


Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS1	Land adjoining Red Hall, Redhall Lane	Chandlers Cross	4.3



Site Description	
The site is located in Chandlers Cross and is comprised of two parcels of greenfield land, which are currently used as grazing land. There is an area of woodland at the centre of the site. The southern site boundary wraps around residential gardens of properties located to the immediate south of the site. The western boundary is adjacent to Sarratt Road whilst Redhall Lane runs along the south-eastern boundary. To the north there is open grassland, part of which is used by a horse-riding school.	
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: The site does not contain any heritage assets but there are three Grade II Listed Buildings to the immediate south of the site (Red Hall Farm House, its associated Barn and Groom’s Cottage). 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">AccessFlood ZoneSurface Water Flooding	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There is a small area of ponding to the west of the site that is at high risk of surface water flooding.

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<ul style="list-style-type: none">Groundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Access: There is no existing access to the site. Access would have to be provided from Redhall Lane or Sarratt Road.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">Local Wildlife Site: The site's eastern boundary adjacent to Harrocks Wood Local Wildlife Site.Ancient Woodland: Dell Wood, which covers the same area as Harrocks Wood Local Wildlife Site, is adjacent to the east of the site.						
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.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.							
Availability (ownership/legal issues)							
The site is in single ownership and 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	N/A		Landowner Proposed Dwelling Range		N/A		
Indicative DPH	20-30		Indicative Dwelling Range		85-130		
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. For these reasons the site is considered unsuitable for residential development. The site is therefore deemed to be undeliverable.							
Suitable	No		Available	Yes		Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS2	Land of 10 The Briars, Sarratt	Sarratt	1.8

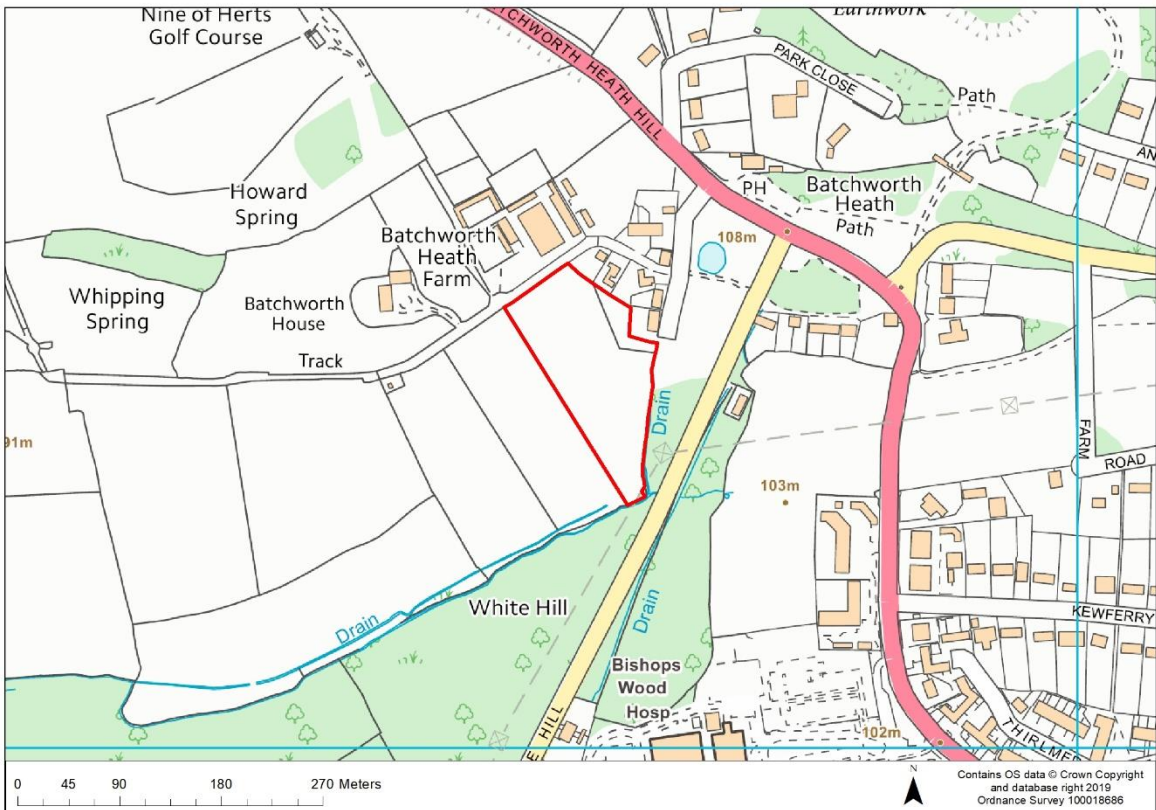
Site Description	
<p>The site is located to the east of The Green in Sarratt; it is comprised of mostly of greenfield land with a small portion of brownfield land to the south. The site is in use as a residential property and garden (adjacent to The Briars) and a grazing field, with a horse stable at the north-eastern corner of the site. The site borders low density residential development to the immediate south, with playing fields and tennis courts to the immediate east. There is open land and farmland to the north and west, with all boundaries formed by trees and vegetation. The site is accessed from the driveway of the residential property within the site; this is accessed through The Briars, which is residential cul-de-sac.</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The Stage 1 Green Belt Review concluded that Sarratt should remain washed over in the Green Belt. Subsequently, land within the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review. 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. Sarratt (The Green) Conservation Area is located to the south and west of the site, which contains several Grade II Listed Buildings. A 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.

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Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The site is in Flood Zone 1.• Access: There is no access onto the site; if developed, access would have to be through the existing residential plot contained within the site boundary. The Briars is a residential cul-de-sac accessed from George V Way; primary access to the site through The Briars is likely to cause capacity issues. HCC Highways state that based on the site boundary, it is difficult to see how access could be achieved of the required standard.					
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: Sarratt Green Local Wildlife Site is located to the south-west.					
Further Constraints/Considerations:						
<ul style="list-style-type: none">• A public right of way runs through the site.• HCC Highways state that there are minimal realistic alternatives to the use of private cars for trips due to the site's location; the existing settlement has minimal opportunity for internalisation of trips and minimal existing public transport access.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located partially in and partially at the edge of the village of Sarratt.						
Availability (ownership/legal issues)						
The site is in single ownership and the site is being promoted by the landowner.						
Achievability						
The promoters of the site have not specified any issues regarding the viability in developing the site.						
Potential Density						
Landowner Proposed DPH		14-28		Landowner Proposed Dwelling Range		25-50
Indicative DPH		20-30		Indicative Dwelling Range		35-55
Phasing						
0-5 years		x	6-10 years		11-15 years	16+ years
Conclusion						
The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review; the Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. It is not considered that the benefits of housing development as a result of releasing the site from the Green Belt would outweigh harm to the Green Belt when considering the washed-over status of Sarratt. The site is therefore considered to be unsuitable for residential allocation.						
Whilst it is considered that Sarratt should remain washed over by the Green Belt, infill development may occur on windfall sites in line with national and local Green Belt policy. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt.						
Suitable		No		Available		Yes
				Achievable		Yes

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS3	Land at Batchworth Heath Farm	Batchworth	1.4

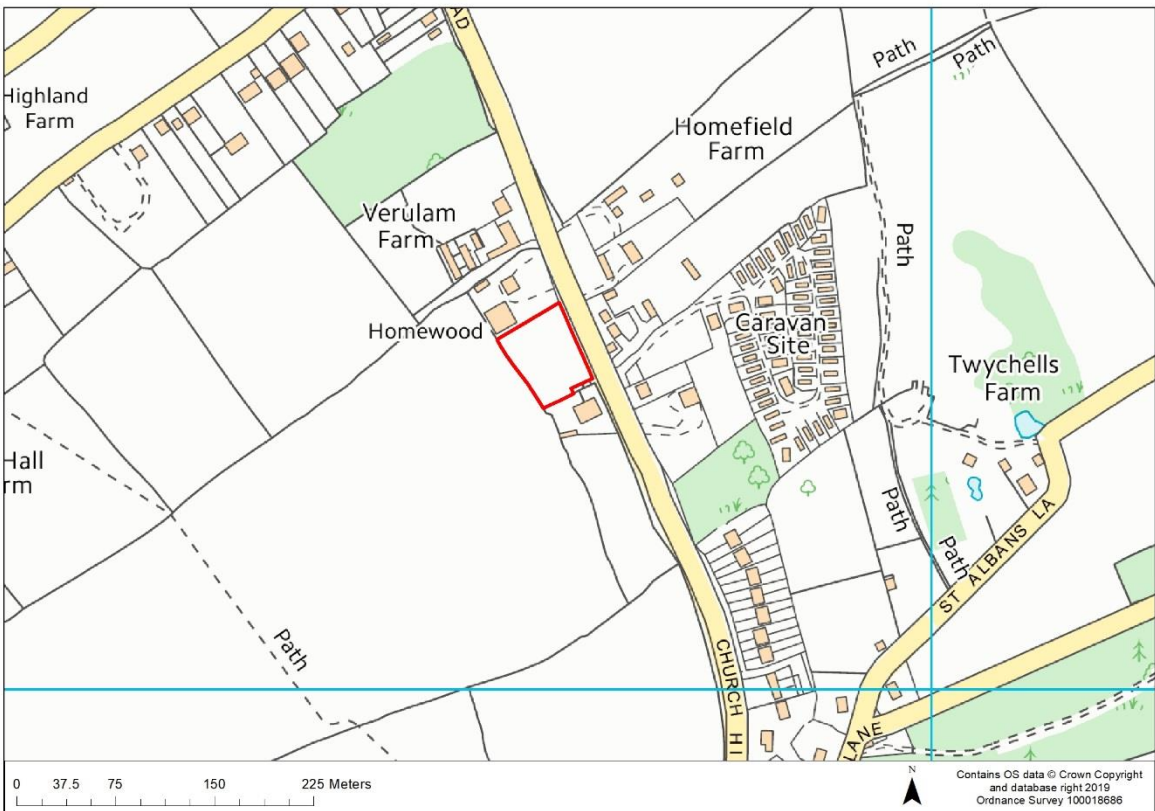


Site Description	
The site is comprised of greenfield and is in use as flat grassland located along Batchworth Heath. The site borders Batchworth Heath Road to the north and the site extends south towards woodland located to the south of the site. There is an electricity pylon to the immediate south-east of the site. To the east of the site, along Batchworth Heath, there are a group of residential properties.	
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 in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as the site is not edge of settlement. 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: Batchworth Heath Conservation Area is adjacent to the eastern boundary, with three Grade II Listed Buildings within the vicinity (Ebury and Batchworth Cottages, Batchworth Heath House and Ye Old Greene Manne Public House). The Heritage Impact Assessment states that the site's development would have a moderate-adverse impact on the historic environment, as development would impact the setting of the heritage assets resulting in the change of the Conservation Area's rural agrarian landscape character. Any proposals would require a detailed heritage impact assessment with necessary mitigation to minimise harm to the Conservation Area and the heritage assets located within.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site

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	should be accompanied by a pre-application or pre-determination archaeological assessment.				
Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The site is in Flood Zone 1.• Surface Water Flood Risk: The majority of the site is at no risk of surface water flooding, running in a northerly direction through centre of the site is a strip at low risk with a small parcel in the centre at high risk of surface flooding.• Groundwater Flood Risk: Levels are at least 5m below the ground.• GSPZ: The site is in GSPZ 2.• Access: The site currently has access from a private driveway off London Road.				
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.• Local Nature Reserve: The eastern boundary is adjacent to Batchworth Heath Local Nature Reserve.• Local Wildlife Site: There is a Local Wildlife Site to the east (Batchworth Heath Common).				
Further Constraints/Considerations: <ul style="list-style-type: none">• A medium pressure gas pipeline runs through the centre of the site. An appropriate buffer distance is likely to be required from the pipeline to any development; Cadent Gas must be consulted as part of any application.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Batchworth Heath which is classified as an “Other Settlement” in the Settlement Hierarchy.					
Availability (ownership/legal issues)					
The site is in multiple ownerships and has been promoted for development.					
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	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. 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)
PSCFS4	The Woodlands, Bedmond Road	Bedmond	0.3
			
Site Description			
The site is located in the village of Bedmond and is comprised of greenfield land. The site is used as open grassland, enclosed by mature vegetative hedgerows along all boundaries, with tree coverage at the rear of the site. There is low density residential development to the north and south of the site. Development is adjacent to the northern and southern boundaries, with residential development and a caravan park to the west of the site, on the opposite side of Bedmond Road. There is agricultural land to the west.			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.Historic Environment: There 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.	

