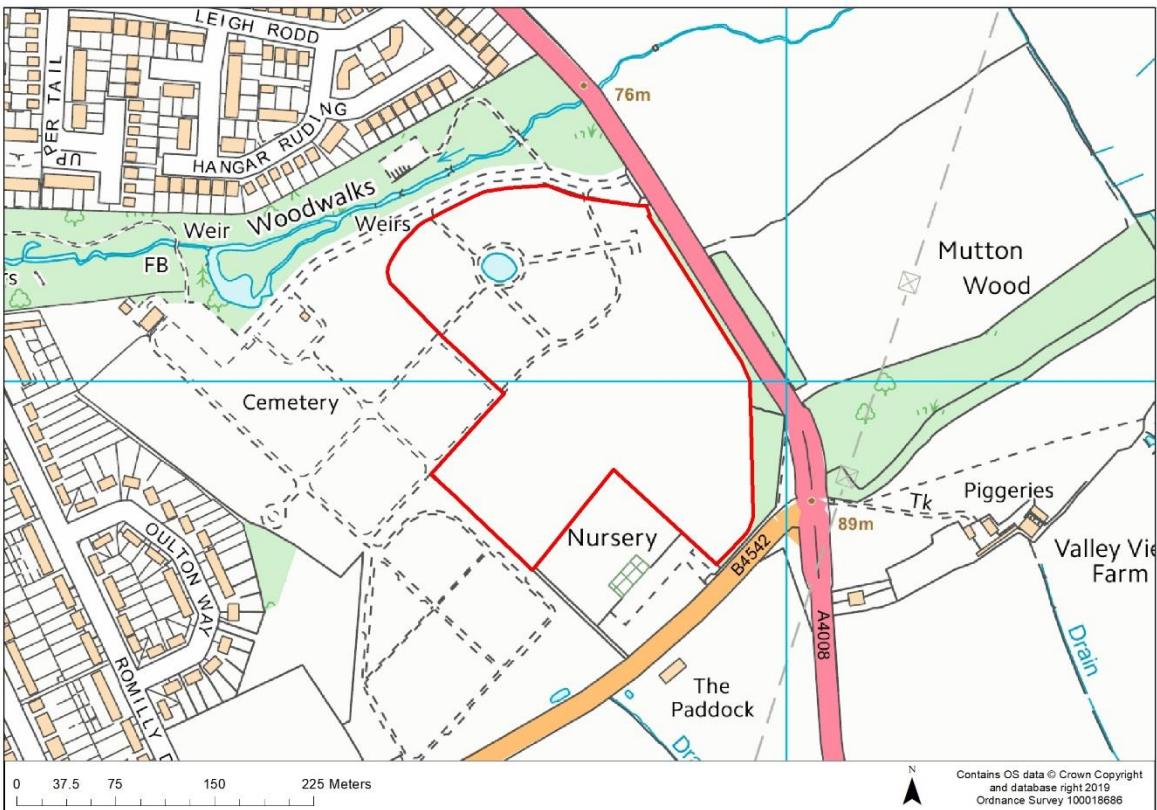


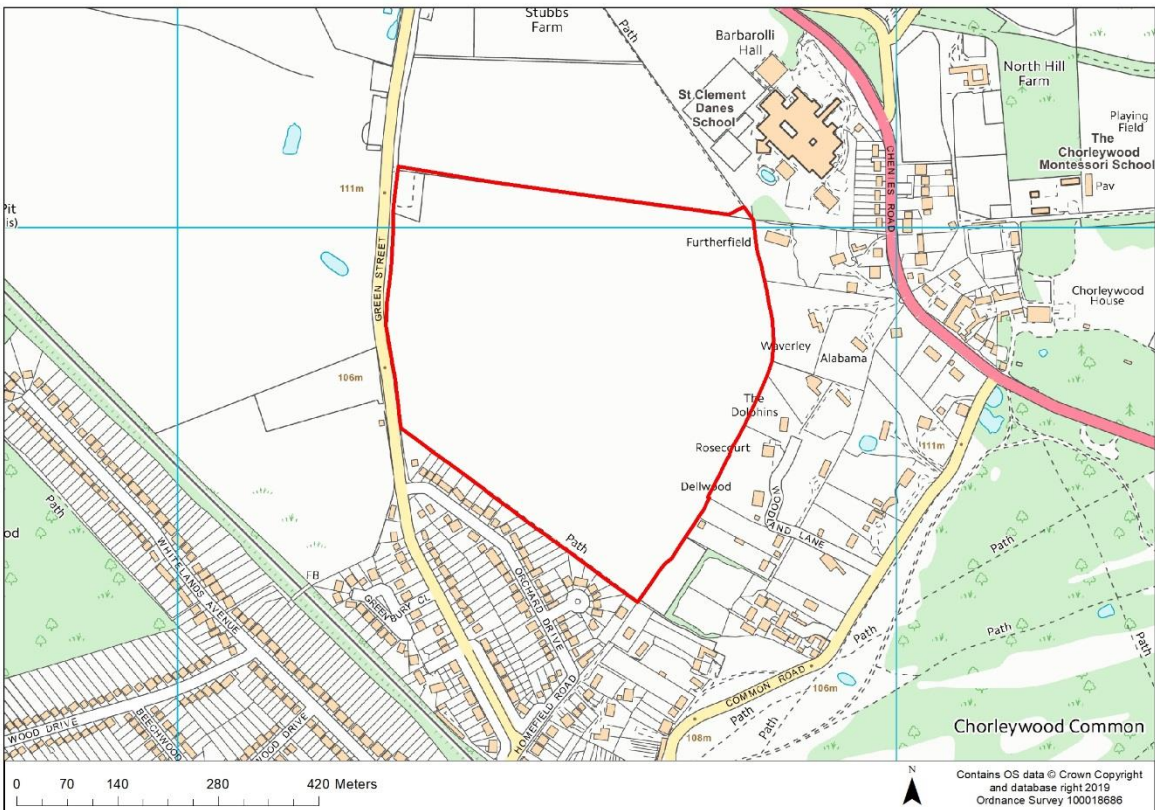
Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS2	East Carpenders Park	Carpenders Park	5.2
			
Site Description The site is comprised of greenfield land. The northern section of the site is in use as the cemetery and the southern section as open land and woodland. The western boundary is adjacent to the remainder of the cemetery and the southern boundary is adjacent to Carpenders Park Garden Centre. The north of the site is adjacent to woodland and the eastern boundary is formed by Oxhey Lane.			
Use(s) Proposed		Residential	
Planning History There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: The site is 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.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There are scattered areas of the site at low risk of surface water flooding at the west of the site and to the north, where a pond is present.	

Appendix 7d – Previously Considered Sites Detailed Assessments

Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• TPO: There are protected trees through the centre of the site (TPO533)					
Further Constraints/Considerations: <ul style="list-style-type: none">• The site is reserved for future cemetery use.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Secondary Centre of Carpenders Park.						
Availability (ownership/legal issues) <p>The site is under single ownership but is subject to three separate leases on the site ranging from lease dates between 2023 and 2051.</p> <p>The site was previously rejected from further considerations due to its requirement for the future expansion of the cemetery, which is still the case.</p>						
Achievability <p>The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.</p>						
Potential Density						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH	30-40		Indicative Dwelling Range		155-210	
Phasing						
0-5 years	x	6-10 years	x	11-15 years		16+ years
Conclusion						
The site is not available for residential development and is reserved for future cemetery use. The site is therefore deemed undeliverable.						
Suitable	No	Available	No	Achievable	No	

Appendix 7d – Previously Considered Sites Detailed Assessments

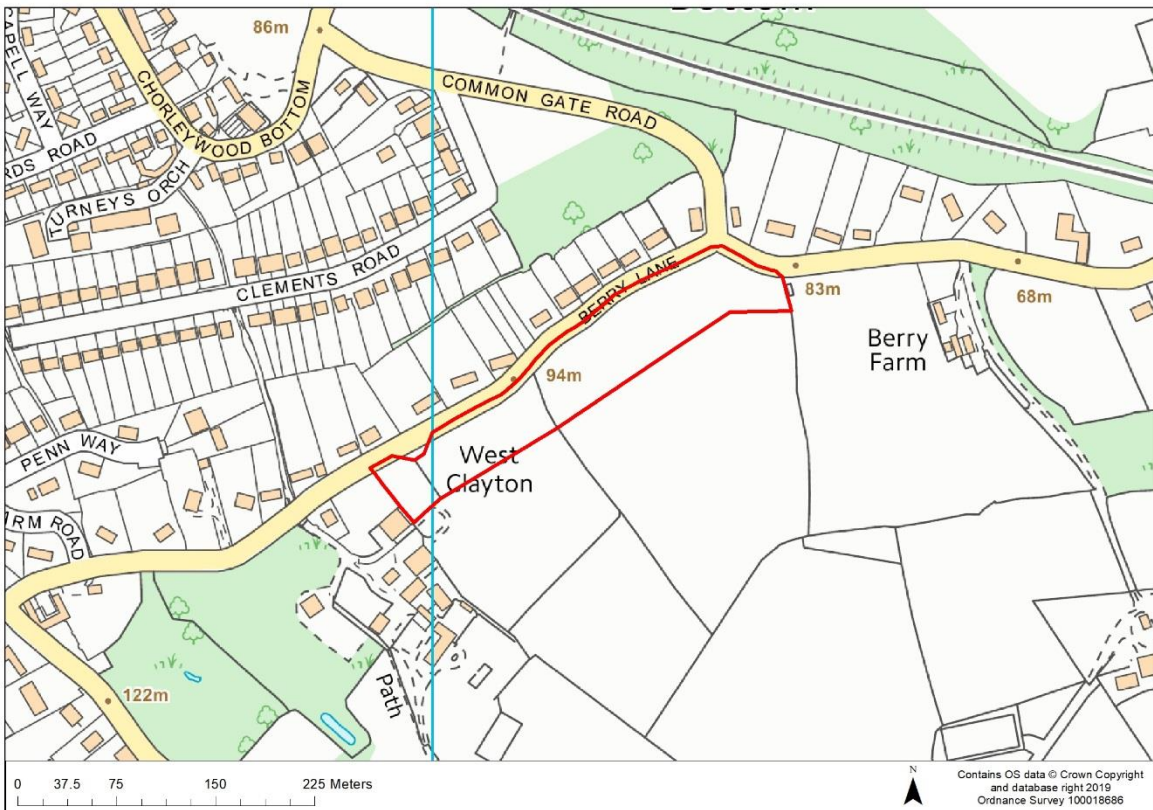
Site Ref	Address	Settlement	Site Area (ha)
PCS4	East Green Street, Chorleywood	Chorleywood	22.6
			
Site Description <p>The site is comprised of greenfield land, located to the north of Chorleywood. The site is in use as it is open grassland and is divided by fences and there is a farm building to the north-west. The site borders two residential developments (Orchard Drive to the south and Woodland Lane to the east). To the north is St Clement Danes School, an open grassland field and public footpath.</p> <p>Buckinghamshire is adjacent to the west of the site.</p>			
Use(s) Proposed		Residential	
Planning History <p>There are currently two planning applications in for this site these are for up to 800 dwellings (20/0882/OUT) and for up to 300 dwellings (20/0898/OUT); at the time of writing both applications are pending decision.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.Historic Environment: The site does not contain any Heritage Assets but the south-eastern boundary is adjacent to the Chorleywood Common Conservation Area. 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.AONB: The site is wholly within the Chilterns AONB.	
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 1Surface Water Flood Risk: The eastern boundary of the site ranges from medium to high risk of surface water flooding. From the south-eastern corner, a surface water flow path emerges and	

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<p>travels to the central-western part of the site. The surface water flow path ranges from low to medium risk of surface water flooding.</p> <ul style="list-style-type: none">Access: Access could be obtained from Green Street.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">A public right of way runs along the southern boundary.HCC Highways state that the site is situated in a potentially highly sustainable location in transport terms, although the cumulative impact of growth impact to A404 would be highly significant. HCC Highways also state that in order for the site to be sustainable, significant developer contributions would be required to facilitate a bus service diversion into the site so that all dwellings would be within 400m of a stop and an improvement made to the frequency of services.Settlement Hierarchy (Core Strategy, 2011): 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	20		Landowner Proposed Dwelling Range		450
Indicative DPH	30-40		Indicative Dwelling Range		680-900
Phasing					
0-5 years	x	6-10 years	x	11-15 years	x
					16+ years
Conclusion					
The site is also wholly within the AONB, with a high landscape sensitivity. It is not considered that the benefits of allocating the site would outweigh harm to the AONB; the site is therefore considered unsuitable.					
Suitable	No		Available	Yes	
				Achievable	Yes

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS6	Hall Farm, Berry Lane	Chorleywood	1.9

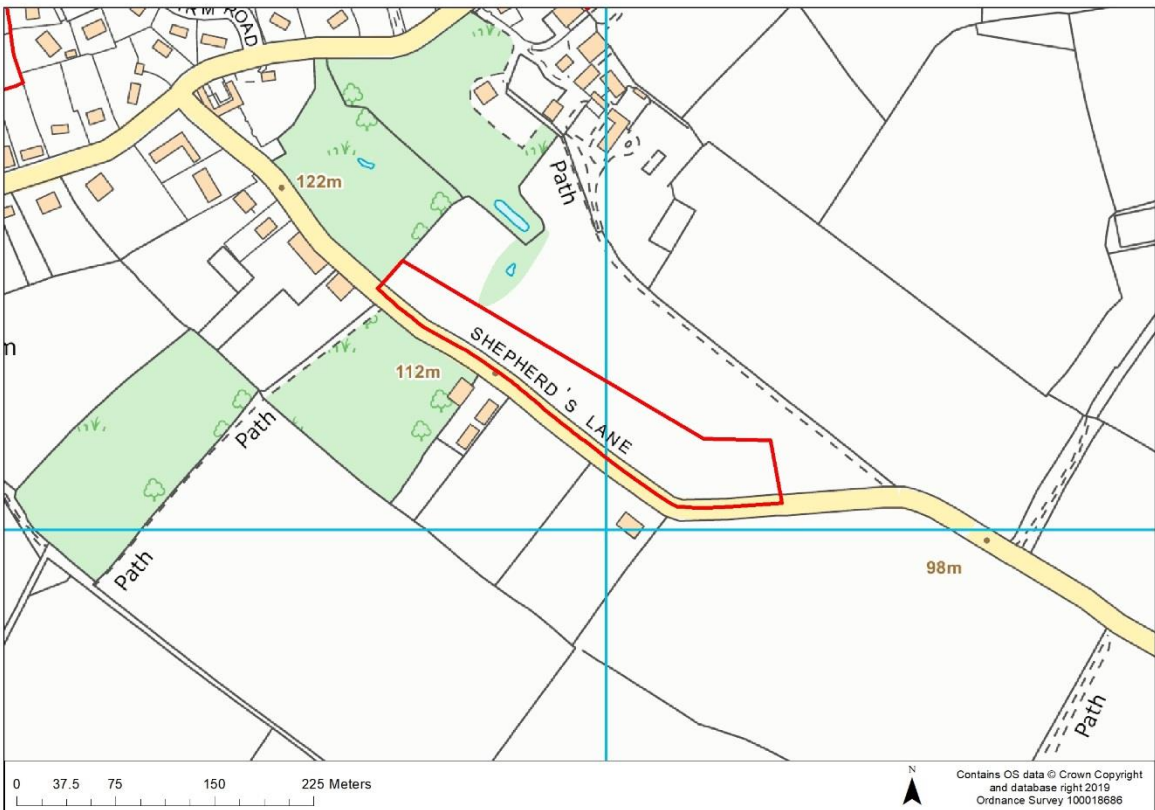


Site Description	
<p>The site is located to the south of the settlement edge of Chorleywood and is comprised of greenfield land. The site is currently in agricultural use, consisting of on open farmland. There is a strip of trees running through the centre of the site which divides the site into two fields. The northern boundary is formed by Berry Lane with residential development beyond this. To the south, the site extends into the remainder of the agricultural field. The west of the site is adjacent to agricultural buildings associated with Hall Farm. The railway line runs within close vicinity of the site, to the north-east.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There is no relevant planning history on the site.</p>	
Suitability	
<p>Policy Constraints:</p> <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.Historic Environment: The site does not contain any Heritage Assets but it is adjacent to the Chorleywood Common Conservation Area to the north. The Heritage Impact Assessment states that views into and out of the Conservation Area would be impacted by residential development on the site. The Heritage Impact Assessment states that the site's development would have a minor-adverse impact on the historic environment. A detailed heritage assessment would be required as part of any proposals.
<p>Physical Constraints:</p> <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1,Access: There is currently no access to the site. This may be obtained from Berry Lane, although this is a narrow road with capacity for single-file traffic for most of its length and without safe pedestrian access, which presents concerns.

