unavailable and therefore undevelopable.</p> <p><i>Please see the Site Assessment for CFS69a which assessed a revised boundary of the site to reflect the land which is in single ownership.</i></p>			
Suitable	No	Available	No
		Achievable	Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS69a	Land at Carpenders Park Farm	Carpenders Park	22.5

Site Description	
<p>The site consists of agricultural land, which is divided into five parcels by landscaping and dispersed rows of trees. The Hartsbourne Stream (a Main River) flows in a westerly direction through the centre of the site surrounding the river's path there is a flood storage reservoir. There is an area of woodland (Mutton Wood) at the south of the site. Adjacent to the north-west of the site there is land which is under construction into a 76-bed care home (17/1010/FUL). Land associated with Hartsbourne Flood Storage Area is also adjacent to the west of the site. The western boundary is partially adjacent to Oxhey Lane whilst the remainder of the site is bounded by hedgerows and forestry. Beyond Oxhey Lane to the west of the site is residential development associated with the settlement of Carpenders Park; Carpenders Park cemetery and a Garden Centre are also located to the west. There is open space to the north, east and south of the site, in use for agriculture, woodland and a golf course.</p> <p>The eastern boundary of the site is adjacent to the Borough of Hertsmere.</p>	
Use(s) Proposed	Residential (and ancillary uses including community, employment, education).
Planning History	
<p>An application for the demolition of buildings and the provision of a 76-bed care home at the north-west of the site which is under construction (17/1010/FUL).</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 very high.Historic Environment: There are three Grade II Listed Buildings to the south of the site and a Scheduled Monument to the south-east, although these heritage assets are some distance away from the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. A detailed heritage statement would be required as part of any development, to take into account the setting of the heritage assets.

Appendix 7a – Call for Sites Detailed Assessments

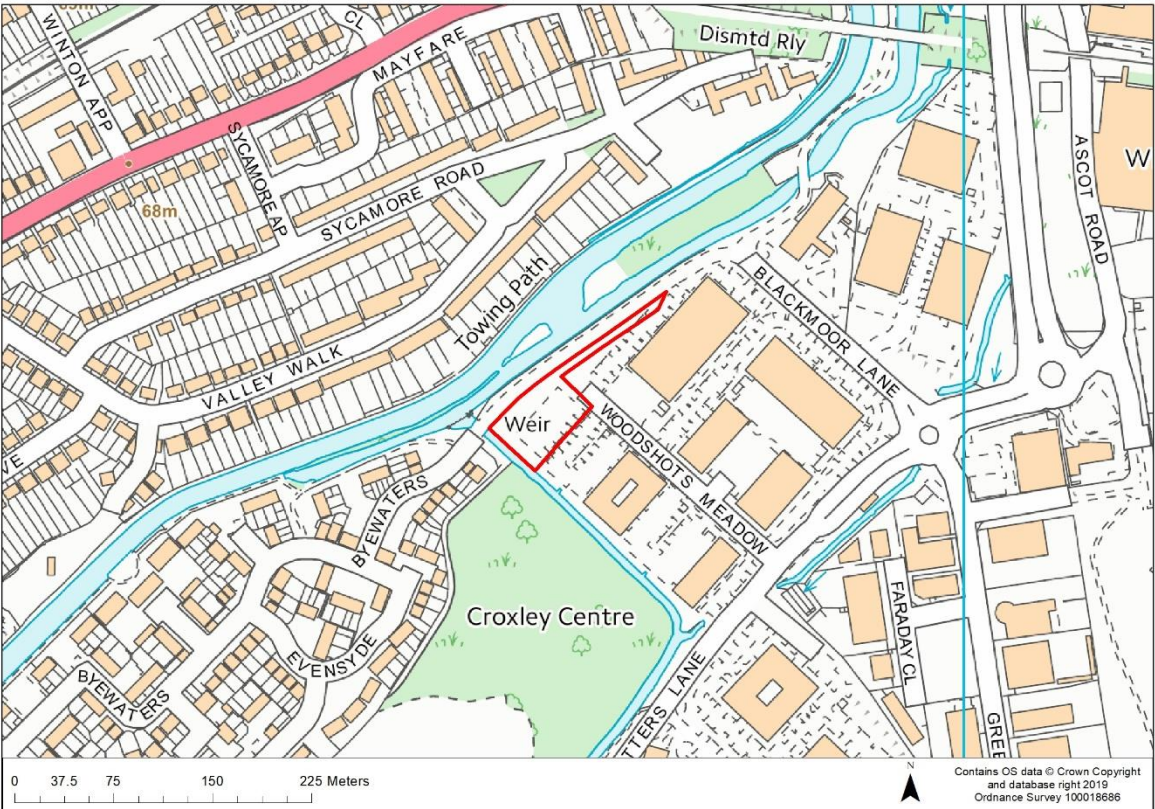
	<ul style="list-style-type: none">• Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.		
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 Hartsbourne Stream (a Main River) flows in a westerly direction through the centre of the site. The area covered by the Hartsbourne Flood Storage Area is in Flood Zone 3b, whilst surrounding this there are areas in Flood Zone 2. The remainder of the site is in Flood Zone 1.• Flood Storage Area: Approximately 2.2ha of the Hartsbourne Flood Storage Area (which measures approx. 3ha in total) is located at the centre of the site. This is a designated flood risk asset and a buffer of at least 10m must be retained between the storage area and any development, to allow adequate space for maintenance and sufficient emergency access.• Surface Water Flood Risk: A large area within the centre of the site at a high risk of surface water flooding. This area is associated with the fluvial risk of the Hartsbourne Stream (and the flood storage area. There is also a surface water flow paths at the south east of the site, ranging from low-medium risk.• Contamination: The Environment Agency have advised that the former use of the site as a dairy farm is a potentially polluting previous use.• Access: Two vehicular access points are proposed from Oxhey Lane, from the northern and southern points of the eastern boundary. A pedestrian/cycle access is also proposed from Oxhey Lane.		
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.• Local Wildlife Site: Part of a Local Wildlife Site (Mutton Wood) is within the site boundary, towards to the south of the site; this accounts for approximately 1.4ha of the site area. Another Local Wildlife Site (Valley View Farm Meadow) is approximately 15m from the south of the site.		
Further Constraints/Considerations:			
<ul style="list-style-type: none">• There is a public right of way running through the site, to the north.• The promotor has proposed that the site has potential to provide a new park, a children's activity centre, employment space, a pre-school facility, a local centre, a fitness centre, live/work units, a community hall and a conference/events centre.• HCC Highways state that the site is approximately 1 mile from central South Oxhey, although the A4008 may discourage walking and cycling. A significant concern is raised by HCC Highways in the location of the nearest bus stops being over 400m away (in Harrow Way); significant contributions would be necessary to enable adequate bus service improvements.• Settlement Hierarchy (Core Strategy, 2011): The site is partially located at the edge of the Secondary Centre of Carpenders Park.			
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	16	Landowner Proposed Dwelling Range	400
Indicative DPH	15-30 (whole site area)	Indicative Dwelling Range	338-675

