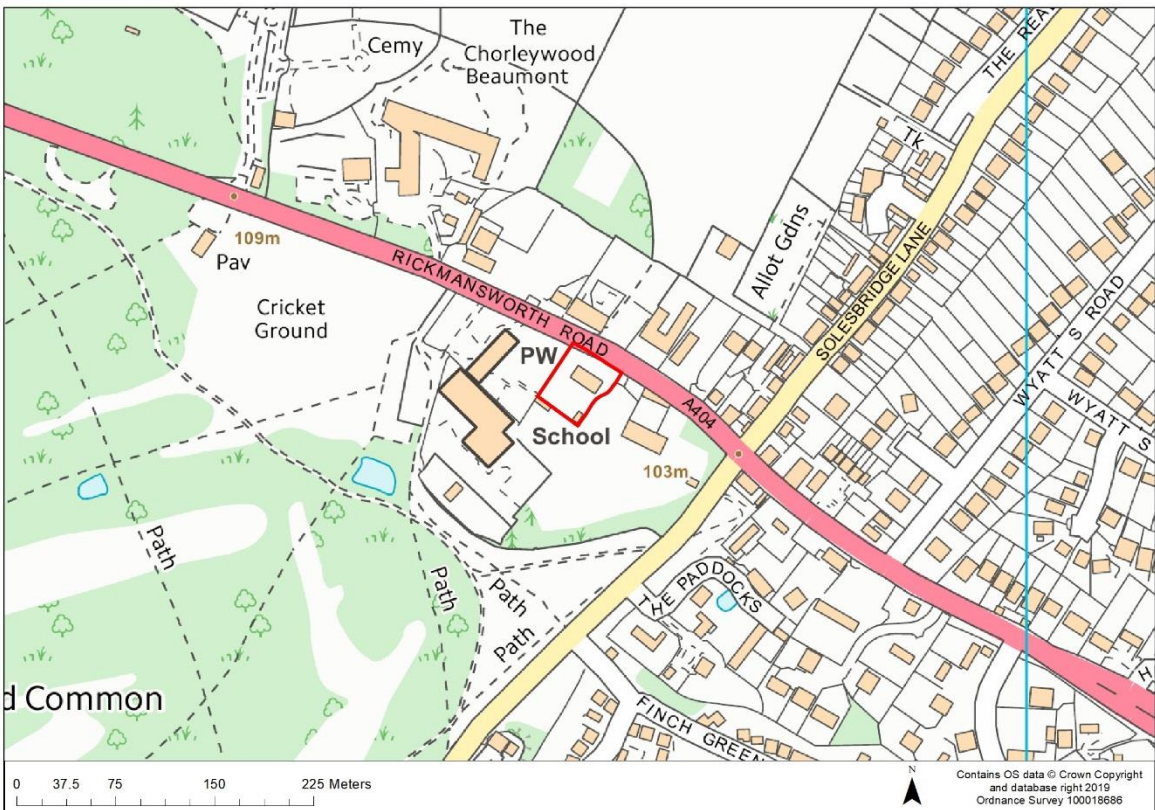


Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|--------------------------|-------------|----------------|
| ACFS1 | Heath House, Chorleywood | Chorleywood | 0.2 |



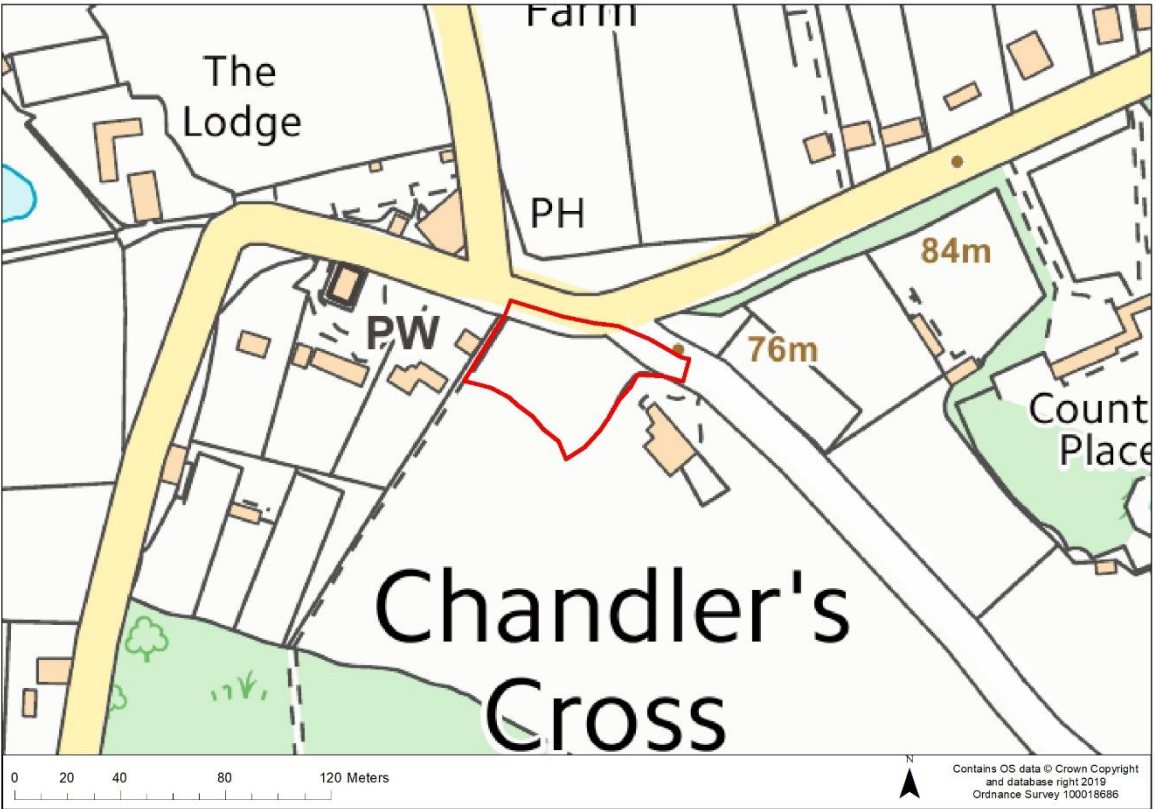
| Site Description | |
|--|---|
| The site is located in Chorleywood and is comprised of previously developed land. The site is currently in residential use and contains a residential property and a tree-lined garden. The site has an existing access from Rickmansworth Road. | |
| Use(s) Proposed | Residential |
| Planning History | |
| There was a planning application on the site (19/0716/FUL) for the demolition of the existing dwelling and its replacement with a 10-apartment building; this was withdrawn. | |
| 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 within 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 site does not contain a heritage asset although there is a Grade II Listed Telephone Kiosk on the road abutting the north-eastern boundary and a Grade II* Listed Building to the west (Christchurch), with other heritage assets within the vicinity. The site is also located in the Chorleywood Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. Any future proposals would need to be accompanied by a detailed heritage impact assessment and discussions with the Conservation Officer. |
| 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 Flooding: There is low-medium risk of surface water flooding within the northern portion of the site and along the northern and eastern boundaries.Access: There are no access concerns due to the existing access which is in active use. |

Appendix 7b – Additional 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">The Landscape Sensitivity Assessment states that the site is located within an existing developed area but has direct views towards a graveyard with Listed Buildings resulting in a rating of medium-low sensitivity rating. | | | | | | |
| 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) | | | | | | | |
| 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 | 50 | Landowner Proposed Dwelling Range | 10 | | | | |
| Indicative DPH | 35-50 | Indicative Dwelling Range | 7-10 | | | | |
| Phasing | | | | | | | |
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |
| Conclusion | | | | | | | |
| The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. The site is subjected to varied levels of surface water flooding and any proposals would need to satisfactorily address this and provide mitigation where necessary. Heritage considerations should also be addressed. The site is both available and achievable. | | | | | | | |
| Suitable | Yes | Available | Yes | Achievable | Yes | | |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|-----------------------|-----------------|----------------|
| ACFS4a | Land at Fir Tree Hill | Chandlers Cross | 0.5 |



The map shows a rural area with a road network. A red outline marks the site. To the north is a road labeled 'Redhall Lane'. To the west are buildings labeled 'The Lodge' and 'Farm'. To the east is a road labeled 'Count Place'. The site is located between 'PW' and 'PH'. Elevation markers of 84m and 76m are shown. The text 'Chandler's Cross' is prominently displayed in the center. A scale bar at the bottom left shows 0, 20, 40, 80, and 120 meters. A north arrow and copyright information are at the bottom right.

