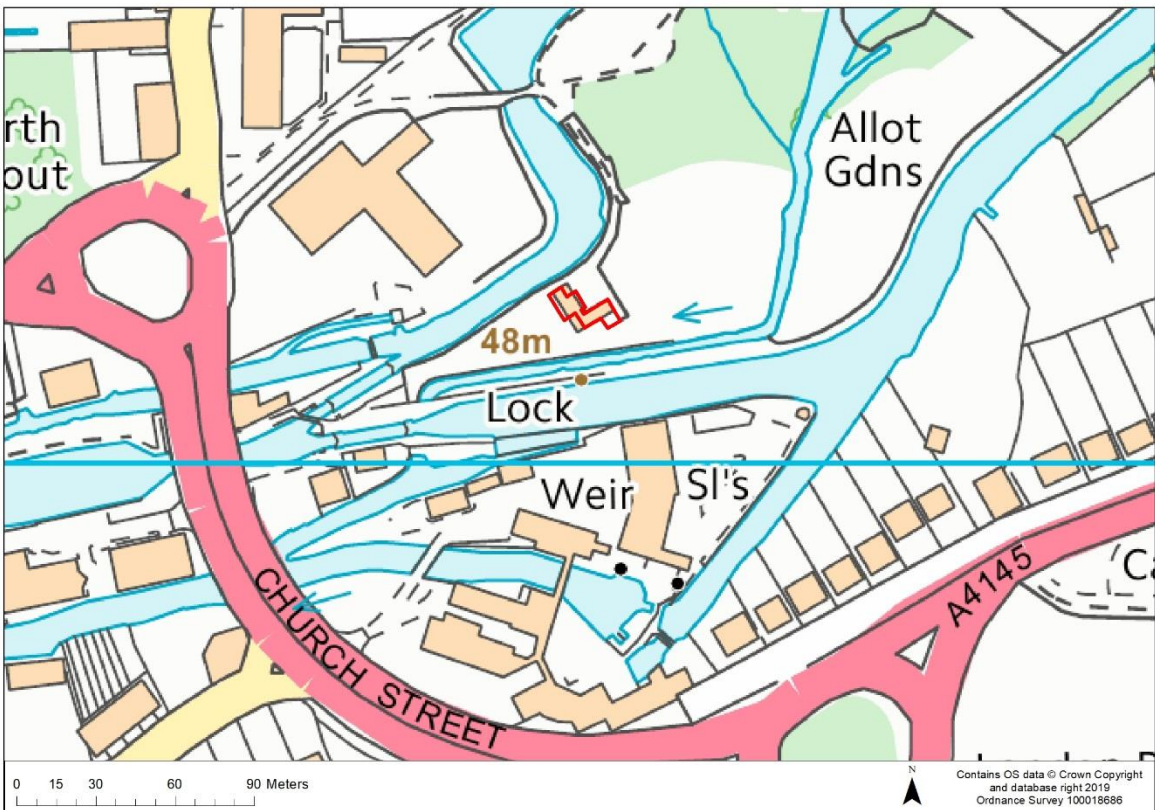


## Appendix 7e – Other Sites Put Forward Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
OSPF1	The Island, Church Street	Rickmansworth	0.06



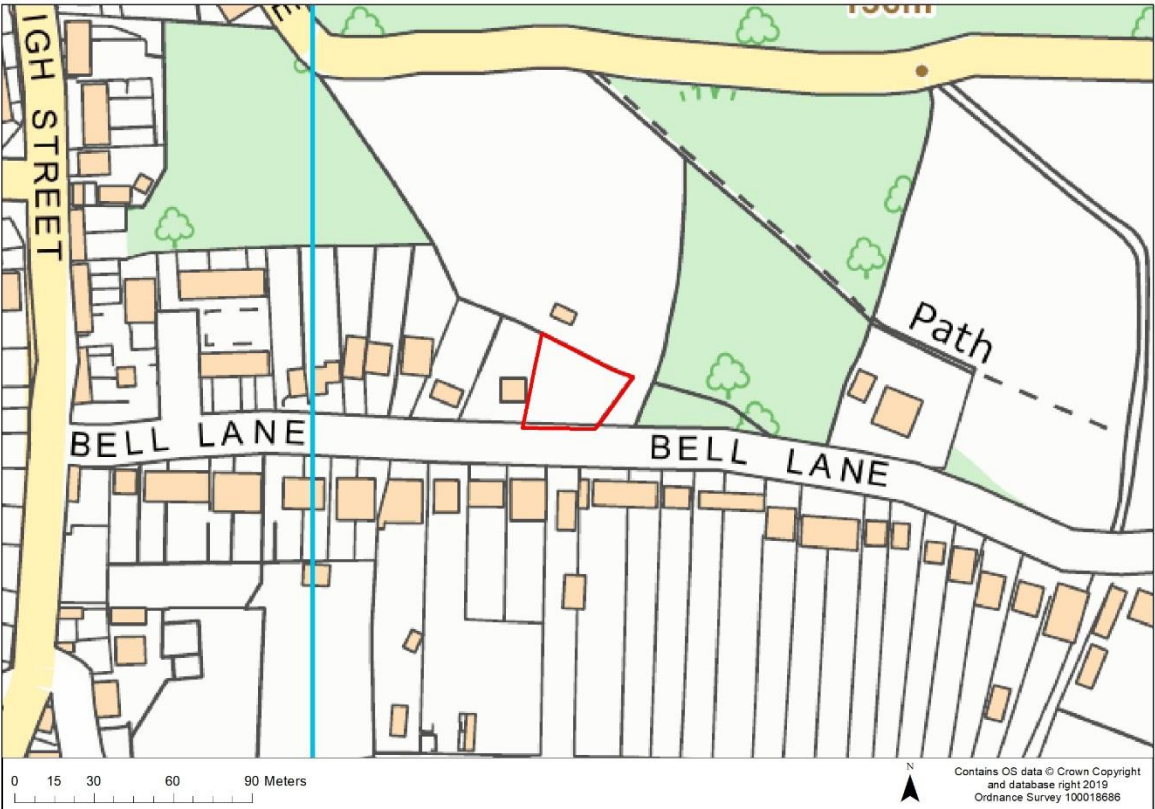
<b>Site Description</b>	
<p>The site is located in Rickmansworth, to the east of Church Street. The site is comprised of brownfield land and is currently in use as a detached residential property. The site is located between two Main Rivers, with the River Chess running along the northern boundary and the River Colne along the southern boundary. The Grand Union Canal also flows approximately 16m to the north of the site. Beyond the River Chess to the north, a hotel is currently under construction (17/0192/FUL) and beyond this there is residential development and the High Street associated with the settlement of Rickmansworth. To the south, beyond the River Colne, is the Affinity Water Depot and further residential development. To the west is Batchworth Lock and the Canal Centre whilst to the east there is the residential garden of the property and an area of woodland.</p>	
<b>Use(s) Proposed</b>	Residential
<b>Planning History</b>	
<p>There is no relevant planning history on the site.</p>	
<b>Suitability</b>	
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>	<ul style="list-style-type: none"><li><b>Green Belt:</b> 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 high.</li><li><b>Historic Environment:</b> There are no heritage assets within the site although to the west, there are Grade II Listed Buildings to the west (99 Church Street) and east (17 Moor Lane and Obelisk). The Rickmansworth Town Conservation Area is located to the north-west. A heritage impact assessment would be required as part of any proposals.</li></ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</li><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li></ul>	<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is wholly within Flood Zone 3b.</li><li><b>Groundwater Flood Risk:</b> The site is at high risk of flooding from groundwater. Groundwater levels are either at or very near the ground surface, and range from 0.025m-0.5m below the surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topography.</li></ul>