Appendix 7a – Call for Sites Detailed Assessments

		15-30 (18.1ha [excluding FSA & LWS])				272-543	
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 wider parcel (in which the site is located) is assessed as very high. The need for housing does not outweigh 'very high' harm to the Green Belt through the release of land and allocating the site would not outweigh harm to the Green Belt, if released. A proportion of the site is also unsuitable for residential development due to the location of the Hartsbourne Flood Storage Area and the need for a 10m buffer distance from this flood risk asset to any development. Part of the site is also a Local Wildlife Site which is considered to be unsuitable for development. The site is deemed unsuitable, unavailable and therefore undevelopable.							
Suitable		No		Available		Yes	
				Achievable		Yes	

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS70a	Croxley Business Park, Hatters Lane	Croxley Green	0.4

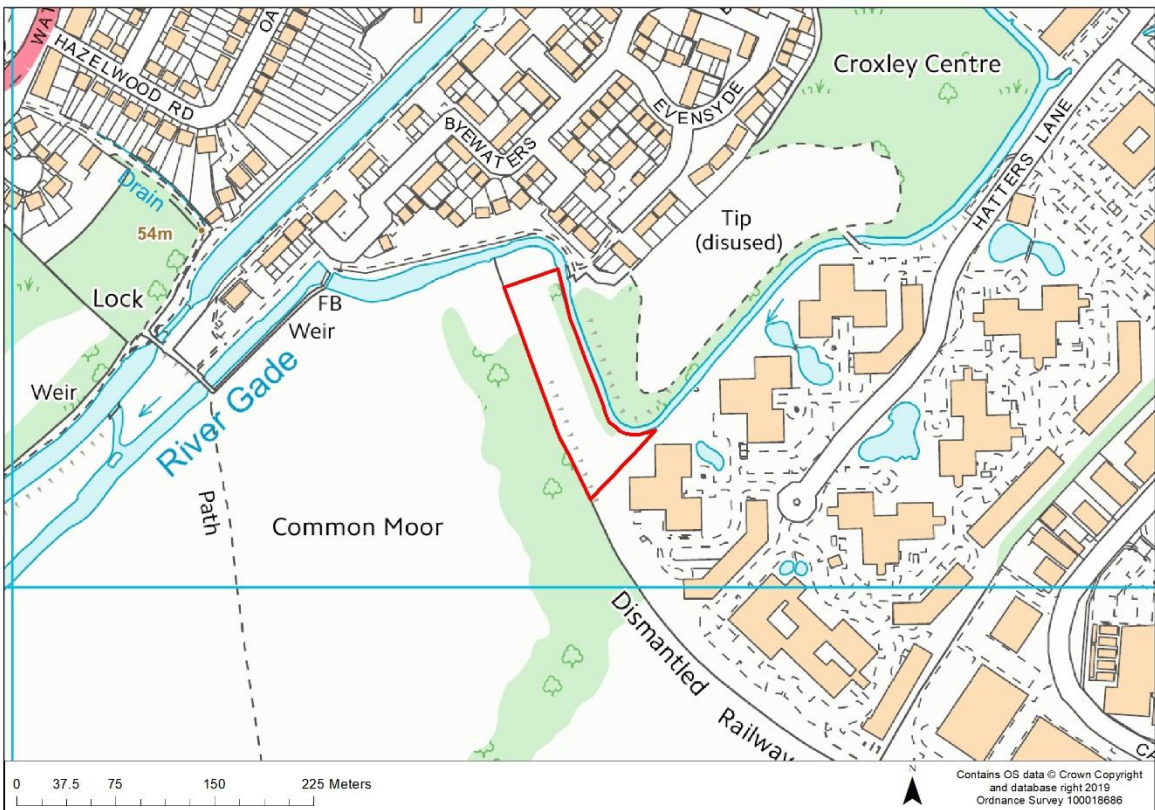


Site Description	
<p>The site is comprised of previously developed land which is currently in use as an overflow car park. The site's northern and eastern boundaries are tree-lined, with the River Gade (a Main River) immediately beyond these trees. Adjacent to the south of the site boundary is Croxley Business Park (an existing employment allocation: Site E(a)). The neighbouring Watford Business Park (located in the Borough of Watford) is to the south-east of the site.</p> <p>The southern and eastern boundaries of the site are adjacent to the Borough of Watford.</p>	
Use(s) Proposed	Employment (B1 and B8)
Planning History	
<p>An outline application for the construction of a storage and distribution building (Use Class B8) on the western part of the site was approved in 2018 (18/0820/OUT).</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: There are no heritage assets within the vicinity of the site. The Heritage Impact Assessment states that the site's development would have no identifiable impact on designated heritage assets.