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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 a medium sensitivity to built development.• TPO: There are protected trees to the north, south and south-west of the site (TPO270).			
Further Constraints/Considerations:					
<ul style="list-style-type: none">• Settlement Hierarchy (Core Strategy, 2011): The site is located within Bedmond village but is not within or adjacent to the proposed inset boundary of Bedmond.					
Availability (ownership/legal issues)					
The site is in multiple ownerships and has been promoted by one of the landowners. No confirmation of availability has been received by the remaining landowners.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	16	Landowner Proposed Dwelling Range		5	
Indicative DPH	20-30	Indicative Dwelling Range		6-9	
Phasing					
0-5 years	x	6-10 years		11-15 years	
					16+ years
Conclusion					
Bedmond is proposed for inset within the Green Belt and national policy states that development should be directed to villages which are inset within the Green Belt. The site is not adjacent to the proposed inset boundary of Bedmond. Subsequently the site is not considered to be suitable for residential development. The site has only been promoted by one of the landowners and is considered to be unavailable. The site is therefore deemed to be undeliverable.					
Suitable	No	Available	No	Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS5	West Hyde Nursery	West Hyde	0.16

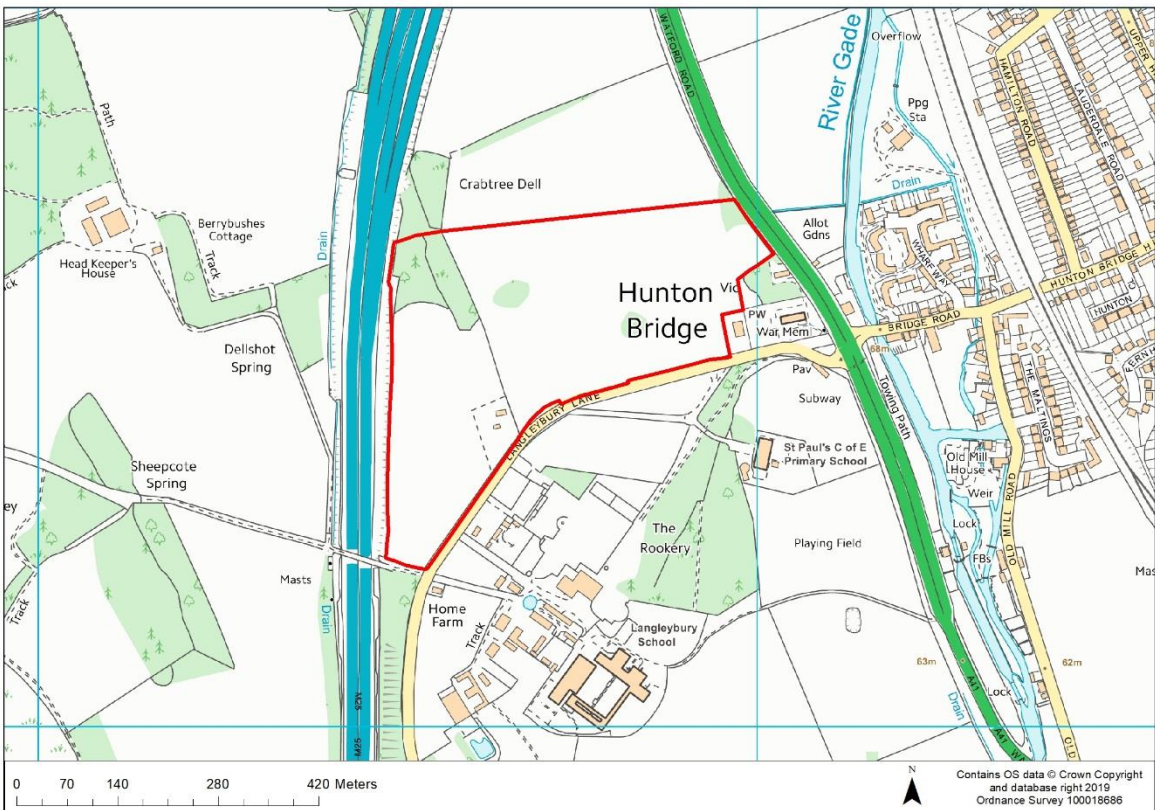
Site Description	
The site is comprised of previously developed land (brownfield) land, currently in use a Tree Nursery. There is an area of hardstanding with parking and several built units on the site. The site is accessed from Old Uxbridge Road. There are residential properties to the north and south, with woodland to the west and Pynesfield Lake beyond this. There is agricultural land to the west, on the opposite side of Old Uxbridge Road.	
Use(s) Proposed	Residential
Planning History	
The site was subject to planning permission (16/2424/RSP) for the change of use from agricultural and forestry to a tree nursery business yard, which was granted approval in 2017.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.Historic Environment: The site does not contain any heritage assets within it. To the south of the site, on the opposite side of Uxbridge Road, lies Corner Hall a Grade II Listed Building. 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 wholly within in Flood Zone 2.Surface Water Flood Risk: An area at the centre of the site and along the southern boundary is low risk of surface water flooding.Groundwater Flood Risk: The majority of the site has groundwater levels very near (within 0.025m) the ground surface. Along the eastern and western boundary there are small areas with groundwater levels between 0.025m and 0.5m below the ground surface.

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<ul style="list-style-type: none">Air Quality	<ul style="list-style-type: none">GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.Contamination: The site is partially on historic landfill, along its boundary (Site EAHLD30615: Old Uxbridge Road, West Hyde).										
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.Local Wildlife Site: A Local Wildlife Site is partially within the site, to the east (Colne Valley Gravel Pits Local Wildlife Site).										
Further Constraints/Considerations: <ul style="list-style-type: none">A public right of way runs along the southern boundary.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in West Hyde which is classified as an “Other Settlement” in the Settlement Hierarchy.											
Availability (ownership/legal issues) <p>The Land Registry shows that the site is under single ownership and is being promoted by the landowner. The site is currently in commercial use which is due to end in the short term and the business owner is looking for alternative sites.</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		50		Landowner Proposed Dwelling Range		9					
Indicative DPH		30-40		Indicative Dwelling Range		5-6					
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. Whilst it is recognised that the site is partially comprised of previously developed land, this comprises only a minority of the site area (0.008ha), the site is not located in a sustainable location or at the edge of an inset settlement and would result in at least high harm to the Green Belt. Allocating the site would not outweigh harm to the Green Belt, if released. It is therefore considered unsuitable for residential development.</p>											
Suitable		No		Available		Yes		Achievable		Yes	

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS6	Land south of Junction 20, M25	Hunton Bridge	14.7

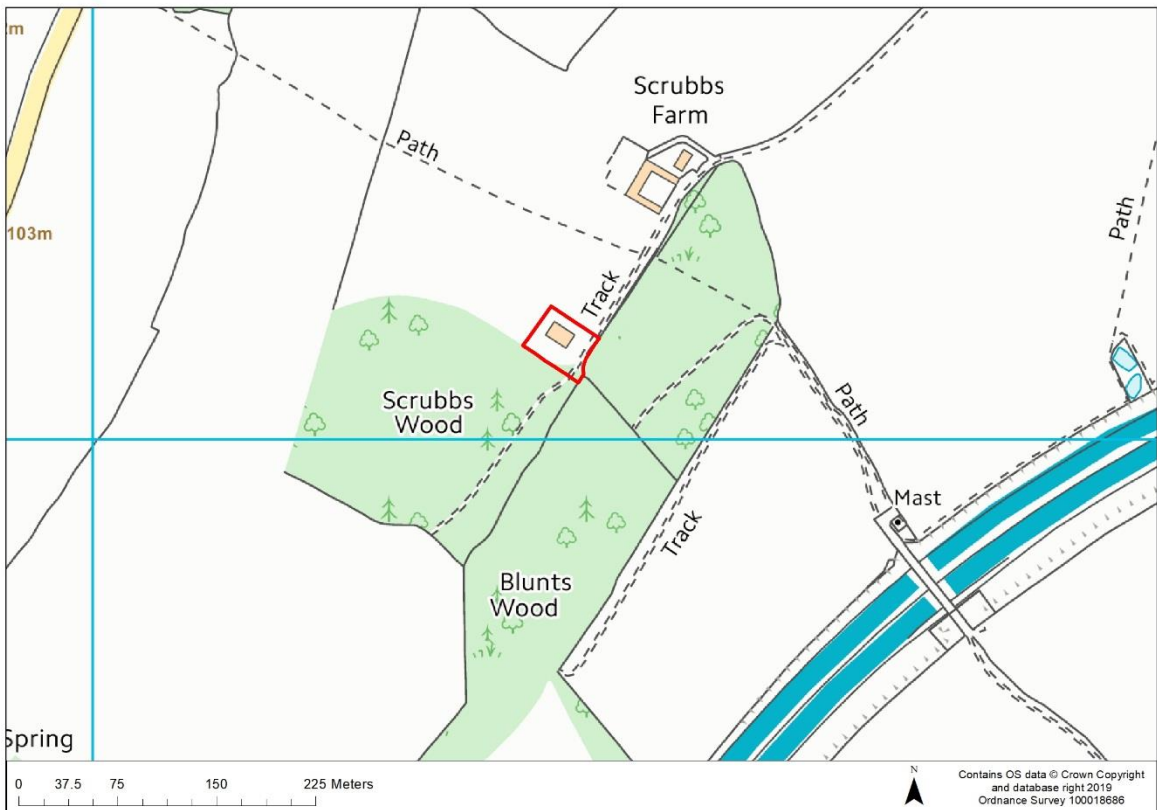


Site Description	
Part on the site to the west is on historic landfill and is therefore comprised of previously developed land. The majority of the site is comprised of greenfield situated to the west of Abbots Langley/Hunton Bridge. The site is currently in use for agricultural grazing and contains an area of woodland to the north-west with vegetation along the majority of its boundaries. The west of the site borders the M25, whilst Langleybury Lane is adjacent to the south. To the east is the A41 and Hunton Bridge beyond this. To the north there is agricultural land and beyond this there is a roundabout junction. St Paul's Church is adjacent to the south-eastern corner of the site and there is a primary school to the south, on the opposite side of Langleybury Lane. The Langleybury Estate is located further south, which forms part of the Langlebury and Grove Development Brief (2012) area.	
Use(s) Proposed	Business, Industry, Warehousing, Residential
Planning History	
To the immediate north of the site there is an application a motorway service area with parking, hotel and retail units (19/0646/OUT). This is pending consideration at the time of writing.	
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 although the eastern boundary is adjacent to the western boundary of Hunton Bridge Conservation Area, which includes several Grade II Listed Buildings. The Church of St Paul is Grade II* Listed and is immediately adjacent to the south-eastern corner. The Heritage Impact Assessment states that development would significantly alter the historic setting of the designated assets within an agricultural landscape. The Heritage Impact Assessment states that the site's development would have a moderate-adverse impact on the historic environment.

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	<ul style="list-style-type: none">Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.				
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1Groundwater Flood Risk: Groundwater levels to the north and west of the site are between 0.025m and 0.5m below the ground whilst to the south and east levels are between 0.05m and 5m below the ground surface.Access: There is no existing access to the site, although this could be obtained from Langleybury Lane.Contamination: The south-western area of the site coincides with a historic landfill site (Site EAHLD10057: Great Westwood Estate, Langleybury Lane).Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.				
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 sensitivity to built development.TPO: The wooded area to the north-west is covered by a TPO and there are also protected trees at the centre of the site and at the north-eastern corner (TPO897, TPO072).				
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 multiple ownerships and is being promoted by the owners.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	20-30		Indicative Dwelling Range	294-441	
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. Whilst it is recognised that the site is comprised of previously developed land (approximately 3.5ha in an area of historic landfill), the site is not located in a sustainable location or at the edge of an inset settlement and would result in at least high harm to the Green Belt. Allocating the site would not outweigh harm to the Green Belt, if released.</p> <p>The South West Herts Economic Study (2019) sets out that the office floorspace needs for the Local Plan period will be met through existing commitments. It is considered that employment floorspace industry/warehousing/storage and distribution uses can be best met in an alternative location and at the existing Maple Lodge employment allocation.</p> <p>The Retail and Leisure Study (2018) forecasts a small undersupply of retail floorspace over the plan period and there is no recommendation that specific sites for retail provision should be allocated.</p> <p>For the reasons set out above, the site is considered to be unsuitable for the proposed uses.</p>					
Suitable	No		Available	Yes	
				Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS7	Barn, Scrubs Wood, Sarratt Road	Church End	0.16
			
Site Description			
The site is comprised of greenfield land and is located to the south-east of Church End. The site is occupied by an agricultural barn, with Scrubs Farm to the north and Scrubs Wood adjacent to the immediate south of the site. The M25 is located to the south of the site.			
Use(s) Proposed		Business, industry and warehousing are proposed by the promoter. Residential use may also be considered.	
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 vicinity of the site.AONB: The site is located within the Chilterns Area of Outstanding Natural Beauty.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Access: Access to the site is via a long, single-track access route from Sarratt Road, which runs adjacent to an agricultural field.	

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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">• Local Wildlife Site: The site's southern boundary is adjacent to the Scrubbs and Blunts Wood Local Wildlife Site.• Ancient Woodland: The site's southern boundary is adjacent to an ancient woodland, which covers the same area as the Scrubbs and Blunts Wood Local Wildlife Site.				
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 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		N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH		30		Indicative Dwelling Range		5
Phasing						
0-5 years		x	6-10 years		11-15 years	16+ years
Conclusion						
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Harm to the Green Belt of releasing land on which the site is located is considered to be at least high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released. It is therefore considered unsuitable for residential development						
Suitable		No		Available		Yes
				Achievable		Yes

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS8a	Moor Park Golf Course, 1 Sandy Lodge Road	Moor Park	0.35

The map shows the site location relative to surrounding features. The site is a green field outlined in red, situated north of Sandy Lodge Road. To the west is a residential area with orange-roofed houses. To the east is a residential area with orange-roofed houses. The site is bounded by a track to the north and a drain to the south. The map includes labels for 'Drain', 'Track', 'Green Knoll', 'The Withey Bed', 'Tolpits Plantation', 'SANDY LODGE ROAD', and 'North Prep School'. A scale bar at the bottom left indicates 0, 37.5, 75, 150, and 225 meters. A north arrow is at the bottom right. Text at the bottom right reads: 'Contains OS data © Crown Copyright and database right 2019 Ordnance Survey 100018686'.