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Noise: Noise issues caused by the site's proximity to the railway line may have an impact on the site and its future occupiers.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">A smaller site within the boundary has been submitted for consideration (Site ACFS6).<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood.							
Availability (ownership/legal issues)							
Site PCS6 was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan.							
However, the site is in single ownership and an area within the site has been promoted by the landowner (Site ACFS6). Site ACFS6 has been promoted for development and is considered to be available. <i>Please see the Site Assessment for Site ACFS6.</i>							
Achievability							
Site PCS6 was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.							
The site has been promoted by the landowner as a smaller site (Site ACFS6). The promoters of the site have not specified any issues regarding the viability in developing Site ACFS6. <i>Please see the Site Assessment for Site ACFS6.</i>							
Potential Density							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	15-25	Indicative Dwelling Range	30-50				
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The site is not available for development and is deemed to be undeliverable.							
For an assessment of the area within the site that has been promoted for development, <i>please see the Site Assessment for Site ACFS6.</i>							
Suitable	Yes	Available	No	Achievable	No		


Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS7	Hall Farm, Shepherds Lane	Chorleywood	1.5
			
Site Description The site is located to the south-east of Chorleywood and is comprised of greenfield land which is currently in agricultural use. The site is part of a larger field and runs parallel to Shepherds Lane. The western boundary is formed by hedgerows adjacent to Shepherds Lane. There is woodland to the north of the site, with residential development associated with Chorleywood beyond this. To the east, south and west there is open agricultural land. There are some low-density residential dwellings to the immediate north-east and north-west.			
Use(s) Proposed		Residential	
Planning History There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.Historic Environment: There are no heritage assets within the site although to the north there is a Grade II* Listed complex of buildings. At present the Grade II* Listed complex farm lies has rural views to the south of the historic landscape that it is appreciated within. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment although any future proposals should be accompanied by a heritage statement, as development in this landscape has potential to harm the setting of the designated assets.	
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 1GSPZ: The north of the site is located 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	

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<p>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 existing access to the site. The site could be accessed from Shepherd's Lane, although this is a narrow road with capacity for single-file traffic for most of its length. HCC Highways raise significant concerns due to the location and scale of the site in isolation.								
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.Local Wildlife Site: There is a Local Wildlife Site (Shepherd's Lane Wood) located to north-west of the site, on the opposite side of Shepherds Lane.								
Further Constraints/Considerations:									
<ul style="list-style-type: none">HCC Highways have stated that in isolation, the site presents significant concerns due to the site's location and scale.A smaller site within the boundary has been submitted for consideration (Site ACFS5).Settlement Hierarchy (Core Strategy, 2011): The site is located outside of any settlement defined in the Settlement Hierarchy.									
Availability (ownership/legal issues)									
<p>Site PCS7 was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is available.</p> <p>However, the site is in single ownership and has been promoted by the landowner as a smaller site (Site ACFS5). Site ACFS5 has been promoted for development and is considered to be available. <i>Please see the Site Assessment for Site ACFS5.</i></p>									
Achievability									
<p>Site PCS7 was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.</p> <p>The site has been promoted by the landowner as a smaller site (Site ACFS5). The promoters of the site have not specified any issues regarding the viability in developing Site ACFS5. <i>Please see the Site Assessment for Site ACFS5.</i></p>									
Potential Density									
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A			
Indicative DPH		15-25		Indicative Dwelling Range		25-40			
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. It is therefore considered unsuitable for residential development.</p>									
Suitable		No		Available		No		Achievable	No

Appendix 7d – Previously Considered Sites Detailed Assessments

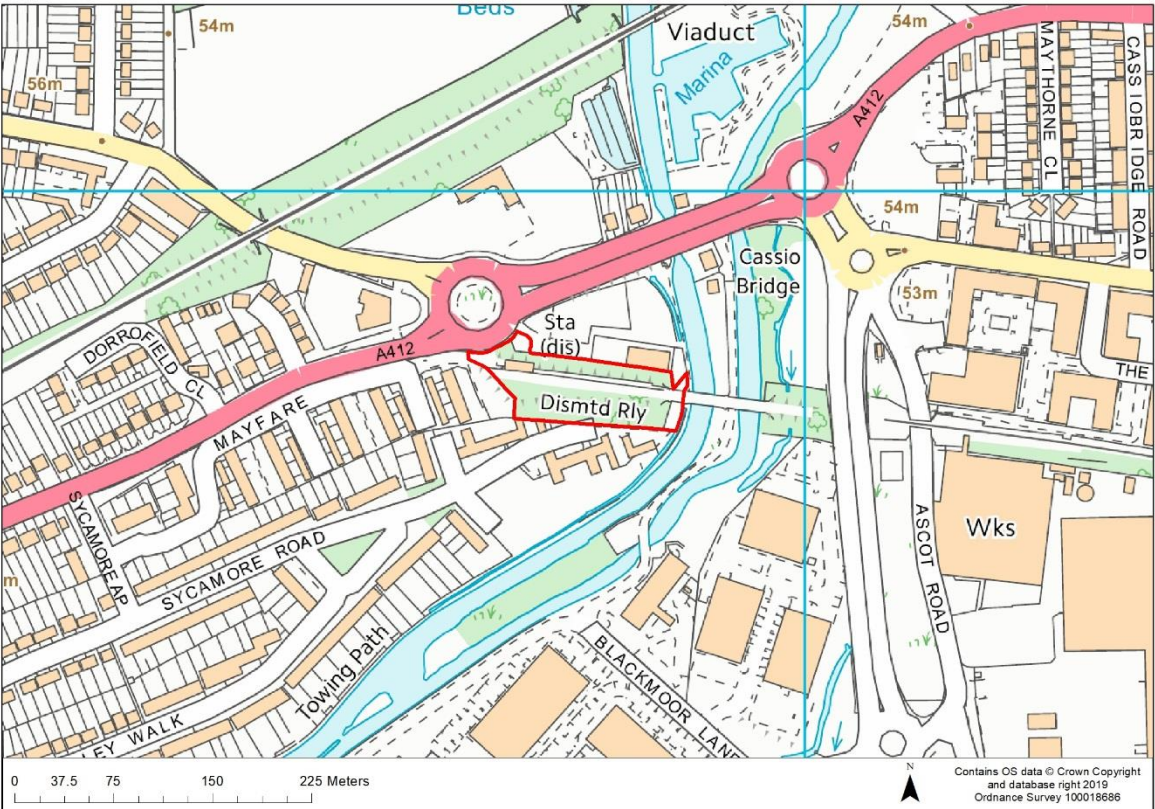
Site Ref	Address	Settlement	Site Area (ha)
PCS11	West Hyde Residential Centre	West Hyde	0.13
			
Site Description			
The site is comprised of brownfield land. The site is in active use as an Action for Children residential centre. There is access to the site from Old Uxbridge Road. To the south, there is a youth centre and tennis court and to the east and north there is open greenspace. To the west, on the opposite side of Old Uxbridge Road, is Lynsters Lake. Low-density residential development runs along Old Uxbridge Road to the south east.			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The 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, however there are two Grade II Listed Building within the vicinity of the site (Church of St Thomas of Canterbury to the south and Lynsters Farmhouse and Cottage to the north-west). A detailed heritage impact assessment would be required as part of any proposals.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoise		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Groundwater Flood Risk: Groundwater levels are very near the ground surface (within 0.025m of the surface).GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as	

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">Air Quality	soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">Local Wildlife Site: There is a Local Wildlife Site (Colne Valley Gravel Pits) to the west, on the opposite side of Old Uxbridge Road.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">The site is in use by Action for Children as a residential centre providing short-breaks for children.Settlement Hierarchy (Core Strategy, 2011): The site is located within the settlement of West Hyde which is classified as an “Other Settlement” in the Settlement Hierarchy.					
Availability (ownership/legal issues)					
The site is a previously considered site and is owned by Hertfordshire Country Council. The site has not been promoted for consideration and is required for its current use.					
Achievability					
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	30-40		Indicative Dwelling Range	4-5	
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. The site is also not in a sustainable location. It is therefore considered unsuitable for residential development. The site is also considered to be unavailable for development. The site is therefore undeliverable.					
Suitable	No		Available	No	
				Achievable	No

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS12	Former Croxley Green Railway Station	Croxley Green	0.7



Site Description	
<p>The site is located in Croxley Green and is comprised of a mix of greenfield and brownfield land. The site was formerly in use as a railway station which has been dismantled. The vast majority of the site is now covered by woodland and a small building remains at the north-western corner of the site. The site is located to the immediate south of the roundabout which links Watford Road and Baldwins Lane. Its eastern boundary is formed by the Main River Gade whilst to the south and west there is residential development on Sycamore Road and Mayfare. To the immediate north of the site is the car park for the Cassiobridge Play Area and Sea Cadets. The Sea Cadets Building is adjacent to the north-eastern corner of the site runs along the length of the boundary. The old railway bridge crosses over the River Gade from Ascot Road and into the site.</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is not located in the Green Belt. 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.
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: There is high risk of surface water flooding adjacent to the east of the site although this risk area is associated with the River Gade. Groundwater Flood Risk: Along the northern and eastern boundaries, groundwater levels are very near the surface (within 0.025 of the surface). The remainder of the site has groundwater levels between 0.5m and 5m below the ground. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">Air Quality	source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">A small portion of the site's north-western corner is within a designated open space (Cassiobridge Playing Area).<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.					
Availability (ownership/legal issues)					
The site is in single ownership. The site is not being promoted for development.					
Achievability					
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH	40-50		Indicative Dwelling Range		28-35
Phasing					
0-5 years		6-10 years		11-15 years	
				16+ years	
Conclusion					
The site is unavailable and is therefore deemed undeliverable.					
Suitable	Yes	Available	No	Achievable	No

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Site Ref	Address	Settlement	Site Area (ha)
PCS15	Griggs Field, Batchworth	Batchworth	11.3

Site Description

The site is comprised of previously developed land and is in use as the Nine of Herts Golf Course; there is a small building associated with the Golf Course close to the central-eastern boundary of the site. The north-eastern boundary of the site is formed by the A404 whilst the eastern boundary abuts an open field. Access to the site is obtained via the A404. There are a few of detached residential properties adjacent to the north-western boundary. Open land and woodland are situated to the south and west; there are farm buildings located to the south-east which are associated with Batchworth Heath Farm.

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: The site lies to the immediate south of the Grade II* Moor Park Registered Park and Garden. There is a Grade II Listed Building (Garden Wall south-west of Home Farm) to the north-east of the site. 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.
<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 Surface Water Flood Risk: There are small areas of surface water flooding across the site, to the south-east (high risk) and

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<p>west (low-medium risk) and also along the northern and southern boundaries (low-medium risk).</p> <ul style="list-style-type: none">• Contamination: The majority of the site is on historic landfill (Site EAHLD12365 – Batchworth Heath Farm).• Access: There is an existing access from the A404. HCC Highways advise that this would likely need improvement due to intensification of use and to allow pedestrian access.						
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">• The Playing Pitch Strategy Assessment (2019) recognises that the Nine of Herts Golf Club offers non-traditional golf facilities¹, which helps to meet the most prominent type of golfing demand in the District². The PPS Assessment states that the current level of non-traditional golf facilities may be insufficient to fully engage casual golfers. Subsequently, the PPS Strategy & Action Plan recommends that the existing golfing offer available in the District should be enhanced and that the creation of alternative non-traditional provision should be considered. The PPS Strategy & Action Plan recommends that the Nine of Herts Golf Club should be retained and its quality sustained through appropriate maintenance.• HCC Highways state that site is in a detached location with minimal opportunity for any form of travel other than private car. HCC Highways state that the A404 is currently likely to discourage walking/cycling and there are no bus services within 400m, with the site unlikely to accommodate a diversion that would be viable in the long term.• <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located at the edge of Batchworth Park which is classified as an “Other Settlement” in the Settlement Hierarchy and is washed over by the Green Belt.							
Availability (ownership/legal issues)							
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	22	Landowner Proposed Dwelling Range	250				
Indicative DPH	20-30	Indicative Dwelling Range	225-340				
Phasing							
0-5 years	x	6-10 years	x	11-15 years	x	16+ years	
Conclusion							
The PPS Strategy & Action Plan, forming part of the Open Space, Sport and Recreation Study (2019), states that the current supply of golf facilities in Three Rivers can meet current and future demand; the Nine of Herts Golf Course (Site PCS15) forms part of this supply. The Strategy and Action Plan recommends that the Nine of Herts Golf Club should be retained and its quality sustained through appropriate maintenance. The draft Local Plan also seeks to protect existing sport and recreation facilities (including golf courses/facilities). It is therefore considered that the site’s current use should be protected. The site is also 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 in a sustainable location.							
For the reasons set out above, the site is considered unsuitable for residential development.							
Suitable	No	Available	Yes	Achievable	Yes		

¹ This includes driving ranges, par-3 golf courses and FootGolf courses.

² The PPS Assessment states that casual participation ('casual fun') generates the highest level of demand in the District.

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS16	Vivian Gardens, Oxhey Hall	Oxhey Hall	0.33

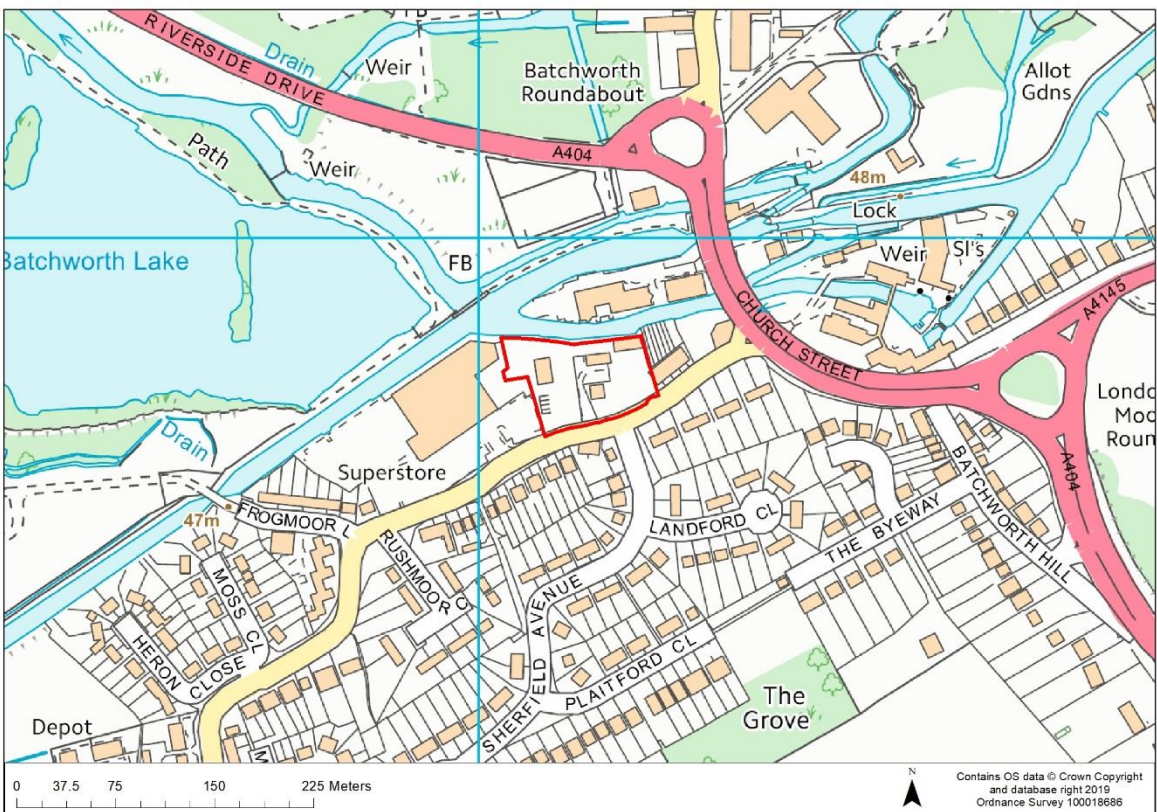
Site Description	
<p>The site is comprised of greenfield and a small portion of previously developed (brownfield) land, currently comprises of two neighbouring gardens on the southern edge of Vivian Gardens. Two residential properties (nos. 44 and 46) are located in the site boundary, to the north. The southern boundary is defined by mature vegetation, bordering South Oxhey Playing Fields. Access to the existing dwellings is from Vivian Gardens.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There were two planning applications on the site (02/00112/OUT and 06/0490/FUL) for 6 dwellings and 9 dwellings respectively; both were refused. The two application related to only part of the development site as the applications were for the redevelopment of nos. 44 and 42.</p> <p>An application (19/1961/FUL) was submitted for the erection of 6 semi-detached dwellings in October 2019. This related to the rear gardens of nos. 44 and 46 but excluded the existing dwellings. The application was refused and is currently subject to an appeal, which is pending determination at the time of writing.</p>	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is not located in the Green Belt.Historic Environment: There are no Heritage Assets within the site. The site lies immediately to the south of the Oxhey Conservation Area. The Heritage Impact Assessment states that the site’s development would have a neutral impact on the historic environment. A detailed heritage impact assessment may be required if any design proposals are considered to have a potential impact on the Conservation Area.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding	<ul style="list-style-type: none">Flood Zone: The site is within Flood Zone 1.GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.TPO: The site has protected trees to the north-west and south-west (TPO677).				
Further Constraints/Considerations:					
<ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Oxhey Hall.					
Availability (ownership/legal issues)					
The site has two landowners. A prospective owner has an option agreement on both parts of the land.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH	20-30		Indicative Dwelling Range		6-9
Phasing					
0-5 years	x	6-10 years		11-15 years	
					16+ years
Conclusion					
The site is within the urban area and within a higher tier settlement. The site is not within the Green Belt and it is a priority to direct development to land that is not designated as Green Belt, where appropriate. The site is deemed suitable although any development should address the presence of protected trees on the site. Consideration should be given to the site's location in GSPZ1. The site is both available and achievable.					
Suitable	Yes		Available	Yes	Achievable
					Yes

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS17	Depot, Harefield Road, Rickmansworth	Rickmansworth	0.6