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 Gade (Main River) runs along the western boundary of the site. There is a small area of the site within Flood Zone 3b, along the western boundary. The remainder of the site is in Flood Zone 1. Surface Water Flood Risk: Along the western boundary, there is low-medium risk of surface water flooding. Groundwater flooding: Groundwater levels are within 0.025m of the ground surface during a 1 in 100-year groundwater flood event.

Appendix 7a – Call for Sites Detailed Assessments

	<ul style="list-style-type: none">• 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 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 existing access to the site from Woodshots Meadow, which is within the existing Croxley Business Park employment 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 is a TPO close to the northern boundary of the site (TPO163).				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• 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).					
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 SW Herts Economic Study (2019) identifies Croxley Park as a highly successful business park and recognises the potential for further expansion. The site has existing outline permission for the proposed employment use. The site is considered suitable for an employment allocation as an extension of the existing employment site. Mitigation measures should address flood risk issues on the site and the site’s location in GSPZ1. Design of any development should also take account of the presence of a TPO on the site. The site is both available and achievable.					
Suitable	Yes		Available	Yes	
			Achievable	Yes	

Appendix 7a – Call for Sites Detailed Assessments

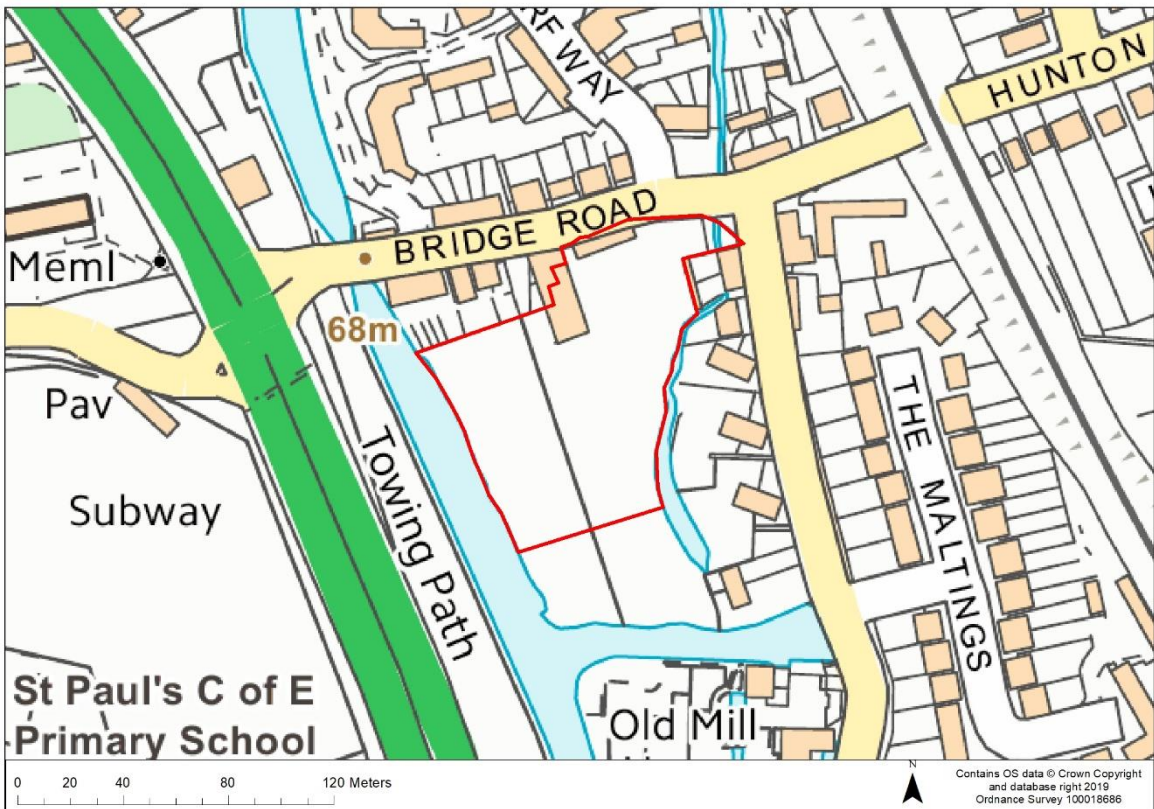
Site Ref	Address	Settlement	Site Area (ha)
CFS70b	Croxley Business Park, Hatters Lane	Croxley Green	0.7
			