Site Description	
<p>The site is comprised of greenfield and is located to the immediate north of Sandy Lodge Road. The site is wholly covered by woodland and adjacent to the eastern and western boundaries are residential plots of large detached properties. The site is bounded by further tree coverage to the north and to the south is residential development associated with Moor Park and Moor Park Golf Course beyond this. An unnamed ordinary watercourse flows through northern portion of the site, in a north easterly to north westerly direction.</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 within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the parcel (in which part of the site is located) as moderate. The remainder of the site was not assessed as this area is in Flood Zone 3b, treated as an absolute constraint. Historic Environment: The site does not contain any heritage assets. Moor Park Conservation Area is adjacent to the south and east of the site and Moor Park Registered Park and Garden is located to the south, on the opposite side of Sandy Lodge Road and beyond residential development. Archaeology: The site is in a Site of Known Archaeological Interest (River Colne Settlements). 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: An unnamed ordinary watercourse flows through northern portion of the site, in a north easterly to north westerly

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

<ul style="list-style-type: none">Flood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<p>direction. The site is at high risk of fluvial flooding. The northern half of the site lies within Flood Zone 3b (34% of the site area) and 3a (48% of the site area). Flood Zone 2 covers a greater extent of the centre, east and west of the site (62% of the site area).</p> <ul style="list-style-type: none">Surface Water Flood Risk: The northern and eastern boundaries of the site are identified as at high risk, and are predicted to flood during a 1 in 30-year rainfall event. The area at risk extends to cover the centre of the site and ranges from medium-low risk.Groundwater Flood Risk: The northern area of the site is at very high risk of groundwater flooding, with water levels predicted to lie within 0.025m to 0.5m below the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topography. Groundwater levels in the southern portion of the site are predicted to lie between 0.5m and 5m below the ground surface.GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.Access: There is no access onto the site although access could be obtained be possible from Sandy Lodge Lane.								
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">TPO: There are protected trees running along the southern boundary of the site (TPO462).								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Secondary Centre of Moor Park.									
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and the site is being promoted by the landowner.</p>									
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p>Potential Density</p> <table><tr><td>Landowner Proposed DPH</td><td>8-11</td><td>Landowner Proposed Dwelling Range</td><td>3-4</td></tr><tr><td>Indicative DPH</td><td>20-30</td><td>Indicative Dwelling Range</td><td>7-10</td></tr></table>		Landowner Proposed DPH	8-11	Landowner Proposed Dwelling Range	3-4	Indicative DPH	20-30	Indicative Dwelling Range	7-10
Landowner Proposed DPH	8-11	Landowner Proposed Dwelling Range	3-4						
Indicative DPH	20-30	Indicative Dwelling Range	7-10						
<p>Phasing</p> <table><tr><td>0-5 years</td><td>x</td><td>6-10 years</td><td></td><td>11-15 years</td><td></td><td>16+ years</td><td></td></tr></table>		0-5 years	x	6-10 years		11-15 years		16+ years	
0-5 years	x	6-10 years		11-15 years		16+ years			
<p>Conclusion</p> <p>The site is at high risk of flooding from multiple sources and is entirely covered by woodland. Residential development will not be permitted in Flood Zone 3a/b which covers a large proportion of the site. The</p>									

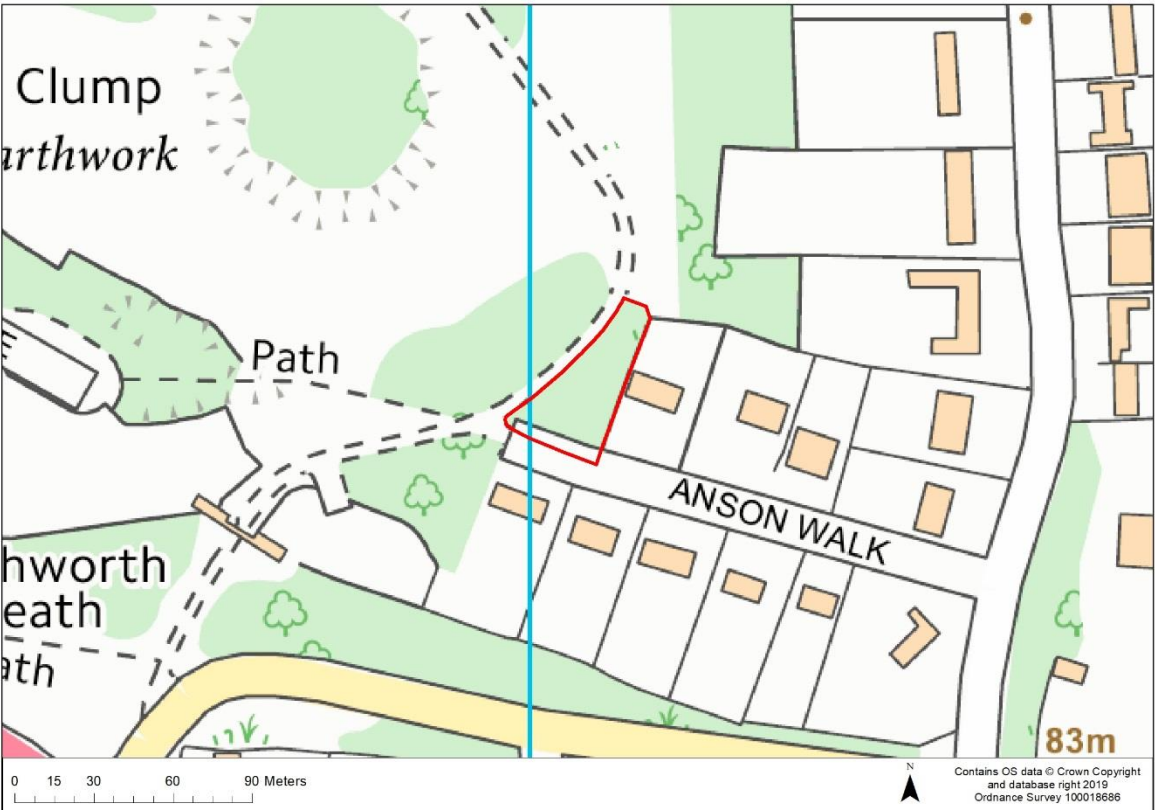
Appendix 7c – Potential Sites Call for Sites Detailed Assessments

remaining developable area outside of the fluvial flood risk area is measured at approximately 0.13ha, with protected trees present in the non-risk area. The site is therefore considered unsuitable and undeliverable.

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

Site Ref	Address	Settlement	Site Area (ha)
PSCFS8b	Moor Park Golf Course, Adjacent to 1 Anson Walk	Moor Park	0.14



Site Description

The site is comprised of greenfield land and is situated on Anson Walk. The site is entirely covered by woodland. Adjacent to the north and west of the site is Moor Park Golf Course whilst to the east, the site is adjacent to residential houses. The Golf Course extends to the north-west and to the south there is low density residential development.

Use(s) Proposed	Residential
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Planning History

There is no relevant planning permission on the site.

Suitability

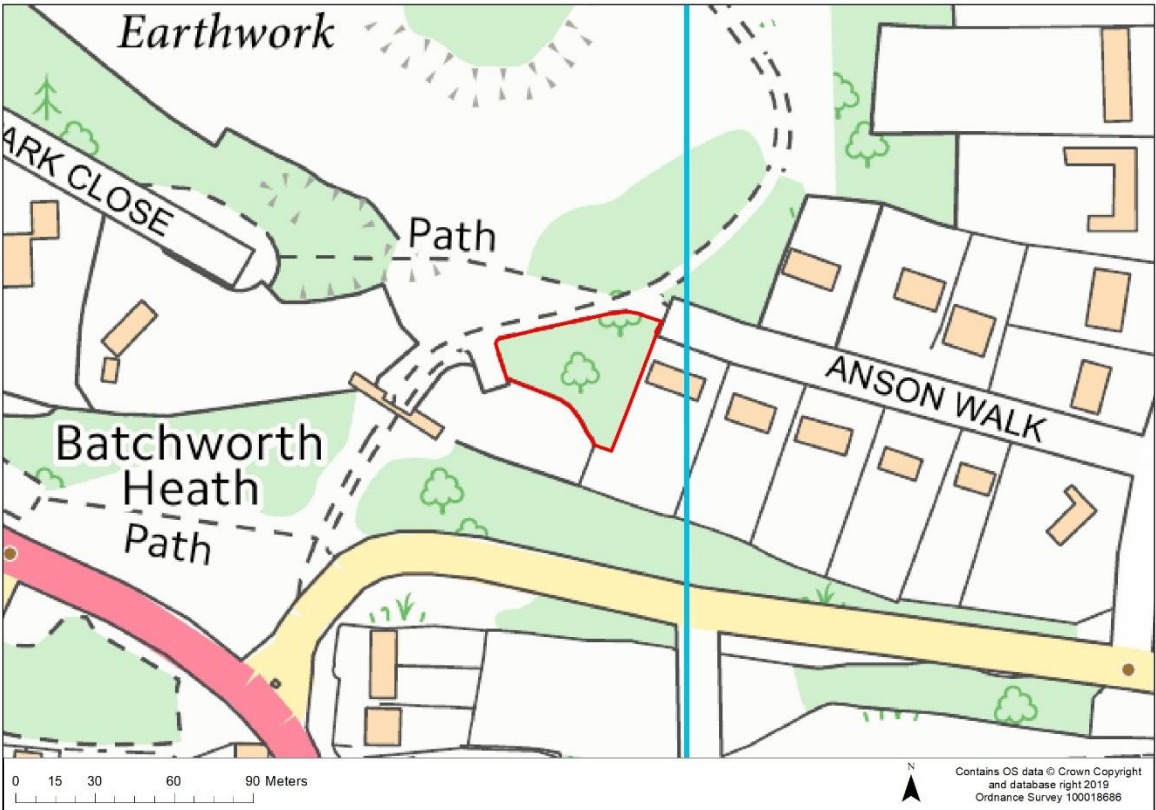
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is within the Green Belt. The site was not assessed due to its location in a Registered Park and Garden which was considered to be an absolute constraint. Historic Environment: The site forms part of the Moor Park Grade II* Park and Garden. Historic England state that a residential allocation of the site would likely result in permanent loss to development, would inevitably harm this section of the Registered Park and Garden, leading to a cumulative harm to the wider heritage asset. Historic England state the view that the site should not be allocated. In addition, the site is adjacent to the Moor Park Estate Conservation Area and there are a number of Grade II Listed Buildings within the vicinity of the site. The Heritage Impact Assessment states that the sites development would have a minor-adverse impact on the historic environment. Archaeology: The site is in a Site of Archaeological Interest (Batchend Clump). HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site
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Appendix 7c – Potential Sites Call for Sites Detailed Assessments

	should be accompanied by a pre-application or pre-determination archaeological assessment.						
Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The site is in Flood Zone 1.• Access: There is no access to the site but this could be obtained from Anson Walk.						
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 high sensitivity to built development.• Local Wildlife Site: The site is wholly within a Local Wildlife Site (Moor Park Golf Course).						
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 Secondary Centre of Moor Park.							
Availability (ownership/legal issues)							
The site is in single ownership and the site is being promoted by the landowner.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	7		Landowner Proposed Dwelling Range		1		
Indicative DPH	30-40		Indicative Dwelling Range		4-6		
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 located within the Moor Park Grade II* Registered Park & Garden. Historic England have stated due to the site's location in the Moor Park Grade II* Registered Park & Garden, the site should not be allocated for development. Due to the site's location in a Local Wildlife Site and its potential impact on the Registered Park and Garden, the site is deemed unsuitable and therefore undeliverable.							
Suitable	No		Available	Yes		Achievable	Yes

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS8c	Moor Park Golf Course, Adjacent to 2 Anson Walk	Moor Park	0.18



Site Description <p>The site is comprised of greenfield located, located to the south west of Anson Walk. The site is entirely covered by woodland. To the immediate north is Moor Park Golf Course whilst adjacent to the west is residential development along Anson Walk. There is woodland to the south.</p>			
Use(s) Proposed	Residential		
Planning History <p>There is no relevant planning history on the site.</p>			
Suitability <table border="0"> <tr> <td style="vertical-align: top;"> Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB </td><td style="vertical-align: top;"> <ul style="list-style-type: none"> Green Belt: The site is within the Green Belt. The site was not assessed due to its location in a Registered Park and Garden which was considered to be an absolute constraint. Historic Environment: The site forms part of the Moor Park Grade II* Park and Garden. Historic England state that a residential allocation of the site would likely result in permanent loss to development, would inevitably harm this section of the Registered Park and Garden, leading to a cumulative harm to the wider heritage asset. Historic England state the view that the site should not be allocated. In addition, the site's eastern boundary is adjacent to the Moor Park Estate Conservation Area and there are a number of Grade II Listed Buildings within the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a minor-adverse impact on the historic environment. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment. </td></tr> </table>		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 within the Green Belt. The site was not assessed due to its location in a Registered Park and Garden which was considered to be an absolute constraint. Historic Environment: The site forms part of the Moor Park Grade II* Park and Garden. Historic England state that a residential allocation of the site would likely result in permanent loss to development, would inevitably harm this section of the Registered Park and Garden, leading to a cumulative harm to the wider heritage asset. Historic England state the view that the site should not be allocated. In addition, the site's eastern boundary is adjacent to the Moor Park Estate Conservation Area and there are a number of Grade II Listed Buildings within the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a minor-adverse impact on the historic environment. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
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 within the Green Belt. The site was not assessed due to its location in a Registered Park and Garden which was considered to be an absolute constraint. Historic Environment: The site forms part of the Moor Park Grade II* Park and Garden. Historic England state that a residential allocation of the site would likely result in permanent loss to development, would inevitably harm this section of the Registered Park and Garden, leading to a cumulative harm to the wider heritage asset. Historic England state the view that the site should not be allocated. In addition, the site's eastern boundary is adjacent to the Moor Park Estate Conservation Area and there are a number of Grade II Listed Buildings within the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a minor-adverse impact on the historic environment. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment. 		