## Appendix 7e – Other Sites Put Forward Detailed Assessments

<ul style="list-style-type: none"><li>Noise</li><li>Air Quality</li></ul>	<ul style="list-style-type: none"><li><b>GSPZ:</b> The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</li></ul>				
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li><li>Local Wildlife Site</li><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li><b>Local Wildlife Site:</b> The south-eastern corner of the site is adjacent to a Local Wildlife Site (Croxley Hall Lakes).</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>Settlement Hierarchy (Core Strategy, 2011): The site is located in the Principal Town of Rickmansworth.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
There has been no confirmation from the landowner that the site is available.					
<b>Achievability</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH	25-45		Indicative Dwelling Range		1-3
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
					16+ years
<b>Conclusion</b>					
The site is wholly within Flood Zone 3b, with no scope to alter the boundaries to remove the flood risk area in order to deliver any development. The site is therefore deemed unsuitable for residential development.					
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.					
<b>Suitable</b>	No		<b>Available</b>	No	
				<b>Achievable</b>	Yes

## Appendix 7e – Other Sites Put Forward Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
OSPF2	Land at Bell Lane, Bedmond	Bedmond	0.1

**Site Description**

The site is located to the north of Bell Lane in the village of Bedmond. The site is comprised of greenfield land and is in use as open grassland, with fencing along the southern boundary which is adjacent to Bell Lane. Adjacent to the west of the site is a residential property and garden, to the east there is woodland and to the north there is grassland with dispersed woodland. Vegetation forms the northern, eastern and western boundaries. Opposite the site, there are residential properties along Bell Lane as well as to the west of the site along the High Street.

<b>Use(s) Proposed</b>	Residential
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**Planning History**

There is no relevant planning history on the site.

**Suitability**

<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> 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 low.</li> <li><b>Historic Environment:</b> There are no heritage assets within the site although there are Grade II Listed Buildings along the High Street to the west. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment, as residential development along Bell Lane provides a visual barrier between the site and heritage assets. However, a detailed heritage impact assessment would be required as part of any proposals to identify and define mitigation strategies.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Access:</b> Access could be provided from Bell Lane, although this is unmade private road varying widths of between 3.1 and 5 metres providing access to approximately 40 dwellings. The road is roughly surfaced. Improvements to Bell Lane would likely be required.</li> </ul>

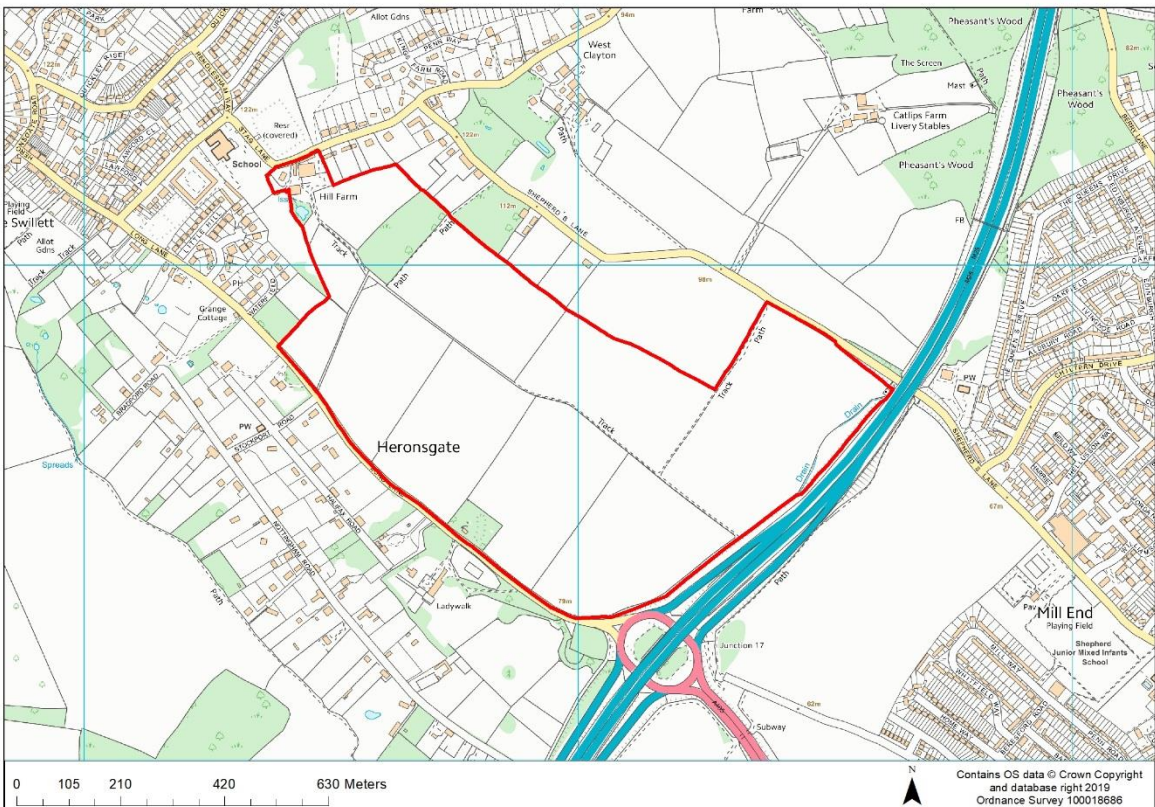
## Appendix 7e – Other Sites Put Forward Detailed Assessments

<ul style="list-style-type: none"><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>					
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li><li>Local Wildlife Site</li><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li><li><b>TPO:</b> There are protected trees along the northern boundary and at the south-eastern corner of the site (TPO657).</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>Settlement Hierarchy (Core Strategy, 2011): The site is within the village of Bedmond and within the proposed inset area.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and the site is being promoted by the landowner.					
<b>Achievability</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	15-25		Indicative Dwelling Range	2-3	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
<b>Conclusion</b>					
The site is deemed suitable for residential development, however the site has insufficient capacity to support 5+ dwellings. The site is unsuitable when considered in isolation.					
The site is set within a larger site (Site CFS10). In combination with CFS10 (in which the site is located), the site could sufficiently support 5+ dwellings and is considered to be suitable on this basis. Any development of the site would need to take account of the presence of protected trees within the site. The site is both available and achievable. <i>Please see the Site Assessment for Site CFS10 which assesses Site OSPF2 and land to the north.</i>					
<b>Suitable</b>	Yes (in combination with CFS10)	<b>Available</b>	Yes	<b>Achievable</b>	Yes
	No (in isolation)				