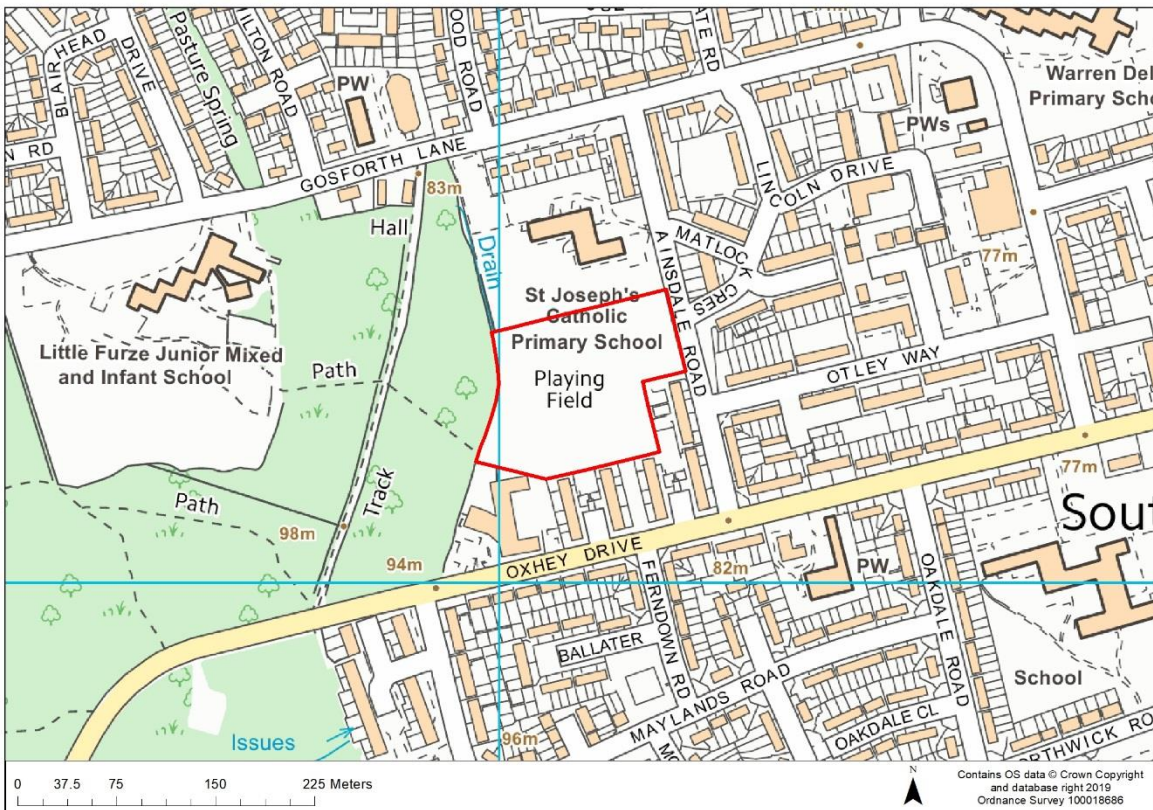
Site Description	
<p>The site is comprised of brownfield land and is in use as a waste depot and associated car park, owned by Three Rivers District Council. Existing access to the site is from Harefield Road. To the immediate east of the site are residential dwellings and a Public House, whilst to the immediate west there is a Tesco superstore. The site's northern boundary is adjacent to the Grand Union Canal. The south of the site comprises of residential development whilst Rickmansworth High Street and its surrounding residential is located to the north-east.</p>	
Use(s) Proposed	Residential
Planning History	
<p>In 2019, there was District Council application (19/1557/FUL) for the demolition and replacement of the existing depot. This application was approved.</p>	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is not located in the Green Belt.Historic Environment: There are no heritage assets in the site; Rickmansworth Town Conservation Area is located to the north.
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: Over half of the proposed site is within Flood Zone 2, with the western, southern and northern areas of the site affected. The west and north of the site are also located within Flood Zone 3a.Surface Water Flood Risk: The western portion of the site is at high-low risk of surface water flooding. A surface water flow path from Sherfield Avenue enters the south of the site and ponds along the southern boundary of the site (low-high risk).GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density,

Appendix 7d – Previously Considered Sites Detailed Assessments

	scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.				
	<ul style="list-style-type: none">• Contamination: The Environment Agency have stated that the site's use as a waste depot presents a potential polluting use.				
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">• The site was previously considered as a potential housing site in the previous Local Plan process. The site was rejected at Examination as the availability of an alternative and suitable site could not be demonstrated.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.					
Availability (ownership/legal issues)					
The site is in single ownership. The landowner has confirmed that the site is unavailable for development; the existing waste depot has recently been granted permission for demolition and replacement.					
Achievability					
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration for a residential allocation to this Local Plan. Subsequently there is no evidence that the site is achievable.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	40-60		Indicative Dwelling Range	25-36	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
The site is unavailable and is therefore deemed undeliverable.					
Suitable	Yes	Available	No	Achievable	No

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Site Ref	Address	Settlement	Site Area (ha)
PCS18	Land south of St Josephs, South Oxhey	South Oxhey	1.5



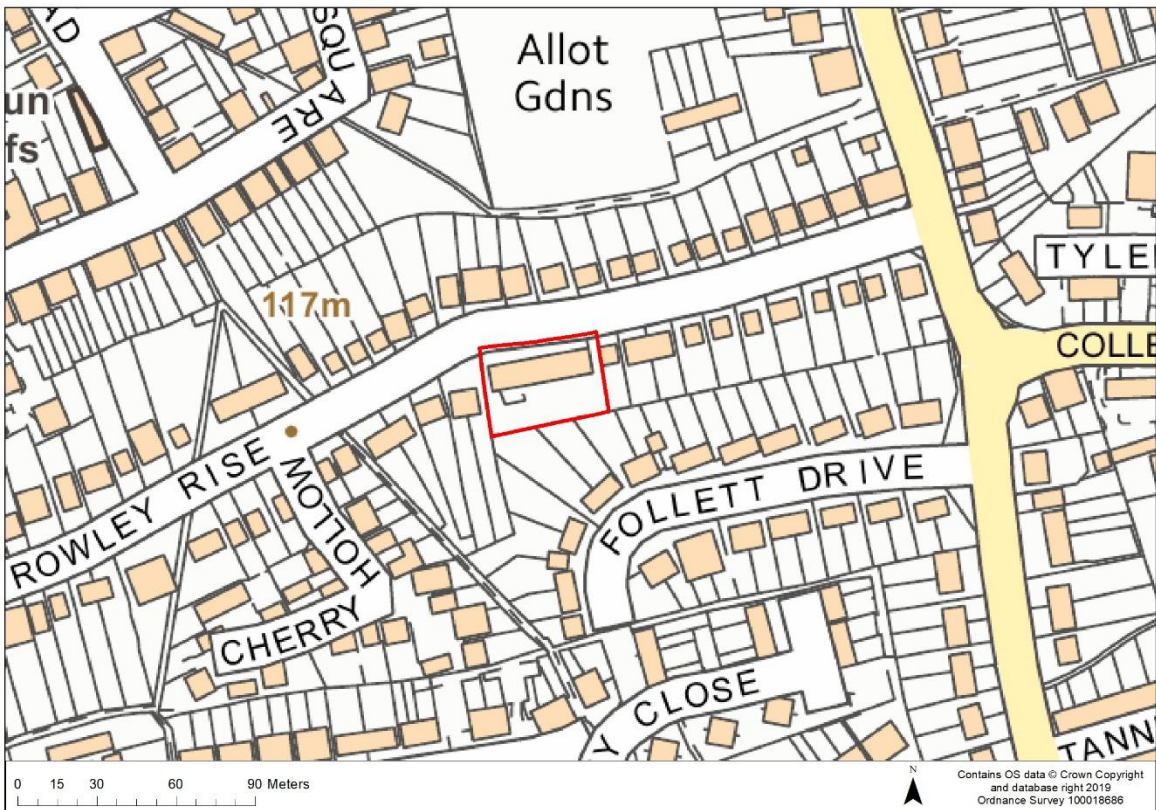
Site Description	
The site is located on the western edge of South Oxhey and is comprised of greenfield land. The site is currently in use as open green space located on the western edge of South Oxhey. The site's northern boundary abuts St Joseph's Primary School whilst to the south and east there is residential development. To the west is Oxhey Woods.	
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 the harm to the Green Belt as low.Historic Environment: There are no heritage assets in the vicinity of the site, however Oxhey Chapel Grade II* Listed Building is close by. The Heritage Impact Assessment states that development is likely to be a neutral impact on the heritage asset.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
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: Small areas to the south and east of the site are at low risk of surface water flooding.GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">NoiseAir Quality	with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">Access: The site could be accessed from Ainsdale Road.The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.Local Nature Reserve: Adjacent to the west of the site is a Local Nature Reserve (Oxhey Woods).Local Wildlife Site: Adjacent to the west of the site is a Local Wildlife Site (Oxhey Woods).Ancient Woodland: Adjacent to the west of the site is an Ancient Woodland (Oxhey Woods).						
Further Constraints/Considerations: <ul style="list-style-type: none">HCC Highways state that the site is in a central location to amenities and sustainable transport options. The site is situated in a potentially highly sustainable location in transport terms.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of South Oxhey.							
Availability (ownership/legal issues)							
The site is in single ownership. The landowner has confirmed that the site is not being promoted for development.							
Achievability							
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.							
Potential Density							
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH		50-70		Indicative Dwelling Range		75-105	
Phasing							
0-5 years		x	6-10 years		11-15 years		16+ years
Conclusion							
The site is unavailable and is therefore deemed undeliverable.							
Suitable		Yes		Available		No	
						Achievable	
						No	

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS19	Abbots Langley Men's Club	Abbots Langley	0.14



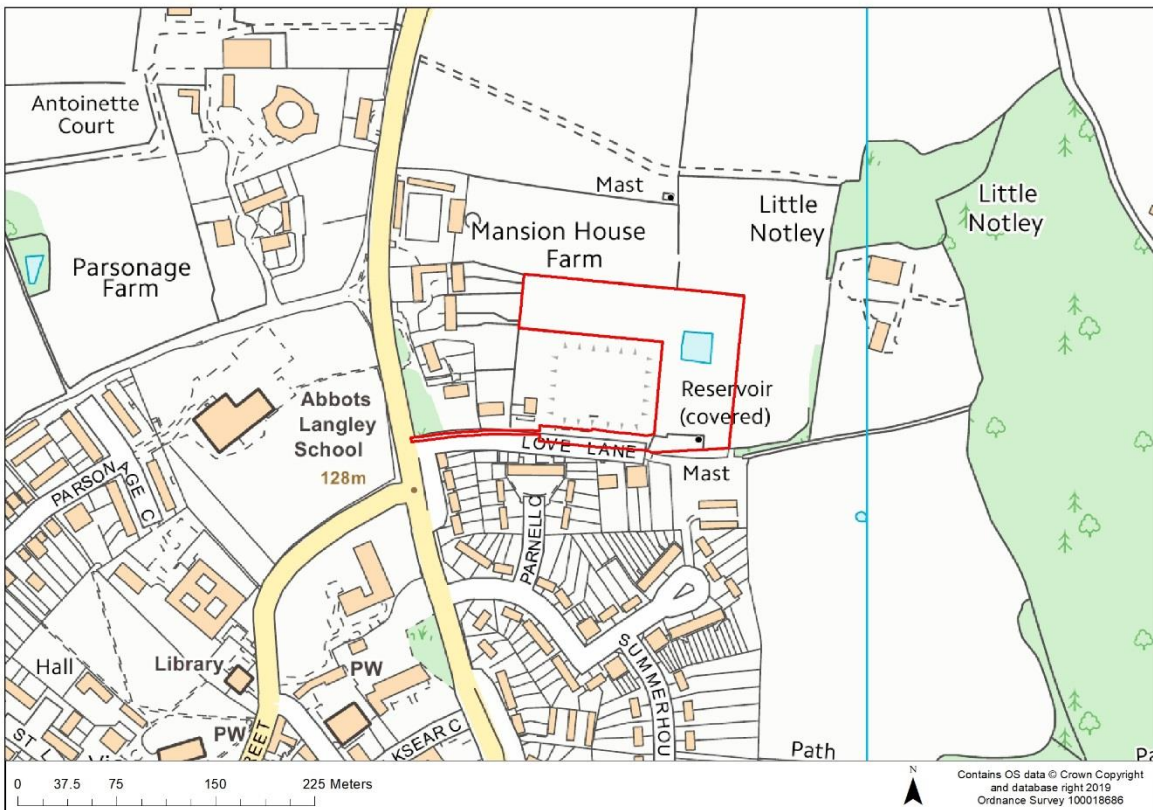
Site Description	
The site is in Abbots Langley and is comprised of brownfield land. The site is currently in use as Abbots Langley & District Men's Club. The site is accessed from Trowley Rise and the surrounding area is residential in nature.	
Use(s) Proposed	Residential
Planning History	
There was a planning application (17/1205/RSP) for the erection of a smoking shelter; this was permitted.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is not in the Green Belt.Historic Environment: The site does not contain any heritage assets. Abbots Langley Conservation Area is located to the north-west although this is beyond several rows of residential streets.
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.
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife Site	<ul style="list-style-type: none">None identified.

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">Local Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree						
Further Constraints/Considerations:						
<ul style="list-style-type: none">The site was previously considered in the last Local Plan but was rejected due to the site's community use and landowner's indication that the site was unavailable.<i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Abbots Langley.						
Availability (ownership/legal issues)						
The site has not been confirmed as available by the landowner and is in continuing community use; the Men's Club has also been recently refurbished. The site is considered unavailable.						
Achievability						
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.						
Potential Density						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A		
Indicative DPH	50-80		Indicative Dwelling Range	7-11		
Phasing						
0-5 years	x	6-10 years		11-15 years	16+ years	
Conclusion						
The site is considered to be unsuitable due to its use as a community facility which should be retained in line with the draft Social and Community Facilities Policy. The site is also unavailable due to its current use. The site is therefore deemed undeliverable.						
Suitable	No		Available	No	Achievable	No

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS21	Land at Love Lane	Abbots Langley	1.3



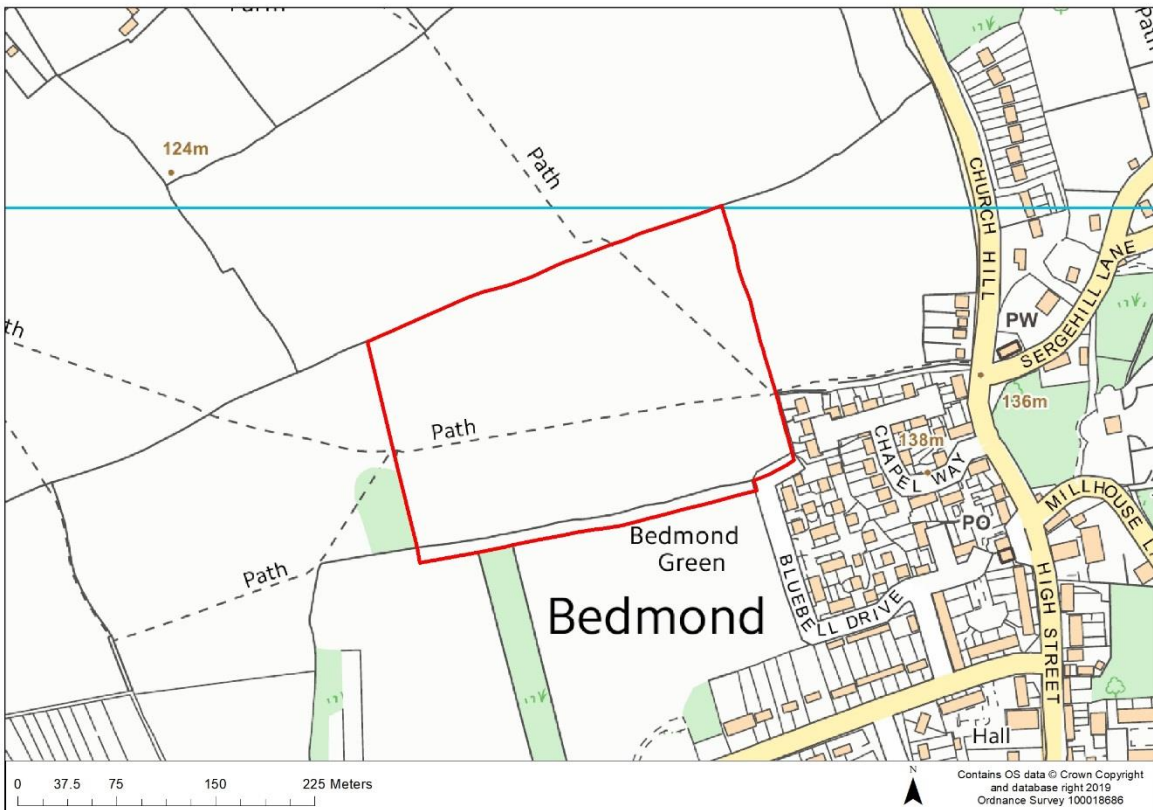
Site Description	
The site is located to the north-east of Abbots Langley and is comprised of greenfield land. The site is in use as open grassland, with an underground covered reservoir to the north-east of the site. There is a mast adjacent to the south-eastern boundary. There is a narrow access road from Love Lane included within the boundary. The outer site boundaries of the site are formed by vegetation. The site wraps around an elevated area of greenspace that is separate from the site. Love Lane runs to the south of the site, which is also a public footpath. There are residential houses adjacent to the west of the site with a more substantial development to the south along Summerhouse Way. Abbots Langley High Street is located to the south-west. The M25 is close to the site and is situated to the north.	
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 on the site. The site abuts the northern end of the Abbots Langley Conservation Area and immediately west lies Mansions House Farmhouse, a Grade II Listed Building. There are also several Locally Listed Buildings to the west of the site. The Heritage Impact Assessment states that the site's development a minor adverse impact on the heritage assets; a detailed heritage impact assessment and any necessary mitigation would be required early on in the design process.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site

Appendix 7d – Previously Considered 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: The current site access is from Love Lane, which is a single-file narrow road leading on from Bedmond Road. It is likely that improvements would need to be made in order to achieve suitable access from Love Lane. Access could potentially be provided from the adjacent site to the north (Site CFS6).										
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.• Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.										
Further Constraints/Considerations:											
<ul style="list-style-type: none">• A public right of way is adjacent to the southern boundary, along Love Lane.• There is a mast adjacent to the south-eastern boundary; this is surrounded by fencing.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.											
Availability (ownership/legal issues)											
The site is in single ownership and 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		35-50		Indicative Dwelling Range		45-65					
Phasing											
0-5 years		x	6-10 years				11-15 years		16+ years		
Conclusion											
The site is deemed suitable for residential development. Appropriate mitigation of the impact on the historic environment will be required and suitable access arrangements will need to be achieved. The site is both available and achievable. The site is deemed deliverable.											
Suitable		Yes		Available		Yes		Achievable		Yes	

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS24	Bluebell Drive (Larger Site), Bedmond	Bedmond	5.7