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The site is in Flood Zone 1.• Access: There is no access to the site but this could be obtained from Anson Walk.				
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 high sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Secondary Centre of Moor Park.					
Availability (ownership/legal issues)					
The site is in single ownership and the site is being promoted by the landowner.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	5	Landowner Proposed Dwelling Range	1		
Indicative DPH	30-40	Indicative Dwelling Range	5-7		
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 located within the Moor Park Grade II* Registered Park & Garden. Historic England have stated due to the site's location in the Moor Park Grade II* Registered Park & Garden, the site should not be allocated for development. Due to the site's potential impact on the Registered Park and Garden, the site is unsuitable and therefore undeliverable.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS8d	Moor Park Golf Course, North of Park Close	Batchworth Heath	0.7

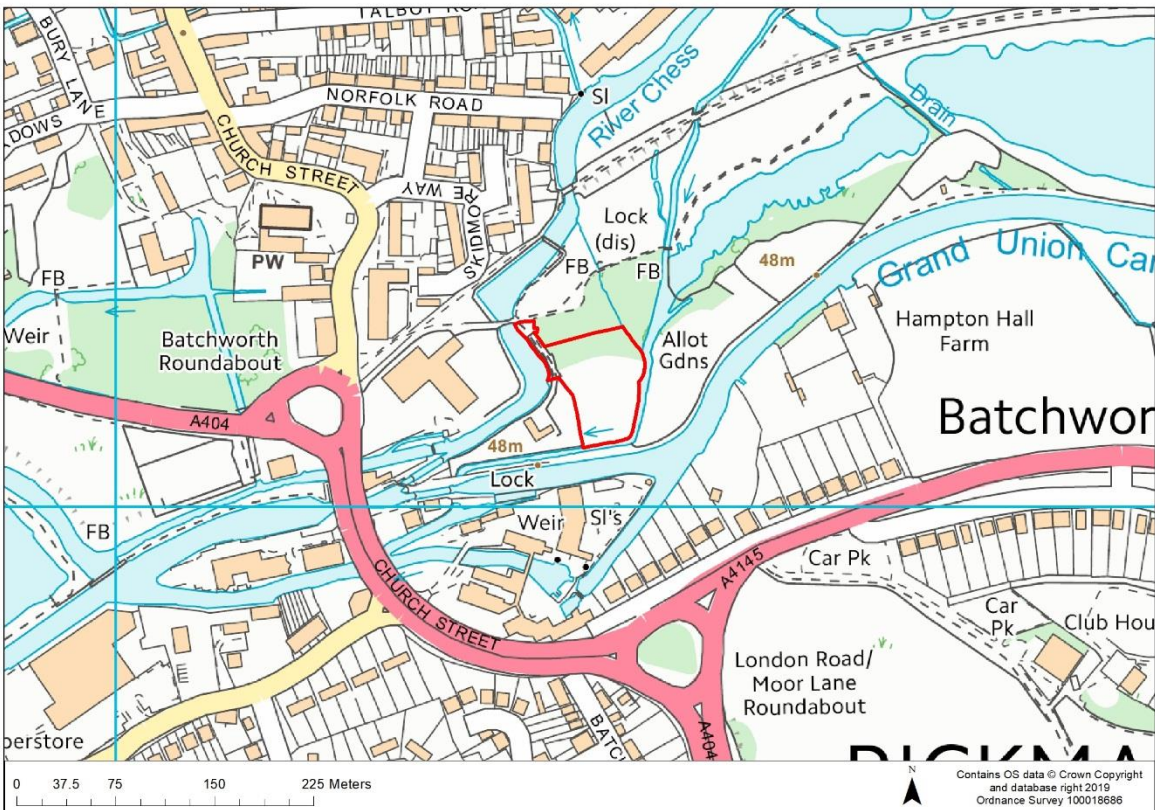
Site Description	
The site is comprised of greenfield land and is entirely covered by woodland, located off Park Close. To the immediate north is Moor Park Golf Course whilst to the south there is low density residential development, with Ye Olde Greene Manne pub located beyond this.	
Use(s) Proposed	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 within the Green Belt. The site was not assessed due to its location in a Registered Park and Garden which was considered to be an absolute constraint. Historic Environment: The site forms part of the Moor Park Grade II* Park and Garden. Historic England state that a residential allocation of the site would likely result in permanent loss to development, would inevitably harm this section of the Registered Park and Garden, leading to a cumulative harm to the wider heritage asset. Historic England state the view that the site should not be allocated. In addition, the site is adjacent to the Moor Park Estate and Batchworth Heath Conservation Area. There are a number of Grade II Listed Buildings within the vicinity of the site. The Heritage Impact Assessment states that the sites development would have a minor-adverse impact on the historic environment. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is Flood Zone 1. Access: There is no access on to the site but this could be obtained from Park Close. 	
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 high sensitivity to built development. Local Wildlife Site: The site's northern boundary is adjacent to a Local Wildlife Site (Moor Park Golf Course). 	
Further Constraints/Considerations: <ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Batchworth Heath 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	6
Indicative DPH	30-40	Indicative Dwelling Range	20-25
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. Historic England have stated due to the site's location in the Moor Park Grade II* Registered Park & Garden, the site should not be allocated for development. For these reasons, the site is considered to be unsuitable and therefore undeliverable.			
Suitable	No	Available	Yes
		Achievable	Yes

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS9	Land East of Church Street	Rickmansworth	0.5



The map shows the site area in Rickmansworth, bounded by the River Chess/Grand Union Canal to the north and west, and a tributary of the River Colne to the east and south. The site is located east of Church Street, near the Batchworth Roundabout. Key features include Hampton Hall Farm, the London Road/Moor Lane Roundabout, and the A404 and A4145 roads. A scale bar indicates distances up to 225 meters. The map is sourced from Ordnance Survey 100018686.

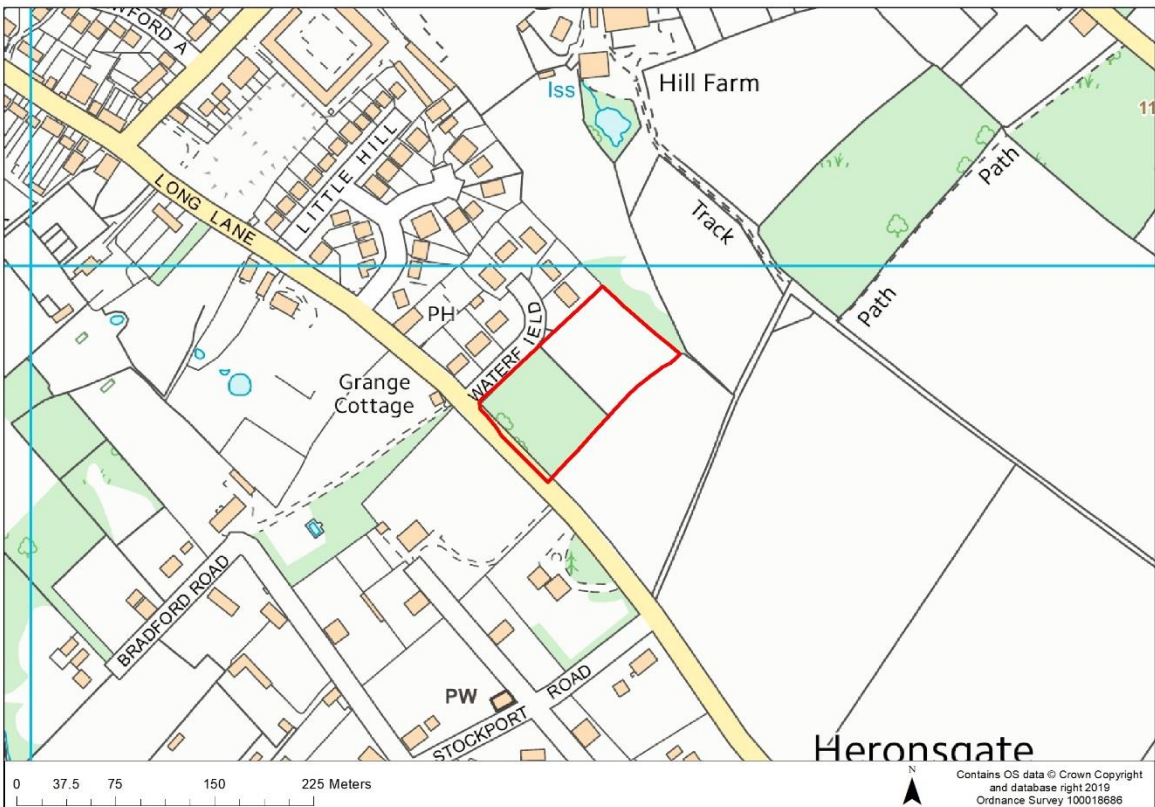
Site Description	
The site is comprised of greenfield and forms the garden associated with the residential dwelling to the west of the site. The site is bordered by water on all sides; the River Chess/Grand Union Canal flows along the northern and western boundaries of the site and a tributary of the River Colne forms the eastern and southern boundaries of the site.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as high.Historic Environment: There are no heritage assets within the vicinity of the site. Rickmansworth Town Conservation Area is nearby to the west. A detailed heritage impact assessment may 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">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)Contamination	<ul style="list-style-type: none">Flood Zone: The site is at very high risk of fluvial flooding, with the site located within Flood Zone 3b (91% of the site) and 3a (100% of the site).Surface Water Flood Risk: The southern and eastern boundaries are at low risk of surface water flooding.Groundwater Flood Risk: The areas of highest risk are the north and east of the site, where groundwater levels are predicted to lie within 0.025m of the ground surface during a 1 in

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

<ul style="list-style-type: none">NoiseAir Quality	<p>100-year flood event. The remainder of the site is at high risk of groundwater flooding, where water levels are predicted to lie between 0.025m and 0.5m below the ground surface during a 1 in 100-year flood event.</p> <ul style="list-style-type: none">GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.Access: Access to the site is taken via the 'drawbridge', through which the Canal and River Trading CIC grants unrestricted access to the site. The draw-bridge serves single-file traffic and is accessed through land to the east of the site which is currently being redeveloped into hotel use. Capacity issues would be likely in using the drawbridge as the primary access.								
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">Local Wildlife Site: The site is located in a Local Wildlife Site (Croxley Hall Lakes).								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.									
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and the site is being promoted by the landowner.</p>									
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p>Potential Density</p> <table><tr><td>Landowner Proposed DPH</td><td>40</td><td>Landowner Proposed Dwelling Range</td><td>20</td></tr><tr><td>Indicative DPH</td><td>20-30</td><td>Indicative Dwelling Range</td><td>10-15</td></tr></table>		Landowner Proposed DPH	40	Landowner Proposed Dwelling Range	20	Indicative DPH	20-30	Indicative Dwelling Range	10-15
Landowner Proposed DPH	40	Landowner Proposed Dwelling Range	20						
Indicative DPH	20-30	Indicative Dwelling Range	10-15						
<p>Phasing</p> <table><tr><td>0-5 years</td><td>x</td><td>6-10 years</td><td></td><td>11-15 years</td><td></td><td>16+ years</td><td></td></tr></table>		0-5 years	x	6-10 years		11-15 years		16+ years	
0-5 years	x	6-10 years		11-15 years		16+ years			
<p>Conclusion</p> <p>The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released. The site is also wholly within Flood Zones 3b/a, there is no scope to alter the boundaries of the site to remove the flood risk area to deliver any development. The site is also wholly within a Local Wildlife Site. For the reasons set out above, the site is deemed unsuitable and therefore undeliverable.</p> <table><tr><td>Suitable</td><td>No</td><td>Available</td><td>Yes</td><td>Achievable</td><td>Yes</td></tr></table>		Suitable	No	Available	Yes	Achievable	Yes		
Suitable	No	Available	Yes	Achievable	Yes				

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS10	Land north-east of Long Lane	Chorleywood	1.03




Site Description	
The site is comprised of greenfield and is located to the north of Long Lane. The site is comprised of woodland to the front and grassland to the rear, with trees along the northern, southern and western boundaries. There is residential development to the north, with the settlement of Chorleywood beyond this. There is farmland to the north and east and to the south is the settlement of Heronsgate.	
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. The south-eastern boundary forms the boundary of the Heronsgate Conservation Area. The Heritage Impact Assessment states that development would have a neutral impact on the historic environment. A detailed heritage impact assessment should consider the impact on the Conservation Area boundary.
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 site to the centre and south-east is at low risk of surface water flooding, with areas closer to the south-eastern boundary also at medium risk. The western boundary, along Long Lane, is at high risk.Access: Access could be obtained from Long Lane, although this is a narrow road with capacity for single-file traffic for most of its length.