## Appendix 7e – Other Sites Put Forward Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
OSPF3	Land at Heronsgate, Chorleywood	Chorleywood	56



Site Description	
<p>The site is situated to the south of Chorleywood, with Heronsgate located to the south-west. The site is comprised of greenfield land and is in agricultural use. There is an area of woodland to the north-west of the site and at the south-west of the site. There are a number of agricultural buildings adjacent to the north of the site, which are accessed from Stag Lane. A central footpath runs from Stag Lane to the north through to the southern boundary of the site. The M25 is adjacent to the south-eastern boundary of the site, with Long Lane defining the south-western boundary. The agricultural buildings to the north of the site are adjacent to Chorleywood Primary School playing fields. Shepherds Lane is located to the north-east and part of this site boundary is adjacent to residential properties and gardens located along Shepherds Lane.</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>	<ul style="list-style-type: none"><li><b>Green Belt:</b> 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 majority of the site is located) was assessed as moderate-high. Harm to the Green Belt of releasing the parcel (in which a small area of the site, to the north-west) was assessed as low.</li><li><b>Historic Environment:</b> The southern boundary of the site abuts Heronsgate Conservation Area which includes a number of Grade II Listed Buildings. The Heritage Impact Assessment states that the sites development would have a moderate adverse impact on the historic environment, as development of the site would remove part of the agricultural landscape which the Conservation Area is set within. The assessment states that as part of any proposals, a heritage impact assessment would be required and design should protect Long Lane, the boundary of the Conservation Area and the route of the footpath through site.</li></ul>

## Appendix 7e – Other Sites Put Forward Detailed Assessments

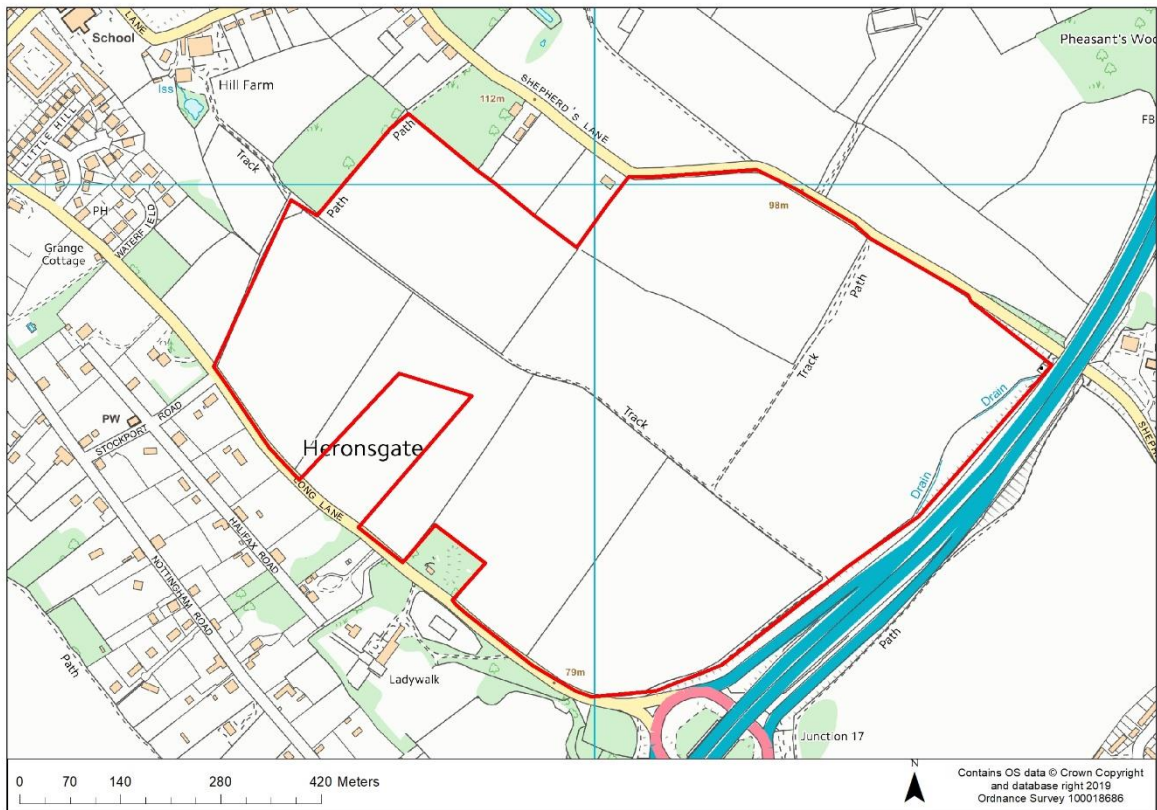
	<ul style="list-style-type: none"> <li>• <b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</li> </ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is within Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> There is high risk of surface water flooding along the southern boundary, adjacent to Long Lane. This is linked to larger area in the north-west of the site which is at low-medium risk of surface water flooding. There is an area of ponding at the south-eastern corner of the site, ranging from low-high risk.</li> <li>• <b>GSPZ:</b> The majority of the site, to the south, is in GSPZ1. This is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</li> <li>• <b>Access:</b> There is current access to the site via a farm track from Stag Lane. However, this is a narrow road and there may be capacity issues in using this as a primary access road into the site. The promoters of the south of the site (OSPF3a) propose the diverting of Long Lane through the site, close to the south east and south west corners of the site, to form a primary street; it is proposed by the promoters that the existing Long Lane would form the minor arms of priority junctions and it is proposed that the existing lane would be stopped up to through-traffic (vehicles) at a point along its length. A secondary access is proposed from Shepherds Lane.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> <li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> </ul>
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.</li> <li>• <b>Local Wildlife Site:</b> The site includes part of a Local Wildlife Site, which is also adjacent to the north-eastern boundary (Shepherd's Lane Wood).</li> <li>• <b>Ecology:</b> Hertfordshire County Council Ecology state that the site has a locally high ecological sensitivity due to the presence of the Shepherd's Lane Wood Local Wildlife Site.</li> <li>• <b>TPO:</b> There are protected trees at the north-west of the site (TPO048).</li> <li>• <b>Wastewater:</b> 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</li> </ul>