Site Description <p>The site is comprised of greenfield land, with grassland to the north and a compost area and small area of hardstanding at the centre of the site, with a pathway leading to this. The site is also used as an informal sports area by the adjacent Croxley Business Park. The southern boundary is adjacent to Croxley Business Park (an existing employment allocation: Site E(a)) and all other boundaries are tree-lined. To the north of the site is the River Gade and woodland whilst to the immediate west is Croxley Common Moor, comprised of woodland and open green space.</p>			
Use(s) Proposed		Ancillary space to employment site	
Planning History <p>There was an application on the site for the installation of a tennis court and the relocation of existing table tennis tables, which was approved in 2018 (18/1415/FUL).</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: There are no heritage assets within the vicinity of the site. The Heritage Impact Assessment states that the site's development would have no identifiable impact on designated heritage assets.	
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 River Gade runs along the eastern boundary. The majority of the site is in Flood Zone 1, but along the eastern boundary there is land within Flood Zone 3b.Surface Water Flood Risk: There is an area at the centre of the site at low risk of surface water ponding and the eastern edge of the site is at high risk of surface water flooding.Groundwater flooding: The site is at moderate to high risk of groundwater flooding. Water levels are estimated to be within 0.025m to 0.5m of the ground surface at the centre of the site and in the surrounding areas it reaches between 0.5m and 5m of the ground surface.	

Appendix 7a – Call for Sites Detailed Assessments

	<ul style="list-style-type: none">• 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 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: Vehicular access would not need to be provided as the site is proposed as leisure space, ancillary to the existing business park. Pedestrian access could be provided from the existing business park.				
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 Nature Reserve: The site's western boundary is adjacent to a Local Nature Reserve (Croxley Common Moor).• SSSI: The site's western boundary is adjacent to an SSSI (Croxley Common Moor SSSI East).				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• The site is proposed by the promoter to allow for this land to be used as ancillary leisure space to support employment function of Croxley Park.• 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).					
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 has an existing permission for a leisure use, which is intended to support Croxley Business Park. The site is considered suitable as an ancillary leisure use to support the existing employment allocation, as approved in a planning application (18/1415/FUL). The site is both available and achievable.					
Suitable	Yes		Available	Yes	Achievable
					Yes

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS71	Land rear of Kings Head, Hunton Bridge	Kings Langley/ Hunton Bridge	0.8



Site Description	
The site is a mix of previously developed (brownfield) and greenfield land. At the north-eastern corner of the site there is The Kings Head public house and associated car park. The remaining majority of the site is in use as the garden of the public house. The north of the site is bounded by Bridge Road, with residential development beyond this. To the west there is residential development and the River Gade, which flows along the majority of the eastern boundary. To the east, there is a line of trees and residential gardens beyond this. The south of the site is a private residential garden.	
Use(s) Proposed	Residential / Residential Care Home
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 majority of the site, to the south, 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 part of the site is located) as moderate-high.Historic Environment: The site is located within the Hunton Bridge Conservation Area. There is a Grade II Listed Building located within the site to the north (The Kings Head Public House) as well as a Grade II* Listed Building (The Kings Lodge) and a Grade II Listed Building (K6 Telephone Kiosk) nearby to the north-east. The Heritage Impact Assessment considers that the site's development and change of use to residential would have a major adverse impact on the historic environment, with significant harm expected to the Conservation Area due to a change in its character, the setting of the heritage assets and the Conservation Area. The Heritage Impact Assessment recommends that the site does not proceed to allocation.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 River Gade runs along the western boundary. At the north of the site, the Mill Stream is culverted. The eastern, southern and western boundaries of the site are located within Flood Zone 3b and Flood Zone 3a. The north east section of the site is within Flood Zone 2. The rest of the site is in Flood Zone 1 (83% of the site area).Surface Water Flood Risk: The entire eastern boundary is at high risk of surface water flooding. At the north east corner of the site, there is an extensive area ranging from low to high risk of surface water flooding. This aligns with the culverted section of the Mill Stream.Groundwater Flood Risk: Groundwater levels in the north east and south east of the site are either at or very near (within 0.025m of) the ground surface. Groundwater levels for most of the site are between 0.025m and 0.5m below the ground surface. Subsequently, there is a risk of groundwater flooding to surface and subsurface assets.Access: There is an existing vehicular access from Bridge Road.						
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.Local Wildlife Site: The site is adjacent to a Local Wildlife Site to the east (Grand Union Canal/River Gade).TPO: There are protected trees at the north-west of the site (TPO854).						
Further Constraints/Considerations:							
<ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is partially within and at the edge of the Key Centre of Abbots Langley/Hunton Bridge.							
Availability (ownership/legal issues)							
The site is in single ownership and has been promoted by the landowner. The site is subject to a leasehold agreement until 2026.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH		5		Landowner Proposed Dwelling Range		5	
Indicative DPH		20-30		Indicative Dwelling Range		16-24	
Phasing							
0-5 years		x	6-10 years		11-15 years		16+ years
Conclusion							
The northern part of the comprised of previously developed land, although this contains a Grade II Listed Building which is considered unsuitable for redevelopment. The Heritage Impact Assessment considers that development of the site into a residential use would result in major-adverse harm to the historic environment, with a major impact on the Conservation Area. Additionally, the existing use of the site as a community facility (an operational public house) should be protected in line with the draft Social and Community Facilities policy. For these reasons, the site is considered to be unsuitable.							
Suitable		No		Available		Yes	
				Achievable		Yes	