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

<ul style="list-style-type: none">Air Quality					
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having medium sensitivity to built development.TPO: All trees on the site are protected (TPO251, TPO596, TPO649).				
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 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	9		Landowner Proposed Dwelling Range	10	
Indicative DPH	30-40		Indicative Dwelling Range	31-41	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
The site is covered by protected trees, which is considered inappropriate for development. It is not considered that there is scope to provide any development on the site. The site is therefore considered to be unsuitable.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS11	Land north-east of Valley View Farm	Carpenders Park	2.8

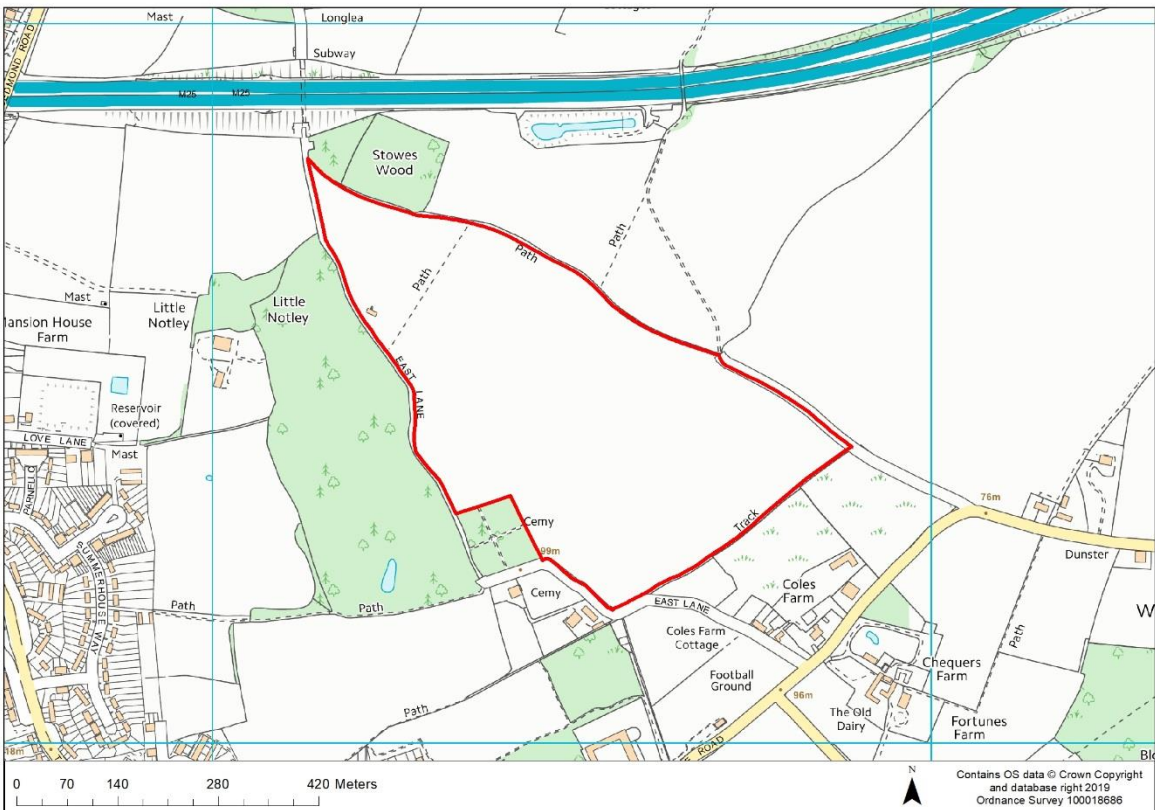


Site Description	
<p>The site is comprised of greenfield land and is a derelict piggeries farm, located to the east of Oxhey Lane. Adjacent to the south-eastern corner of the site are residential properties. There are golf courses to the east and south of the site, with woodland and open land to the north. To the west, beyond Oxhey Lane, is a Garden Centre & Carpenders Park Cemetery.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There was a planning application on the site (14/2493/FUL) for 14 dwellings, shared sports facilities and wildlife hide which was refused. The application was a subject of an appeal (15/0037/REF) which was subsequently dismissed.</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 very high.Historic Environment: There are no heritage assets within the vicinity of the site.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)Contamination	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: A small area within the southern central area of the site ranges from low-high risk of surface water flooding.Access: There is no access onto the site, although this could be provided from Oxhey Lane.

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

<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">Local Wildlife Site: The majority of the site is in a Local Wildlife Site (Valley View Farm Meadows). The site is also adjacent to Mutton Wood Local Wildlife Site.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">A public right of way runs from the north-west corner to the south-east 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		80-110		
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 very high. The need for housing does not outweigh 'very high' harm to the Green Belt through the release of land. Allocating the site would not outweigh the very high harm to the Green Belt, if released. The majority of the site is in a Local Wildlife Site. For these reasons the site is considered to be unsuitable for residential development and therefore undeliverable.							
Suitable	No		Available	Yes		Achievable	Yes

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

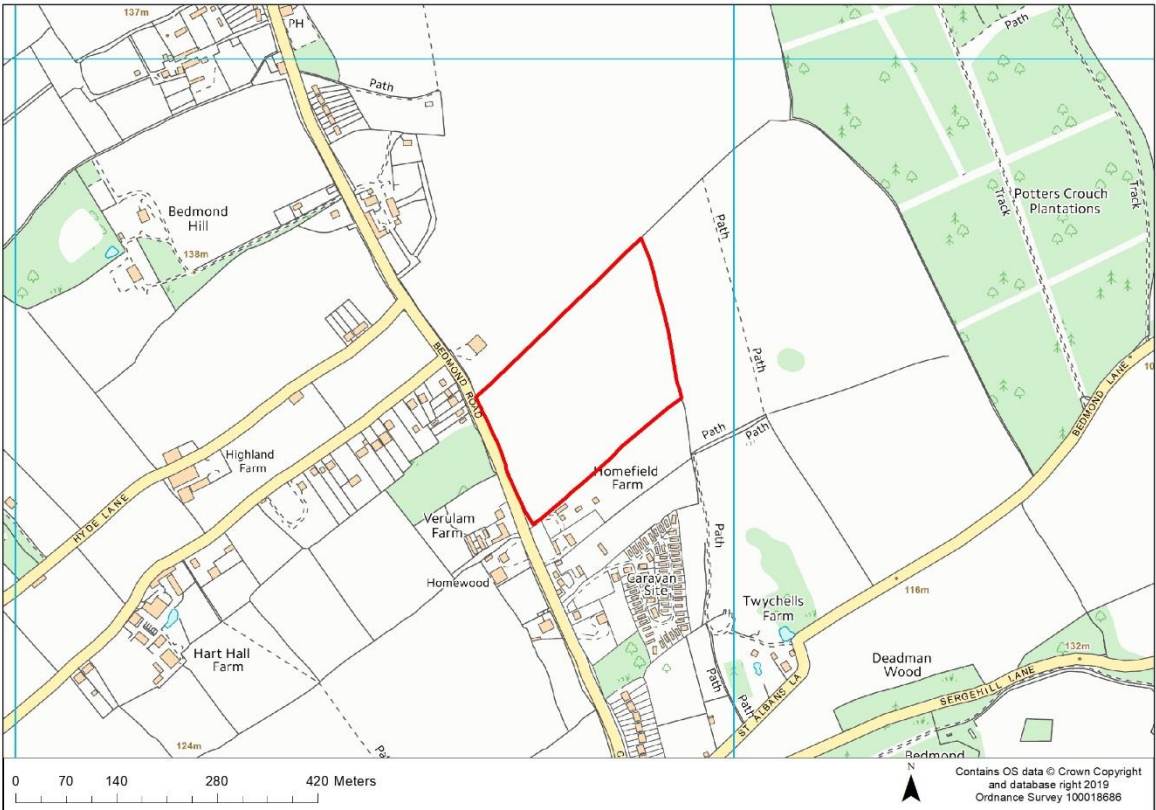
Site Ref	Address	Settlement	Site Area (ha)
PSCFS12	Land between East Lane and M25	Abbots Langley	20.7
			
Site Description The site is comprised of greenfield situated to the east of Abbots Langley. The site is in use as an agricultural field, which extends from East Lane to the M25. The site is located in close proximity to the site's northern boundary. Open fields surround the site on all sides with parcels of trees and mature vegetation towards the north and south.			
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: The closest heritage assets to the site are two Grade II Listed Buildings but these are located beyond the M25 runs and there is limited visibility between the locations. The Heritage Impact Assessment states that there would be little impact on these assets.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: The eastern and southern boundaries are at low-medium risk of surface water flooding.Access: There is no access to the site. Access from East Lane poses issues as the site is a narrow single-file road. HCC	

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<p>Highways raise significant concerns over achieving access to the site, stating that fundamental changes to East Lane would be required to enable deliverability of the site. Further concerns are raised over the impact of enabling access to the site to the existing rural lane, bridleway and footpaths. HCC Highways state that two points of access do appear not to be possible when reviewing the site boundary. Concerns are raised about the use of East Lane to this level and the intensification of Chequers Lane.</p> <ul style="list-style-type: none">Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.								
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having medium-high sensitivity to built development.								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none">A public right of way runs along the south of the site and along north-eastern boundary. Another public right of way runs through the north of the site.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located outside of any settlement included in the Settlement Hierarchy.									
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and is being promoted by the landowner.</p>									
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p>Potential Density</p> <table><tr><td>Landowner Proposed DPH</td><td>20-30</td><td>Landowner Proposed Dwelling Range</td><td>416-624</td></tr><tr><td>Indicative DPH</td><td>30-40</td><td>Indicative Dwelling Range</td><td>620-830</td></tr></table>		Landowner Proposed DPH	20-30	Landowner Proposed Dwelling Range	416-624	Indicative DPH	30-40	Indicative Dwelling Range	620-830
Landowner Proposed DPH	20-30	Landowner Proposed Dwelling Range	416-624						
Indicative DPH	30-40	Indicative Dwelling Range	620-830						
<p>Phasing</p> <table><tr><td>0-5 years</td><td>X</td><td>6-10 years</td><td>x</td><td>11-15 years</td><td></td><td>16+ years</td><td></td></tr></table>		0-5 years	X	6-10 years	x	11-15 years		16+ years	
0-5 years	X	6-10 years	x	11-15 years		16+ years			
<p>Conclusion</p> <p>The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. The site is not located in a sustainable location and suitable access arrangements to the site are not considered to be achievable. It is therefore considered unsuitable for residential development.</p>									
<p>Suitable</p>	<p>No</p>	<p>Available</p>	<p>Yes</p>	<p>Achievable</p>	<p>Yes</p>				

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS13	Land between East Lane and Bedmond Road	Bedmond	5.8



Site Description

The site is comprised of greenfield and is located to the north of Bedmond. The site is part of a much larger agricultural field which extends out towards the north east. The northern, southern and western boundaries are formed by hedgerows. Bedmond Road is adjacent to the west of the site.

The north-eastern boundary is adjacent to St Albans City & District Council.

Use(s) Proposed	Residential
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Planning History

There is no relevant planning history on the site.