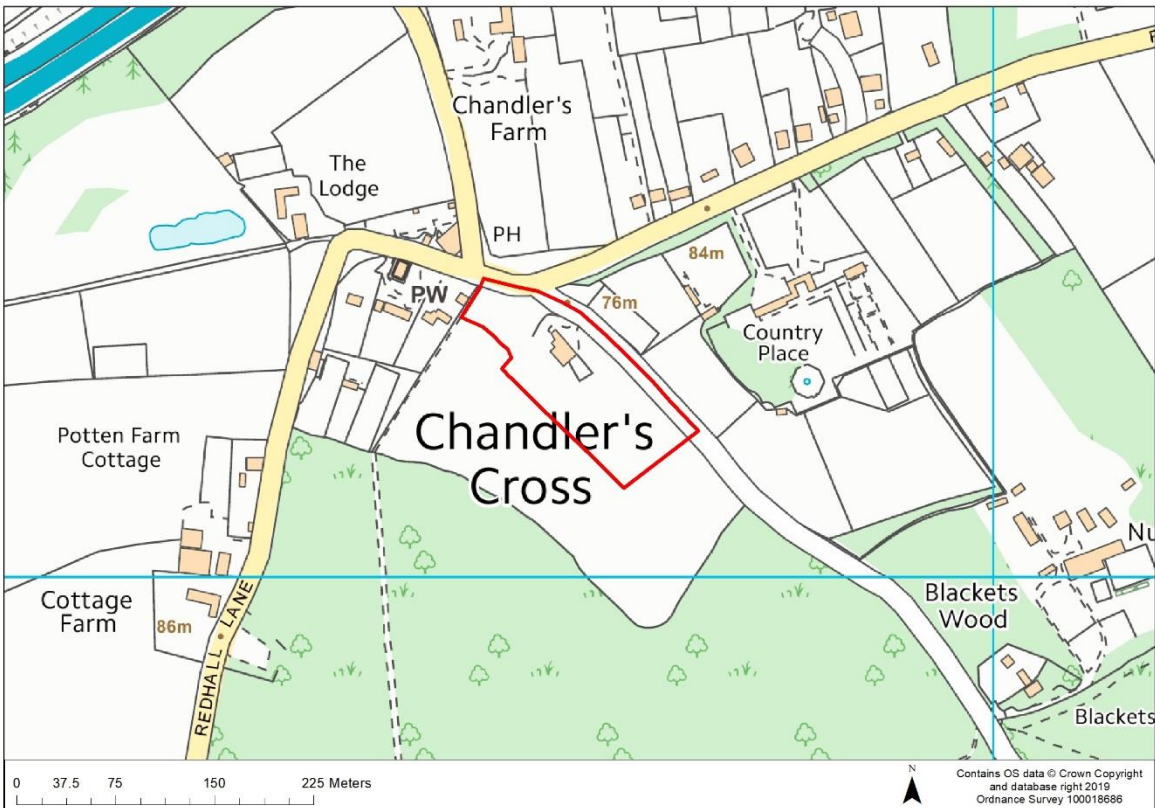
| | |
|--|--|
| Site Description | |
| The site is comprised of greenfield land and is located in Chandler's Cross. The site forms part of a larger field which extends to the south. To the immediate west of the site are residential dwellings and to the west there is an agricultural building. The site is bounded by Redhall Lane to the north, with residential properties and a restaurant located on the northern side of Redhall Lane. | |
| Use(s) Proposed | Residential |
| Planning History | |
| There is no relevant planning history on the site. | |
| Suitability | |
| Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB | <ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. Historic Environment: There are no heritage assets within the site but to the west, there are two Grade II Listed Buildings (Wyatts Cottage and The Lodge). Any proposals would require a detailed heritage impact 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: Along Redhall Lane to the north of the site, surface water flood risk ranges from low to high. At the east of the site, there is low risk of surface water flooding. Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface. Access: The site could be accessed from Redhall Lane to the north. |
| Potential Environmental Impacts: | <ul style="list-style-type: none"> None identified. |

Appendix 7b – Additional Call for Sites Detailed Assessments

| | | | | | |
|--|-------|------------------|-----------------------------------|-------------------|-----------|
| <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"> • The site is not in a sustainable location and its development would be contrary to the Spatial Strategy. The site is not of a scale that would deliver additional infrastructure to address sustainability concerns. • 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 Chandlers Cross settlement 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 | 15-25 | | Indicative Dwelling Range | 8-13 | |
| 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 in a sustainable location. It is therefore considered unsuitable for residential development | | | | | |
| Suitable | No | Available | Yes | Achievable | Yes |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|--|------------------|----------------|
| ACFS4b | Land at corner of Fir Tree Hill & Rousebarn Lane | Chandler's Cross | 0.98 |



| Site Description | |
|--|---|
| The site is located within Chandler's Cross and is comprised of greenfield land. The site is in agricultural use and forms part of a larger area of pasture land. There are three agricultural buildings at the northern central section of the site, with access from Rousebarn Lane. | |
| Use(s) Proposed | Residential |
| Planning History | |
| There is no relevant planning history on the site. | |
| Suitability | |
| Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB | <ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.Historic Environment: There are no heritage assets within the site but to the west, there are two Grade II Listed Buildings (Wyatts Cottage and The Lodge). Any proposals would be likely to require a detailed heritage impact 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: Along the northern section of the site there are areas at low-medium risk of surface water flooding.Groundwater Flooding: The site has groundwater levels between 0.5m and 5m below the ground surface.Access: The site has access from Rousebarn Lane, although this poses capacity issues as it is a narrow road with capacity for single-file traffic for most of its length. Any proposals would be likely to require a detailed heritage impact assessment. |

Appendix 7b – Additional Call for Sites Detailed Assessments

| | | | |
|--|-------|--|-------------|
| Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree | | <ul style="list-style-type: none"> • None identified. | |
| Further Constraints/Considerations: <ul style="list-style-type: none"> • There is a public right of way which runs along the western boundary of the site. • The site is not in a sustainable location and its development would be contrary to the Spatial Strategy. The site is not of a scale that would deliver additional infrastructure to address sustainability concerns. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Chandlers Cross settlement 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 | 15-25 | Indicative Dwelling Range | 15-25 |
| 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 in a sustainable location. It is therefore considered unsuitable for residential development | | | |
| Suitable | No | Available | Yes |
| | | Achievable | Yes |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|--|------------------|----------------|
| ACFS4c | Land at corner of Fir Tree Hill & Rousebarn Lane | Chandler's Cross | 1 |

| | |
|--|--|
| Site Description | |
| The site is located within Chandler's Cross and is comprised of greenfield land. The site is in agricultural use and forms part of a larger area of pasture land. There are three agricultural buildings at the northern central section of the site, with access from Rousebarn Lane. | |
| Use(s) Proposed | Residential |
| Planning History | |
| There is no relevant planning history on the site. | |
| Suitability | |
| Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB | <ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.Historic Environment: There are no heritage assets within the site but to the west, there are two Grade II Listed Buildings (Wyatts Cottage and The Lodge). Any proposals would be likely to require a detailed heritage impact 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: Flood Zone 1Surface Water Flooding: Along the northern section of the site there are areas at low-medium risk of surface water flooding.Groundwater Flooding: The site has groundwater levels between 0.5m and 5m below the ground surface.Access: The site has access from Rousebarn Lane, although this poses capacity issues as it is a narrow road with capacity for single-file traffic for most of its length. |

Appendix 7b – Additional Call for Sites Detailed Assessments

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|--|-------|--|-------------|
| 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"> • There is a public right of way which runs along the western boundary of the site. • The site is not in a sustainable location and its development would be contrary to the Spatial Strategy. The site is not of a scale that would deliver additional infrastructure to address sustainability concerns. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Chandlers Cross settlement 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 | 15-25 | Indicative Dwelling Range | 15-25 |
| 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 in a sustainable location. It is therefore considered unsuitable for residential development | | | |
| Suitable | No | Available | Yes |
| | | Achievable | Yes |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|--|------------------|----------------|
| ACFS4d | Land adjacent to County Place, Fir Tree Hill, Chandler's Cross | Chandler's Cross | 0.5 |

| | |
|---|--|
| Site Description | |
| The site is located in Chandler's Cross and is comprised of greenfield land. The site is currently in use as an open field with a ménage for horses towards the western boundary. There is existing access to the site from the junction at Fir Tree Hill and Rousebarn Lane. | |
| Use(s) Proposed | Residential |
| Planning History | |
| There is no relevant planning history on the site. | |
| Suitability | |
| Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB | <ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.Historic Environment: There are no heritage assets within the site but to the west, there are two Grade II Listed Buildings (Wyatts Cottage and The Lodge). Any proposals would be likely to require a detailed heritage impact assessment. |
| Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality | <ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Groundwater Flooding: The site has groundwater levels between 0.5m and 5m below the ground surface. |

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|---|-------|---|-------------|
| 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"> Veteran Tree: There is a Veteran Tree at the north-western corner of the site. | |
| Further Constraints/Considerations: <ul style="list-style-type: none"> The site is not in a sustainable location and its development would be contrary to the Spatial Strategy. The site is not of a scale that would deliver additional infrastructure to address sustainability concerns. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Chandlers Cross settlement 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 | 15-25 | Indicative Dwelling Range | 15-25 |
| 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 in a sustainable location. It is therefore considered unsuitable for residential development | | | |
| Suitable | No | Available | Yes |
| | | Achievable | Yes |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|-------------------------------------|-------------|----------------|
| ACFS5 | Pond Field, Hall Farm, West Clayton | Chorleywood | 0.9 |

Site Description

The site is located to the south-east of Chorleywood and is comprised of greenfield land which is currently in agricultural use. The site is part of a larger field and runs parallel to Shepherds Lane. The western boundary is formed by hedgerows adjacent to Shepherds Lane. There is woodland to the north of the site, with residential development associated with Chorleywood beyond this. To the east, south and west there is open agricultural land. There are some low-density residential dwellings to the immediate north-east and north-west.

| | |
|------------------------|-------------|
| Use(s) Proposed | Residential |
|------------------------|-------------|

Planning History

There is no relevant planning history on the site.