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS72	Land off Solesbridge Lane	Chorleywood	0.4

Site Description	
The site is comprised of greenfield land, which is in use as an open land with a barn located within the site, adjacent to the western boundary. The barn is currently in use as a workshop. All boundaries of the site are tree-lined, with Solesbridge Lane immediately to the south and a tributary of the River Chess running along part of the eastern boundary. Further south and to the immediate west, there is residential development associated with Chorleywood. Beyond a wooded area to the west is the M25 motorway. Solesbridge Lane continues to the east, at an elevated level above the M25.	
Use(s) Proposed	Residential
Planning History	
There was a prior approval application for the change of use of the barn to a residential dwelling which was granted approval in 2018 (18/0117/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 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 (Solesbridge House) located in the adjacent plot to the west. The Outer Loudwater Conservation Area is located to the east. The Heritage Impact Assessment states that development of the site would have a minor adverse impact on the historic environment. Any future design would need to take into account both the position and setting of the Listed Building. A detailed heritage assessment would be required as part of any future proposals.AONB: The Chilterns AONB is adjacent to the northern and north-eastern boundary.

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: An unnamed ordinary watercourse is located at the eastern boundary of the site. 25% of the site area, to the north-east, is in Flood Zone 3b. The majority of the site (74% of the area) is in Flood Zone 1.• Surface Water Flood Risk: An area at the north-east of the site is at low risk of surface water flooding; this area is located in the floodplain and corresponds with the fluvial flood risk area.• Ground Water Flood Risk: The majority of the site is at moderate risk of groundwater flooding (levels between 0.05-0.5m below the surface). In the north-east, levels are within 0.025m of the surface and are therefore considered as very high risk.• Access: Access is proposed from Solesbridge Lane. The access road is single-file and may require improvements or widening to support any future residential development.• 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: The site is in close proximity to the Chorleywood NO2 AQMA. 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 sensitivity to built development.						
Further Constraints/Considerations: <ul style="list-style-type: none">• A public right of way runs along the western boundary.• <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 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	30	Landowner Proposed Dwelling Range	12				
Indicative DPH	35-50	Indicative Dwelling Range	14-20				
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. No development will be permitted in Flood Zone 3b and appropriate mitigation measures will need to be implemented to address flood risk issues from various sources on the site. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Noise issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS73	Land at 319 & 321 Uxbridge Road	Mill End	4.7

Site Description	
<p>The site is a mix of greenfield and previously developed (brownfield) land. The brownfield portion of the site, at the centre of the site, is an authorised Travelling Showpeople site (Rear of 317-319 Uxbridge Road). The eastern and south-western areas of the site are unused grassland. The site is bounded by trees/shrubbery along its boundaries and is bordered by four watercourses. The River Colne flows along the southern and northern boundaries whilst two ordinary watercourses form the eastern and western boundaries. To the north-west there is a Travelling Showpeople site (Rear of 321 Uxbridge Road). Beyond the River Colne to the south is Stockers Lake and to the south-east is Bury Lake and Batchworth Lake. To the north of the site is residential development associated with the settlement of Mill End.</p>	
Use(s) Proposed	Residential
Planning History	
There is an authorised Travelling Showpeople yard on the site (Rear of 317-319 Uxbridge Road).	
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 site falls into two parcels which were assessed in the Stage 2 Green Belt Review. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the north-east of the site is located) as low-moderate. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the south-west of the site is located) as moderate. Historic Environment: There is a Grade II Listed Building (The Whip and Collar Public House) located to the north-west of the site, along Uxbridge Road. There is tree coverage and residential development between the heritage asset and the site, although a 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