## Appendix 7e – Other Sites Put Forward Detailed Assessments

		essential network upgrades to accommodate future development.					
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"> <li>There are several public footpaths running through the site.</li> <li>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. HCC Highways have also stated that the impact to rural routes would need to be understood.</li> <li>The site has two smaller sites within its boundary which are considered separately in the site assessments for Sites CFS17, CFS18, CFS18a and CFS18b.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located at the edge of the Key Centre of Chorleywood.</li> </ul>							
<b>Availability (ownership/legal issues)</b>							
<p>The site is in four separate ownerships. Three of the ownerships are associated with Site CFS18, CFS17 and Site OSPF3a which have all been promoted by their landowners separately. The fourth parcel of land is approximately 0.6ha in size and has not been promoted by the landowner; the fourth parcel is adjacent to Long Lane and could be removed from the site boundary.</p> <p>Please see the Site Assessment for Site OSPF3a which assesses land within the site to the south and additional land to the north-east (along Shepherds Lane) which is in single ownership and has been promoted. This land excludes Site CFS18, Site CFS17 and the fourth ownership parcel (0.6ha) from the boundary to result in a single ownership boundary.</p>							
<b>Achievability</b>							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
<b>Potential Density</b>							
Landowner Proposed DPH	OSPF3a (26) CFS18b (25) CFS17 (9)		Landowner Proposed Dwelling Range		1379 150 20		
	Average: 28				Total: 1549		
Indicative DPH	OSPF3a (26) CFS18b (35-50) CFS17 (15-25)		Indicative Dwelling Range		1379 150-210 35-55		
	Average: 28-29				Total: 1564-1644		
<b>Phasing</b>							
0-5 years	x	6-10 years	x	11-15 years	x	16+ years	x
<b>Conclusion</b>							
<p>The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as low and moderate-high. The site is strategic in scale and its development would support a high level of infrastructure provision. The site is considered to be suitable for residential development. Any proposals should take account of the presence of public rights of way within the site. Areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Noise and air quality issues arising from proximity to the M25 should also be taken account of.</p> <p>Part of the site has not been promoted for development and is considered to be unavailable. Please see the Site Assessment form for Site OSPF3a which assesses the single ownership boundary of the majority of the site. The Site Assessment for OSPF3b assesses the combined land parcel of Site OSPF3a, CFS18b and CFS17, all of which have been promoted by their landowners.</p>							
<b>Suitable</b>	Yes	<b>Available</b>	Partially Yes	<b>Achievable</b>	Yes		

## Appendix 7e – Other Sites Put Forward Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
OSPF3a	Land at Heronsgate, Chorleywood	Chorleywood	53.9



<b>Site Description</b>	
<p>The site is situated to the south of Chorleywood, with Heronsgate located to the south-west. The site is comprised of greenfield land and is in agricultural use. There is an area of woodland adjacent to the north-west of the site and at the south-west of the site. A central footpath runs from the north of the site through to the southern boundary of the site. The M25 is adjacent to the south-eastern boundary of the site, with Long Lane defining the south-western boundary. The south-western boundary wraps around an area of woodland and an area of greenfield land along Long Lane. Shepherds Lane forms the northern boundary, with the site boundary also wrapping round residential properties and gardens located along Shepherds Lane.</p> <p>The site is a revised boundary of OSPF3. The site excludes Sites CFS18 and CFS17 from the boundary and includes land to the north, along Shepherds Lane, to result in a single ownership boundary.</p>	
<b>Use(s) Proposed</b>	Residential
<b>Planning History</b>	
There is no relevant planning history on the site.	
<b>Suitability</b>	
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>	<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is located in the Green Belt. Harm to the Green Belt of releasing the parcel (in which the site is located) was assessed as moderate-high.</li><li><b>Historic Environment:</b> The southern boundary of the site abuts Heronsgate Conservation Area which includes a number of Grade II Listed Buildings. The Heritage Impact Assessment, which assessed Site OSPF3, states that the site's development would have a moderate adverse impact on the historic environment, as development of the site would remove part of the agricultural landscape which the Conservation Area is set within. The assessment states that as part of any proposals, a heritage impact assessment would be required and design should protect Long Lane, the boundary of the Conservation Area and the route of the footpath through site.</li></ul>



## Appendix 7e – Other Sites Put Forward Detailed Assessments

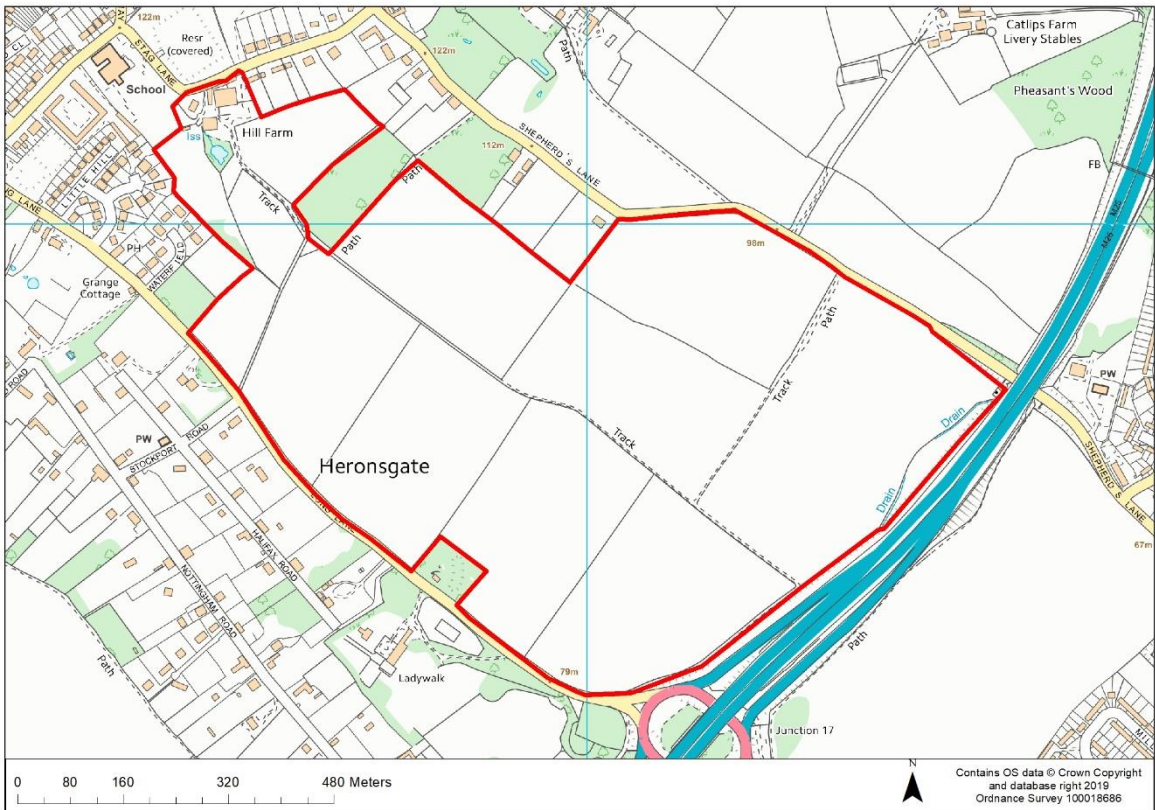
	<ul style="list-style-type: none"> <li>• <b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</li> </ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is within Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> There is high risk of surface water flooding along the southern boundary, adjacent to Long Lane. This is linked to larger area in the north-west of the site which is at low-medium risk of surface water flooding. There is an area of ponding at the south-eastern corner of the site, ranging from low-high risk.</li> <li>• <b>GSPZ:</b> The north-east of the site is in GSPZ2. The majority of the site, to the south, is in GSPZ1. This is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</li> <li>• <b>Access:</b> There is current access to the site via a farm track from Stag Lane. However, this is a narrow road and there may be capacity issues in using this as a primary access road into the site. The promoters of the site propose the diverting of Long Land through the site, close to the south east and south west corners of the site, to form a primary street; it is proposed by the promoters that the existing Long Lane would form the minor arms of priority junctions and it is proposed that the existing lane would be stopped up to through-traffic (vehicles) at a point along its length. A secondary access is proposed from Shepherds Lane.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> <li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> </ul>
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.</li> <li>• <b>Local Wildlife Site:</b> The north-eastern corner is adjacent to a Local Wildlife Site (Shepherd's Lane Wood).</li> <li>• <b>Ecology:</b> Hertfordshire County Council Ecology state that Site OSPF3, in which the site is located, has a locally high ecological sensitivity due to the presence of the Shepherd's Lane Wood Local Wildlife Site.</li> <li>• <b>TPO:</b> There are protected trees adjacent to the northern corner of the site (TPO048).</li> <li>• <b>Wastewater:</b> 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</li> </ul>