Suitability

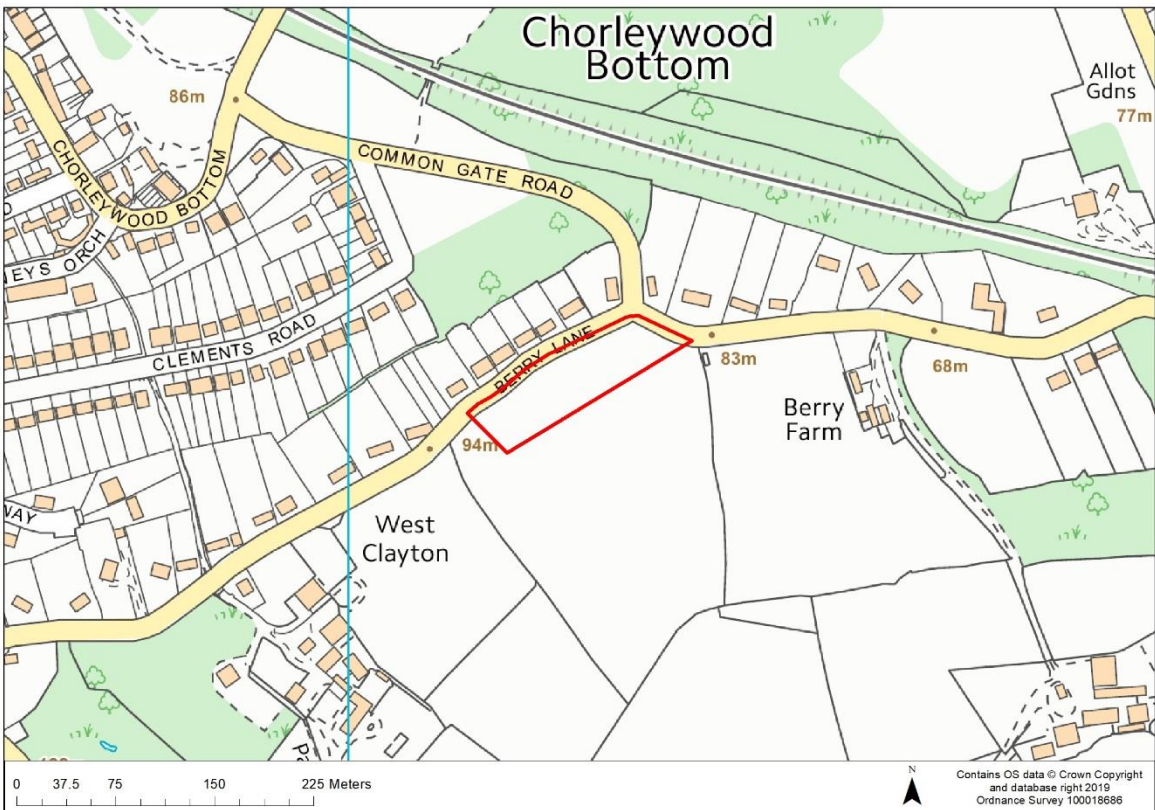
| | |
|--|---|
| <p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB | <ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. Historic Environment: There are no heritage assets within the site although to the north-west there is a Grade II* Listed complex of buildings. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment although any future proposals should be accompanied by a heritage statement. |
| <p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality | <ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1 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 |

Appendix 7b – Additional Call for Sites Detailed Assessments

| | | | | | |
|--|---|------------|-----------------------------------|-------------|-------------------|
| | be required at the pre-application stage to support any proposals on the site. | | | | |
| | <ul style="list-style-type: none">• Access: There is no existing access to the site. The site could be accessed from Shepherd's Lane, although this is a narrow road with capacity for single-file traffic for most of its length. HCC Highways raise significant concerns due to the location and scale of the site in isolation. | | | | |
| Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree | <ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.• Local Wildlife Site: There is a Local Wildlife Site (Shepherd's Lane Wood) located to north-west of the site, on the opposite side of Shepherds Lane. | | | | |
| Further Constraints/Considerations: | | | | | |
| <ul style="list-style-type: none">• It is considered that the site is not in a sustainable location and its development would be contrary to the Spatial Strategy. The site is not of a scale that would deliver additional infrastructure to address sustainability concerns.• HCC Highways have stated that in isolation, the site presents significant concerns due to the site's location and scale.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site not located within or at the edge 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 | 9 | | Landowner Proposed Dwelling Range | 8 | |
| Indicative DPH | 15-25 | | Indicative Dwelling Range | 15-25 | |
| 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 |

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| Site Ref | Address | Settlement | Site Area (ha) |
|----------|--------------------------------------|-------------|----------------|
| ACFS6 | Home Field, Berry Lane, West Clayton | Chorleywood | 0.8 |



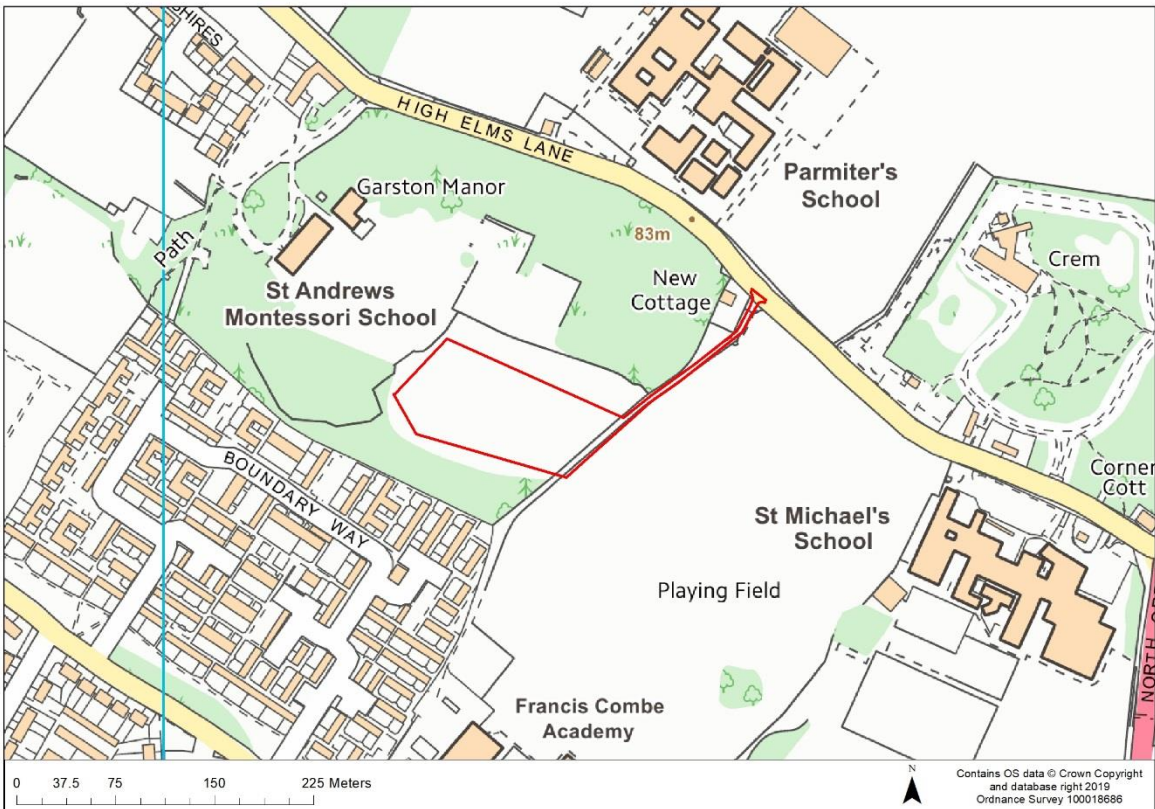
| Site Description | |
|---|---|
| <p>The site is located to the south of the settlement edge of Chorleywood and is comprised of greenfield land. The site is currently in agricultural use, consisting of on open farmland with trees lining the western boundary. The northern boundary is formed by Berry Lane with residential development beyond this. To the south, the site is adjacent to the remainder of the agricultural field. The railway line runs within close vicinity of the site, to the north-east.</p> | |
| Use(s) Proposed | Residential |
| Planning History | |
| <p>There is no relevant planning history on the site.</p> | |
| Suitability | |
| <p>Policy Constraints:</p> <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB | <ul style="list-style-type: none">Green Belt: The site is within 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 does not contain any heritage assets but is adjacent to the Chorleywood Common Conservation Area. The Heritage Impact Assessment states that views into and out of the Conservation Area would be impacted by residential development on the site. A detailed heritage assessment would be required as part of any proposals |
| <p>Physical Constraints:</p> <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality | <ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1Access: There is currently no access to the site. Access may be obtained 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 concerns.Noise: Noise issues caused by the site’s proximity to the railway line may have an impact on the site and its future occupiers. |

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|---|-------|---|-------------|
| 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 classes the site as having medium-low sensitivity to built development. Ecology: Hertfordshire County Council Ecology state that the site has a moderate-high ecological sensitivity due to the proximity of the Chorleywood Common (Local Wildlife Site). | |
| Further Constraints/Considerations: <ul style="list-style-type: none"> The site is part of a larger site which is also being considered (PCS6) <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. | | | |
| Availability (ownership/legal issues) | | | |
| The site is in single ownership and the site 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 | 9 |
| Indicative DPH | 15-25 | Indicative Dwelling Range | 10-20 |
| 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. The site is both available and achievable. The site is deemed to be deliverable. | | | |
| <i>Please see the Site Assessments for Sites PCS6, EOS5.2 and EOS5.3, which are larger sites in which the site is located.</i> | | | |
| Suitable | Yes | Available | Yes |
| | | Achievable | Yes |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|---|------------|----------------|
| ACFS7 | Land to the south east of High Elms Manor | Garston | 1.05 |




| Site Description | |
|---|--|
| <p>The site is located in Garston to the south east of Garston Manor and comprises of greenfield land. The site is currently unused grassland forming part of the grounds of Garston Manor. There is currently no vehicular access to the site, but this is proposed from High Elms Lane. The site is surrounded by woodland, with secondary schools to the north, east and south-east of the site. There is residential development to the south-west.</p> | |
| Use(s) Proposed | Residential |
| Planning History | |
| There is no relevant planning history on the site. | |
| Suitability | |
| Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB | <ul style="list-style-type: none">Green Belt: The site is within 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 site boundary but there is a Grade II Listed Building (Garston Manor) to the north-west. The site forms part of the grounds of the Listed Building. Any proposals would require a detailed heritage assessment to consider any impact and necessary mitigation.Archaeology: HCC Historic Environment request that an archaeological assessment is produced for the site prior to any formal allocation, in order to determine the extent to which the archaeological interest of the site might be a constraint upon the principle of development. |
| 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.Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below ground surface. |