Appendix 7a – Call for Sites Detailed Assessments

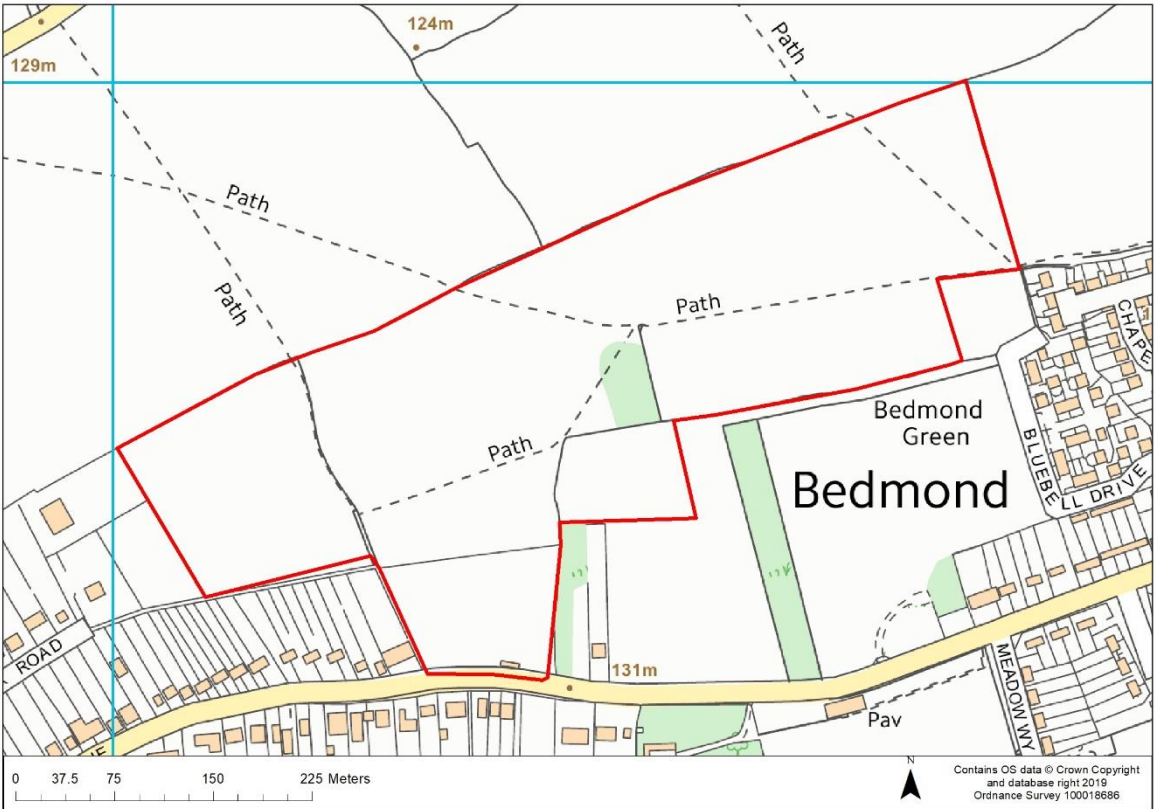
	should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The Main River Colne forms the northern and southern boundaries of the site with ordinary watercourses flowing along the western and eastern boundaries. The majority of the site is located within Flood Zone 1 (89% of the site area), although there is a small area located along the western, northern and southern boundaries is in Flood Zone 3a. Flood Zone 2 also extends into the southern boundary and south east corner of the site (11% of the site area). • Surface Water Flood Risk: Two small areas of ponding at the north of the site are at medium-high risk of surface water flooding. There is also an area of ponding along the southern site boundary. An extensive area in the west of the site is at low risk of surface water, with a proportion within this area to the south-west at medium risk. • Groundwater Flood Risk: During a 1 in 100-year groundwater flood event, two areas at the west and north-west of the site have groundwater levels within 0.025m of the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets and groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. The remaining majority of the site has levels between 0.025m and 0.5m below the ground surface (70% of site area). • 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 existing access to the site via a road bridge from Uxbridge Road although the provision of a second access is restricted due to the adjacent watercourses and residential development along Uxbridge Road to the north. 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 southern 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. • TPO: There are protected trees to the north of the site (TPO052).
Further Constraints/Considerations: <ul style="list-style-type: none"> • 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. • Settlement Hierarchy (Core Strategy, 2011): The site is located partially within and partially at the edge of the Key Centre of Mill End. 	
Availability (ownership/legal issues)	
The site is in multiple ownerships and is being promoted by the landowners.	
The site is proposed by the Council for the alternative future use as a safeguarded Travelling Showpeople site.	

Appendix 7a – Call for Sites Detailed Assessments

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		141-188					
Phasing											
0-5 years		x	6-10 years			11-15 years			16+ years		
Conclusion											
The site is currently in use as an authorised Travelling Showpeople site and is proposed as a safeguarded Travelling Showpeople site in the new Local Plan.											
The Gypsy, Traveller & Travelling Showpeople LDD, which was approved by the Policy and Resources Committee (22 September 2014) acknowledges the existence of the tolerated yard and seeks to remove the Green Belt designation from the existing authorised yards and safeguard them to ensure that the permitted use is not lost through the grant of any subsequent planning permission while there remains a need for the yards. The previous Needs Assessment showed that any future needs for further Showpeople plots could be accommodated on the existing authorised sites. The Travelling Showpeople site (Rear of 317-319 Uxbridge Road) is therefore proposed for safeguarding to accommodate future needs.											
The site is therefore considered unavailable for residential development due to its current use and proposed safeguarding use.											
Suitable		No		Available		No		Achievable		Yes	

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CFS75	Bedmond Fields	Bedmond	13.2



The map shows the site boundaries in red. It is located near Bedmond Green and Bedmond. Surrounding features include roads (Toms Lane, Bluebell Lane, Meadow Lane), paths, and residential areas. A scale bar indicates 0 to 225 meters. A north arrow is present. The map also shows elevation points (129m, 124m, 131m) and a paved area (Pav).