## Appendix 7e – Other Sites Put Forward Detailed Assessments

		essential network upgrades to accommodate future development.			
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"> <li>• There is a public footpath running through the centre of the site.</li> <li>• 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. HCC Highways have also stated that the impact to rural routes would need to be understood.</li> <li>• Promoters of the site, in discussions with the bus provider Arriva, have stated that the principle of extending a bus service into the site is a deliverable option.</li> <li>• The promoters of the site propose a mixed-use community hub, a new primary school, provision of walking and cycling routes.</li> <li>• Sites CFS17 and CFS18 are adjacent to the site's boundaries and have been promoted for development. <i>Please see the Site Assessment form for Site OSPF3b which assesses the combined land parcel of Site OSPF3a, CFS18 and CFS17.</i></li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Heronsgate which is classified as an "Other Settlement" in the Settlement Hierarchy.</li> </ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and is being promoted by the landowner.					
<b>Achievability</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density</b>					
Landowner Proposed DPH	26	Landowner Proposed Dwelling Range	1379		
Indicative DPH	26	Indicative Dwelling Range	1379		
<b>Phasing</b>					
0-5 years		6-10 years	x	11-15 years	x
<b>Conclusion</b>					
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.					
If considered in combination with adjacent land (Site CFS18b), the site is located adjacent to the Key Centre of Chorleywood; <i>please see the Site Assessment for Site OSPF3b which assessed the combined land parcel of Site OSPF3a, CFS18b and CFS17.</i>					
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes

## Appendix 7e – Other Sites Put Forward Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
OSPF3b	Land at Heronsgate, Hill Farm and Birdwood	Chorleywood	68



Site Description	
<p>The site is situated to the south of Chorleywood, with Heronsgate located to the south-west. The site is comprised of greenfield land and is in agricultural use. The M25 is adjacent to the south-eastern boundary of the site. The south-western boundary is defined by Long Lane but partially wraps around an area of woodland along Long Lane. Shepherds Lane forms the northern boundary, with the site boundary also wrapping round residential properties and gardens located along Shepherds Lane. The northern boundary also wraps around an area of woodland adjacent to the site (Shepherds Lane Wood). The north-western point of the site, which contains agricultural buildings partially abuts Stag Lane. A primary school playing field is adjacent to this part of the site and residential development of Chorleywood is located to the north-west. To the west there is low-density residential development associated with the Heronsgate settlement. There is open agricultural land to the south and east.</p>	
<p>The site is a revised boundary of OSPF3a and includes Sites CFS18b and CFS17.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There is no relevant planning history on the site.</p>	
Suitability	
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>	<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is located in the Green Belt. Harm to the Green Belt of releasing the parcel (in which majority of the site is located) was assessed as moderate-high. Part of the site, to the north (adjacent to Stag Lane i.e. the boundary of Site CFS18a) was assessed as low harm.</li><li><b>Historic Environment:</b> The southern boundary of the site abuts Heronsgate Conservation Area which includes a number of Grade II Listed Buildings. The Heritage Impact Assessment, which assessed Site OSPF3 (set within the site), states that the site's development would have a moderate adverse impact on the historic environment, as development of the site would</li></ul>

## Appendix 7e – Other Sites Put Forward Detailed Assessments

	<p>remove part of the agricultural landscape which the Conservation Area is set within. The assessment states that as part of any proposals, a heritage impact assessment would be required and design should protect Long Lane, the boundary of the Conservation Area and the route of the footpath through site.</p> <ul style="list-style-type: none"> <li>• <b>Archaeology:</b> 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.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is within Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> There is high risk of surface water flooding along the southern boundary, adjacent to Long Lane. This is linked to larger area at the west of the site which is at low-medium risk of surface water flooding. There is an area of ponding at the south-eastern corner of the site, ranging from low-high risk.</li> <li>• <b>GSPZ:</b> The north-east of the site is in GSPZ2. The majority of the site, to the south, is in GSPZ1. This is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</li> <li>• <b>Access:</b> There is current access to the site via a farm track from Stag Lane. However, this is a narrow road and there may be capacity issues in using this as a primary access road into the site. The promoters of the site propose the diverting of Long Lane through the site, close to the south east and south west corners of the site, to form a primary street; it is proposed by the promoters that the existing Long Lane would form the minor arms of priority junctions and it is proposed that the existing lane would be stopped up to through-traffic (vehicles) at a point along its length. A secondary access is proposed from Shepherds Lane.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> <li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.</li> <li>• <b>Local Wildlife Site:</b> The northern boundary is adjacent to a Local Wildlife Site (Shepherd's Lane Wood).</li> <li>• <b>Ecology:</b> Hertfordshire County Council Ecology state that Site OSPF3, which is located within the site, has a locally high ecological sensitivity due to the presence of the Shepherd's Lane Wood Local Wildlife Site.</li> <li>• <b>TPO:</b> There are protected trees adjacent to the northern corner of the site (TPO048) and adjacent to the north-western corner of the site (TPO251).</li> <li>• <b>Wastewater:</b> Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater</li> </ul>