Appendix 7b – Additional 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"> • Access: There is currently no access to the site. The proposed access road which is contained within the site boundary follows the route of a public right of way. | | |
| Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree | <ul style="list-style-type: none"> • Local Wildlife Site: The site is wholly within a Local Wildlife Site (Garston Manor Grasslands). • Ecology: Hertfordshire County Council Ecology state that the site has high ecological sensitivity. | | |
| Further Constraints/Considerations: | | | |
| <ul style="list-style-type: none"> • There is a public footpath along the southern boundary of the site. The access into the site is proposed along this public right of way. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Garston. | | | |
| Availability (ownership/legal issues) | | | |
| The site is in multiple ownerships and is being promoted by the landowners. | | | |
| Achievability | | | |
| The promoters of the site have not specified any issues regarding the viability in developing the site. | | | |
| Potential Density | | | |
| Landowner Proposed DPH | N/A | Landowner Proposed Dwelling Range | N/A |
| Indicative DPH | 30-40 | Indicative Dwelling Range | 30-40 |
| Phasing | | | |
| 0-5 years | x | 6-10 years | 11-15 years |
| | | | 16+ years |
| Conclusion | | | |
| The site is wholly within a Local Wildlife Site and is considered to be unsuitable for development. The site is therefore deemed to be undeliverable. | | | |
| Suitable | No | Available | Yes |
| | | Achievable | No |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|---------------------------------------|---------------|----------------|
| ACFS8a | Flowerhouse, 2-3 Station Road (Small) | Kings Langley | 0.13 |



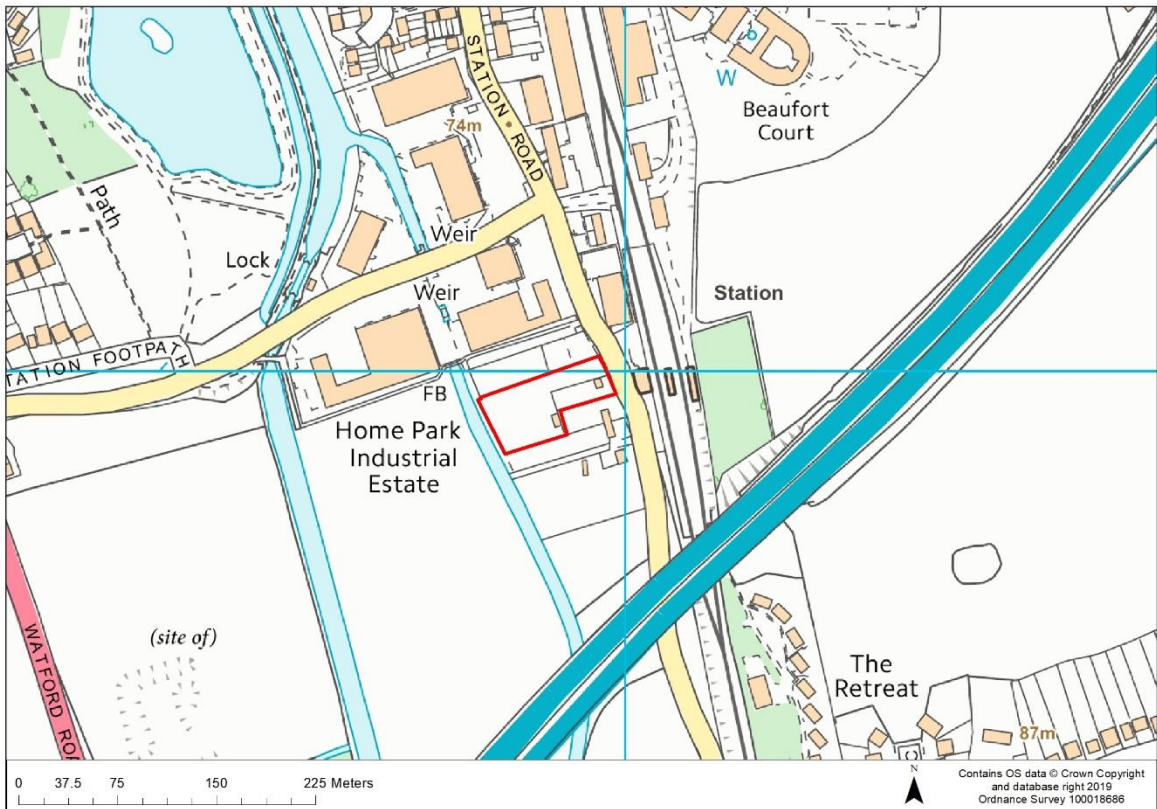
| | |
|--|--|
| Site Description | |
| The site is in Kings Langley and is comprised of previously developed land. The site contains a building to the east, which is currently in retail use. There is a car park to the north of the site. The west of the site is adjacent to an area of greenspace with the Mill Stream beyond this. To the east of the site is Station Road, with Kings Langley Station on the opposite side of the road. There is a residential plot adjacent to the southern boundary of the site. The site has an existing access from Station Road. To the north of the site, beyond an area of hardstanding is the Kings Langley mixed use employment area. | |
| Use(s) Proposed | Residential |
| Planning History | |
| There was a planning application on the site (19/0618/RSP) for the creation of an overflow car park on the site which was refused. The application was subject to an appeal which was dismissed. | |
| 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 as moderate-high.Historic Environment: The site does not contain any heritage assets. There is a Scheduled Monument to west and two Grade II Listed Buildings to the north-west. There is also a Locally Listed Building to the south of the site (Home Park House). The Heritage Impact Assessment states that development of Site ACFS8b, in which the site is located, would have a minor adverse impact on the historic environment, as the site has direct views to the Scheduled Monument. Any future proposals would require a detailed heritage impact assessment. |
| Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding | <ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface.Access: The site has existing access from Station Road. |

Appendix 7b – Additional Call for Sites Detailed Assessments

| | | | | | |
|--|--|-----------------------------------|-------------|-------------------|-----|
| <ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality | <ul style="list-style-type: none"> Noise: The site is opposite Kings Langley railway station and within close proximity to the M25. Noise issues arising from this proximity 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. | | | | |
| 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 Site ACFS8b, in which the site is located, as having low sensitivity to built development. | | | | |
| Further Constraints/Considerations: | | | | | |
| <ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the 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 | 46 | Landowner Proposed Dwelling Range | 6 | | |
| Indicative DPH | 50-80 | Indicative Dwelling Range | 7-10 | | |
| Phasing | | | | | |
| 0-5 years | x | 6-10 years | 11-15 years | 16+ years | |
| Conclusion | | | | | |
| <p>The site is comprised of previously developed land and is located in close proximity to Kings Langley train station. 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 noise and air quality issues due to the site's close proximity to the M25. The site is both available and achievable. The site is deemed to be deliverable.</p> <p>The site is located in a larger site; <i>please see the Site Assessment for Site ACFS8b for an assessment of the larger site in which the site is located.</i></p> | | | | | |
| Suitable | Yes | Available | Yes | Achievable | Yes |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|---|---------------|----------------|
| ACFS8b | Flower house, 2-3 Station Road, Kings Langley | Kings Langley | 0.4 |



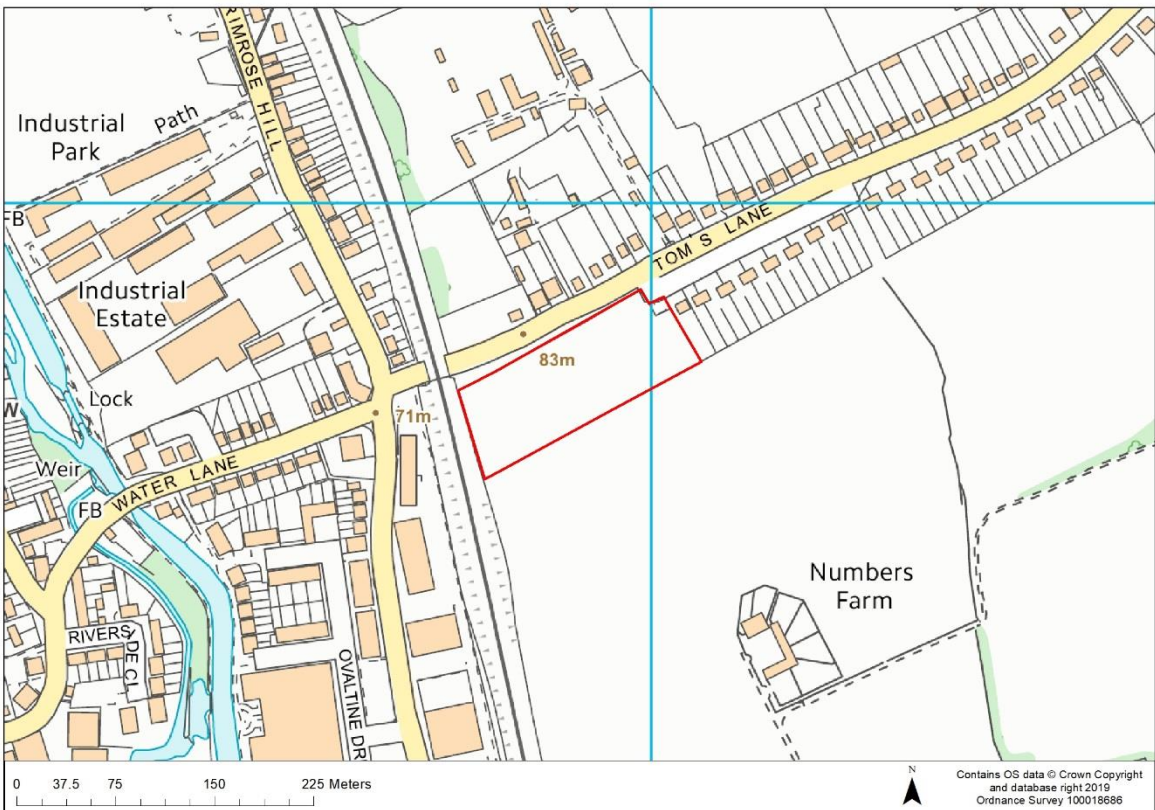
| | |
|---|---|
| Site Description | |
| The site is in Kings Langley and comprises of a mix of previously developed and greenfield land. The site contains a building to the south-east, which is currently in retail use. There is a car park to the north-east of the site and overgrown grassland to the west of the site. The Mill Stream (a Main River) flows along the western boundary with vegetation forming all other boundaries. There is a residential plot adjacent to the southern boundary of the site. The site has an existing access from Station Road. To the west of the site is Kings Langley station and to the north is Kings Langley mixed use employment area. | |
| Use(s) Proposed | Residential |
| Planning History | |
| There was a planning application on the site (19/0618/RSP) for the creation of an overflow car park on the site which was refused. The application was subject to an appeal which was dismissed. | |
| 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 as moderate-high.Historic Environment: The site does not contain any heritage assets. There is a Scheduled Monument to west and two Grade II Listed buildings to the north-west. There is also a Locally Listed Building to the south of the site (Home Park House). The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as the site has direct views to the Scheduled Monument. Any future proposals would require a detailed heritage impact assessment. |
| Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water Flooding | <ul style="list-style-type: none">Flood Zone: The site is partially in Flood Zone 3b along the western boundary (approximately 6% of the total site area); no development would be permitted on Flood Zone 3b and an 8m |