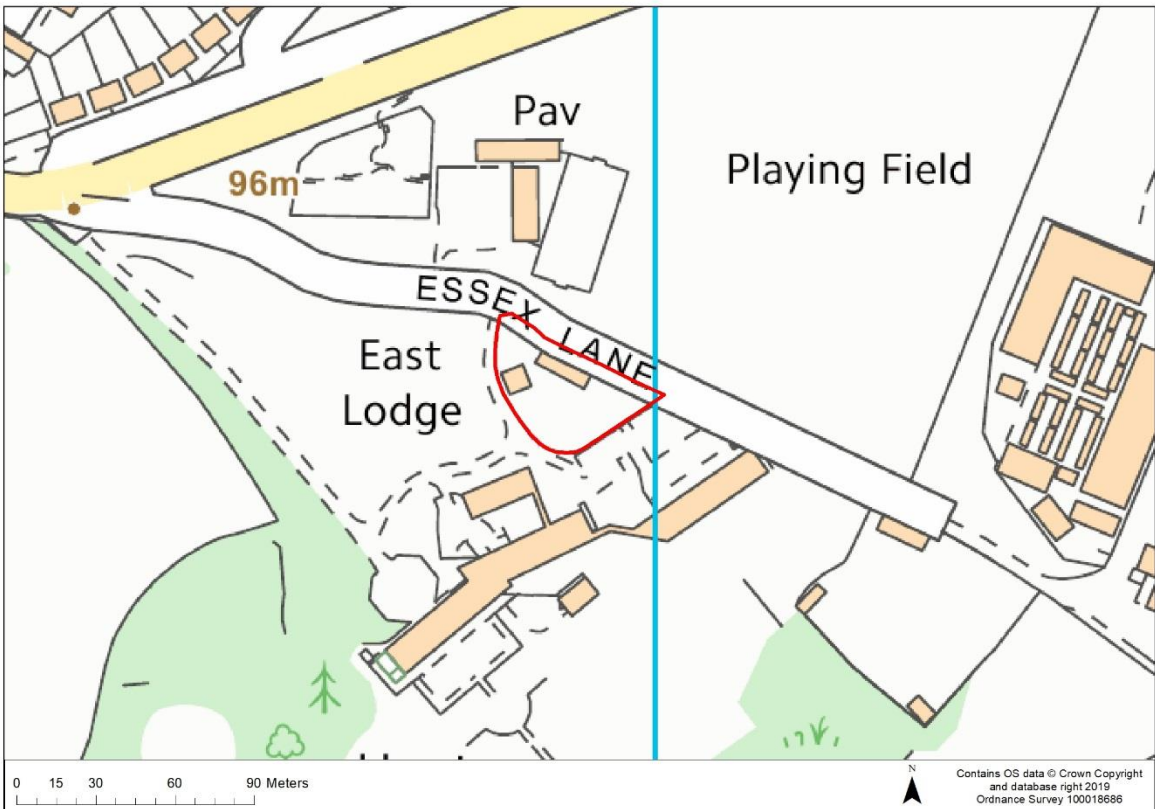
Suitability

<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. Historic Environment: There are no heritage assets within the site, although there are three Grade II Listed Buildings to the north of the site. The Heritage Impact Assessment states that the site would have a minor-adverse impact on the historic environment. A detailed heritage impact assessment would be required as part of any development in order to define the impact to the heritage assets and mitigation measures to minimise this. 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 7c – Potential Sites 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 surface water flow path runs through the south-east of the site, ranging from low to medium risk of surface water flooding. There are small areas of low risk at the north-western corner.• Access: There is no access onto the site although access could be obtained from Bedmond Road. HCC Highways state that suitable access arrangements are likely to be achievable.				
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-high sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Whilst bus provision is available, and some walking routes exist, distances to destinations would significantly limit sustainable trips.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the village of Bedmond but is not located at the edge of the proposed village 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	20-30	Landowner Proposed Dwelling Range	114-171		
Indicative DPH	30-40	Indicative Dwelling Range	172-230		
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 not located at the edge of the inset boundary and harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as high; the site is non-strategic in scale. Allocating the site would not outweigh harm to the Green Belt, if released. The site is therefore deemed unsuitable for residential allocation.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS14	East Lodge, Essex Lane	Abbots Langley/ Hunton Bridge	0.17
			
Site Description			
The site is comprised of a mix of previously developed (brownfield) and greenfield land, situated to the south-east of Hunton Bridge. The site is currently in use as a residential property, with associated hardstanding, outbuildings, a garden and swimming pool also on the site. The Hunton Bridge Hotel premises are located to the immediate south of the site. To the north of the site is South Way Playing Fields and to the east is Leavesden Studios. All site boundaries are formed by mature hedgerows and a road and parking area which serves the Hunton Bridge hotel wraps around the east, south and west of the site.			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: The site is 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.Historic Environment: There are no heritage assets within the site, although Hunton Park House (Grade II* Listed) and the Dairy about 25m east of Hunton Park (Grade II Listed) are situated approximately 50m to the south of the site. The Heritage Impact Assessment states that the site's development would have a minor-adverse impact on the historic environment, as there are direct sight lines between part of the site and the designated heritage assets. A detailed heritage assessment would be required as part of any proposals.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Access: The site is accessed from a private road off Essex Lane, which serves the existing dwelling and the Hunton Bridge Hotel.	

Appendix 7c – Potential Sites 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 classifies the site as having medium-low sensitivity to built development.Local Wildlife Site: The majority of the site is the Local Wildlife Site (The Bothy Chalk Mine Area). HCC Ecology state that the site ranges from low-medium ecological sensitivity. Any light spill on adjacent woody habitats should be avoided. Preliminary Roost Assessment may be required to determine the ecological interest and impacts of any development.				
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	35	Landowner Proposed Dwelling Range		6	
Indicative DPH	30-40	Indicative Dwelling Range		5-7	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. The majority of the site is also within a Local Wildlife Site (0.13ha); it is not considered that the area of the site that is not designated as a Local Wildlife Site has the capacity to support five or more dwellings in this location (0.04ha). The part of the site which is not designated as a Local Wildlife is also not located at the edge of a higher tier settlement or an inset village. The site is therefore deemed unsuitable for residential allocation.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS15	Land adjacent to 8 The Briars	Sarratt	0.82

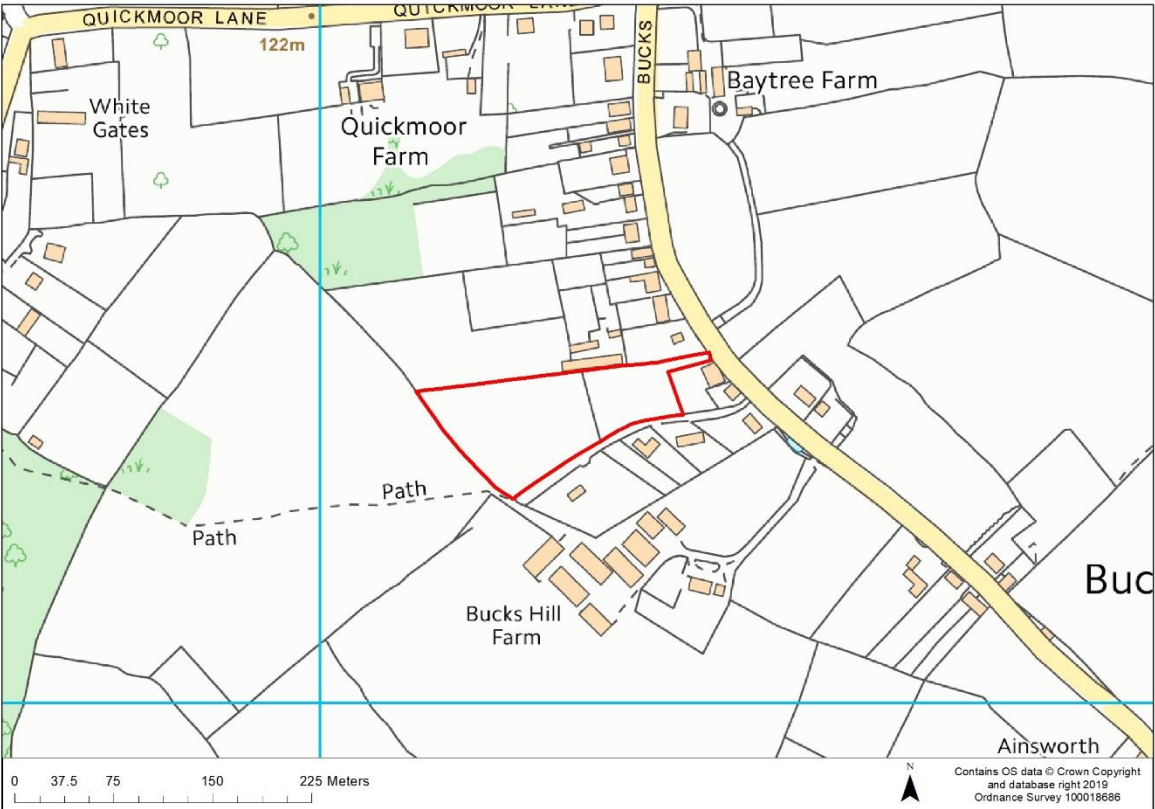
Site Description	
The site is located on the edge of the village of Sarratt and is comprised of greenfield land. The north of the site is in use as paddock land, with a pond in this part of the site. A hedgerow separates the paddock from a residential garden, which is at the south of the site. There is an area of woodland in the south-western area of the site. The site's eastern boundary is adjacent to a cul-de-sac of thirteen residential houses (The Briars). The northern and western boundaries are adjacent to open land whilst to the south there are residential gardens.	
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 Stage 1 Green Belt Review concluded that Sarratt should remain washed over in the Green Belt. Subsequently, land within the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.Historic Environment: There are no heritage assets within the site. The Sarratt (The Green) Conservation Area is located to the south of the site and contains a number of Grade II and Local Listed Buildings. Any future proposals would require a heritage impact statement to identify and mitigate against any impact on the Conservation Area.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Access: There is an existing access to the site between numbers 6 and 7 The Briars; this is provided from The Briars cul-de-sac and can accommodate single-file traffic. The access road runs adjacent to two residential gardens. The Briars is a residential cul-de-sac accessed from George V Way; primary access to the site through The Briars is likely to cause capacity issues.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">Ecology: HCC Ecology have stated that the site ranges from low-medium ecological sensitivity if trees on the site were affected.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">A public right of way runs along the northern boundary of the site.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the village of Sarratt.					
Availability (ownership/legal issues)					
The site is in two separate ownerships and the site is being promoted by one of the landowners. A small portion of the site, to the rear of 6 The Briars, has not been promoted by its landowner.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	10-12	Landowner Proposed Dwelling Range		5-10	
Indicative DPH	30-40	Indicative Dwelling Range		24-32	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review; the Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. It is not considered that the benefits of housing development as a result of releasing the site from the Green Belt would outweigh harm to the Green Belt when considering the washed-over status of Sarratt. The site is therefore considered to be unsuitable for residential allocation.					
Whilst it is considered that Sarratt should remain washed over by the Green Belt, infill development may occur on windfall sites in line with national and local Green Belt policy. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt.					
Suitable	No	Available	Partially Y	Achievable	Yes

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS16	Greys, Bucks Hill	Bucks Hill	1.12



Site Description	
The site is comprised of greenfield land and is situated to the west of Bucks Hill. The site is in use as part of the residential garden of the adjacent residential property, with the western half of the site in use as a paddock. To the north and south of the site are residential dwellings and gardens. To the west and east (on the opposite side of Bucks Hill), there is agricultural land.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning permission 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: The site is located to the east of a Grade II Listed Building (Greys, Bucks Hill), which is the residential property located to the immediate west of the site. Any proposals would require a detailed heritage impact assessment. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: There is an existing access from Bucks Hill to the existing property.

Appendix 7c – Potential Sites 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">Local Wildlife Site: The majority of the site is within a Local Wildlife Site (Bucks Hill Meadow).				
Further Constraints/Considerations:					
<ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is partially within and partially at the edge of Bucks Hill which is classified as an “Other Settlement” in the Settlement Hierarchy.					
Availability (ownership/legal issues)					
The site is in single ownership and the site is being promoted by the landowner.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	4		Landowner Proposed Dwelling Range	5	
Indicative DPH	20-30		Indicative Dwelling Range	20-35	
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. A large proportion of the site (0.08ha) also designated as a Local Wildlife Site. For these reasons the site is considered unsuitable for residential development.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS17	Rear of Glenwood, Harthall Lane	Kings Langley	0.53

Site Description

The site is comprised of greenfield land and is located to the rear of residential houses on Harthall Lane. The site is entirely covered by woodland, which is enclosed by vegetation along its boundaries. To the west the site opens up to the adjacent residential property and garden. From Harthall Lane, an unnamed track road leads to this property and other nearby residential properties.

Use(s) Proposed	Residential
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Planning History

There was a planning application on the site (18/1919/OUT) for the construction of two dwellings; the application was withdrawn.