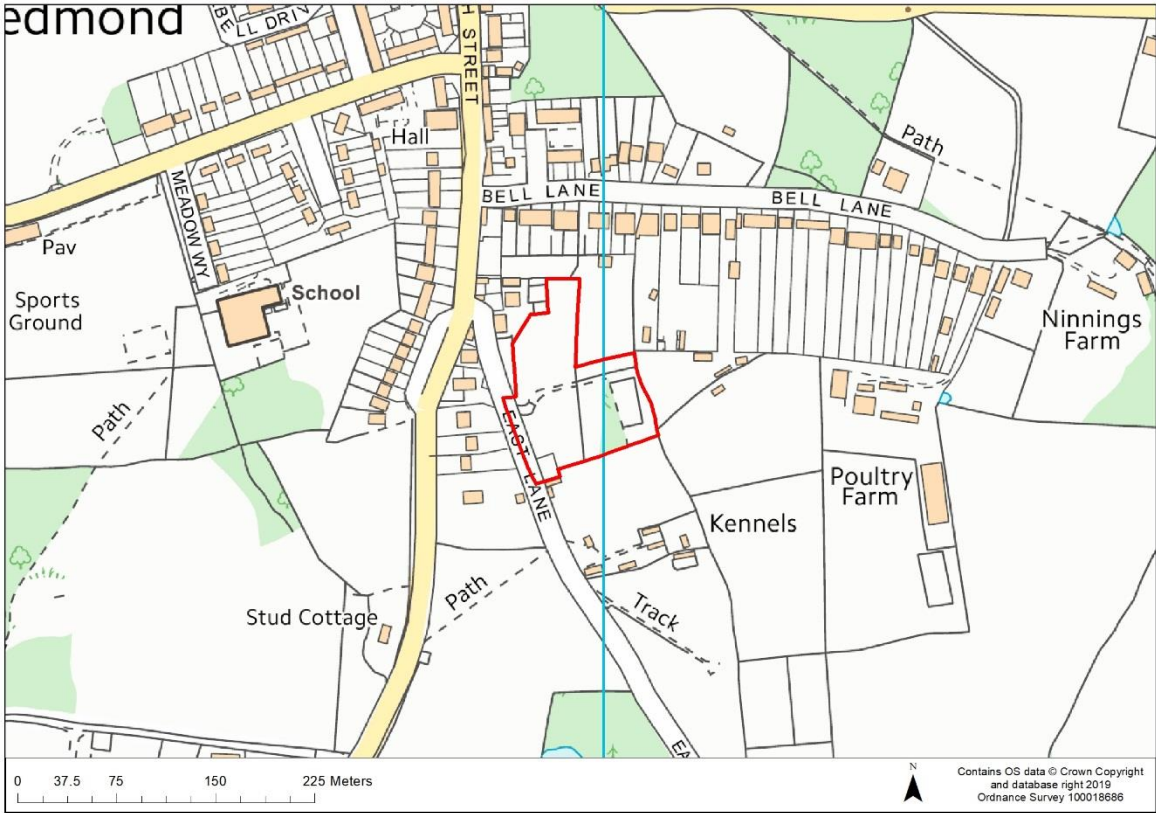
Site Description	
The site is located to the west of Bedmond and is comprised of greenfield land. The site is in agricultural use and forms part of a larger field, which extends out from the west of the site. Green open space abuts the remaining site boundaries although adjacent to the south-western corner is residential development.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green 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. 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. To the east of the site there are several Grade II Listed Buildings located along the High Street. 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 FloodingGroundwater Flooding	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Contamination: The site is adjacent to a historic landfill site (Site EAHLD10018: Toms Lane, Bedmond).Access: HCC Highways state that access is likely achievable from Bluebell Drive, although wider off-site improvements may be necessary to ensure suitable access.

Appendix 7d – Previously Considered 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 a medium sensitivity to built development.Local Wildlife Site: The site's southern boundary is adjacent to a Local Wildlife Site (Bedmond Green).TPO: There are protected trees adjacent to the eastern boundary (TPO901).						
Further Constraints/Considerations:							
<ul style="list-style-type: none">There are two public right of ways running through the site.HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Whilst bus provision is available, and some walking routes exist, HCC Highways consider that distances to destinations would significantly limit sustainable trips.Settlement Hierarchy (Core Strategy, 2011): The south-eastern corner of the site is located at the edge of the village of Bedmond and at the edge of the proposed inset area.							
Availability (ownership/legal issues)							
The site is in multiple ownership; the majority of the land has been promoted by one of the landowners as part of a larger site (Site CFS75).							
A small area, at the south-eastern corner (adjacent to Bluebell Drive), is in separate ownership and has not been promoted for development. This area provides the access point to the site.							
The site would be considered available if the small area which has not been promoted for development were removed from the site boundary, however this would mean access from Bluebell Drive would be unachievable.							
Achievability							
The promoters of the majority of the site (Site CFS75) have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	15-25	Indicative Dwelling Range	85-145				
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The site is located in the Green Belt. 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.							
Bedmond is proposed for insetting within the Green Belt and national policy states that development should be directed to villages which are inset within the Green Belt. It is considered that a modest amount of development which is proportionate to the scale of the village would be acceptable if adjacent to or within the proposed inset boundary of Bedmond. The site is only partially adjacent to the proposed inset boundary of Bedmond and when taking account of other suitable sites in Bedmond, it is considered that development of the site would result in an overdevelopment of Bedmond considered against the scale of the village. The part of the site which is adjacent to the proposed inset area, at the south-eastern corner, has also not been promoted for development and is not available. This part of the site would provide access to the site and subsequently, access to the site is not considered to be achievable.							
For the reasons set out above, the site is considered to be undeliverable.							
Suitable	No	Available	Partially Y	Achievable	No		

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Site Ref	Address	Settlement	Site Area (ha)
PCS25	East Lane (Parcel 1), Bedmond	Bedmond	0.9



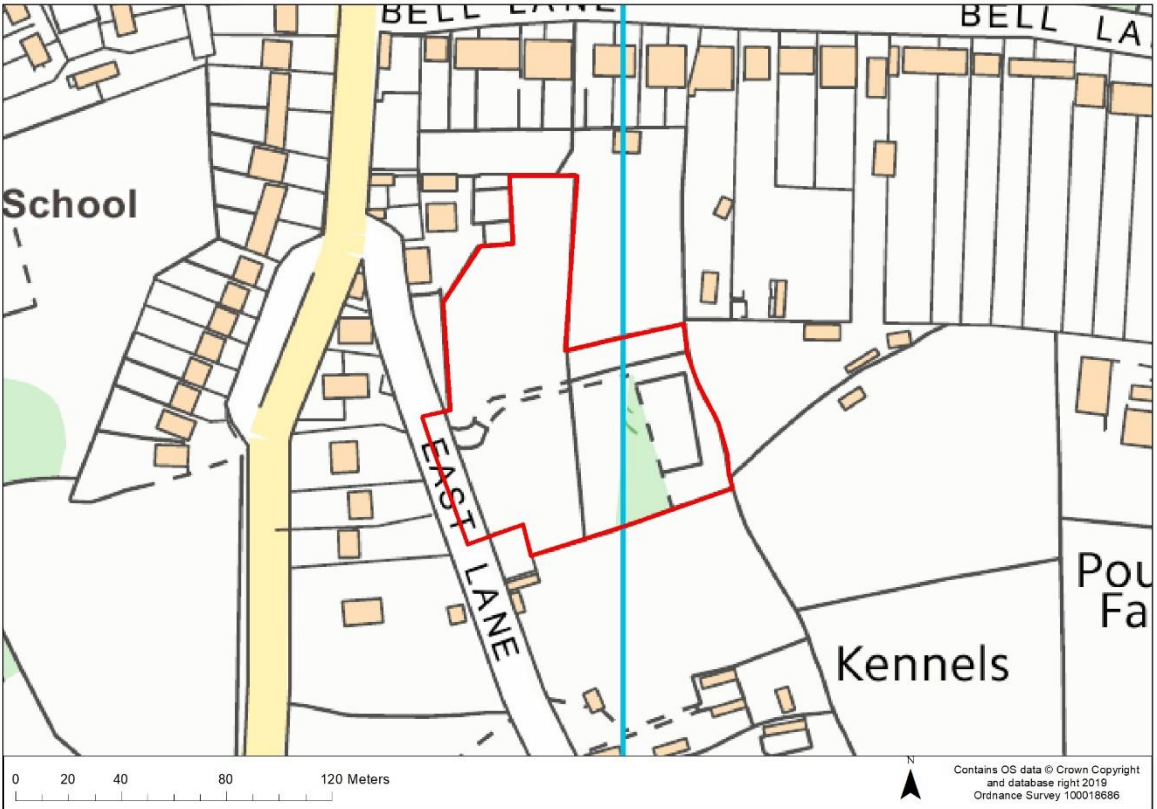
Site Description	
The site is located along East Lane, to the south east of Bedmond. There is grassland across the majority of the site to the and south. At the east of the site, there is an area of hardstanding which contains several sheds and an equestrian ménage. Adjacent to the west of the site is a private residential garden of an adjacent property and East Lane. There is a gated entry into the site at the south-western corner. There are detached residential properties to the immediate north-west of the site and to the west, on the opposite side of East Lane.	
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 Stage 2 Green Belt Review assessed the harm to the Green Belt as low-moderate.Historic Environment: There are no heritage assets in the site although there are a number of Grade II and Locally Listed buildings along the High Street, to the north-west. The Heritage Impact Assessment states that any development would have a neutral impact on the historic environment. A detailed impact assessment would still be required to identify and define mitigation strategies to protect the properties on the High Street.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 Flooding: There is a small area at the east of the site at low-medium risk of surface water flooding.

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Access: Access to the site is currently via a residential driveway to the north-west of the site off East Lane, although this driveway is not included in the site boundary. There is a gated entrance to the site at the south-west which could provide an appropriate access from East Lane.				
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having low sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the village of Bedmond and at the edge of the proposed inset area.					
Availability (ownership/legal issues)					
The site is two separate ownerships. One landowner owns the majority of the site. The remainder of the site is in use as a residential garden.					
Please see Site Assessment for Site PCS25a which is an amendment of the boundary of Site PCS25 to include land which is in single ownership. No response was received by the landowner of PCS25 when confirmation of availability was sought. The site is deemed unavailable.					
Achievability					
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	15-25	Indicative Dwelling Range	15-25		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The site is in two ownerships. The site is considered to be unavailable.					
Please see the Site Assessment for Site PCS25a which is an amendment of the boundary of Site PCS25 to include land which is in single ownership.					
Suitable	Yes	Available	No	Achievable	No

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS25a	East Lane (Parcel 1), Bedmond	Bedmond	0.9



Site Description

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

The boundary of Site PCS25 has been amended to result in the boundary of PCS25a.

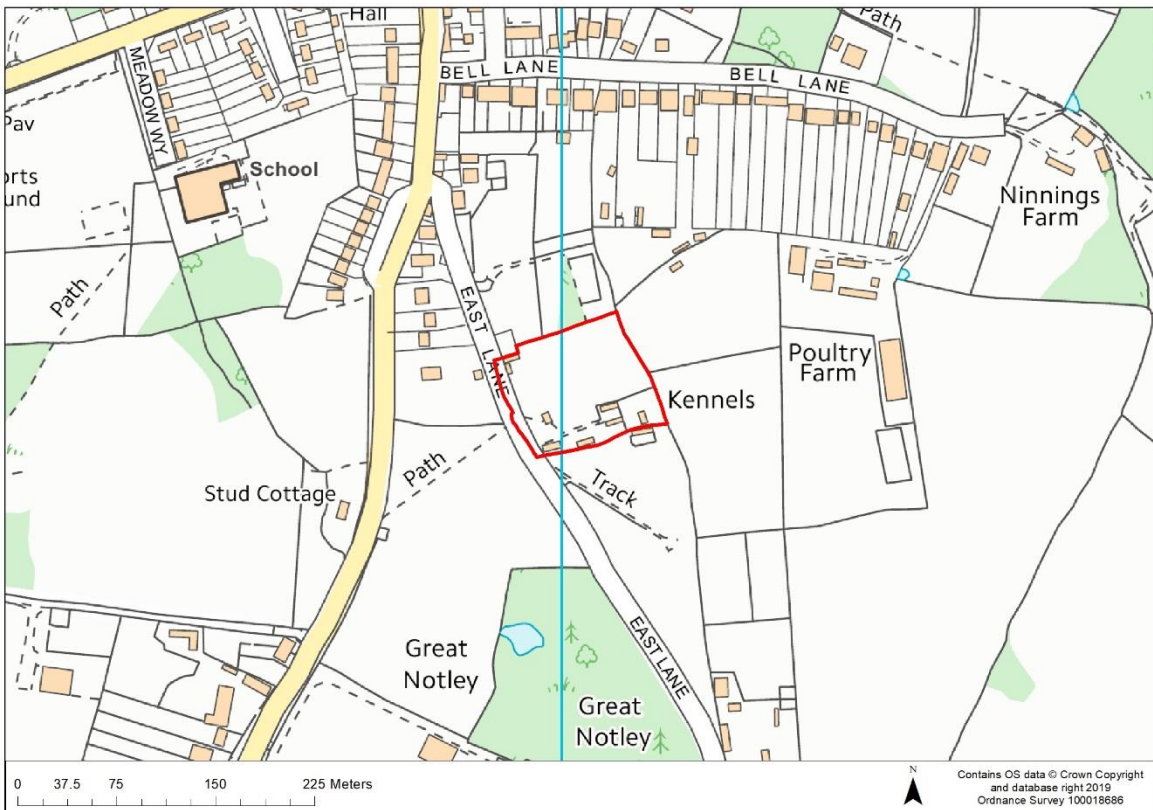
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is in the Green Belt. The Stage 2 Green Belt Review assessed the harm to the Green Belt as low-moderate. Historic Environment: There are no heritage assets in the site although there are a number of Grade II and Locally Listed buildings along the High Street, to the north-west. The Heritage Impact Assessment states that any development would have a neutral impact on the historic environment. A detailed impact assessment would still be required to identify and define mitigation strategies to protect the properties on the High Street. 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 7d – Previously Considered 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 Flooding: There is a small area at the east of the site at low-medium risk of surface water flooding.• Access: Access to the site is currently via a residential driveway to the north-west of the site off East Lane, although this driveway is not included in the site boundary. There is a gated entrance to the site at the south-west which could provide an appropriate access from East Lane.						
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having low sensitivity to built development.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">• HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.• Settlement Hierarchy (Core Strategy, 2011): The south-eastern corner of the site is located at the edge of the village of Bedmond and at the edge of the proposed inset area.							
Availability (ownership/legal issues)							
The site is in single ownership. No response was received by the landowner when confirmation of availability was sought. The site is therefore deemed unavailable.							
Achievability							
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.							
Potential Density							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	15-25	Indicative Dwelling Range	15-25				
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The site is unavailable for development and therefore undeliverable.							
Suitable	Yes	Available	No	Achievable	No		

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS26	East Lane (Parcel 2)	Bedmond	0.86



Site Description	
The site is comprised of a mix of greenfield and previously developed brownfield land. There is a residential property and garden to the east (East Lane Cottage) and a pet cemetery to the west (Willow Haven Pet Crematorium and Cemetery). At the south of the site there are a number of built units to support a dog kennel business. Vegetation divides the two portions of the site. All boundaries have mature vegetation with some mature trees across the site. To the east there is agricultural land and to the west there is residential development. To the north there is an equestrian ménage.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The site falls into two parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel (in which the northern portion of the site is located) was assessed as low-moderate. Harm to the Green Belt of releasing the parcel (in which the eastern portion of the site is located) was assessed as moderate-high.Historic Environment: There are no heritage assets within the vicinity of the site; it is considered that the Listed Buildings on the High Street are located some distance away and beyond existing residential development. The Heritage Impact Assessment states that any 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.