Appendix 7b – Additional Call for Sites Detailed Assessments

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|---|--|-----------------------------------|-----|-------------------|-----|
| <ul style="list-style-type: none">Groundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality | <ul style="list-style-type: none">buffer would be required between any development and Flood Zone 3b. The remainder of the site is within Flood Zone 1.Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface across the site. As a result, within the site there is a risk of groundwater flooding to surface and subsurface assets, as well as the possibility of groundwater emerging at the surface locally.Access: The site has existing access from Station Road.Noise: The site is opposite Kings Langley railway station and within close proximity to the M25. Noise issues arising from this proximity 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. | | | | |
| 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 low sensitivity to built development. | | | | |
| Further Constraints/Considerations: | | | | | |
| <ul style="list-style-type: none">HCC Highways have stated that the site is in a potentially highly sustainable location in transport terms.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Kings Langley. | | | | | |
| Availability (ownership/legal issues) | | | | | |
| The site is in single ownership and the site is being promoted by the landowner. | | | | | |
| Achievability | | | | | |
| The promoters of the site have not specified any issues regarding the viability in developing the site. | | | | | |
| Potential Density | | | | | |
| Landowner Proposed DPH | 14 | Landowner Proposed Dwelling Range | | 36 | |
| Indicative DPH | 18-25 | Indicative Dwelling Range | | 7-10 | |
| Phasing | | | | | |
| 0-5 years | x | 6-10 years | | 11-15 years | |
| | | | | 16+ years | |
| Conclusion | | | | | |
| The site is located in close proximity to Kings Langley train station. The site is deemed suitable for residential development, however no development will be permitted on the part of the site in Flood Zone 3b. A minimum 8m buffer between any development and Flood Zone 3b will also be required. Any development of the site would need to take account of the noise and air quality issues due to the site's close proximity to the M25. The site is both available and achievable. The site is deemed to be deliverable. | | | | | |
| The area within the site which is comprised of previously developed land is considered separately; <i>please refer to the Site Assessment for Site ACFS8a.</i> | | | | | |
| Suitable | Yes | Available | Yes | Achievable | Yes |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|---------------------------------------|---------------|----------------|
| ACFS9a | Land off of Tom's Lane, Kings Langley | Kings Langley | 1 |



| Site Description | |
|--|---|
| The site is located in Kings Langley and is comprised of greenfield land. The site is currently in agricultural use and there no existing access to the site. Adjacent to the western boundary is the railway line and to the north is Tom's Lane. The eastern boundary is adjacent to a residential property which forms part of the ribbon development along Toms Lane. There is agricultural land to the south; the site forms part of this larger field. | |
| 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 parcel (in which the site is located) as 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 FloodingGroundwater Source Protection Zone (GSPZ)Contamination | <ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1Surface Water Flood Risk: At the south-western corner there is a small area at low risk of surface water flooding.Access: Access could be provided from Toms Lane. There are existing capacity issues at the single-file bridge which leads onto Toms Lane, to the west of the site.Noise: Noise issues caused by the site's proximity to the railway line may have an impact on the site and its future occupiers. |

Appendix 7b – Additional Call for Sites Detailed Assessments

| | | | |
|--|-------|---|-------------|
| <ul style="list-style-type: none"> Noise Air Quality | | | |
| 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"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Toms Lane which is classified as an "Other Settlement" in the Settlement Hierarchy. | | | |
| Availability (ownership/legal issues) | | | |
| The site is in single ownership and is being promoted by the landowner. | | | |
| Achievability | | | |
| The promoters of the site have not specified any issues regarding the viability in developing the site. | | | |
| Potential Density | | | |
| Landowner Proposed DPH | N/A | Landowner Proposed Dwelling Range | N/A |
| Indicative DPH | 20-30 | Indicative Dwelling Range | 20-30 |
| Phasing | | | |
| 0-5 years | x | 6-10 years | 11-15 years |
| | | | 16+ years |
| Conclusion | | | |
| <p>The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Harm to the Green Belt of releasing land on which the site is located is considered to be 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</p> <p>The site is located within the boundary of a larger site (Site CFS26b: The Kings Langley Estate) which is strategic in scale. Site ACFS9a may have potential to come forward as part of this strategic site but considered in isolation, Site ACFS9a is not of a scale to outweigh harm to the Green Belt through its release. Please see the Site Assessment for CFS26a for an assessment of the larger site.</p> | | | |
| Suitable | No | Available | Yes |
| | | Achievable | Yes |

Appendix 7b – Additional Call for Sites Detailed Assessments

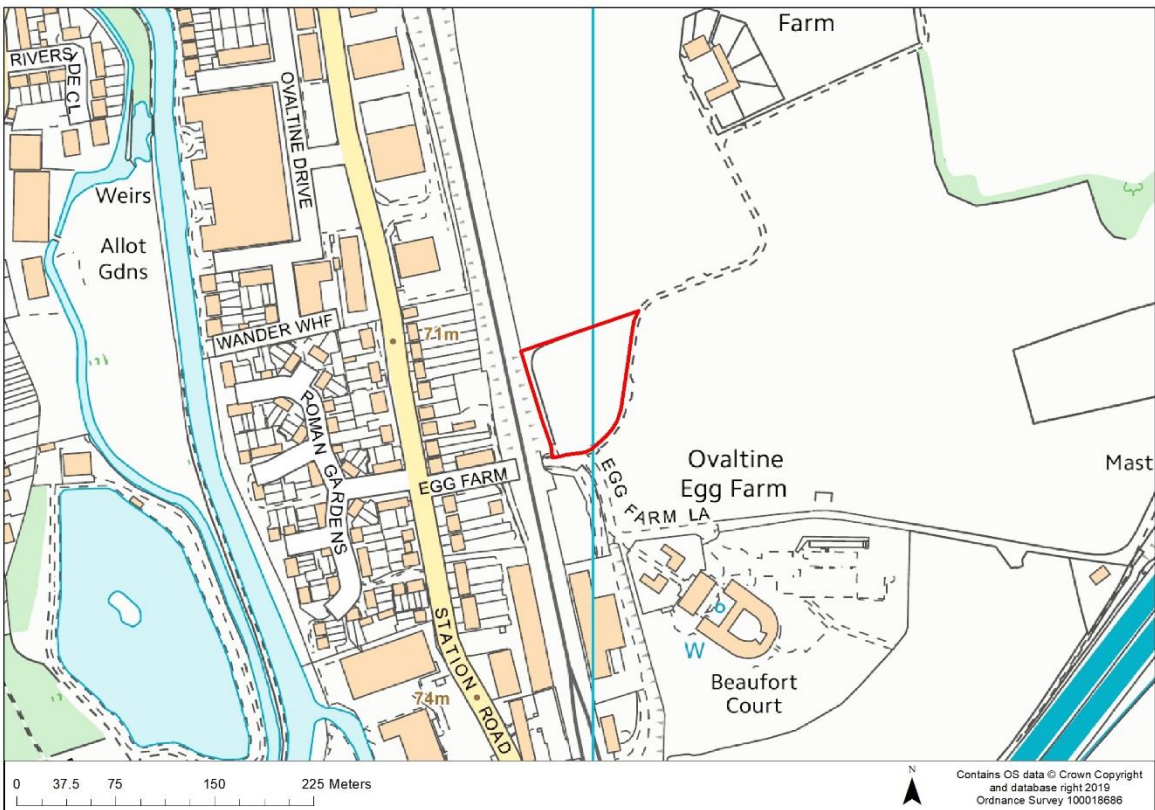
| Site Ref | Address | Settlement | Site Area (ha) |
|----------|---------------------------|----------------|----------------|
| ACFS9b | Land off Little How Croft | Abbots Langley | 1 |

| Site Description | |
|--|---|
| <p>The site is located in Kings Langley and is comprised of greenfield land which is in agricultural use. The site forms part of a much larger agricultural field to the north and east of the site. Further to the north is the M25 whilst to the south there is residential development associated with the settlement of Abbots Langley. Close to the west of the site, beyond residential development, is the railway line. Vegetation currently forms the southern and western boundaries, which separates the site from the adjacent residential properties and gardens.</p> | |
| Use(s) Proposed | Residential |
| Planning History | |
| <p>There is no relevant planning history on the site.</p> | |
| Suitability | |
| <p>Policy Constraints:</p> <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB | <ul style="list-style-type: none">Green Belt: The majority of the site (to the north) is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.Historic Environment: There are no heritage assets within the site but there is a Grade II Listed Building located to the south-west (Dickinson House). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment; the view from the site to the heritage asset is currently restricted by modern development. Impact would depend on proposed building heights. A detailed heritage assessment would be required 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 should be accompanied by a pre-application or pre-determination archaeological assessment. |
| Physical Constraints: | <ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1 |