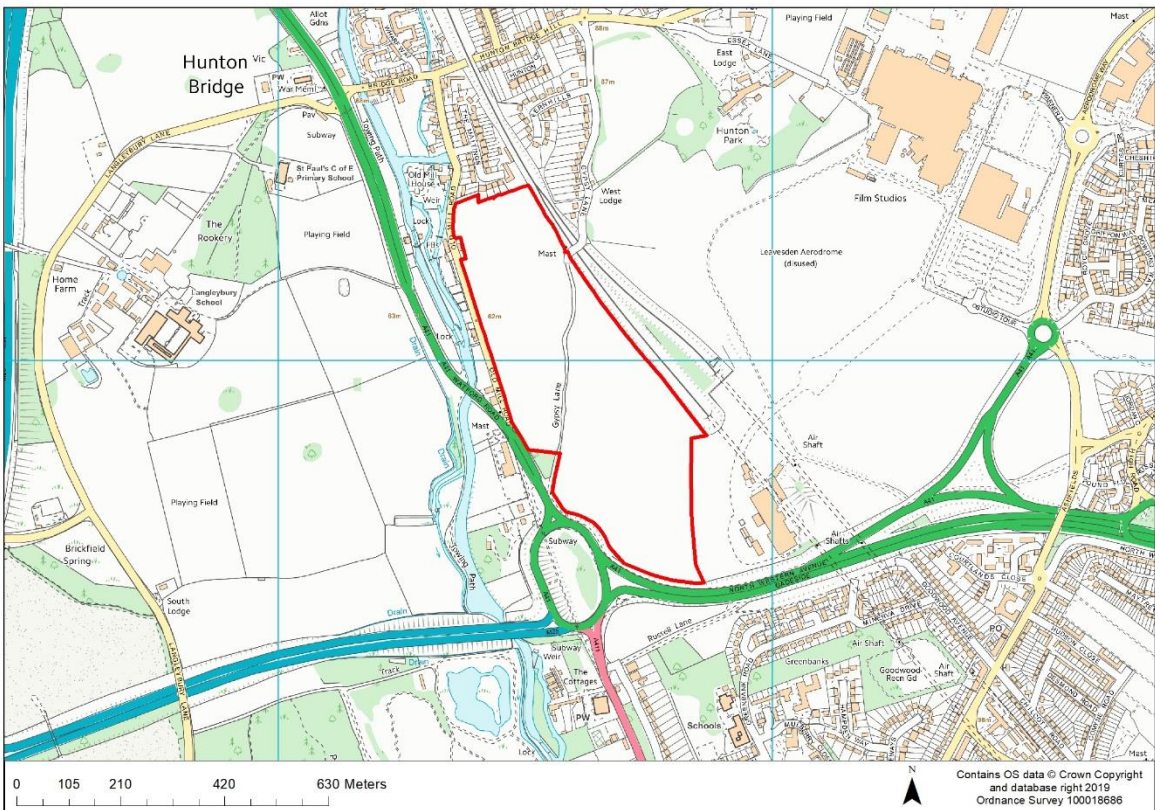
## Appendix 7e – Other Sites Put Forward Detailed Assessments

	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.						
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"><li>There are several public footpaths running through the site.</li><li>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. HCC Highways have also stated that the impact to rural routes would need to be understood.</li><li>Promoters of the site, in discussions with the bus provider Arriva, have stated that the principle of extending a bus service into the site is a deliverable option.</li><li>The promoters of the site propose a mixed-use community hub, a new primary school, provision of walking and cycling routes.</li><li><i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located at the edge of the Key Centre of Chorleywood.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in three separate ownerships associated with Site CFS18, CFS17 and Site OSPF3a which have all been promoted by their landowners. The site is considered to be available.							
<b>Achievability</b>							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
<b>Potential Density</b>							
Landowner Proposed DPH	OSPF3a (26) CFS18b (25) CFS17 (9)  Average: 28		Landowner Proposed Dwelling Range		1379 150 20  Total: 1549		
Indicative DPH	OSPF3a (26) CFS18b (35-50) CFS17 (15-25)  Average: 28-29		Indicative Dwelling Range		1379 150-210 35-55  Total: 1564-1644		
<b>Phasing</b>							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
<b>Conclusion</b>							
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 moderate-high. The site is strategic in scale and its development would support a high level of infrastructure provision. The site is considered to be suitable for residential development. Any proposals should take account of the presence of public right of ways within the site. Areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable. The site is deemed to be developable.							
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes		



## Appendix 7e – Other Sites Put Forward Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
OSPF6	Land west of Leavesden Aerodrome	Kings Langley	20



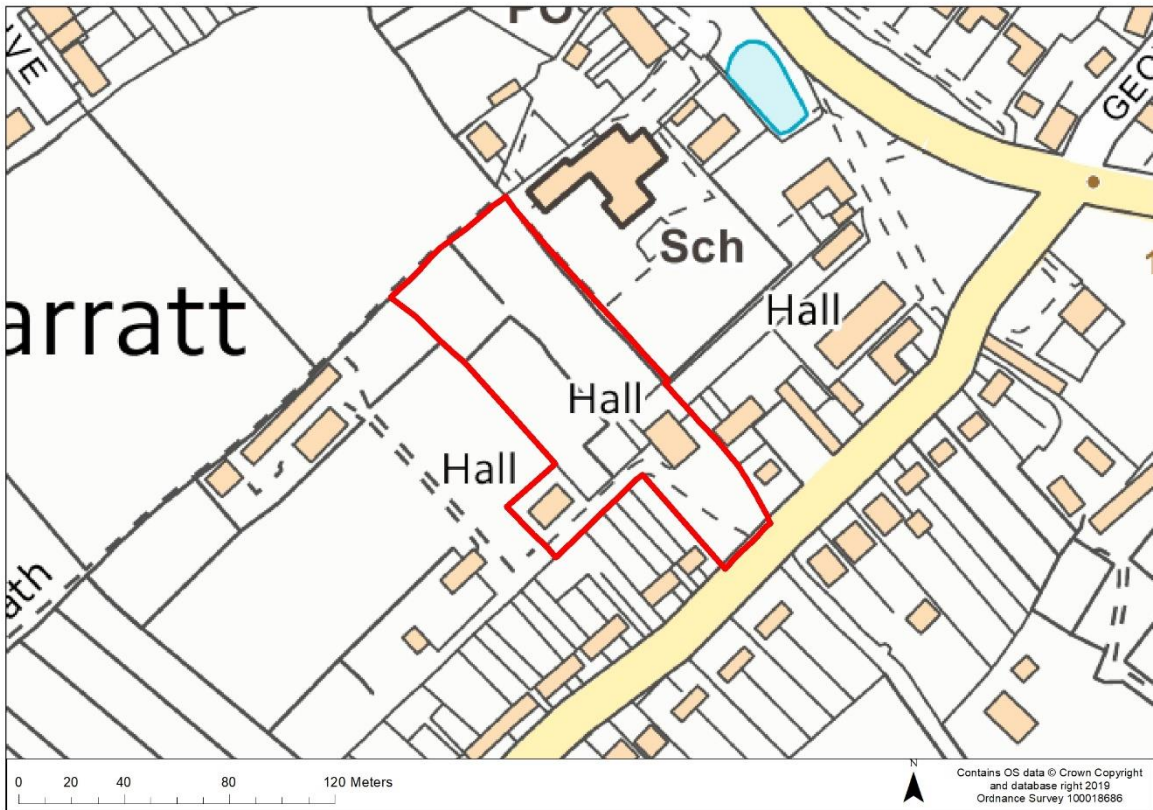
<b>Site Description</b>	
<p>The site located to the south of Hunton Bridge and is comprised of greenfield land which is currently unused open land. The eastern boundary is formed by the railway line and the western boundary by Old Mill Road and partially by the A41, as well as to the south. The northern boundary is adjacent to residential gardens whilst the south-eastern is adjacent to the allocated Leavesden Studios Operations and Backlot site (Site Ref: GB(1)). Land to the east of the site is mainly occupied by Leavesden Film Studios and the Warner Bros Studio Tour. To the north there is residential development associated with Hunton Bridge/Kings Langley. To the west, on the opposite side of the A41, is the Langleybury site.</p>	
<b>Use(s) Proposed</b>	Leavesden Studios
<b>Planning History</b>	
<p>There is no relevant planning history on the site.</p>	
<b>Suitability</b>	
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>	<ul style="list-style-type: none"><li><b>Green Belt:</b> 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.</li><li><b>Historic Environment:</b> The site does not contain any heritage assets, although the Hunton Bridge Conservation Area is located to the immediate north-west of the site. This contains several Grade II and a Grade II* Listed Buildings (The Kings Lodge, The Kings Head Public House, The Old School House). Langleybury House and several other Listed Buildings are located to the west of the site on the opposite side of the A41. A detailed heritage impact assessment will be required as part of any proposals.</li><li><b>Archaeology:</b> 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.</li></ul>