Appendix 7d – Previously Considered Sites Detailed Assessments

Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The site is in Flood Zone 1• Surface Water Flood Risk: There is medium risk of surface water flooding on East Lane, adjacent to the western boundary.• Contamination: The site is on historic landfill (Site EAHLD35959 - Willow Haven Pet Crematorium and Cemetery, East Lane). It is advised to refer to the Environment Agency for advice in regards to any potential considerations.• Access: Access would need to be provided from East Lane; this is a narrow single-file road along most of its length which may pose capacity issues.				
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.• Settlement Hierarchy (Core Strategy, 2011): The site is located partially at the edge of the village of Bedmond and partially at the edge of the proposed inset boundary of Bedmond.					
Availability (ownership/legal issues)					
The site is in single ownership but the site has not been promoted for development. The site is in use as a residential property and a pet cemetery. The site is considered to be unavailable due to these uses.					
Achievability					
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	15-25	Indicative Dwelling Range	15-25		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
Bedmond is proposed for insetting within the Green Belt and national policy states that development should be directed to villages which are inset within the Green Belt. It is considered that a modest amount of development which is proportionate to the scale of the village would be acceptable if adjacent to or within the proposed inset boundary of Bedmond.					
The site is only partially adjacent to the proposed inset boundary of Bedmond and it is considered that the site is more isolated from the proposed inset area of Bedmond in comparison to other sites under consideration in Bedmond. Furthermore, when taking account of other suitable sites in Bedmond, it is considered that development of the site would result in an overdevelopment of Bedmond considered against the scale of the village. For these reasons, the site is not considered to be suitable for residential development.					
The site is in use as a residential property and a pet cemetery and is considered unavailable due to its current uses.					
Suitable	No	Available	No	Achievable	No

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS27	East Lane (parcel 3), Bedmond	Bedmond	1.3

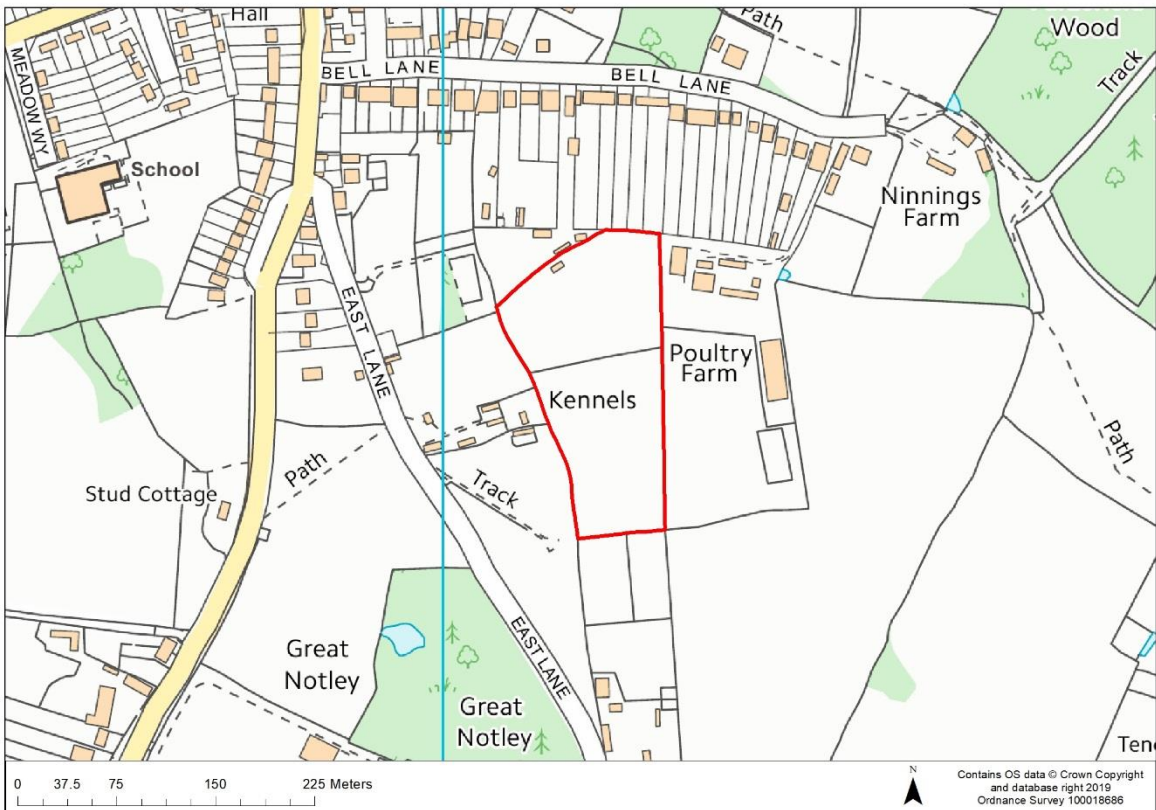
Site Description	
The site is comprised of greenfield land and is adjacent to the western side of East Lane. The site is triangular in shape and comes to a point at the south-east of East Lane. The wider part of the site in the north comprises of grassland and mature vegetation, with a track road running from the north-west to the south-east of the site. There is a storage area at the south of the site. Open agricultural fields are located to the west and east, with an area of woodland to the immediate west of the site. To the north, there is a pet cemetery whilst the M25 is in close proximity to the 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 within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.Historic Environment: There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.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 Flooding: There is a surface water flow path which runs along the eastern boundary, ranging from low to medium risk.Access: Access would need to be provided from East Lane; this is a narrow single-file road along most of its length which may

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<p>pose capacity issues. Hertfordshire County Council Highways state that the site presents significant concerns in terms of meeting Local Transport Policy 4, due to the site's unsustainable location.</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					
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 medium-low sensitivity to built development.Local Wildlife Site: There is a Local Wildlife Site (Great Notley) located to the west of the site, on the opposite side of East Lane.					
Further Constraints/Considerations:						
<ul style="list-style-type: none">HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.Settlement Hierarchy (Core Strategy, 2011): The site is not within or adjacent to any settlement defined in the Settlement Hierarchy.						
Availability (ownership/legal issues)						
The site is in single ownership. The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is available.						
Achievability						
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.						
Potential Density						
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH		15-25		Indicative Dwelling Range		20-35
Phasing						
0-5 years		x	6-10 years		11-15 years	16+ years
Conclusion						
Bedmond is proposed for insetting within the Green Belt and national policy states that development should be directed to villages which are inset within the Green Belt. It is considered that a modest amount of development which is proportionate to the scale of the village would be acceptable if adjacent to or within the proposed inset boundary of Bedmond.						
The site is not adjacent to the proposed inset boundary of Bedmond. Furthermore, when taking account of other suitable sites in Bedmond, it is considered that development of the site would result in an overdevelopment of Bedmond considered against the scale of the village. For these reasons, the site is not considered to be suitable for residential development.						
The site is also considered to be unavailable; the site has not been promoted for development and there has been no confirmation from the landowner that the site is available.						
Suitable		No		Available		No
				Achievable		No

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS29	East Lane (parcel 5), Bedmond	Bedmond	2.1



Site Description	
The site is comprised of greenfield land and is located to the south east of Bedmond. The site is in use as grazing land. The north of the site is defined by mature vegetation and trees which separates the site from residential gardens which are adjacent to the northern boundary. The remaining boundaries are formed by mature hedgerows. To the north of the site there is residential development associated with Bedmond and to the east there are fields and dog kennels. To the west there is an area in use for storage and beyond this, agricultural land.	
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. To the north-east is Ninnings Farmhouse, a Grade II Listed Building. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment, although a detailed heritage assessment would be required as part of any proposals.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water Flooding	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flooding: A surface water flow path emerges at the centre of the site and runs to the south-western corner; this ranges from low to medium risk.

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Access: The site is not directly accessible by any roads or footpaths. Access provision would depend upon an adjacent site, from East Lane. East Lane is a narrow single-file road along most of its length which may pose capacity issues. Hertfordshire County Council Highways state that the site presents significant concerns in terms of meeting Local Transport Policy 4, due to the site's unsustainable location.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.Settlement Hierarchy (Core Strategy, 2011): The site is located partially at the edge of the village of Bedmond and partially at the edge of the proposed inset boundary of Bedmond.					
Availability (ownership/legal issues)					
The site is in single ownership. The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is available.					
Achievability					
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	15-25	Indicative Dwelling Range	30-55		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
Bedmond is proposed for insetting within the Green Belt and national policy states that development should be directed to villages which are inset within the Green Belt. It is considered that a modest amount of development which is proportionate to the scale of the village would be acceptable if adjacent to or within the proposed inset boundary of Bedmond. The site is only partially adjacent to the proposed inset boundary of Bedmond and it is considered that the site is more isolated from the proposed inset area of Bedmond in comparison to other sites under consideration in Bedmond. Furthermore, when taking account of other suitable sites in Bedmond, it is considered that development of the site would result in an overdevelopment of Bedmond considered against the scale of the village.					
Access to the site is also not considered to be achievable.					
For the reasons set out above, the site is not considered to be suitable for residential development.					
The site has not been promoted for development and there has been no confirmation from the landowner that the site is available. The site is therefore unavailable.					
Suitable	No	Available	No	Achievable	No

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS30	East Lane (parcel 6), Bedmond	Bedmond	2.1

Site Description	
The site is comprised of a mix of greenfield and previously developed (brownfield) land. There are built units to the north and east of the site which are in storage use. To the south and south-east of the site there is grassland. The site has vegetation on all boundaries, which separates the site from open fields. The north of the site is adjacent to residential gardens of properties on Bell Lane.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is in the Green Belt. The Stage 2 Green Belt Review has assessed the sites harm to the Green Belt as moderate-high.Historic Environment: There are no heritage assets within the site. To the north-east is Ninnings Farmhouse, a Grade II Listed Building. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment, although a detailed heritage assessment would be required as part of any proposals as there may be potential views from the site to the farm.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Access: There is an access to the site from Bell Lane, although this is a roughly surfaced road which runs adjacent to a residential property; improvements would likely be necessary. Hertfordshire County Council Highways state that the site

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	presents significant concerns in terms of meeting Local Transport Policy 4, due to the site's unsustainable location.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the proposed inset boundary of Bedmond village.					
Availability (ownership/legal issues)					
The site is in multiple ownerships. The site was promoted for the previous Local Plan but has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is available.					
Achievability					
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	15-25	Indicative Dwelling Range	30-55		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
Bedmond is proposed for insetting within the Green Belt and national policy states that development should be directed to villages which are inset within the Green Belt. It is considered that a modest amount of development which is proportionate to the scale of the village would be acceptable if adjacent to or within the proposed inset boundary of Bedmond.					
The site is poorly connected to Bedmond and is more isolated from the proposed inset area of Bedmond in comparison to other sites under consideration in Bedmond. Furthermore, when taking account of other suitable sites in Bedmond, it is considered that development of the site would result in an overdevelopment of Bedmond when considered against the scale of the village. Whilst it is recognised that the site is partially comprised of previously developed land (approximately 0.8ha), the site is poorly connected to Bedmond and is not in a sustainable location. Subsequently site is not considered to be suitable for residential development.					
The site has also not been promoted for development and there has been no confirmation from the landowners that the site is available. The site is considered to be undeliverable.					
Suitable	No	Available	No	Achievable	No

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS33	Land west of Bluebell Drive (small)	Bedmond	0.72

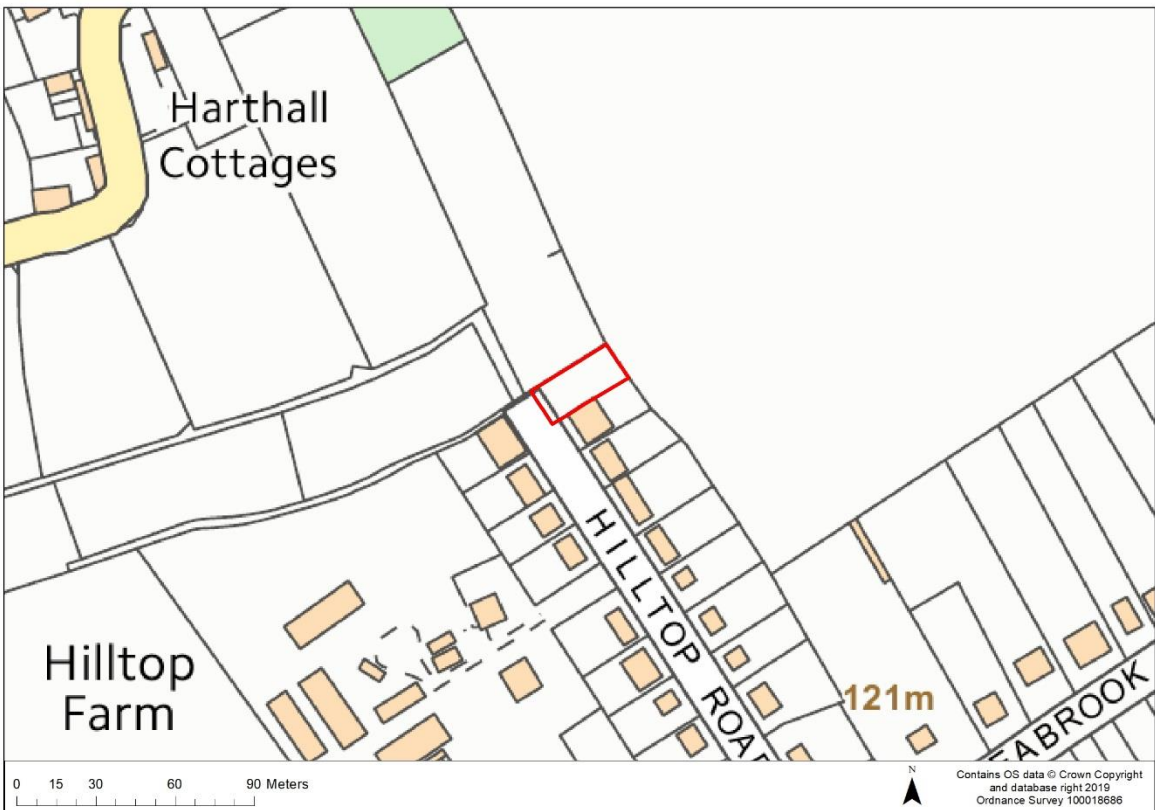
Site Description	
The site is on former landfill and is therefore comprised of previously developed (brownfield) land. The site located to the north of Toms Lane to the west of Bluebell Drive. The site comprises part of an agricultural field and part of a separate field of grassland and vegetation. The western and southern boundaries are adjacent to residential development whilst to the north there is agricultural land. The west of the site extends into the remainder of the grassland and agricultural fields.	
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 southern part of the site was assessed in the Stage 2 Green Belt Review; harm of releasing the wider parcel of Green Belt (in which the south site is located) was assessed as moderate-high. The remainder of the site, to the north, was not in the assessment area. 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. The Heritage Impact Assessment states that the site’s development would have a neutral impact on the historic environment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Contamination: The site is on historic landfill (Site EAHLD10018 - Toms Lane, Bedmond). It is advised to refer to the Environment Agency in regards to any potential considerations.

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">ContaminationNoiseAir Quality							
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having medium sensitivity to built development.Local Wildlife Site: The south of the site forms part of a Local Wildlife Site (Bedmond Green)Ecology: Hertfordshire County Council Ecology state that the site has a locally high ecological sensitivity due to the presence of the Local Wildlife Site within the site.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">There is a public right running along the northern boundary of the site.Settlement Hierarchy (Core Strategy, 2011): The site is adjacent to the proposed inset boundary of Bedmond village.							
Availability (ownership/legal issues)							
The site is in multiple ownerships. The site was promoted for the previous Local Plan but has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is available.							
Achievability							
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.							
Potential Density							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A		
Indicative DPH	15-25		Indicative Dwelling Range		15-20		
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The south of the site, which forms the part of the site that is comprised of previously developed land (historic landfill), is designated as a Local Wildlife Site and is considered to be unsuitable for residential development. The remainder of the site, to the north of the Local Wildlife Site, is assessed as leading to high harm to the Green Belt if released. The site is non-strategic in scale and would outweigh harm to the Green Belt through its release. The site is therefore deemed to be unsuitable.							
The site has not been promoted for development and there has been no confirmation from the landowners that the site is available. The site is considered to be undeliverable.							
Suitable	No		Available	No		Achievable	No

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS34	20 Hilltop Road, Kings Langley	Kings Langley	0.05



Harthall Cottages

Hilltop Farm

HILLTOP ROAD

121m

FABROOK

0 15 30 60 90 Meters

N

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Ordnance Survey 100018686

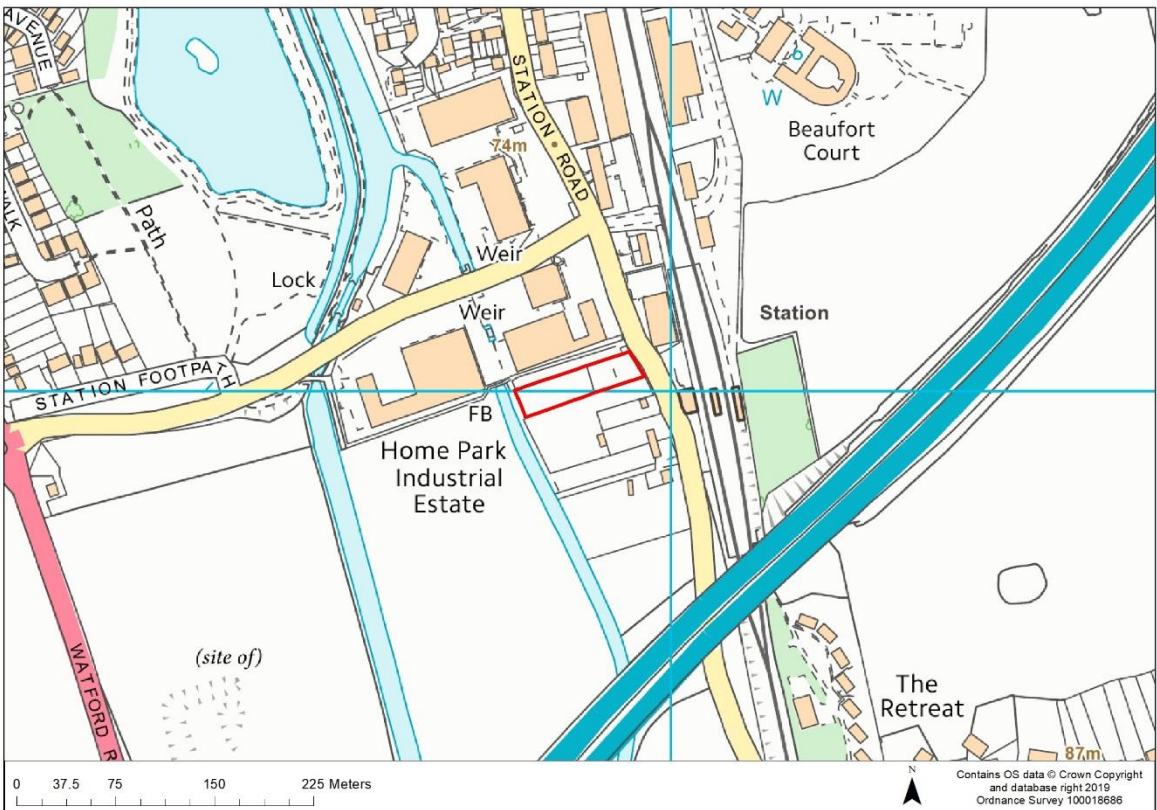
Site Description	
The site is comprised of greenfield land, which is currently in use as vacant overgrown grassland adjacent to a residential property on Hilltop Road. There is fencing around all boundaries of the site. To the east of the site there is agricultural land and to the north there is grassland. The southern boundary is adjacent to a residential property.	
Use(s) Proposed	Residential
Planning History	
There was a planning application (16/1615/OUT) for the construction of one dwelling; this was refused.	
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.
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: The site could be accessed from Hilltop Road.
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape Character	<ul style="list-style-type: none">None identified.