Appendix 7b – Additional Call for Sites Detailed Assessments

| | | | | | |
|--|---|-----------------------------------|-------------|-------------------|-----|
| <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality | <ul style="list-style-type: none">• Surface Water Flood Risk: There is a surface water flow path running through the centre of the site, ranging from low-medium risk.• Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface.• Access: There is no existing access. Access is proposed from Little How Croft, although this is a residential cul-de-sac which would require improvements to serve an additional residential development to the north.• 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.• Noise: The site is located in close proximity to the M25, which would have a noise impact on 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 medium-low sensitivity to built development.• TPO: There is a protected tree to the north-east of the site (TPO089). | | | | |
| Further Constraints/Considerations: <ul style="list-style-type: none">• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley. | | | | | |
| Availability (ownership/legal issues) <p>The site is in single ownership and the site is being promoted by the landowner.</p> | | | | | |
| Achievability <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p> | | | | | |
| Potential Density | | | | | |
| Landowner Proposed DPH | N/A | Landowner Proposed Dwelling Range | N/A | | |
| Indicative DPH | 30-40 | Indicative Dwelling Range | 30-40 | | |
| Phasing | | | | | |
| 0-5 years | x | 6-10 years | 11-15 years | 16+ years | |
| Conclusion | | | | | |
| <p>The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Future proposals would need to satisfactorily address surface water and groundwater flood risk and provide suitable mitigation. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Any development of the site would need to take account the presence of protected trees within the site and of potential noise and air quality issues arising from the site's close proximity to the M25. The site is both available and achievable. The site is deemed deliverable.</p> <p>The site is located within the boundary of a larger site (Site CFS26a: The Kings Langley Estate) which is strategic in scale. Site ACFS9b has potential to come forward as part of this strategic site; please see the Site Assessment for CFS26a for an assessment of the larger site.</p> | | | | | |
| Suitable | Yes | Available | Yes | Achievable | Yes |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|--|------------------------------|---|----------------|
| ACFS9c | Egg Farm Lane, Kings Langley | Kings Langley | 0.6 |
|  | | | |
| Site Description The site is comprised of greenfield land which is in use as rough grassland. The western boundary is adjacent to the railway line whilst the southern and eastern boundaries are formed by Egg Farm Lane. There is a railway bridge to the south-western corner of the site, under which Egg Farm Lane is routed. To the north and east there is agricultural land; the site is part of a much larger field which contains two farms (Numbers Farm & Ovaltine Egg Farm). The site has no existing vehicular access. | | | |
| 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 within the Green Belt. The Stage 2 Green Belt Review assessed harm of releasing the wider parcel (in which the site is located) as high.Historic Environment: There are no heritage assets within the site but to the west there are a row of Grade II Listed Buildings (Home Park Cottages). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment, as the view to the heritage assets is restricted by the railway embankment. The impact of development will depend upon proposed building heights. A detailed heritage impact assessment would be required as part of any proposals. | |
| 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: The western boundary of the site is at low surface water flood risk.Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface.Access: There is currently no access on to the site. Access would have to be provided via Egg Farm Lane, to the south-west | |

Appendix 7b – Additional Call for Sites Detailed Assessments

| | | | | | |
|--|---|-----------------------------------|-------|-------------------|-----------|
| <ul style="list-style-type: none"> Contamination Noise Air Quality | <p>of the site. Capacity issues may arise due to the narrow railway bridge along the road.</p> <ul style="list-style-type: none"> Noise: Noise issues caused by the site's proximity to the railway line 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. TPO: There is a strip of protected trees at the north of the site (TPO317). | | | | |
| Further Constraints/Considerations: | | | | | |
| <ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located outside of any settlement included in the Settlement Hierarchy. | | | | | |
| Availability (ownership/legal issues) | | | | | |
| The site is in single ownership and the site is being promoted by the landowner. | | | | | |
| Achievability | | | | | |
| The promoters of the site have not specified any issues regarding the viability in developing the site. | | | | | |
| Potential Density | | | | | |
| Landowner Proposed DPH | N/A | Landowner Proposed Dwelling Range | N/A | | |
| Indicative DPH | 20-30 | Indicative Dwelling Range | 10-20 | | |
| Phasing | | | | | |
| 0-5 years | x | 6-10 years | | 11-15 years | |
| | | | | | 16+ years |
| Conclusion | | | | | |
| <p>The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. 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</p> <p>The site is located within the boundary of a larger site (Site CFS26b: The Kings Langley Estate) which is strategic in scale. Site ACFS9c may have potential to come forward as part of this strategic site but considered in isolation, Site ACFS9c is not of a scale to outweigh harm to the Green Belt of its release.</p> | | | | | |
| Suitable | No | Available | Yes | Achievable | Yes |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|--------------|----------------|----------------|
| ACFS9d | Bedmond Road | Abbots Langley | 1 |

Site Description

The site is located to the west of Bedmond Road and is comprised of a mix of previously developed and greenfield land. To the west of the site is brownfield land which is occupied by warehousing and hardstanding. There is a smaller area of grassland to the east of the site, adjacent to the access road which leads from Bedmond Road to the area of warehousing at the west of the site. There are agricultural fields to the west, east and north, with low density residential development to the south. The settlement of Abbots Langley is located further south of the site, with a primary school located nearby. The M25 is in close proximity to the north of the site.

| | |
|------------------------|-------------|
| 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 moderate-high. Historic Environment: There is a Grade II* Listed Building (Tithe Barn) to the south of the site. The Heritage Assessment states that the site's development would have a minor-adverse impact on the historic environment, as development would result in a change to the historic agrarian setting of the heritage asset. Design would require mitigation to help maintain the rural setting and a detailed heritage impact assessment would be required 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 should be accompanied by a pre-application or pre-determination archaeological assessment. |
|---|---|

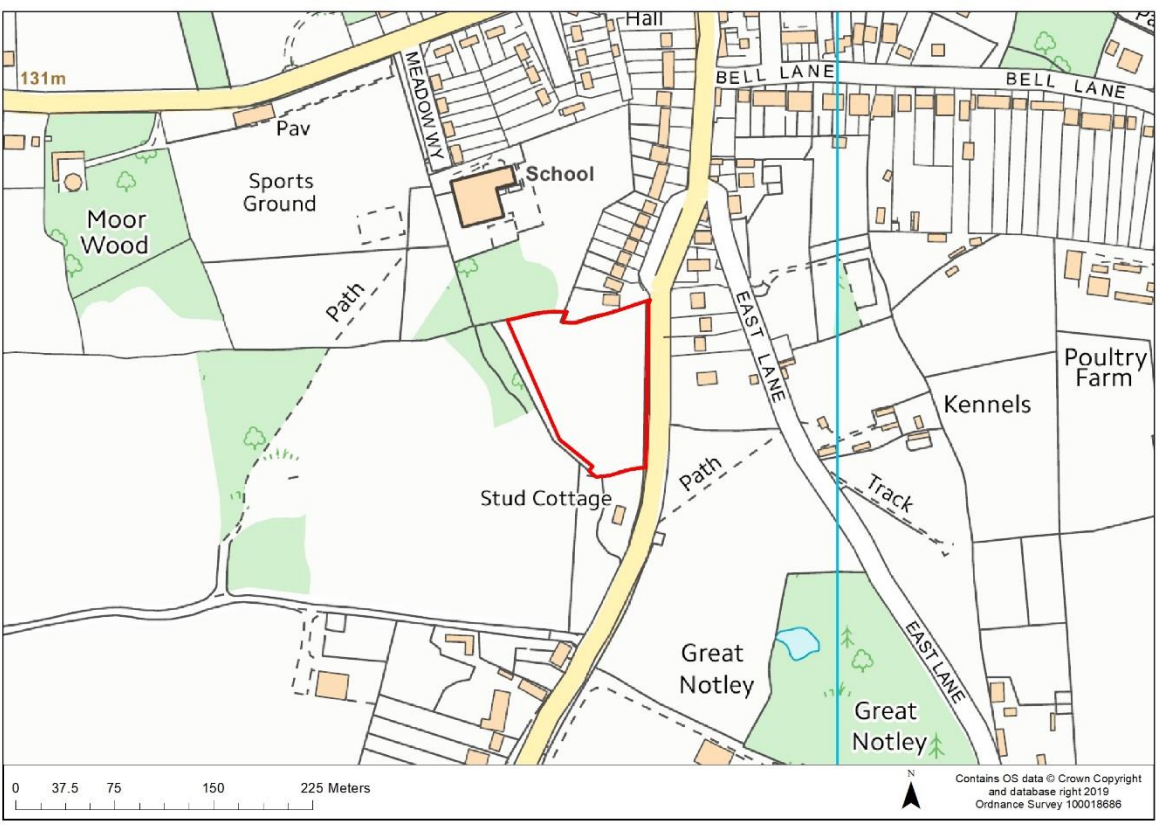
| | |
|------------------------------|---|
| Physical Constraints: | <ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. |
|------------------------------|---|

Appendix 7b – Additional Call for Sites Detailed Assessments

| | | | |
|--|---|-----------------------------------|-------------|
| <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality | <ul style="list-style-type: none">• Surface Water Flood Risk: A small area to the north-west of the site is at low risk of surface flooding.• Access: There is an existing private access from Bedmond Road.• 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.• Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. | | |
| Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree | <ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. | | |
| Further Constraints/Considerations: | | | |
| <ul style="list-style-type: none">• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley. | | | |
| Availability (ownership/legal issues) | | | |
| The site is in single ownership and the site is being promoted by the landowner. | | | |
| Achievability | | | |
| The promoters of the site have not specified any issues regarding the viability in developing the site. | | | |
| Potential Density | | | |
| Landowner Proposed DPH | N/A | Landowner Proposed Dwelling Range | N/A |
| Indicative DPH | 20-30 | Indicative Dwelling Range | 20-30 |
| Phasing | | | |
| 0-5 years | x | 6-10 years | 11-15 years |
| | | | 16+ years |
| Conclusion | | | |
| The majority of the site (approximately 0.8ha) is comprised of previously developed land and is located in the Abbots Langley settlement. The site is deemed suitable for residential development subject to appropriate mitigation measures. An area of the site is at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation as necessary. Consideration to heritage assets will also need to be made as part of any future proposals. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable. | | | |
| The site is located within the boundary of a larger site (Site CFS26a: The Kings Langley Estate) which is strategic in scale. <i>Please see the Site Assessment for Site CFS26a which considers Site ACFS9d within the larger site.</i> | | | |
| Suitable | Yes | Available | Yes |
| Achievable | Yes | | |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|------------------------------------|------------|----------------|
| ACFS9e | Land west of Bedmond Road, Bedmond | Bedmond | 1 |



Site Description

The site is located to the south of Bedmond village and is comprised greenfield land. The site is a sloping grassland field used for grazing. The site borders residential houses to the north, with mature vegetation along its boundaries. Adjacent to the east is Bedmond Road, with low-density residential development and agricultural land beyond this. To the west and south is agricultural land, with some low-density residential development to the south along Bedmond Road. The plot of a detached residential property is adjacent to the south of the site. There is currently no access to the site.

| | |
|------------------------|-------------|
| Use(s) Proposed | Residential |
|------------------------|-------------|

Planning History

There is no relevant planning history on the site.