## Appendix 7e – Other Sites Put Forward Detailed Assessments

<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> A small area to the south corner ranges from low-high risk.</li> <li>• <b>GSPZ:</b> A small area at the south-western corner of the site is within GSPZ1. This is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</li> </ul>
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• <b>TPO:</b> There are protected trees within the site, generally following the path of the existing public footpath within the site (TPO315).</li> <li>• <b>Veteran Tree:</b> There is a Veteran Tree at the centre of the site, located adjacent to Gypsy Lane (71967).</li> </ul>
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"> <li>• There are two public right of ways running through the site.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley/Hunton Bridge.</li> </ul>	
<b>Availability (ownership/legal issues)</b>	
The site has been put forward by the landowner for studio use, therefore the site is available.	
<b>Achievability</b>	
The promoters of the site have not specified any issues regarding the viability in developing the site.	
<b>Potential Density</b>	
Landowner Proposed DPH	N/A
Indicative DPH	N/A
<b>Phasing</b>	
0-5 years	X
6-10 years	x
11-15 years	
16+ years	
<b>Conclusion</b>	
<p>The site is within the proximity of Leavesden Studios, which is a key asset in Three Rivers and South West Herts. Leavesden Studios also holds national importance as a major visitor destination and film production location. The SW Herts Economic Study recognises that Leavesden Studios is a key to the future growth of creative industries in South West Herts.</p> <p>In order not to compromise the ability of Leavesden Studios to contribute to the local and national economy, both as a local employer and as a centre to contribute to the economic growth of the District over the Local Plan period, the site should be allocated for Leavesden Studios use.</p>	
<b>Suitable</b>	Yes
<b>Available</b>	Yes
<b>Achievable</b>	Yes

## Appendix 7e – Other Sites Put Forward Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
OSPF17	Former Royal British Legion Site, Sarratt	Sarratt	0.8



<b>Site Description</b>	
The site is comprised of a mix of previously developed (brownfield) and greenfield land and is located in Sarratt. The south of the site contains two disused buildings; the Royal British Legion building is set back approximately 40 metres from Church Lane and is sited close to the eastern boundary whilst the Scout Hall is located to the rear of the properties fronting Church Lane. To the south of the site there is also an area of hardstanding, with grassland to the south-west. The north of the site is grassland. The site is accessed from Church Lane to the south, with the vehicular access also providing an access to the agricultural plot to the west. The south-west of the site is adjacent to residential development along Church Lane whilst the north-west and north of the site are adjacent to fields in agricultural use. The east of the site is adjacent to Sarratt C of E Primary School and residential development.	
<b>Use(s) Proposed</b>	Residential
<b>Planning History</b>	
Part of the site is allocated as a rural exception site (Site H(8)) in the Site Allocations LDD (adopted 2014), with an indicative dwelling capacity of 10 dwellings. <i>Please see the Site Assessment for Site H8 for the boundary of the existing rural exception site allocation.</i>	
In 2013, there was an application for the development of 8 affordable housing units (13/1781/FUL), although this was withdrawn. There were applications in 2017 and 2018 for residential development of 10 affordable housing units (17/1977/FUL and 18/1478/FUL); both applications were withdrawn. These applications extended the boundary of the existing rural exception site allocation to include land to the north and north-west, resulting in an application site area of 0.32ha.	
The 19/0152/FUL application was for the development of 11 affordable housing units (4 affordable rented units and 7 shared ownership units). This was refused in September 2019 as it was not demonstrated that there is a genuine need for the proposed tenure of affordable housing in the Sarratt locality, the housing proposed would not be genuinely affordable and the proposal would not provide limited affordable housing for local community needs. The application extended the boundary of the existing rural exception site allocation to include land to the north and north-west, resulting in an application site area of 0.32ha.	

## Appendix 7e – Other Sites Put Forward Detailed Assessments

Suitability											
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>		<ul style="list-style-type: none"><li><b>Green Belt:</b> The Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.</li><li><b>Historic Environment:</b> The site is adjacent to Sarratt (The Green) Conservation Area which contains several Locally Listed and Grade II Listed Buildings. A detailed heritage impact assessment would be required as part of any proposals.</li><li><b>Archaeology:</b> The site is adjacent to a Site of Known Archaeological Interest (Sarratt Village). Appropriate site investigations may be required as part of any development.</li></ul>									
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</li><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>		<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is in Flood Zone 1.</li><li><b>Surface Water Flood Risk:</b> To the south and north of the site, there is risk of surface water flooding, ranging from low to medium risk.</li><li><b>GSPZ:</b> The site is in GSPZ2.</li><li><b>Access:</b> The site has an existing access from Church Lane.</li></ul>									
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li><li>Local Wildlife Site</li><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</li></ul>		<ul style="list-style-type: none"><li>None identified.</li></ul>									
Further Constraints/Considerations:											
<ul style="list-style-type: none"><li>A public right of way runs along the northern boundary of the site.</li><li>Part of the site, to the south (Site H8), is on the Brownfield Land Register (2019).</li><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located partially within and partially at the edge of Sarratt village.</li></ul>											
Availability (ownership/legal issues)											
The site is in single ownership. Part of the site (H8) was promoted to the previous Local Plan. An extended boundary of H8, set within Site OSPF17, has been promoted through the 19/0152/FUL application. The remainder of the site is in the ownership of the promoter.											
Achievability											
No viability issues have been identified.											
Potential Density											
Landowner Proposed DPH		31-34 (on the 0.32ha application site)		Landowner Proposed Dwelling Range		10-11					
Indicative DPH		15-25 (on OSPF17 – 0.8ha site)		Indicative Dwelling Range		12-20					
Phasing											
0-5 years		6-10 years		x		11-15 years		x		16+ years	
Conclusion											