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree						
Further Constraints/Considerations:						
<ul style="list-style-type: none">• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Toms Lane settlement which is classified as an “Other Settlement” in the Settlement Hierarchy.						
Availability (ownership/legal issues)						
The site is in multiple ownerships. The site was promoted for the previous Local Plan but has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is available.						
Achievability						
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.						
Potential Density						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH	30-50		Indicative Dwelling Range		2-3	
Phasing						
0-5 years	x	6-10 years		11-15 years		16+ years
Conclusion						
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Harm to the Green Belt of releasing land on which the site is located is considered to be at least high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released. It is therefore considered unsuitable for residential development. The site has not been promoted for development and there has been no confirmation from the landowners that the site is available. The site is considered to be undeliverable.						
It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.						
Suitable	No		Available	No		Achievable No

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS36	Land opposite the Alpine Press	Kings Langley	0.05



The map shows the site area (red rectangle) located west of Station Road and south of the Mill Stream. Key features include a lock, weirs, a station, and various residential and industrial buildings. A scale bar at the bottom left indicates distances up to 225 meters. A north arrow and OS data copyright information are at the bottom right.


Site Description	
<p>The site is comprised of previously developed (brownfield) land and is located to the west of Station Road. The site is in use as a small car park with mature vegetation along the northern, southern and western boundaries. The Mill Stream runs along the western boundary. Kings Langley train station is located to the south-east of the site whilst adjacent to the north is Kings Langley employment area (an existing mixed use allocation). To the south of the site there is a grassland area, a retail unit and residential properties along Station Road.</p>	
Use(s) Proposed	Residential
Planning History	
<p>In 2016, the application site was granted approval for an extension to the car park and the installation of ancillary equipment (16/1755/RSP).</p>	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.Historic Environment: The Little London Moated Site/Royal Hunting Lodge Scheduled Monument are located to the west of the site. Home Park Lock House and Home Park Lock (Grade II Listed Buildings) are located to the north-west of the site. The Heritage Impact Assessment states that the site's development would have a minor-adverse impact on the historic environment. Any proposals would require a detailed heritage impact assessment and discussions with Historic England to identify the extent of development possible on the site.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding	<ul style="list-style-type: none">Flood Zone: The Main River Mill Stream runs along the western boundary. The majority of the site is in Flood Zone 1; along the western boundary of the site, Flood Zone 3b marginally intersects the site (3% of the site are in Flood Zone 3b).

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Groundwater Flood Risk: The western part of the site has groundwater levels very near the surface, within 0.025m of the surface. The remainder of the site has groundwater levels between 0.025m and 0.5m below the ground. There is a risk of groundwater flooding to surface and subsurface assets and the possibility of groundwater emerging at the surface locally.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.					
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having low sensitivity to built development.					
Further Constraints/Considerations:						
<ul style="list-style-type: none">HCC Highways have stated that the site is in a potentially highly sustainable location in transport terms.Settlement Hierarchy (Core Strategy, 2011): The site is located in the Secondary Centre of Kings Langley.						
Availability (ownership/legal issues)						
The site is in single ownership. No response was received by the landowner when confirmation of availability was sought. The site is therefore deemed unavailable.						
Achievability						
The site was promoted for the previous Local Plan but site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.						
Potential Density						
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH		50-80		Indicative Dwelling Range		4
Phasing						
0-5 years		x	6-10 years		11-15 years	16+ years
Conclusion						
The site does not have the capacity to support the delivery of 5+ dwellings and is therefore unsuitable when considered in isolation.						
However, the site could be delivered in combination with the adjacent site (Site ACFS8a), which would result in a site area of 0.18ha (ACFS8a = 0.13ha, PCS36 = 0.05ha). When considered in combination with Site ACFS8a, the site would sufficiently support 5+ dwellings and is considered to suitable for residential allocation. However, no response was received by the landowner when confirmation of availability was sought. The site is therefore deemed to be unavailable and subsequently undeliverable.						
Suitable	Yes (in combination with ACFS8a) No (in isolation)		Available	No		Achievable No

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS42	Leavesden Pumping Station, East Lane	Leavesden	0.5

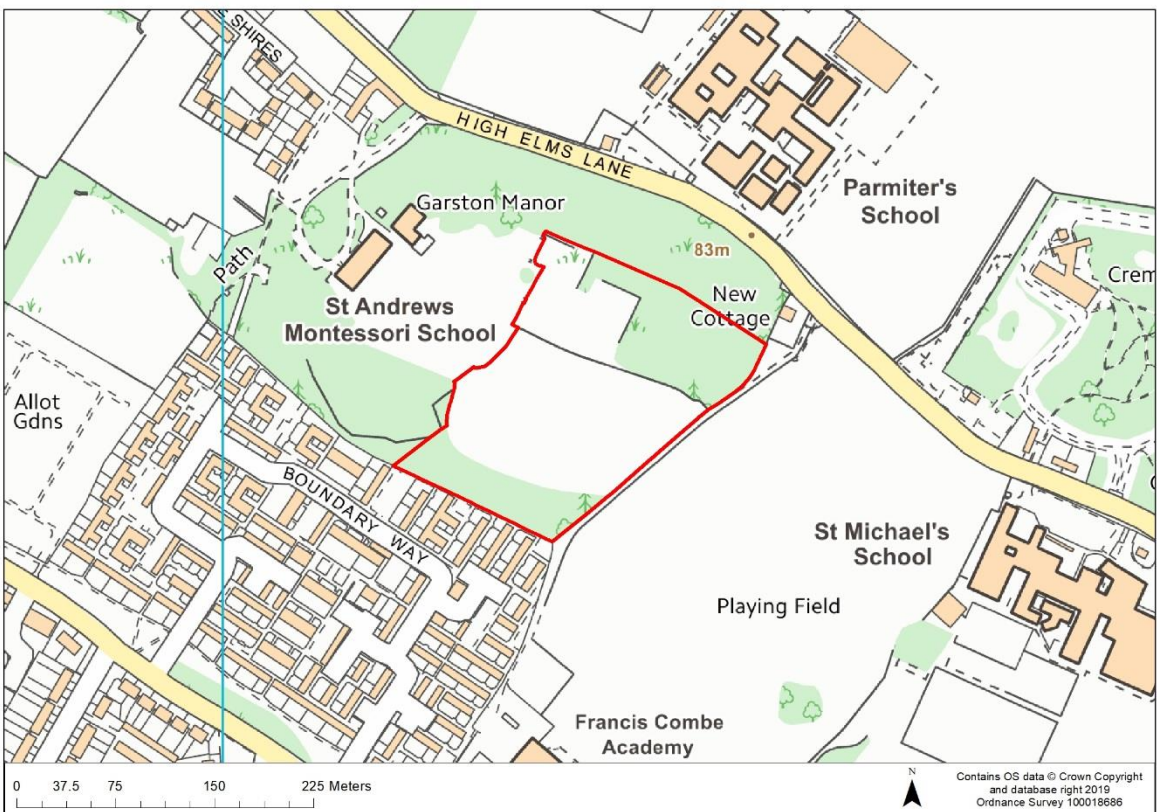


Site Description	
The site is comprised of previously developed (brownfield land), which is located off East Lane to the east of Abbots Langley. The site is a former gas works premises known as Leavesden Pumping Station. The site comprises of a hardstanding area and disused historic buildings surrounded by mature vegetation and trees along all boundaries. The site borders the north and south, with a residential dwelling located to the north-west and its garden adjacent to the east of the site. There is a cemetery to the north-west.	
Use(s) Proposed	Residential
Planning History	
In 2003, an application was permitted (03/1347/FUL) for the conversion of the existing buildings into two dwellings.	
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. The Heritage Impact Assessment states 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 in Flood Zone 1.Surface Water Flood Risk: The site is at high to medium risk of surface water flooding; a large surface water flow path crosses the site from southwest to northeast. Areas of ponding are predicted to form, ranging from low to high risk.Contamination: The Environment Agency have confirmed that there is a previous potentially polluting use (former gas works).Access: The site is accessed from East Lane. Access from East Lane poses issues as the site is a narrow single-file road;

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">Air Quality	changes and improvements would likely be necessary to enable a suitable access.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.TPO: There are protected trees along the northern boundary (TPO286).						
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. The site was promoted for the previous Local Plan but has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is available.							
Achievability							
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.							
Potential Density							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A		
Indicative DPH	30-40		Indicative Dwelling Range		15-20		
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The site is located in the Green Belt. 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. Whilst it is recognised that the site is comprised of previously developed land, the site is not located in a sustainable location or at the edge of a higher tier settlement/inset village and would result in at least high harm to the Green Belt. For these reasons the site is considered unsuitable. The site has not been promoted for development and is also deemed unavailable.							
Suitable	No		Available	No		Achievable	No

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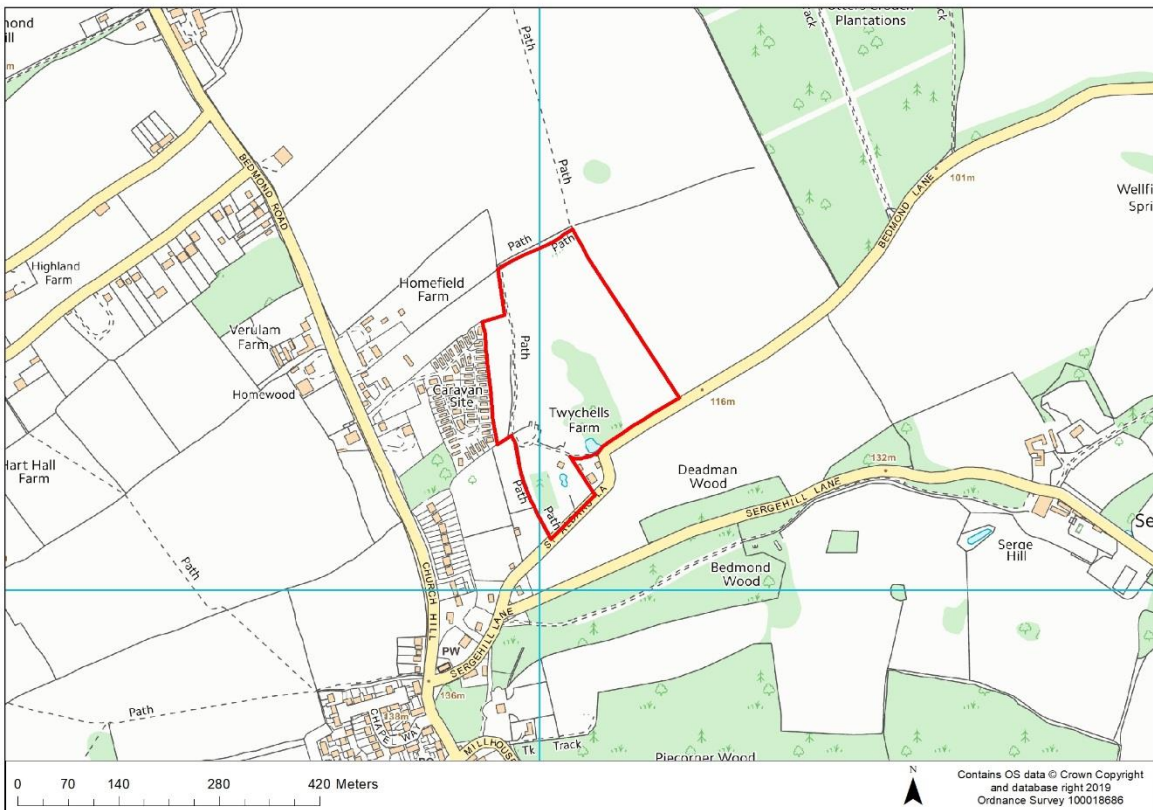
Site Ref	Address	Settlement	Site Area (ha)
PCS44	Garston Manor, Garston	Garston	3.3
			
Site Description The site is comprised of greenfield land and is located to the south east of Garston Manor. The site is currently in use as grassland at the centre of the site and woodland across the remainder of the site. The site forms part of the grounds of Garston Manor which is located to the north-west of the site. There are secondary schools and associated playing fields to the north and south, as well as a crematorium to the south-east. There is no vehicular access to the site, but this is proposed from High Elms Lane.			
Use(s) Proposed		Residential	
Planning History There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<ul style="list-style-type: none">Green Belt: The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.Historic Environment: There are no heritage assets within the site boundary but the site forms part of the grounds of a Grade II Listed Building (Garston Manor), located to the north-west. Any proposals would require a detailed heritage assessment to consider any impact and necessary mitigation.Archaeology: HCC Historic Environment request that an archaeological assessment is produced for the site prior to any formal allocation, in order to determine the extent to which the archaeological interest of the site might be a constraint upon the principle of development.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: Along the south-western boundary there is low-high risk of surface water flooding. There is an area of ponding at the eastern corner that is at low-medium risk of surface water flooding.	

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface.				
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 central area of the site is located in a Local Wildlife Site (Garston Manor Grasslands).TPO: The remainder of the site, to the north-east and south-west, is covered by a Tree Preservation Order (TPO332).				
Further Constraints/Considerations:					
<ul style="list-style-type: none">There is a public footpath along the southern boundary of the site.HCC Highways state that the site presents significant concerns Local Transport Policy could be met due to the site's location and enabling permeability to the existing settlement would be a key consideration.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Garston.					
Availability (ownership/legal issues)					
The site is in multiple ownerships.					
Site PCS44 was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is available.					
However, part of the site has been promoted by the landowners as a smaller site (Site ACFS7). Site ACFS7 has been promoted for development and is considered to be available. <i>Please see the Site Assessment for Site ACFS7.</i>					
Achievability					
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.					
Potential Density					
Landowner Proposed DPH	25	Landowner Proposed Dwelling Range	80		
Indicative DPH	30-40	Indicative Dwelling Range	95-130		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The majority of the site is designated as a Local Wildlife Site and the remaining area is entirely covered by protected trees; both areas are considered inappropriate for redevelopment and should be protected. There is no capacity on the site to deliver any development due to these designations and the site is therefore deemed unsuitable for a residential allocation. Part of the site is also unavailable. The site is deemed to be undeliverable.					
Suitable	No	Available	No	Achievable	No

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS46	Twychells Farm, Bedmond	Bedmond	6.23



Site Description	
<p>The site is comprised of greenfield land located to the north-east of Bedmond. The site is in use as grassland and is enclosed by woodland and vegetation along the boundaries. The site runs along Bedmond Lane to the south and there is a caravan park to the immediate west of the site. To the north and east there are open agricultural fields. Adjacent to the south-east of the site is a detached residential property.</p> <p>The majority of the site is in the local authority area of St Albans City & District Council. 1.42ha of the site is located in the Three Rivers District.</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The site 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 along Sergehill Lane, to the south-west, there are two Grade II Listed Buildings (Church of the Ascension and The White Hart Public House) which could potentially be impacted. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Any proposals would require a detailed heritage impact assessment to identify any potential impact and define mitigation strategies.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site

Appendix 7d – Previously Considered 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 existing access to the site. The road is adjacent to St Albans Lane/Bedmond Lane. HCC Highways state that access via St Albans Lane/Bedmond Lane would not be acceptable without fundamental changes to the lane to achieve suitable widths and footways/cycleway and that the high level of mitigation required is unlikely to be achieved by the site.				
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• There are public right of ways running through the western part of the site and along the northern boundary.• HCC Highways raise significant concerns, stating 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.• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the settlement boundary of Bedmond village but is not adjacent to the proposed inset boundary of Bedmond.					
Availability (ownership/legal issues)					
The site is not registered through the Land Registry and there is no evidence that the site is available for development. The site is considered unavailable.					
Achievability					
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	30-40 (1.42ha area)		Indicative Dwelling Range	43-57	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
The majority of the site is in the District of St Albans. The site assessment considers only the area of the site located in the Three Rivers District.					
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 in an unsustainable location with significant access concerns. It is therefore considered unsuitable for residential development. The site has not been promoted for development and there has been no confirmation from the landowner that the site is available. The site is deemed to be undeliverable.					
Suitable	No		Available	No	
			Achievable	No	

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS47	South of Little Oxhey Lane	Carpenders Park	19.4

Site Description

The site is comprised of greenfield land and is located to the south of Little Oxhey Lane. The site runs between the railway line to the east and storage land and Oxhey Lane to the west. The site is comprised of three agricultural fields, each separated by vegetation. There are mature hedgerows along all site boundaries and an overhead electricity cable running across the site from east to west. An unnamed ordinary watercourse flows southwards through the centre of the site and forms the southern boundary. A second watercourse is located on the eastern boundary of the site. The two watercourses form tributaries of the Main River Pinn. Residential development and associated facilities and services are located to the north (Carpenders Park) and beyond the railway line to the west (South Oxhey). To the immediate north of the site is the Oulton Way Play Area and skate park whilst to the north-east is Carpenders Park Garden Centre. Grims Dyke Golf Course is located to the east and there is open grassland to the south.

The south of the site is adjacent to the London Borough of Harrow.