Suitability

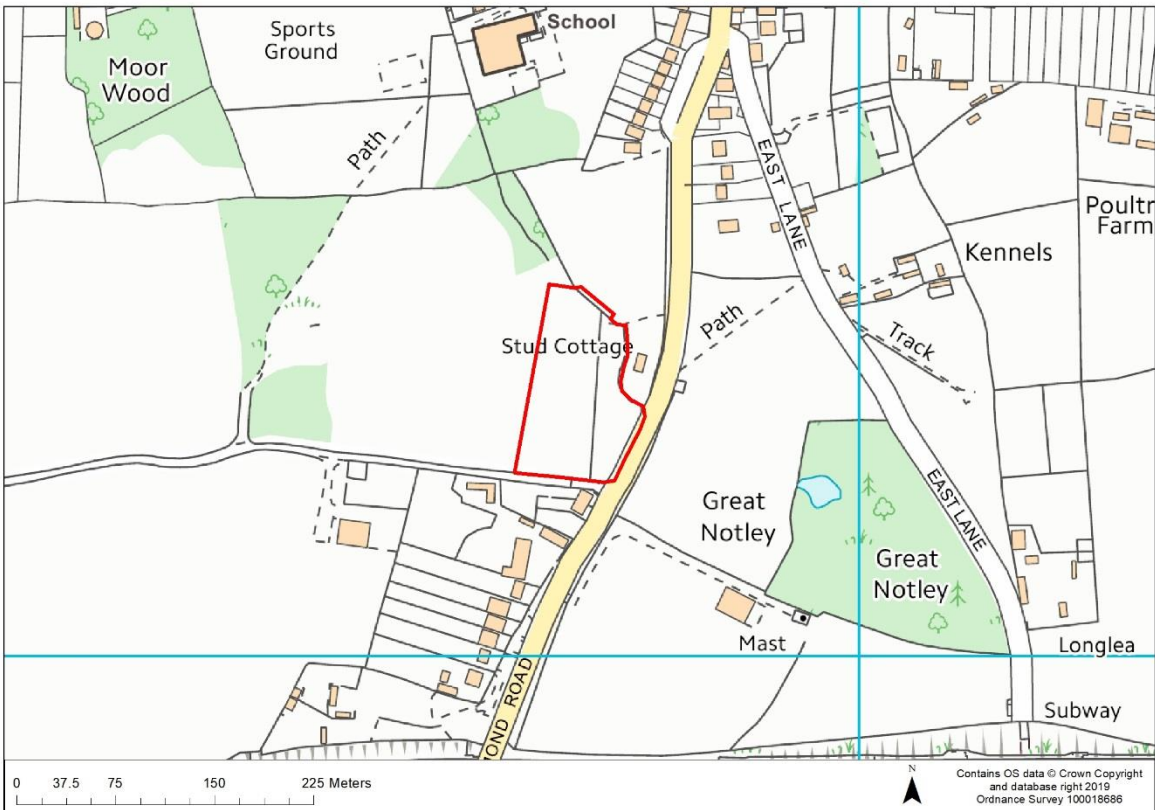
| | |
|--|--|
| <p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB | <ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Study assessed harm 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. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. |
| <p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality | <ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1 Access: There is currently no access on to the site although this could be obtained from Bedmond Road. |

Appendix 7b – Additional Call for Sites Detailed Assessments

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|---|-------|---|-------------|
| 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 medium-low sensitivity to built development TPO: There are protected trees to the west of the site (TPO317). | |
| Further Constraints/Considerations: <ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the village of Bedmond and at the edge of the proposed inset boundary. | | | |
| 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 | 30 |
| Indicative DPH | 20-30 | Indicative Dwelling Range | 20-30 |
| 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 of the presence of protected trees within the site. The site is both available and achievable. The site is deemed deliverable. | | | |
| The site is located within the boundary of two larger sites (Site CFS26b and Site CFS26d); <i>please see the Site Assessment for Site CFS26b and CFS26d for an assessment of the larger sites in which the site is located.</i> | | | |
| Suitable | Yes | Available | Yes |
| Achievable | Yes | | |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|---|------------|----------------|
| ACFS9f | Land west of Bedmond Road and North of Sheppey's Lane | Bedmond | 1 |




| Site Description | |
|---|---|
| The site is comprised of greenfield land and is in current agricultural use, as part of a larger field. The site borders Bedmond Road to the west. There is a public footpath adjacent to the south and a field to the north. A residential property is located to the north-east of the site. There is no existing access to the site. | |
| Use(s) Proposed | Residential |
| Planning History | |
| There is no relevant planning history on the site. | |
| Suitability | |
| Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB | <ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Study has 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 in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. |
| Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality | <ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Access: There is currently no access to the site. The strip of Bedmond Road which is adjacent to the east of the site is currently in use as a bus stop; the bus stop would need to be retained as part of any development. Access could potentially be provided from Sheppey's Lane although this is a private narrow road which is currently roughly surfaced. |

Appendix 7b – Additional Call for Sites Detailed Assessments

| | | | |
|---|-------|--|-------------|
| Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree | | <ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having a medium sensitivity to built development. • TPO: There are protected trees at the north-western corner of the site (TPO317). | |
| Further Constraints/Considerations: <ul style="list-style-type: none"> • There is a public right of way running along the south of the site. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> 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 | N/A | Landowner Proposed Dwelling Range | N/A |
| Indicative DPH | 30-40 | Indicative Dwelling Range | 30-40 |
| 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. It is therefore considered unsuitable for residential development | | | |
| The site is located within the boundary of two larger sites (Site CFS26b and Site CFS26d); <i>please see the Site Assessment for Site CFS26b and CFS26d for an assessment of the larger sites in which the site is located.</i> | | | |
| Suitable | No | Available | Yes |
| | | Achievable | Yes |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|----------------------------------|---------------|----------------|
| ACFS10 | Andrews Ley Farm, Harefield Road | Rickmansworth | 0.5 |



| Site Description | |
|--|--|
| <p>The site is located in the settlement of Rickmansworth, to the west of Harefield Road. The site is comprised of previously developed brownfield and greenfield land. The site is currently in use as a residential property and bed & breakfast accomodation, with a large garden to the rear of the building. The boundary is defined by mature vegetation and backs onto grassland fields to the west. To the north are residential properties with large gardens whilst to the south there is an electricity sub-station and beyond this, a cemetery. To the east of the site, on the opposite side of Harefield Road there is a woodland (Juniper Dell), low-density residential development and a golf course.</p> | |
| Use(s) Proposed | Residential |
| Planning History | |
| <p>There was a planning application on the site (19/0996/FUL) for a single and two storey side extension, which was granted approval in 2019.</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 within 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 in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. |
| Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoise | <ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: The eastern half of the site is at high risk of surface water flooding. |

Appendix 7b – Additional Call for Sites Detailed Assessments

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|---|---|-----------------------------------|-----|-------------------|-----|
| <ul style="list-style-type: none">Air Quality | | | | | |
| Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree | <ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low impact on built development.TPO: There are protected trees adjacent to the western boundary of the site (TPO636). | | | | |
| 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.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located within the settlement 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 | 8-14 | Landowner Proposed Dwelling Range | | 4-7 | |
| Indicative DPH | 15-25 | Indicative Dwelling Range | | 8-12 | |
| Phasing | | | | | |
| 0-5 years | x | 6-10 years | | 11-15 years | |
| | | | | 16+ years | |
| Conclusion | | | | | |
| The site is washed over by the Green Belt. Whilst harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as moderate-high, there is no possibility to form a defensible Green Belt boundary in removing this site, in isolation, from the Green Belt due to its washed over location. Allocating the site would not outweigh harm to the Green Belt. The site is therefore deemed unsuitable for residential allocation. | | | | | |
| Suitable | No | Available | Yes | Achievable | Yes |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|-------------------------|---------------|----------------|
| ACFS11 | Land north of Moor Lane | Rickmansworth | 1 |

| | |
|---|--|
| Site Description | |
| <p>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).</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 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. |
| Physical Constraints: <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, with the eastern and northern boundaries of the site particularly affected. The majority of this area, to the north-east and north-west is also within Flood Zone 3a. The remainder of the site is in Flood Zone 1. Groundwater Flood Risk: The north-eastern portion 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 |