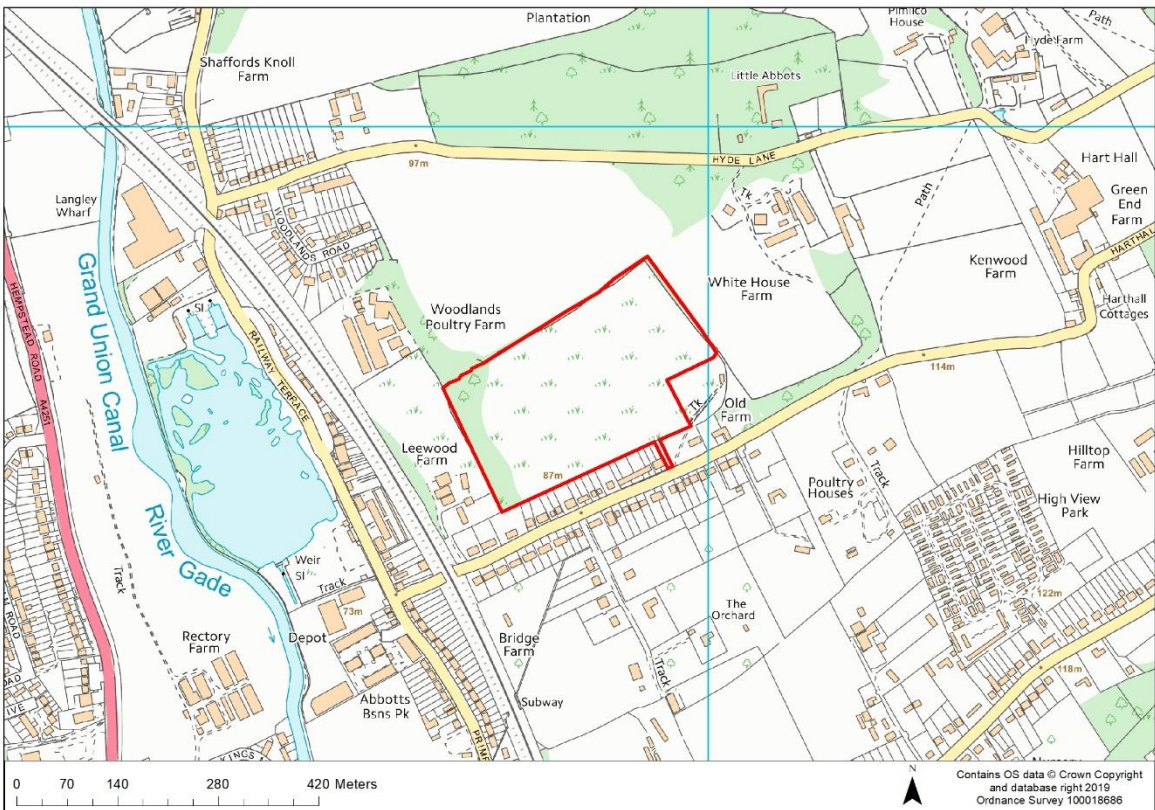
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Ordnance Survey 100018686

Site Description	
<p>The site's eastern boundary is on the eastern edge of Bedmond and to the north of Toms Lane. The site comprised of greenfield land, which is currently in agricultural use. There are trees and hedgerows along all boundaries of the site, with an area of woodland at the centre of the site. Adjacent to the south-western boundary are residential gardens associated with properties on Toms Lane. The site is adjacent to open greenfield land in all other directions.</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. 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 several Grade II Listed Buildings along the High Street to the east of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment although as part of any proposals on the site, a detailed heritage impact assessment would be required to identify and define mitigation strategies to protect the properties on the High Street. 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 	<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">Flood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Surface Water Flooding: A surface water flow path at low-medium risk of surface water flooding runs in a southerly direction through the west of the site.Access: Access is proposed from Toms Lane. HCC Highways state that access is likely to be achievable; whilst there would be some impact to Toms Lane, the scheme is unlikely to represent a fundamental change to the route.						
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 southern boundary is adjacent to a Local Wildlife Site (Bedmond Green).						
Further Constraints/Considerations:							
<ul style="list-style-type: none">Several public right of ways run through 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. Whilst bus provision is available, and some walking routes exist, distances to destinations would significantly limit sustainable trips. It is stated that the scale of development is likely to facilitate a viable bus service diversion.Settlement Hierarchy (Core Strategy, 2011): 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	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	15-25	Indicative Dwelling Range	204-340				
Phasing							
0-5 years	x	6-10 years	x	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 the site has potential to be strategic in scale, it is washed over by the Green Belt and is not located at the edge of a higher tier settlement or an inset village (the site is adjacent to the washed over Toms Lane "other settlement").							
For the reasons set out above, the site is considered to be unsuitable for residential development.							
Suitable	No	Available	Yes	Achievable	Yes		