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 very high. Historic Environment: There are no heritage assets within the site. To the south-west there is the London Coal Duty Marker on County Boundary on the railway embankment (Grade II Listed), with three others Grade II Listed Buildings located to the south-east (Oxhey Lane Farmhouse, Stables in the grounds of Melodies and a Coal Duty Marker). The Heritage Impact Assessment states that development on the site would have a minor-adverse impact on the historic environment; a detailed heritage impact assessment would be required with any
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Appendix 7d – Previously Considered Sites Detailed Assessments


	<p>application to ensure the setting of the heritage assets is appropriately considered in design.</p> <ul style="list-style-type: none"> • Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: Little Oxhey Lane and Oxhey Lane are both at risk of flooding from surface water (ranging from low-high risk), at points along the northern and eastern site boundaries. A flow path ranging from low-medium risk flows southwards across the centre of the site. Surface water flood risk corresponds with the floodplains of the ordinary watercourses within the site. • Access: Access could be provided from Little Oxhey Lane. There is a single-track bridge on part of Little Oxhey Lane, to the immediate west of the site; this may cause capacity issues. HCC Highways state that achieving safe access from Little Oxhey Lane is likely to be achievable. • Air Quality: The site's southern boundary is adjacent to Harrow AQMA, which covers the whole borough. Consideration should be given to air quality which may have an impact on the site and its future occupiers.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • There is an overhead electricity cable running across the site from east to west; a development buffer would likely be required from the electricity cable. • HCC Network and Travel Planning highlight that distances to destinations and severance may significantly limit sustainable trips. The nearest bus stops are in Harrow Way to the north of Little Oxhey Lane, which would be within 400m of some of the site and the main bus route (W19) runs only hourly. HCC Highways state that in order for all dwellings to be within 400m of a stop (to meet LTP4), diversion of services into the site would be necessary. Service frequency improvements would also be necessary. • HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site. • A pedestrian crossing to the Oulton Way play area is proposed and pedestrian routes to Carpenders Park and the London Loop footpath are proposed. • The proposed developable area is 11.2ha in size. 8.23ha of open space is proposed. • A medium pressure gas pipeline runs along the southern boundary 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. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Carpenders 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>	

Appendix 7d – Previously Considered Sites Detailed Assessments

Potential Density							
Landowner Proposed DPH		45dph (11.2ha developable area)		Landowner Proposed Dwelling Range		504	
Indicative DPH		30-40		Indicative Dwelling Range		580-775	
Phasing							
0-5 years		x	6-10 years		x	11-15 years	
						16+ years	
Conclusion							
The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as very high. The need for housing does not outweigh 'very high' harm to the Green Belt through the release of land. Whilst the site would contribute to meeting housing needs, its development would not deliver any strategic infrastructure. It is considered that allocating the site would not outweigh the very high harm to the Green Belt, if released. The site is therefore deemed unsuitable for residential allocation.							
Suitable		No		Available		Yes	
						Achievable	
						Yes	

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Site Ref	Address	Settlement	Site Area (ha)
PCS49	Little Green Playing Fields	Croxley Green	4.5



Site Description	
The site is comprised of greenfield land and is located to the north of Croxley Green. The site is flat grassland contained by hedgerows along all boundaries. To the north of the site is Little Green Lane with open agricultural land beyond this. To the east is Little Green Junior School, with residential development to the south. The west of the site is adjacent to Killingdown Farm, an existing housing allocation (Site Ref: H(10)).	
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.Historic Environment: There are no heritage assets within the site. To the west of the site is Croxley Green Conservation Area, with two Grade II Listed Buildings located within the vicinity of the site (1-3 Little Green and Killingdown Farmhouse). The Heritage Impact Assessment states that development would have a minor-adverse impact on the historic environment; a detailed discussion with the Conservation Officer would be needed at an early design stage and a detailed heritage impact assessment would be required with any application.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood Zone	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.

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<ul style="list-style-type: none">• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Surface Water Flood Risk: There is a small area at the south-east at low risk of surface water flooding whilst to the south-west there is an area ranging from low to medium risk.• Access: There is currently no access on to the site but this could be provided from Little Green Lane.				
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having low sensitivity to built development.• Local Wildlife Site: There is a Local Wildlife Site (Dell Wood) to the immediate north of the site, on the opposite side of Little Green Lane.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• HCC Highways state that enabling the location to be sustainable is considered likely to be achievable; enabling permeability to the existing settlement would be a key consideration.• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Croxley Green.					
Availability (ownership/legal issues)					
Whilst the site is in single ownership, the site is no longer being promoted for education use. The site is therefore considered unavailable.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH	N/A		Indicative Dwelling Range		N/A
Phasing					
0-5 years	X	6-10 years	x	11-15 years	16+ years
Conclusion					
The site is no longer being promoted for development and is considered unavailable. The site is therefore deemed undeliverable.					
Suitable	Yes	Available	No	Achievable	Yes

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS50	The Roughts, Eastbury	Eastbury	3.6

Site Description

The site is comprised of two parcels of greenfield land, located off Westbury Road in Eastbury. Both parcels have entire woodland coverage. The eastern boundary of the parcels is formed by Sandy Lane, with Oxhey Woods and a Garden Centre further east on the opposite side of Sandy Lane. To the west and south of the site is residential development whilst to the north is Sandy Lodge Golf Course.

Use(s) Proposed Residential

Planning History

There is no relevant planning history on the site.

Suitability

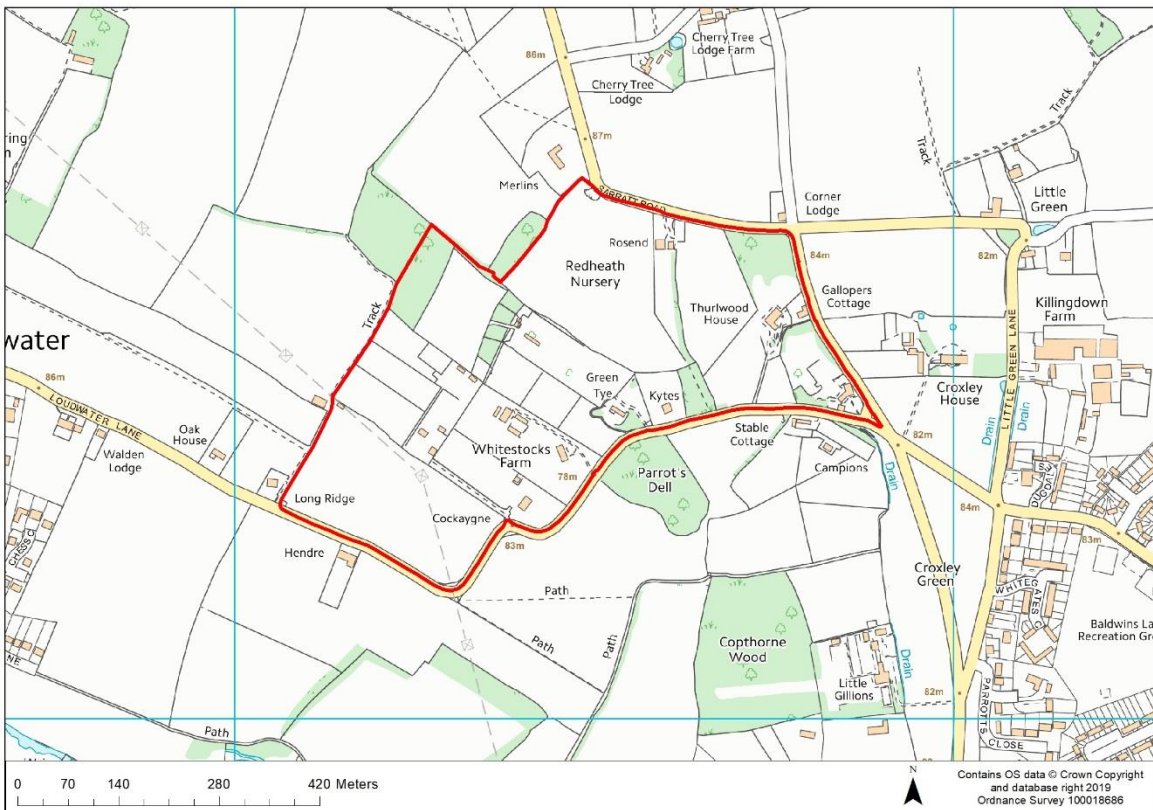
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. Historic Environment: There are no heritage assets within the site but to the south-west is Upland Court (a Grade II Listed Building). A detailed heritage impact assessment would be required as part of any proposals. Archaeology: The northern parcel is adjacent to 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flooding: There is low-medium risk of surface water flooding along Sandy Lane, adjacent to the west of the site; from this an area of ponding emerges in the south-eastern corner of the site, which is at high risk of surface water flooding. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">ContaminationNoiseAir Quality	<p>source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</p> <ul style="list-style-type: none">Access: There is no access to the site. HCC Highways policy would not permit the formation of any new access onto Sandy Lane, although this may not be required. Access may be possible from Westbury Road. HCC Highways state that access to the southern parcel is likely achievable although the northern parcel would be unlikely to achieve suitable 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">Tree Protection Order: The whole of the southern parcel is covered in protected trees (TPO147, TPO454, TPO504)Local Wildlife Site: The northern parcel of the site is adjacent to a Local Wildlife Site (Sandy Lodge Golf Course). Another Local Wildlife Site (Oxhey Woods) is to the east, on the opposite side of Sandy Lane.Local Nature Reserve: Oxhey Woods Local Nature Reserve is located to the east of the site, divided by Sandy Lane.								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none">HCC Highways state that the site sits within an existing residential area, although there is minimal local amenity accessible other than by private vehicle. Access to bus and rail services are achievable; direct bus provision and walking/cycling to rail would be achievable if safe/attractive routes were provided.A medium pressure gas pipeline runs adjacent to the northern boundary of the northern parcel. An appropriate buffer distance is likely to be required from the pipeline to any development; Cadent Gas must be consulted as part of any application.Settlement Hierarchy (Core Strategy, 2011): The site is at the edge of the Secondary Centre of Eastbury.									
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership although no confirmation of availability has been received. The site is considered unavailable.</p>									
<p>Achievability</p> <p>The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.</p>									
<p>Potential Density</p> <table><tr><td>Landowner Proposed DPH</td><td>N/A</td><td>Landowner Proposed Dwelling Range</td><td>N/A</td></tr><tr><td>Indicative DPH</td><td>30-40</td><td>Indicative Dwelling Range</td><td>110-145</td></tr></table>		Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH	30-40	Indicative Dwelling Range	110-145
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A						
Indicative DPH	30-40	Indicative Dwelling Range	110-145						
<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 majority of the site (the southern parcel) is also entirely covered by protected trees, with the remainder of the site (the northern parcel) still in use as woodland, which is considered inappropriate for development. The site is therefore considered to be unsuitable. The site has not been promoted for development and there has been no confirmation from the landowners that the site is available. The site is considered to be undeliverable.</p>									
<table><tr><td>Suitable</td><td>No</td><td>Available</td><td>No</td><td>Achievable</td><td>No</td></tr></table>		Suitable	No	Available	No	Achievable	No		
Suitable	No	Available	No	Achievable	No				

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS51	Cockayne, Loudwater Lane	Croxley Green	19



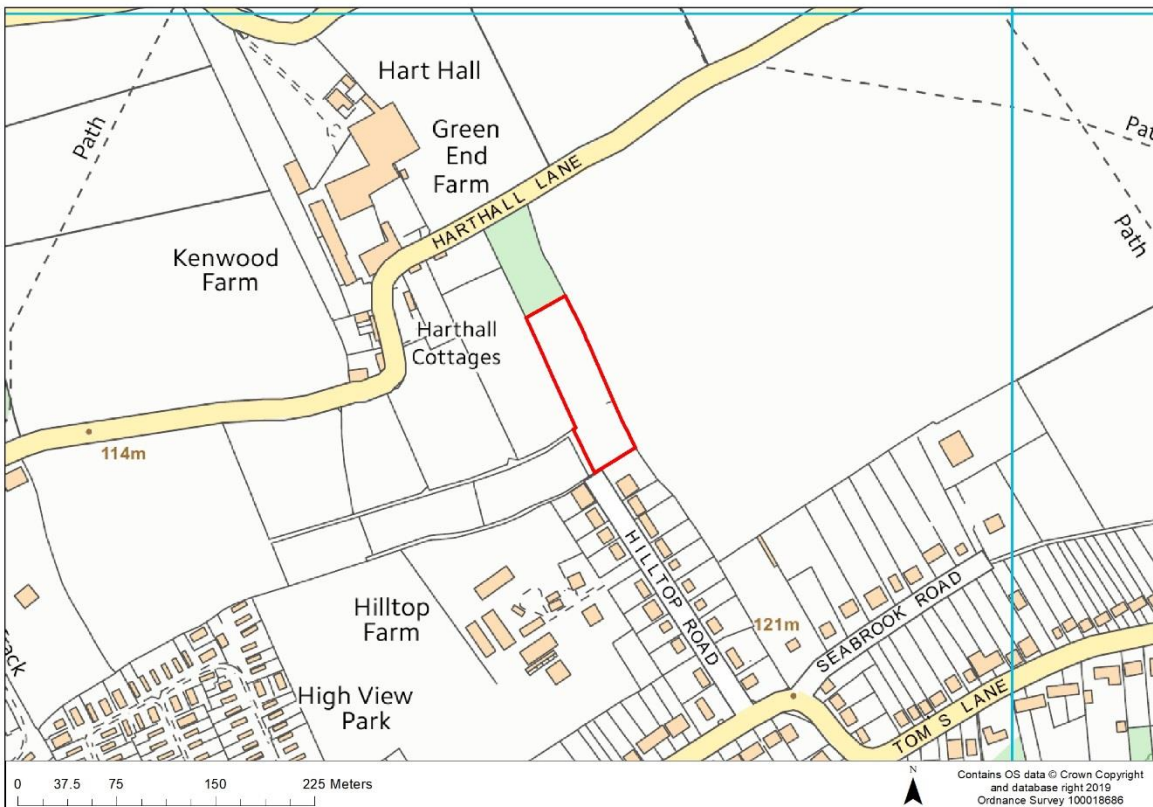
Site Description	
<p>The site is comprised of greenfield land and is located to the south of Sarratt Road and to the north of Loudwater Lane. The site comprises of agricultural land and several detached residential dwellings and surrounding residential garden land. There are trees on the site which separate the plots and border the site. The site is currently accessed via private residential driveways from Sarratt Road and Loudwater Lane.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There is no relevant planning history on the site.</p>	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is within the Green Belt. Part of the site (at the south-west) was assessed in the Stage 2 Green Belt Review. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the south-west of the site is located) as high. The remainder of the site was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.Historic Environment: There are three Grade II listed buildings located within the site (Croxley Wylde, Barn Cottage and Gallopers Cottage), to the east and south-east of the site. The eastern portion of the site is also partially located in the Croxley Green Conservation Area and the site’s western boundary is partially adjacent to the Outer Loudwater Conservation Area. 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

Appendix 7d – Previously Considered Sites Detailed Assessments

	should be accompanied by a pre-application or pre-determination archaeological assessment.				
Physical Constraints: <ul style="list-style-type: none">• Access• Flood Zone• Surface Water Flooding• Groundwater Flooding• Groundwater Source Protection Zone (GSPZ)• Contamination• Noise• Air Quality	<ul style="list-style-type: none">• Flood Zone: The site is in Flood Zone 1.• Surface Water Flood Risk: There are small areas ranging from of medium to high risk of surface water flooding, at the south-eastern corner and to the west and south of the site.• Access: Hertfordshire County Council Highways state that the site presents significant concerns LTP policy could not be met due to the site's location.				
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• TPO: There are protected trees throughout and along its south-western and southern boundaries (TPO037).				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• HCC Highways state that the site presents significant concerns Local Transport Policy could be met due to the site's location.• Hertfordshire Network and Travel state that the site is well over 400m from the nearest bus stops and serving this development by bus would be significantly problematic. Loudwater Lane is unsuitable for bus operation and the lack of connection between this site and the neighbouring more built up areas is unlikely to enable a commercially viable bus route and also likely to discourage walking and cycling.• Settlement Hierarchy (Core Strategy, 2011): The site is located outside of any settlement defined in the Settlement Hierarchy.					
Availability (ownership/legal issues)					
The site has multiple owners (14 different titles). Representations from some of the landowners confirm that they are not willing to promote their land for development. There is no evidence that the site is available for development. The site is considered to be unavailable.					
Achievability					
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	20-30		Indicative Dwelling Range	380-570	
Phasing					
0-5 years	x	6-10 years	x	11-15 years	16+ years
Conclusion					
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Whilst the site is of a scale that could potentially support some infrastructure provision, the site is not located at the edge of a higher tier settlement/inset village and would result in high harm to the Green Belt. Allocating the site would not outweigh harm to the Green Belt, if released. It is therefore considered unsuitable for residential development.					
The site has not been promoted, is under multiple ownerships and existing owners have expressed that they are not willing to develop land in their ownership. There is no evidence of the site's availability.					
For the reasons set out above, the site is deemed undeliverable.					
Suitable	No		Available	No	
Achievable	No		Available	No	

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS52	Hilltop Road, Kings Langley	Kings Langley	0.45



Site Description	
The site is comprised of greenfield land and is currently used as a grazing field. To the north of the site there is an area of woodland, to the west an area of grassland whilst to the east there is a large agricultural field. The south of the site is adjacent to a vacant plot of grassland and Hilltop Road, which is comprised of residential development.	
Use(s) Proposed	Residential
Planning History	
The adjacent plot of land (to the south of the site) was refused in 2016 (16/1615/OUT) for the construction of one dwelling (Site PCS34).	
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.
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. Access would have to be provided through land to the south of the site (Site PCS34).
Potential Environmental Impacts:	<ul style="list-style-type: none">None identified.

Appendix 7d – Previously Considered Sites Detailed Assessments

<ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree					
Further Constraints/Considerations:					
<ul style="list-style-type: none">• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Toms Lane settlement which is classified as an “Other Settlement” in the Settlement Hierarchy.					
Availability (ownership/legal issues)					
The site is in single ownership but has not been for development. The site is considered to be unavailable.					
Achievability					
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
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. Harm to the Green Belt of releasing land on which the site is located is considered to be at least high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released. It is therefore considered unsuitable for residential development. The site has not been promoted for development and is also deemed unavailable. The site is considered to be undeliverable.					
Suitable	No	Available	No	Achievable	No

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS54	Land at Waterdell	Garston	1.7

The map shows the site (PCS54) as a greenfield area adjacent to the M1 motorway. Key features include Waterdale Farm Cottage, Bricket Wood, and several schools (Parmiter's, St Michael's, Mount Pleasant Lane JMI). The site is bounded by the M1 to the west and extends into agricultural fields to the east. A scale bar at the bottom left shows distances from 0 to 420 meters. A north arrow and copyright information (Ordnance Survey 100018686) are at the bottom right.