Appendix 7b – Additional Call for Sites Detailed Assessments

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|--|---|------------------|-----------------------------------|-------------------|-----|
| <ul style="list-style-type: none">NoiseAir Quality | <p>ground surface during a 1 in 100-year flood event. A large portion along the northern boundary and at the centre of the site has groundwater levels between 0.025 and 0.5m of the surface. As a result, within the site 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 siteAccess: 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 western boundary of the site is at the edge of the Principal Town of Rickmansworth and the southern boundary is at the edge of Batchworth 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 | 9 | | Landowner Proposed Dwelling Range | 9 | |
| Indicative DPH | 20-30 | | Indicative Dwelling Range | 20-30 | |
| Phasing | | | | | |
| 0-5 years | x | 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. The site is therefore deemed unsuitable. The site is deemed undeliverable. | | | | | |
| Suitable | No | Available | Yes | Achievable | Yes |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|------------------------------------|------------|----------------|
| ACFS12 | Land rear of Fir Trees, Dawes Lane | Sarratt | 0.5 |

| | |
|--|---|
| Site Description | |
| The site is located to the east of Sarratt village and is comprised of greenfield land, which is currently used as a paddock. The site is located to the rear of residential properties on Downer Drive. Mature vegetation forms the eastern, southern and western boundaries whilst to the north, the site is adjacent to a Gypsy and Traveller site (Fir Trees, Dawes Lane). To the east there is residential development whilst to the south there is farmland. | |
| Use(s) Proposed | Residential |
| Planning History | |
| There was a planning application on the site (17/0653/OUT) for the erection of 8 affordable dwellings; this was refused and consequently dismissed at appeal. | |
| Suitability | |
| Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB | <ul style="list-style-type: none">Green Belt: The 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: There are no heritage assets within or in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. |
| Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)Contamination | <ul style="list-style-type: none">Flood Zone: The site is within Flood Zone 1.Access: The proposed access is from Downer Drive, although this land is currently in use as residential parking serving the adjacent flatted developments. The proposed access road is routed through a private communal garden. |

Appendix 7b – Additional Call for Sites Detailed Assessments

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|--|---|-----------------------------------|----|-------------------|-----|
| <ul style="list-style-type: none">NoiseAir 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 medium-low sensitivity to built development.TPO: There are protected trees along the eastern boundary and to the south of the site (TPO255). | | | | |
| Further Constraints/Considerations: | | | | | |
| <ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the village of Sarratt. | | | | | |
| Availability (ownership/legal issues) | | | | | |
| The land is in multiple ownerships; land to the east of the proposed access is under option to be acquired by the promotor. However, the access road and land to the north-east of the site are under separate ownerships. | | | | | |
| Achievability | | | | | |
| The promoters of the site have not specified any issues regarding the viability in developing the site. | | | | | |
| Potential Density | | | | | |
| Landowner Proposed DPH | 15 | Landowner Proposed Dwelling Range | | 8 | |
| Indicative DPH | 15-25 | Indicative Dwelling Range | | 7-12 | |
| 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>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. The site is not in a sustainable location and there is no sufficient access option from Downer Drive.</p> <p>For the reasons set out above, the site considered unsuitable for residential development. The site is also considered to be unavailable. The site is therefore undeliverable.</p> | | | | | |
| Suitable | No | Available | No | Achievable | Yes |

Appendix 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|-------------------------|------------|----------------|
| ACFS13a | Land at Hampermill Lane | Oxhey Hall | 0.8 |

Site Description

The site is located to the west of the residential settlement of Oxhey Hall and is comprised of greenfield land. It currently forms part of a larger agricultural unit comprising Brightwells Farm and Oxhey Hall Farm to the north-east; the site is separated from the remainder of the agricultural unit by Hampermill Lane, which is adjacent to the north of the site. There is residential ribbon development adjacent to the west along Hampermill Lane. To the east there is open land, forming part of the same field. Opposite the site to the north of the site is Eastbury Pumping Station and beyond this there is open land, with Hampermill Lake and Merchant Taylors School to the north-west. To the south there is also open land, with South Oxhey playing fields located to the south-west.

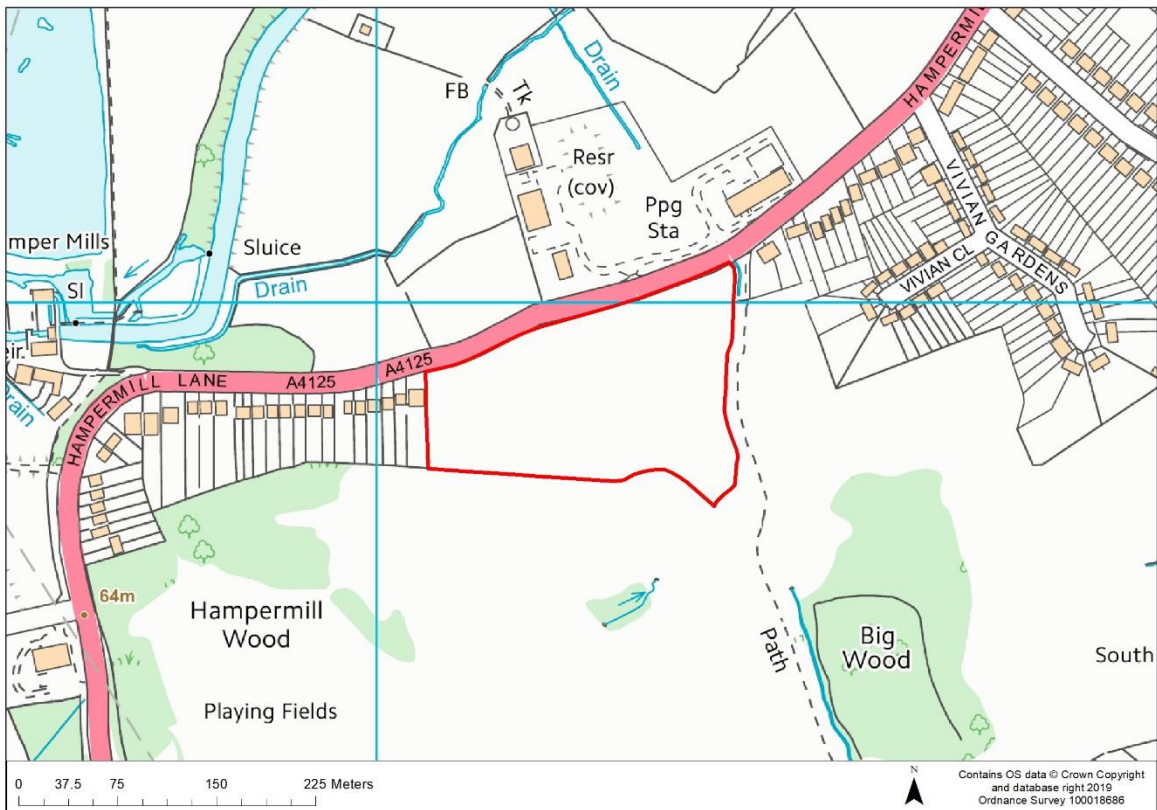
| | |
|--|---|
| Use(s) Proposed | Residential |
| Planning History | |
| There is no relevant planning history on the site. | |
| Suitability | |
| Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB | <ul 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 high. Historic Environment: There is a Scheduled Monument and Grade II and II* Listed Buildings to the north-east and west. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. A detailed heritage impact assessment would be required alongside any proposals to identify any further impacts and necessary mitigation. 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 within Flood Zone 1 |

Appendix 7b – Additional Call for Sites Detailed Assessments

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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 Flood Risk: There is a small strip of land running north to south through the site which is at low risk.GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.Access: There is currently no access to the site but this could be provided from Hampermill Lane. | | | | | | | | | | |
| Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree | <ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. | | | | | | | | | | |
| Further Constraints/Considerations: | | | | | | | | | | | |
| <ul style="list-style-type: none">HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Hampermill Wood which is classified as an "Other Settlement" in the Settlement Hierarchy. | | | | | | | | | | | |
| Availability (ownership/legal issues) | | | | | | | | | | | |
| The site is in single ownership but is subject to a leasehold agreement until 2026. The site has been 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 | 38 | Landowner Proposed Dwelling Range | 30 | | | | | | | | |
| Indicative DPH | 20-30 | Indicative Dwelling Range | 15-25 | | | | | | | | |
| Phasing | | | | | | | | | | | |
| 0-5 years | | 6-10 years | x | 11-15 years | x | 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 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 7b – Additional Call for Sites Detailed Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|----------|---------------------------------------|------------|----------------|
| ACFS13b | Land at Hampermill Lane (Larger Site) | Oxhey Hall | 2.8 |



| Site Description | |
|---|---|
| <p>The site is located to the west of the residential settlement of Oxhey Hall and is comprised of greenfield land. It currently forms part of a larger agricultural unit compromising Brightwells Farm and Oxhey Hall Farm to the north-east; the site is separated from the remainder of the agricultural unit by Hampermill Lane, which is adjacent to the north of the site. There is residential ribbon development adjacent to the west and east along Hampermill Lane. Opposite the site to the north of the site is Eastbury Pumping Station and beyond this there is open land, with Hampermill Lake and Merchant Taylors School to the north-west. To the south there is also open land, with South Oxhey playing fields located to the south-west.</p> | |
| Use(s) Proposed | Residential |
| Planning History | |
| There is no relevant planning history on this 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 the harm to the Green Belt as high.Historic Environment: There is a Scheduled Monument and Grade II and II* Listed Buildings to the north and west of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. A detailed heritage impact assessment would be required alongside any proposals to identify any further impacts and necessary mitigation. |
| Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)Contamination | <ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1. There is an ordinary watercourse which runs close to the eastern boundary.Surface Water Flood Risk: There is a small strip of land running north to south through western portion of the site. To the east of the site there is a large surface water flowpath ranging from low-high risk; this emerges as a result of the ordinary watercourse to the east of the site. |

Appendix 7b – Additional Call for Sites Detailed Assessments

| | | | | | | | |
|--|--|-----------------------------------|-----|-------------|-------------------|-----------|--|
| <ul style="list-style-type: none">NoiseAir Quality | <ul style="list-style-type: none">GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. | | | | | | |
| Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree | <ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. | | | | | | |
| Further Constraints/Considerations: | | | | | | | |
| <ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The eastern boundary is at the edge of the Secondary Centre of Oxhey Hall and the western boundary is at the edge of Hampermill Wood which is classified as an “Other Settlement” in the Settlement Hierarchy. | | | | | | | |
| Availability (ownership/legal issues) | | | | | | | |
| The site is in single ownership but is subject to a leasehold agreement until 2026. The site has been 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 | | 84 | | | |
| Indicative DPH | 30-35 | Indicative Dwelling Range | | 85-100 | | | |
| 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 high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released. It is therefore considered unsuitable for residential development. The site is considered to be undeliverable. | | | | | | | |
| Suitable | No | Available | Yes | | Achievable | Yes | |