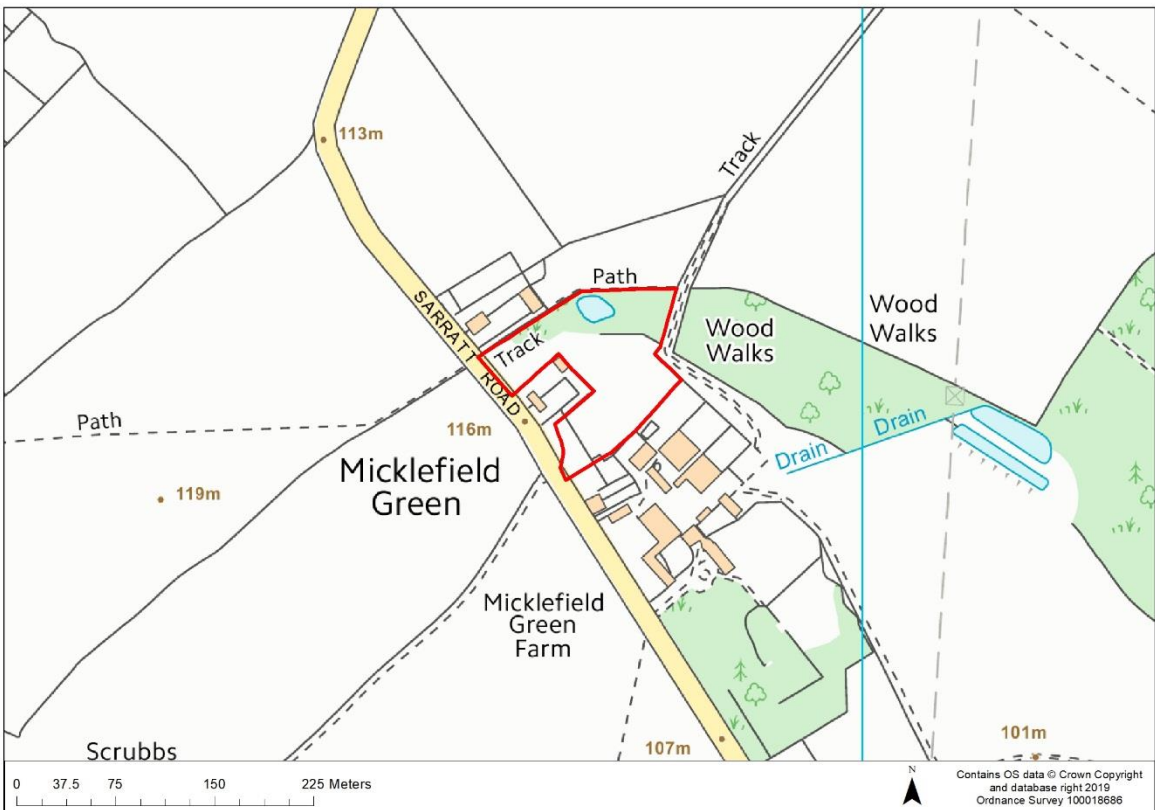
Suitability

<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. Historic Environment: There 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.
<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 no existing access to the site. Access would have to be provided from the existing single-track road which is located to the west of the site (off Harthall Lane), although this poses capacity issues. Access from the track road to the site would have to be via plots which are adjacent to the west of the site; adjacent land has not been promoted for development.

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 		<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having medium-low sensitivity to built development. 	
Further Constraints/Considerations: <ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Harthall Lane 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	20	Landowner Proposed Dwelling Range	10
Indicative DPH	20-30	Indicative Dwelling Range	10-15
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village; the site is in an unsustainable location. It is therefore considered unsuitable for residential development.			
Suitable	No	Available	Yes
		Achievable	Yes

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS18	3 Micklefield Cottages, Sarratt Road	Sarratt	1.1
			
Site Description			
The site is comprised of greenfield land, situated to the east of Sarratt Road. The site is in use as garden land of the residential properties adjacent to the site. To the north-west of the site there is an area of woodland and a pond. There are agricultural buildings to the south-east of the site and open, agricultural land in all other directions.			
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 although to the south of the site there are several Grade II Listed Buildings (including Micklefield Greenhouse, Micklefield Hall and Micklefield Green Farmhouse and Barn). 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">AccessFlood ZoneSurface Water Flooding		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Access: Access could be obtained from Sarratt Road.	

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

<ul style="list-style-type: none"> Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination 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"> None identified. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> A public right of way runs along the north-western boundary. <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is 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 but has not 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	9-22	Landowner Proposed Dwelling Range	10-25		
Indicative DPH	20-30	Indicative Dwelling Range	20-30		
Phasing					
0-5 years	x	6-10 years		11-15 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 near to any existing settlement and is in an unsustainable location. The site is therefore deemed unsuitable for residential allocation and subsequently is undeliverable.					
Suitable	No	Available	No	Achievable	Yes

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS19	Land south west of Berry Lane	Chorleywood	0.35

Site Description

The site is comprised of greenfield land and is located to the east of Chorleywood Bottom. The site is in use as grazing land. Mature vegetation and roads mark the northern and western boundaries, with an open boundary to the east. Open land and woodland marks the edge of the site to the south, before extending east to the meet the M25 which is in close vicinity to the site.

Use(s) Proposed	Residential
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Planning History

There is no relevant planning history on the site.

Suitability

<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The 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. To the north of the site lies the Chorleywood Common Conservation Area although there is residential development between the site and Conservation Area which forms a buffer. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: The whole site ranges from moderate to low risk of surface water flooding. A large surface water flow path generated north of Chorleywood enters the north east corner of the site during a 1 in 100-year rainfall event

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<p>(medium risk). The flow path extends southwards to cover the majority of the site during a 1 in 1,000-year return period (low risk).</p> <ul style="list-style-type: none">Access: Access would have to be provided from Berry Lane, although this is a narrow road with capacity for single-file traffic for most of its length and without safe pedestrian access.Noise: Noise issues caused by the site's proximity to the M25 and railway line may have an impact on the site and its future occupiers.Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. The Chorleywood AQMA is located to the north-east of the site.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape 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 is a Tree Preservation Order (TPO084) covering all of the trees along the southern boundary.						
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 Chorleywood.							
Availability (ownership/legal issues)							
The site is owned by a Trust; one of the trustees has promoted the site for development. The site is considered to be available.							
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		5+			
Indicative DPH	20-30	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. Areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation as required. Noise and air quality issues arising from proximity to the M25 should also be taken account of. Any development of the site would need to take account of the presence of protected trees within the site. The site is both available and achievable. The site is deemed to be deliverable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS20a	Millfield Plantation, Beechengrove Wood	Loudwater	7.5

Site Description

The site is comprised of greenfield land, situated to the south of Solesbridge Lane. The site is entirely covered by woodland. To the south of the site is the residential settlement of Loudwater and to the north is agricultural land, with the M25 running close to north-west of the site. To the east are low density residential properties and the River Chess. Further beyond the M25 to the east, begins the settlement of Chorleywood.

Use(s) Proposed Residential / Burial Ground

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 within the Green Belt. The Stage 2 Green Belt Review assessed the harm to the Green Belt of releasing the wider parcel (in which the site is located) as high. Historic Environment: The site does not contain any heritage assets, but lies within the Outer Loudwater Conservation Area. Situated to the west of the site are two Grade II Listed Buildings (Solesbridge Mill House and a Barn 13m south-east of Solesbridge Mill House). 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. AONB: The site is wholly within the Chilterns Area of Outstanding Natural Beauty.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: There is no access to the site. This would have to be provided from Solesbridge Lane, although this road is narrow

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

<ul style="list-style-type: none">• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<p>along the majority of the northern boundary. HCC Highways state that access is likely achievable due to the frontage of the site to Solesbridge Lane, although significant infrastructure may be required in relation to the scale of the site. HCC Highways state that the scheme would have a significant impact on Solesbridge Lane.</p> <ul style="list-style-type: none">• Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.• Air Quality: The site is in close proximity to the Chorleywood NO2 AQMA. Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.								
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• TPO: A Tree Protection Order (TPO081) covers all of the trees on the site.• Ancient Woodland: The site's eastern boundary is adjacent to an ancient woodland.• Local Wildlife Site: The vast majority of the site is within a Local Wildlife Site (Beechengrove Wood and Solesbridge Lane Area).								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none">• HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Whilst some walking routes exist, distances to destinations would limit any walking trips and facilities/amenity within the local settlement is minimal. HCC Highways also state that Solesbridge Lane and Sarratt Lane are not suitable for bus operation so servicing the site by bus routes is unlikely.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is not within or adjacent to any settlement included in the Settlement Hierarchy. Loudwater, which is defined as an "other settlement" in the Settlement Hierarchy, is located in close proximity to the south of the site.									
<p>Availability (ownership/legal issues)</p> <p>The site is not owned by the promoter but has been promoted by a prospective buyer.</p>									
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p>Potential Density</p> <table><tr><td>Landowner Proposed DPH</td><td>14</td><td>Landowner Proposed Dwelling Range</td><td>100</td></tr><tr><td>Indicative DPH</td><td>20-30</td><td>Indicative Dwelling Range</td><td>150-225</td></tr></table>		Landowner Proposed DPH	14	Landowner Proposed Dwelling Range	100	Indicative DPH	20-30	Indicative Dwelling Range	150-225
Landowner Proposed DPH	14	Landowner Proposed Dwelling Range	100						
Indicative DPH	20-30	Indicative Dwelling Range	150-225						
<p>Phasing</p> <table><tr><td>0-5 years</td><td>x</td><td>6-10 years</td><td>x</td><td>11-15 years</td><td></td><td>16+ years</td><td></td></tr></table>		0-5 years	x	6-10 years	x	11-15 years		16+ years	
0-5 years	x	6-10 years	x	11-15 years		16+ years			
<p>Conclusion</p> <p>The site is 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. The site is also wholly within the AONB and the majority of the site (7.35ha) is designated as a Local Wildlife Site. The entire site is covered by a TPO. There is no scope to deliver any development and the site is located in an unsustainable location. The site is therefore considered to be unsuitable and therefore undevelopable.</p>									
<p>Suitable</p>	No	<p>Available</p>	Yes	<p>Achievable</p>	Yes				

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS20b	Beechengrove Wood, Loudwater	Loudwater	13.8

Site Description	
The site is comprised of greenfield land, situated to the west of Sarratt Lane. The site is entirely covered by woodland. To the south of the site is the residential settlement of Loudwater and to the north is agricultural land, with the M25 running close to north-west of the site. To the east is agricultural land whilst to the east the site continues into further woodland.	
Use(s) Proposed	Residential / Burial Ground
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: The site does not contain any heritage assets, but lies within the Outer Loudwater Conservation Area. Situated to the west of the site are two Grade II Listed Buildings (Solesbridge Mill House and a Barn 13m south-east of Solesbridge Mill House). 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. AONB: The site is wholly within the Chilterns Area of Outstanding Natural Beauty.
Physical Constraints: <ul style="list-style-type: none"> Access 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1,

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

<ul style="list-style-type: none">Flood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Access: There is no access to the site. This would have to be provided from Sarratt Lane or Solesbridge Lane (via the adjacent site). HCC Highways state that significant infrastructure would be required in relation to the scale of the site when considering the improvements required to Sarratt Lane to enable access to the site. HCC Highways state that there will likely be a fundamental impact to Sarratt 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 (Beechengrove Wood).Ancient Woodland: The site is designated as an Ancient Woodland (Beechenwood Grove).TPO: A Tree Protection Order (TPO081) covers all of the trees within the site.							
Further Constraints/Considerations:								
<ul style="list-style-type: none">HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Whilst some walking routes exist, distances to destinations would limit any walking trips and facilities/amenity within the local settlement is minimal. HCC Highways also state that Solesbridge Lane and Sarratt Lane are not suitable for bus operation so servicing the site by bus routes is unlikely.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Loudwater which is classified as an “Other Settlement” in the Settlement Hierarchy.								
Availability (ownership/legal issues)								
The site is not owned by the promoter but has been promoted by a prospective buyer.								
Achievability								
The promoters of the site have not specified any issues regarding the viability in developing the site.								
Potential Density								
Landowner Proposed DPH		13		Landowner Proposed Dwelling Range		186		
Indicative DPH		20-30		Indicative Dwelling Range		280-415		
Phasing								
0-5 years			6-10 years		x	11-15 years		
						16+ years		
Conclusion								
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. The site is also wholly within the AONB and the whole of the site is designated as a Local Wildlife Site and Ancient Woodland; the entire site is also covered by a TPO. There is no scope to deliver any development and the site is located in an unsustainable location. The site is therefore considered to be unsuitable and therefore undevelopable.								
Suitable		No		Available		Yes		
				Achievable		Yes		

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

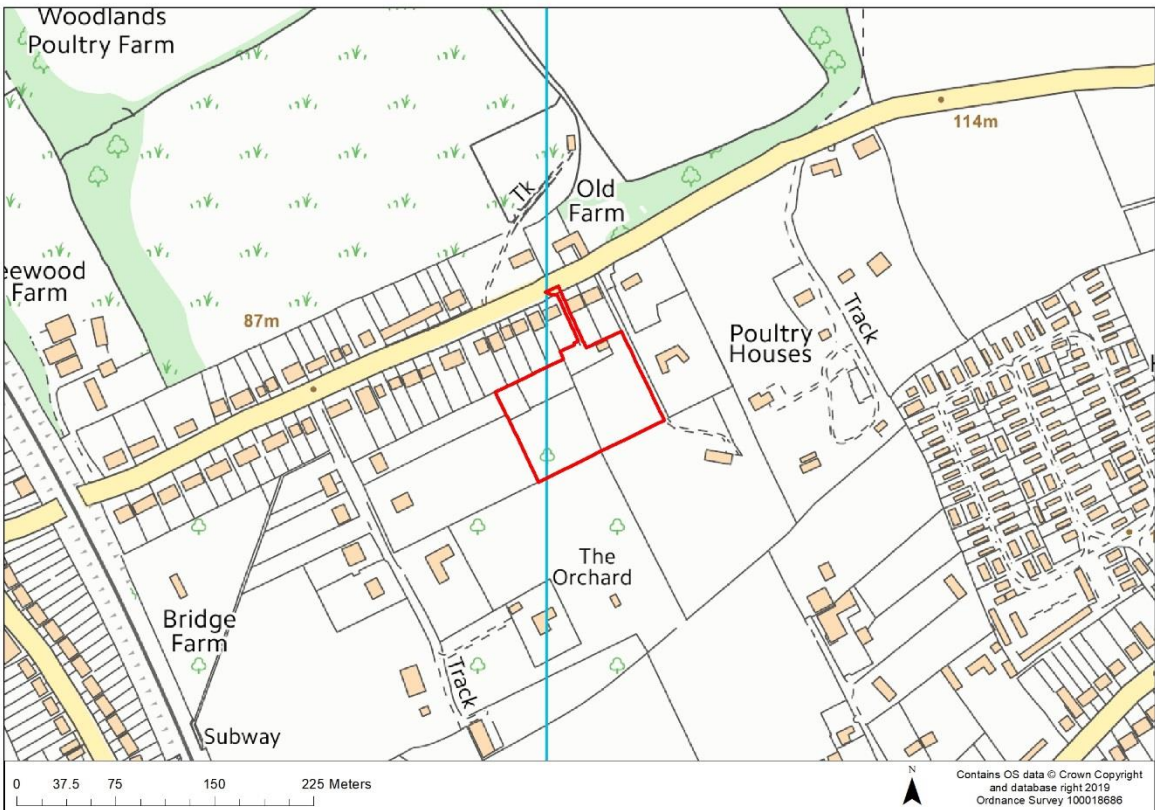
Site Ref	Address	Settlement	Site Area (ha)
PSCFS21	Land south-west of Shepherds Lane	Mill End	3