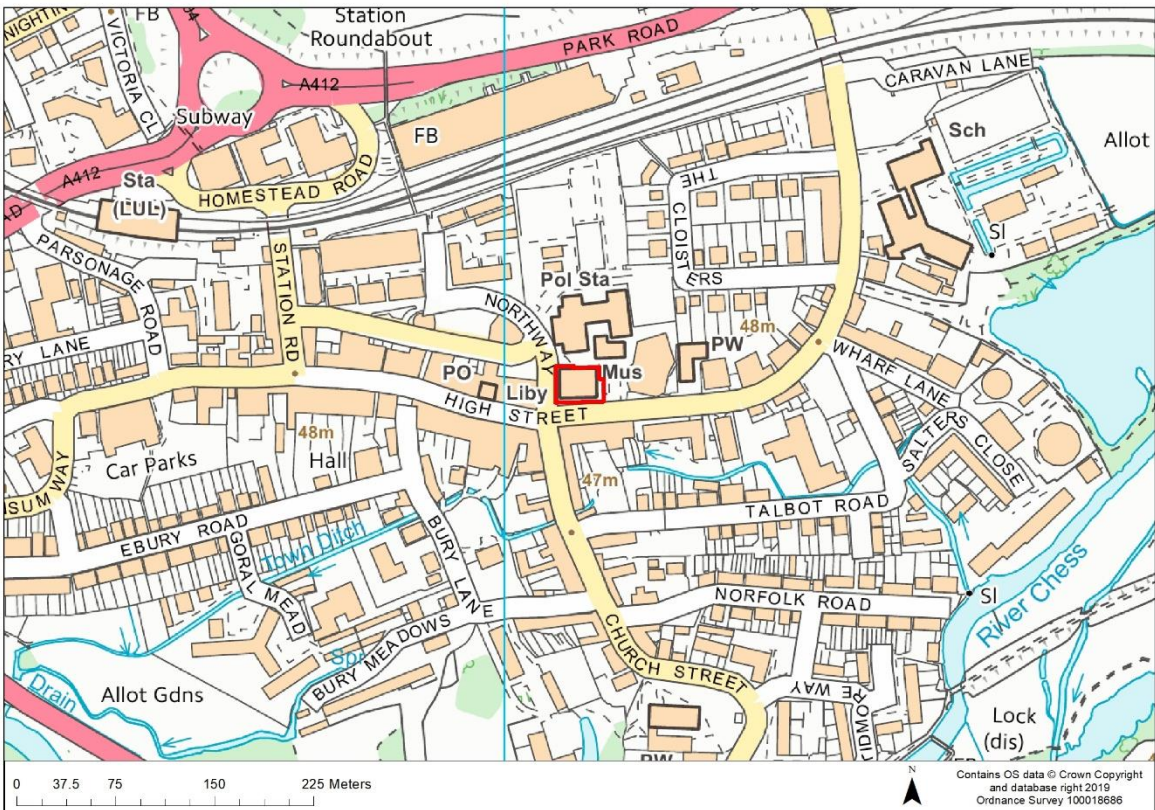
Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area
CFS76	Rear of 45 Harthall Lane	Kings Langley	7.1
			
Site Description The site is comprised of greenfield land, which is currently in agricultural use. There is a tree belt at the east of the site, with vegetation and trees along the northern, eastern and western boundaries. The southern boundary is adjacent to residential gardens associated with properties along Harthall Lane. To the north-east of the site there are storage and industrial uses as well as to the west. To the north-west there is a poultry farm and the railway line is in relatively close proximity to the western boundary of the site, with the Kings Langley mixed use employment area and Kings Langley lake beyond this. Generally, the remaining surrounding land use is agricultural.			
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.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 Flooding		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Noise: The site is in close proximity to the railway line. Noise and vibrations caused by the use of the railway station may have an impact on the site and its future occupiers.	

Appendix 7a – Call for Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Access: There is an access from Harthall Lane. There are existing capacity issues at the single-file bridge which leads onto Harthall Lane, to the immediate south-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-low sensitivity to built development.TPO: There is an area containing protected trees at the west of the site (TPO168).		
Further Constraints/Considerations:			
<ul style="list-style-type: none">HCC Highways state that the site presents significant concerns Local Transport Policy could be met due to the site's location.Settlement Hierarchy (Core Strategy, 2011): The site is located in the settlement of Harthall 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	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	20-30	Indicative Dwelling Range	142-213
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. 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)
CFS77	Rickmansworth Library	Rickmansworth	0.1
			
Site Description The site is comprised of previously developed (brownfield) urban land and is in use as Rickmansworth Library. The site is located in Rickmansworth town centre, with town centre uses (e.g. retail, financial services, offices, pharmacy, restaurants, etc.) and Rickmansworth Station located within close proximity. Residential development is located in the surrounding area. The site is accessed from the High Street.			
Use(s) Proposed		Residential with potential for a main town centre use	
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 in a Site of Known Archaeological Interest and in the Rickmansworth Town Conservation Area. There are several Grade II Listed Buildings located within the vicinity of the site. Basing House (Grade II Listed Building) is located to the immediate north. The Heritage Impact Assessment states that the present library does little to enhance the Conservation Area but that the site's development would have a minor adverse impact on the historic environment. Any future application would require a detailed heritage statement to assess the impact on the Conservation Area and the Listed Buildings within the core of this Conservation Area. Detailed discussions would be required with the Conservation Officer to ensure that any development should enhance this historic location improving the present layout and design.	
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: Along the northern boundary of the site there is medium risk of surface water flooding.Groundwater Flood Risk: During a 1 in 100-year groundwater flood event, groundwater levels are within 0.025m of the ground surface.	

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">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 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">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 modern, upgraded library with improved facilities and access would be required as part of any redevelopment. A new facility is potentially proposed for provision within the adjacent Council Offices.The South West Herts Retail and Leisure Study (2018) recommends that evening economy uses should be considered favourably in Rickmansworth Town Centre. There is potential that this type of use could be incorporated into new development of the site.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.							
Availability (ownership/legal issues)							
The site is in single ownership and the site is being promoted by the landowner. The site is currently under a leasehold agreement.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	50-80	Landowner Proposed Dwelling Range	5-8				
Indicative DPH	50-80	Indicative Dwelling Range	5-8				
Phasing							
0-5 years		6-10 years		11-15 years	x	16+ years	
Conclusion							
The site is deemed suitable for residential development. Further work should be undertaken in relation to the site's location in GSPZ1. The site is both available and achievable. The site is deemed developable.							
Redevelopment of the site would require the re-provision of the library facility in a suitable, accessible site. A modern, upgraded library with improved facilities and access is potentially proposed for provision in the adjacent Council Offices.							
Suitable	Yes	Available	Yes	Achievable	Yes		