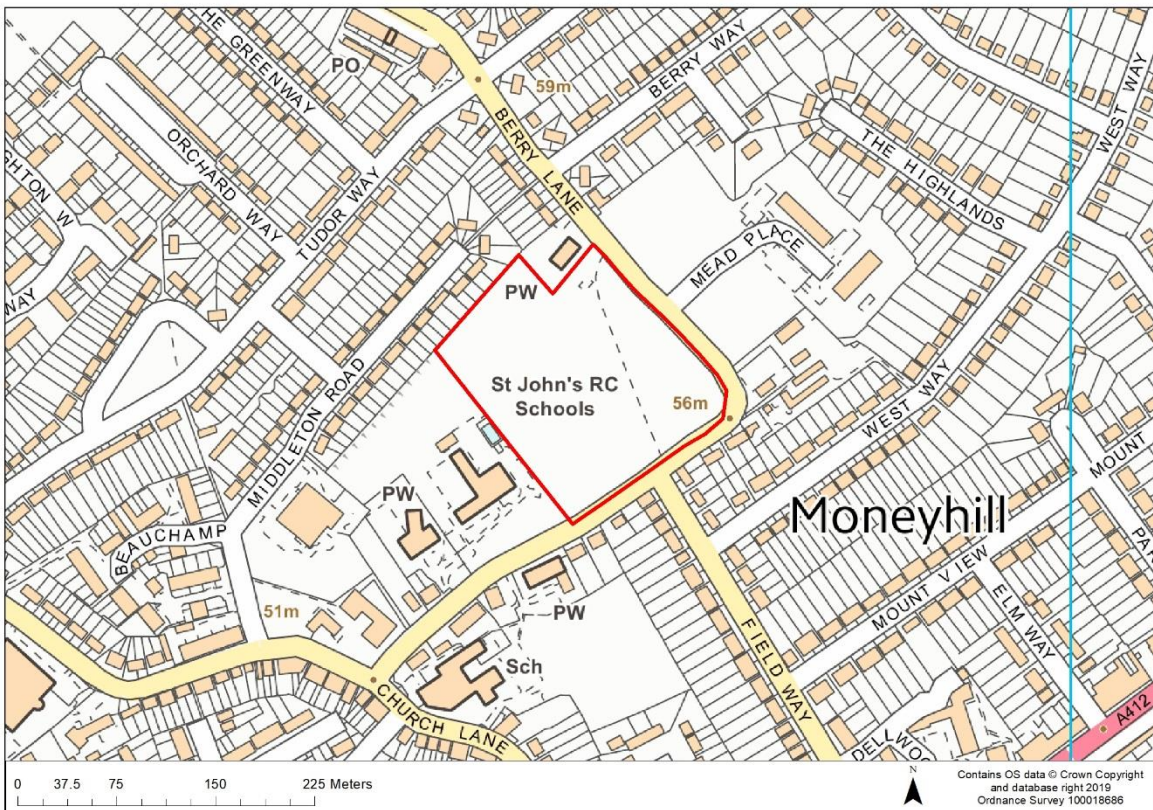
Site Description	
The site is comprised of greenfield land which is in use as agricultural land. The site's western boundary is immediately adjacent to the M1. Waterdale Recycling Centre is located on the opposite side of the M1. To the east, the site extends into the remainder of the agricultural field.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none"> Green 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. Historic Environment: There are no heritage assets in the vicinity of the site. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <ul style="list-style-type: none"> 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: At the east of the site there is low-high risk of surface water flooding. A flow path emerges from this area to the north of the site and is at low risk. Groundwater Flood Risk: The majority of the site has groundwater levels between 0.025m and 0.5m below the ground. An area at the east of the site has groundwater levels very near the surface (within 0.025m of the surface). Access: There is no access on to the site. There are significant concerns in how access would be obtained, as the site is

Appendix 7d – Previously Considered Sites Detailed Assessments

	landlocked by the M1 to the west and agricultural land, which has not been promoted, to the east.						
	<ul style="list-style-type: none">• Noise: Noise issues caused by the site's proximity to the M1 may have an impact on the site and its future occupiers.• Air Quality: Air quality issues caused by the site's proximity to the M1 may have an impact on the site and its future occupiers.• Noise: The site is located adjacent to the M1 so noise is likely to be intrusive.						
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• None identified.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">• Settlement Hierarchy (Core Strategy, 2011): The site is located outside of any settlement defined in the Settlement Hierarchy.							
Availability (ownership/legal issues)							
The site is owned by Hertfordshire County Council and was promoted for consideration as part of the previous Local Plan. The site is not being promoted for this Local Plan. Therefore the site is unavailable.							
Achievability							
The site has not been promoted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.							
Potential Density							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A		
Indicative DPH	30-40		Indicative Dwelling Range		50-70		
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
There is no potential to create access to the site and the site is not located at the edge of a higher tier settlement or inset village; subsequently the site is considered to be unsuitable. The landowner has confirmed that the site is not available for development. The site is therefore deemed undeliverable.							
Suitable	No		Available	No		Achievable	No

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Site Ref	Address	Settlement	Site Area (ha)
PCS59	Land at Berry Lane, Mill End	Mill End	2.6

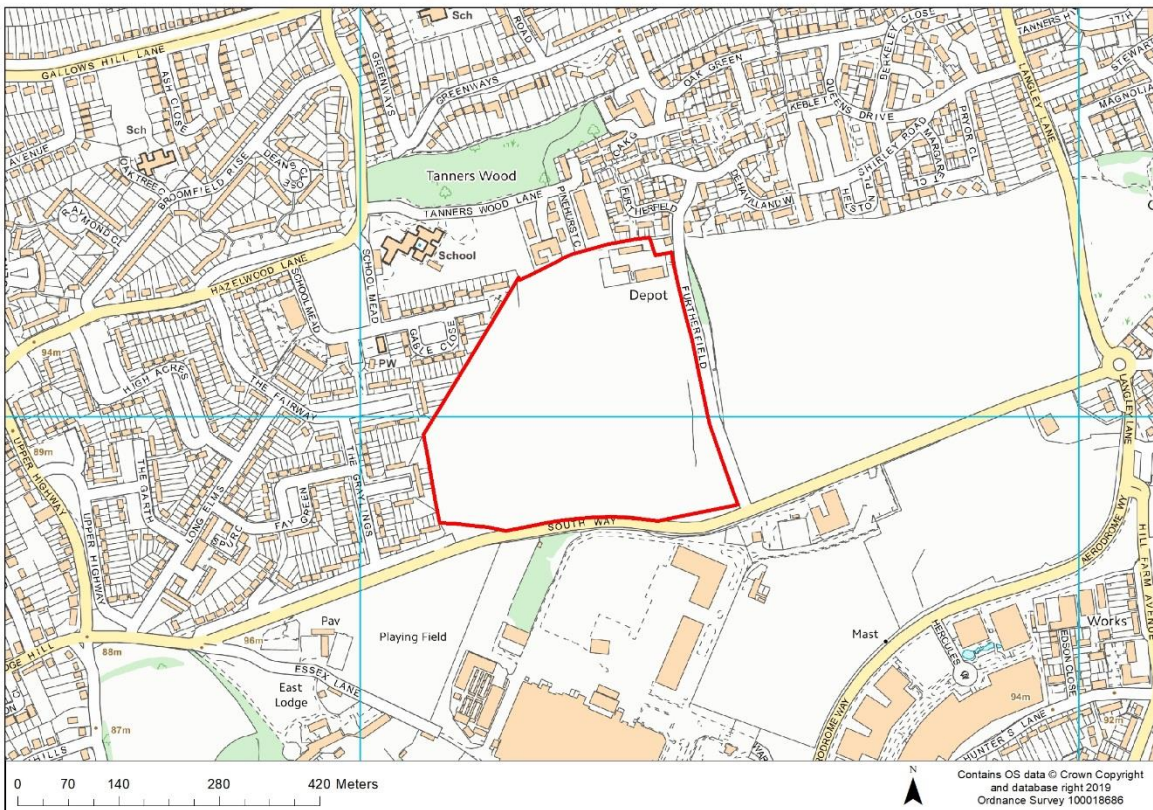


Site Description	
The site is on former landfill and is therefore comprised of previously developed (brownfield) land. The site consists of open grassland and is in use as a designated open space. To the immediate west of the site is St John's Primary School and adjacent to the north-eastern corner is adjacent to Berry Lane Methodist Church. Adjacent to the north of the site are gardens of residential properties along Middleton Road.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is not located in the Green Belt.Historic Environment: The site does not contain any heritage assets. Close to the south-west of the site is a Grade II Listed Building (Church of St Peter). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Any proposals should be accompanied by a detailed heritage impact assessment identifying the impact of the development on the designated asset.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There are small areas of the site at low risk of surface water flooding, to the south and north-east. There is high risk of surface water flooding on Berry Lane adjacent to the east of the site.GSPZ: A very small area of the site, at the north-western corner, 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

Appendix 7d – Previously Considered Sites Detailed Assessments

	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. The majority of the site is in GSPZ2.				
	<ul style="list-style-type: none">• Access: There is no existing access on to the site but this could be accessed from Berry Lane.• Contamination: The site is on historic landfill (Site EAHLD13029 - Berry Lane, Rickmansworth).				
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 sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">• The site is an existing open space allocation (Middleton Road, Mill End).• The Open Space, Sport and Recreation Study (2019) includes the site in its assessment as an amenity greenspace (referred to as Mead Place/Berry Lane). The Rickmansworth catchment area is identified as having a sufficient provision of amenity greenspace (+0.3ha per 1,000 population above the recommended standard). The site forms part of this provision for amenity greenspace in Rickmansworth and helps to serve the accessibility gap to other forms of open space in Rickmansworth.• The Open Space Standards Paper estimates a future requirement of 46.54ha of amenity greenspace in order for current levels of provision to be maintained. This illustrates a need to safeguard existing amenity open space provision.• HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site.• Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Mill End.					
Availability (ownership/legal issues)					
The site is in single ownership of Three Rivers District Council.					
Achievability					
The site is in use as open space and there is no evidence that the site is achievable.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH	30-40		Indicative Dwelling Range		80-105
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
The site is an allocated public open space. The Open Space, Sport and Recreation Study (2019) shows a future requirement of 46.54ha of amenity greenspace and indicates that the site contributes to the provision of open space in the Rickmansworth catchment area. It is therefore considered that the existing use of the site should be protected. The site is therefore considered unsuitable for residential development.					
Suitable	No	Available	No	Achievable	No

Appendix 7d – Previously Considered Sites Detailed Assessments

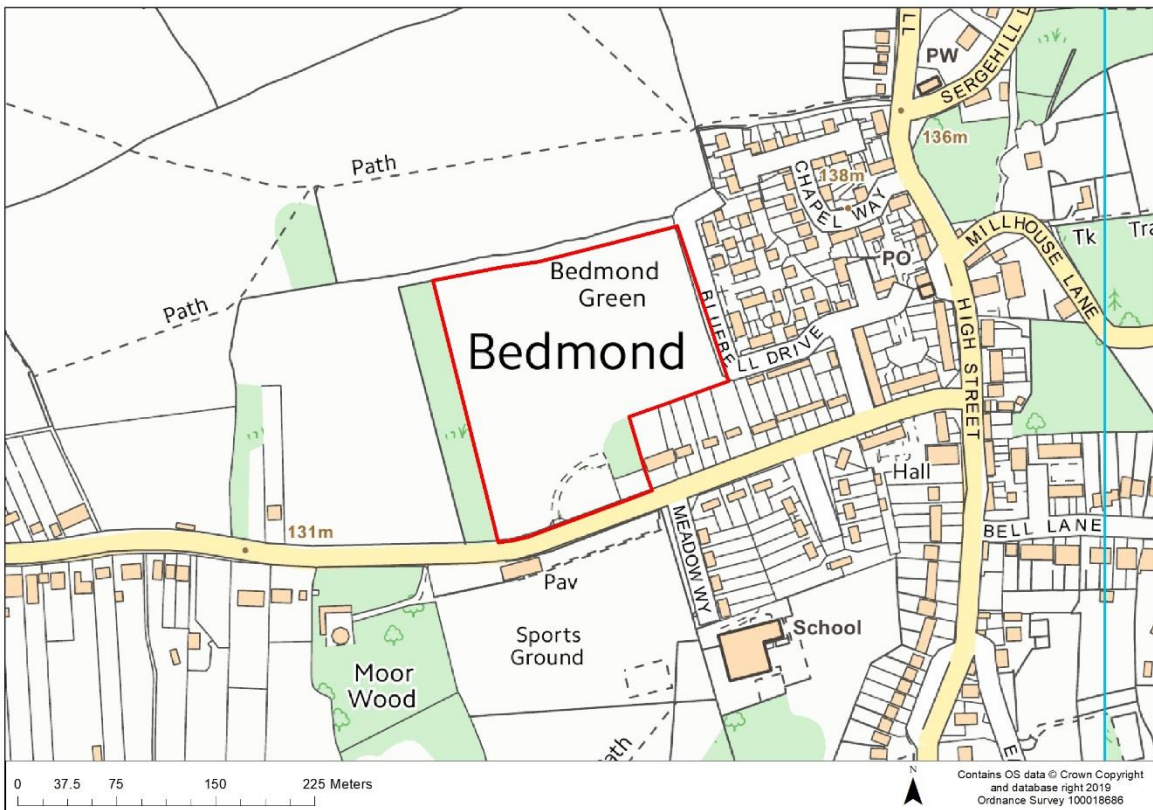
Site Ref	Address	Settlement	Site Area (ha)
PCS60	Land at Furtherfield	Abbots Langley	12.4
			
Site Description The site is on former landfill and is therefore comprised of previously developed (brownfield) land and is situated to the east of Abbots Langley. The site consists of open grassland, with mature vegetation and trees throughout the site. At the north-eastern corner of the site there is an area of hardstanding with several built units which support the depot use. The remaining majority of the site is in use as a designated open space. The site borders a road (Furtherfield) and further designated open space to the east (Furtherfield), residential development to the west and a road (South Way) to the south. The Warner Bros Studios Tour/Leavesden Studios are located on the opposite side of South Way.			
Use(s) Proposed		Residential	
Planning History The area at the north-western corner of the site is an existing allocated housing site (H4).			
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 designated heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flooding: Along the north-western boundary, risk of surface water flooding ranges from low to high risk.Access: There is no access on to the site although this could be obtained from South Way or Furtherfield.Contamination: The site (excluding the north-eastern corner) is on historic landfill (Site EAHLD32349: Council Refuse Tip, Tanners Wood). It is advised to refer to the Environment Agency in regards to any potential considerations.	

Appendix 7d – Previously Considered Sites Detailed Assessments

Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having medium-low sensitivity to built development.						
Further Constraints/Considerations: <ul style="list-style-type: none">The site is an existing open space allocation (Site Ref: OS(c) – Land north of South Way (Horsefield and Furtherfield). This was allocated in the Site Allocations LDD (2014) as an extension to Leavesden Country Park.The Open Space, Sport and Recreation Study (2019) includes the site in its assessment as semi-natural greenspace (referred to as Furtherfield, South Way). The Abbots Langley catchment area is identified as having a deficiency in the provision of natural and semi-natural greenspaces (-7.77ha per 1,000 population below the recommended standard). The site forms part of the provision of semi-natural greenspaces in Abbots Langley.The Open Space Standards Paper estimates a future requirement of 273.16ha of natural and semi-natural greenspace in order for current levels of provision to be maintained. This illustrates a need to safeguard existing natural and semi-natural open space provision, including Furtherfield (Site PCS60).HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site; enabling permeability to the existing settlement would be a key consideration.Settlement Hierarchy (Core Strategy, 2011): The site is located partially within and partially at the edge of the Key Centre of Abbots Langley.							
Availability (ownership/legal issues) <p>The site land is in single ownership of Three Rivers District Council. Part of the site is an existing housing allocation (Site H4) which is anticipated for delivery in 2022/2023; please see the Site Assessment for Site H4 for the part of the site which is available.</p>							
Achievability <p>The site was promoted to the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.</p>							
Potential Density							
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH		30-40		Indicative Dwelling Range		370-500	
Phasing							
0-5 years		x	6-10 years		x	11-15 years	
						16+ years	
Conclusion <p>The majority of the site is an allocated open space (an extension to Leavesden Country Park). The Open Space, Sport and Recreation Study (2019) shows a deficiency in the provision of natural and semi-natural greenspaces in Abbots Langley and estimates a future requirement of 273.16ha of natural and semi-natural greenspace. For these reasons, it is considered that the existing use of the site should be protected. The majority of the site is therefore considered unsuitable for residential development.</p> <p>The depot area at the north-eastern corner of the site is an existing allocated housing site (H4); please see the Site Assessment for Site H4 which is considered to be suitable, available and achievable.</p>							
Suitable		Partially Y		Available		Partially Y	
				Achievable		Partially Y	

Appendix 7d – Previously Considered Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
PCS61	Land at Bluebell Drive/Toms Lane	Bedmond	3.3



Site Description	
<p>The site is on former landfill and is therefore comprised of previously developed (brownfield) land. The site located to the north of Toms Lane to the west of Bluebell Drive and is comprised of a grassland field with vegetation and tree coverage scattered throughout the site. There is dense vegetation along all the boundaries of the site. The western and southern boundaries are adjacent to residential development whilst to the north there is agricultural land.</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green 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 residential development separates the site from the historic core of Bedmond High Street. The Heritage Impact Assessment states that the site would have a neutral impact on the historic environment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Access: There is no access on to the site, although this could be obtained from Bluebell Drive or Toms Lane.Contamination: The site is on historic landfill (Site EAHLD10018: Toms Lane, Bedmond). It is advised to refer to the Environment Agency in regards to potential considerations.

Appendix 7d – Previously Considered Sites Detailed Assessments

Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.• Local Wildlife Site: The site is wholly within a Local Wildlife Site (Bedmond Green).						
Further Constraints/Considerations:							
<ul style="list-style-type: none">• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the proposed inset village of Bedmond.							
Availability (ownership/legal issues)							
The site is in the single ownership of Three Rivers District Council.							
Achievability							
Part of the site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.							
Potential Density							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A			
Indicative DPH	20-30		Indicative Dwelling Range	65-99			
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The whole of the site is designated as a Local Wildlife Site and is subsequently not considered to be suitable for residential development. The site is not being promoted for development and is also considered to be unavailable. The site is deemed to be undeliverable.							
Suitable	No		Available	No		Achievable	No