Site Description	
The site is comprised of greenfield land, located close to Junction 17 of the M25. The site forms part of a larger agricultural field. Adjacent to the north-western boundary is the M25 and to the north-east is Shepherds Lane. Adjacent to the south is the remainder of the agricultural field. King George V Playing Fields are located to the south east, with the southern boundary being marked by a public footpath.	
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.Historic Environment: There are no heritage assets within the vicinity of the site. The Heronsgate Conservation Area is located on the opposite side of the M25 junction, to the west of the site. The Heritage Impact Assessment states that this is unlikely to be impacted by the site's development and identifies that the site's development would have a neutral impact on the historic environment.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding	<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

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<p>stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</p> <ul style="list-style-type: none"> Access: There is no access onto the site but this could be provided from Shepherds Lane. HCC Highways state that access is likely achievable due to frontage onto Shepard's Lane Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having medium-high sensitivity to built development. TPO: There are protected trees adjacent to the northern corner of the site (TPO069). Wastewater: Thames Water have advised that the wastewater network capacity in the area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered.
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> There is a public right of way which runs along the north-western boundary. HCC Highways state that some walking routes exist and the facilities/amenity within the local settlement would enable walking trips, although wider trips would likely be via private vehicle. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Mill End. 	
<p>Availability (ownership/legal issues)</p>	
<p>The site is in single ownership and the site is being promoted by the landowner.</p>	
<p>Achievability</p>	
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>	
<p>Potential Density</p>	
Landowner Proposed DPH	N/A
Indicative DPH	30-40
Landowner Proposed Dwelling Range	N/A
Indicative Dwelling Range	90-120
<p>Phasing</p>	
0-5 years	x 6-10 years 11-15 years 16+ years
<p>Conclusion</p>	
<p>The site is deemed suitable for residential development. Any development of the site should take account of the presence of public rights of way and protected trees within the site. Consideration should also be given to the site's location in GSPZ1. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable.</p>	
<p>The site is considered to be strategic in scale when combined with Site CFS37 and land adjacent to the south-east which is in Three Rivers District Council's ownership. Combining the three sites enables access to be created from the west and east of the combined sites (from Denham Way and Shepherds Lane. <i>Please see the Site Assessment for Site EOS7.0 which is a combination of the three ownership parcels.</i></p>	
Suitable	Yes
Available	Yes
Achievable	Yes

Appendix 7c – Potential Sites Call for Sites Detailed Assessments


Site Ref	Address	Settlement	Site Area (ha)
PSCFS22	Land to the rear of 50 Harthall Lane	Kings Langley	0.8
			
Site Description			
The site comprised a mix of previously developed (brownfield) and greenfield land and is situated to the south of Harthall Lane. There is a private driveway which runs between two residential properties which leads to the site. The majority of the site comprises of an open grassland field, with trees to the east of the site and scattered in the central area of the site. At the north-west of the site, there are several built units/sheds and an associated area of hardstanding at associated with a builder's yard, car and machinery repair yard.			
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 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)		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flooding: At the northern point of the access into the site, there is medium-low risk of surface water flooding; this covers a very small area.Access: Access to the site is via the private driveway which is currently established from Harthall Lane. This is a single-file driveway and subsequently, widening would likely be required;	

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

<ul style="list-style-type: none">ContaminationNoiseAir Quality	however, the driveway runs adjacent to two residential properties.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having medium-low sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011:</i> The site is located at the edge of Harthall Lane 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	8	Landowner Proposed Dwelling Range		7	
Indicative DPH	30-40	Indicative Dwelling Range		25-35	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Whilst it is recognised that the site is partially comprised of previously developed land, this comprised only a minority of the site area (approximately 0.12ha) the site is not located in a sustainable location or at the edge of a higher tier settlement or inset village. It is therefore considered unsuitable for residential development and is deemed to be undeliverable.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS23	Former Chicken Processing Plant, Woodlands Road	Kings Langley	1.3



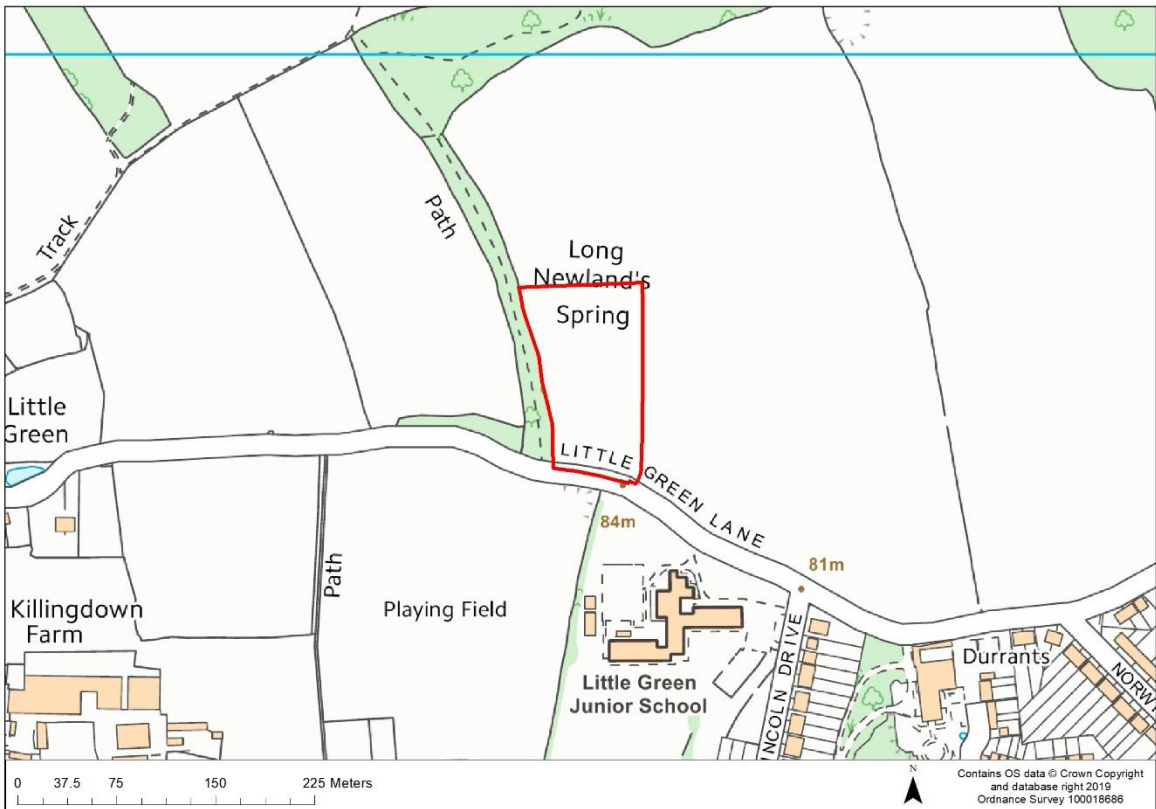
Site Description	
The site is comprised greenfield land and is located to the rear of residential properties on Woodlands Road. The site includes a chicken processing plant, with associated buildings and grassland. The private driveway onto the site is from Woodlands Road and runs adjacent to two residential properties; adjacent to the driveway there is a residential property (no. 30) which is included within the site boundary. All boundaries, with exception of the southern boundary, are formed by mature vegetation. Between the processing plant and Hyde Lane to the north of the site, there is residential development along The Woodlands. To the east, there is open grassland, with mature vegetation separating the fields. The railway line runs close to the west of the site.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is 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.Historic Environment: There are no heritage assets within 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 Zone	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: Areas along the north-western boundary and to south-east of the site range from low-medium

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

<ul style="list-style-type: none">• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<p>risk of surface water flooding. A strip of land at the centre of the site is at high risk of surface water flooding.</p> <ul style="list-style-type: none">• Access: The site is accessed via a private driveway from Woodlands Road; the access is currently narrow however, widening may be possible due to the presence of land to the east which is in the site boundary (currently in use as a residential property – no. 30). Despite this, Woodlands Road is a residential road which experiences on-street parking, limiting the width of the road. HCC Highways state that achieving a suitable access route to the site with associated footways would be challenging.• Noise: The railway line runs in close proximity to the west of the site. Noise and vibrations caused by the use of railway line may have an impact on the site and its future occupiers.								
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having low sensitivity to built development.• TPO: There are protected trees along the western boundary and to the north of the site (TPO823).								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none">• HCC Highways state that there are minimal alternatives to the use of private cars for trips due to the site's location; the existing settlement has minimal opportunity for internalisation of trip and there is minimal existing public transport other than some opportunity for rail use.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Secondary Centre of Kings Langley.									
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and is being promoted by the landowners.</p>									
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p>Potential Density</p> <table><tr><td>Landowner Proposed DPH</td><td>30-40</td><td>Landowner Proposed Dwelling Range</td><td>40-50</td></tr><tr><td>Indicative DPH</td><td>35-50</td><td>Indicative Dwelling Range</td><td>45-65</td></tr></table>		Landowner Proposed DPH	30-40	Landowner Proposed Dwelling Range	40-50	Indicative DPH	35-50	Indicative Dwelling Range	45-65
Landowner Proposed DPH	30-40	Landowner Proposed Dwelling Range	40-50						
Indicative DPH	35-50	Indicative Dwelling Range	45-65						
<p>Phasing</p> <table><tr><td>0-5 years</td><td>x</td><td>6-10 years</td><td></td><td>11-15 years</td><td></td><td>16+ years</td><td></td></tr></table>		0-5 years	x	6-10 years		11-15 years		16+ years	
0-5 years	x	6-10 years		11-15 years		16+ years			
<p>Conclusion</p> <p>The site is deemed suitable for residential development. Areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Suitable access arrangements should also be achieved. Noise issues arising from proximity to the railway line should also be taken account of as is necessary. Any development should also ensure protection of the protected trees within the site. The site is both available and achievable. The site is deemed to be deliverable.</p>									
<p>Suitable</p>	<p>Yes</p>	<p>Available</p>	<p>Yes</p>	<p>Achievable</p>	<p>Yes</p>				

Appendix 7c – Potential Sites Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PSCFS24	Land north of Little Green Lane, Croxley Green	Croxley Green	1.1



Site Description	
The site is comprised of greenfield land and is situated to the north of Little Green Lane. The site is in agricultural use and forms part of a larger open agricultural land. The western and southern boundaries are formed by vegetation and trees; the northern and eastern boundaries extend out into the remainder of the open field. The southern boundary is adjacent to Little Green Lane and Little Green Junior School.	
Use(s) Proposed	Education
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. To the south-east there are a several Locally Listed buildings. Croxley Green Conservation Area, which contains two Grade II Listed Buildings close to its eastern boundary (Killingdown Farmhouse and Little Green), is located to the south-west.
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 no access onto the site, although this could be provided from Little Green Lane.

Appendix 7c – Potential Sites 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">• Local Wildlife Site: The western boundary is adjacent to a Local Wildlife Site (Dell Wood, Round Newland's & Long Newland's Spring).• Ancient Woodland: The western boundary is adjacent to an ancient woodland.• TPO: There is a protected belt of trees adjacent to the western boundary (TPO026).					
Further Constraints/Considerations: <ul style="list-style-type: none">• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is at the edge of the Key Centre of Croxley Green.						
Availability (ownership/legal issues)						
The site is in single ownership but is no longer being promoted by the landowner.						
Achievability						
No viability issues in developing the site for education use have been highlighted.						
Potential Density						
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH		N/A		Indicative Dwelling Range		N/A
Phasing						
0-5 years		x	6-10 years		11-15 years	16+ years
Conclusion						
The site is not available for development; therefore the site is undeliverable.						
Suitable		Yes		Available		No
				Achievable		Yes