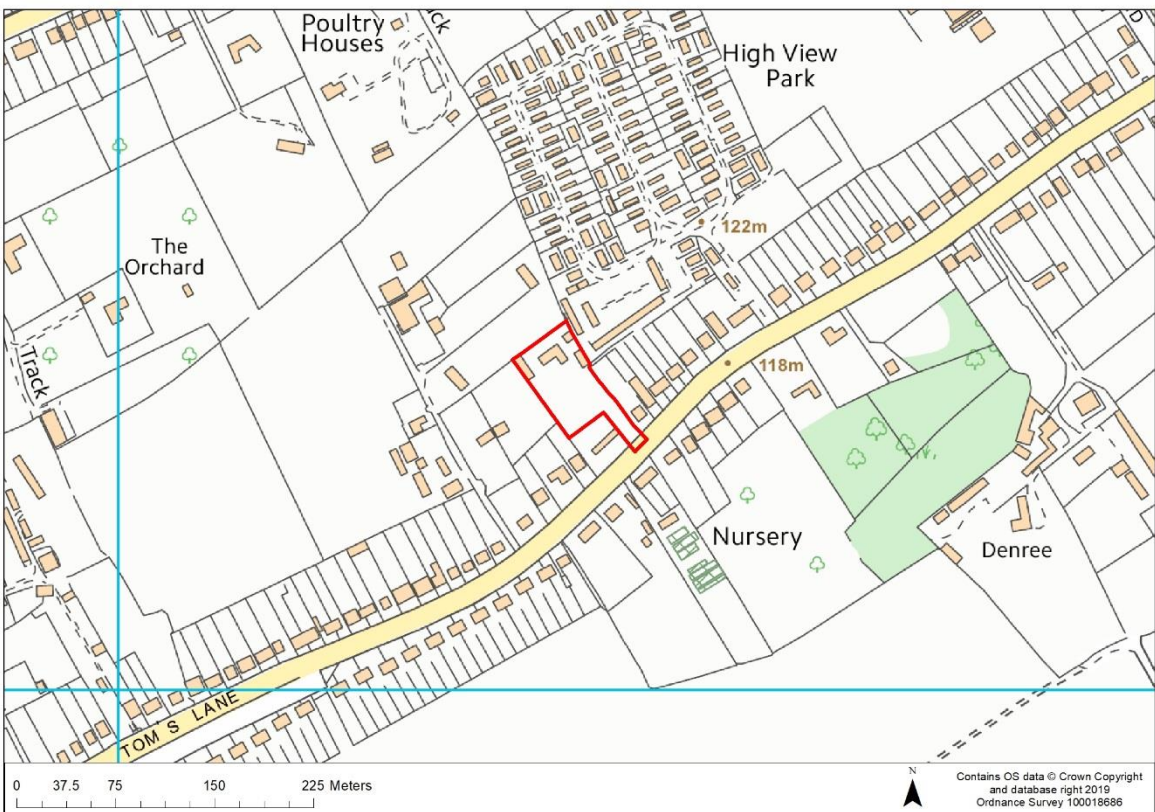
## **Appendix 7e – Other Sites Put Forward Detailed Assessments**

Part of the site is allocated as a rural exception site in the Site Allocations LDD (adopted 2014). It is not considered that the current allocation should be retained as the draft Affordable Housing policy allows for the provision of limited affordable housing for local community needs in Sarratt; this policy applies to any site within the village that may be proposed as a rural exception site. The site may still be delivered as a rural exception site providing that any proposals meet the requirements of the Affordable Housing policy and where reasons for refusal of previous planning applications are overcome. It is considered that an assessment of local housing need within Sarratt can be made at the time of any application for a rural exception site in order to ensure that local needs are met.

<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes
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## Appendix 7e – Other Sites Put Forward Detailed Assessments

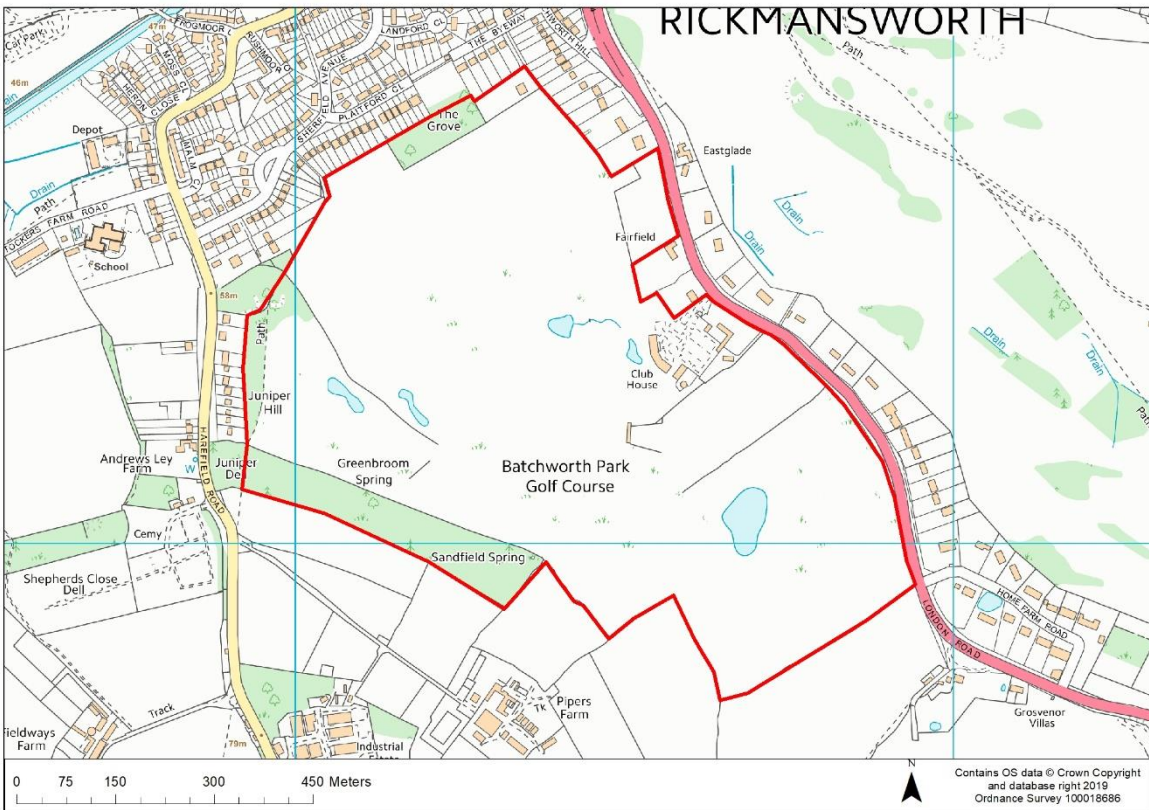
Site Ref	Address	Settlement	Site Area (ha)
OSPF21	The Timber Yard, 65 Tom's Lane	Abbots Langley	0.4
			
<b>Site Description</b>			
The site is located to the north of Toms Lane and is comprised of previously developed land. The site is currently used as a fencing yard and is located to the rear of a residential property. The site is concreted with several buildings around the outer edge and within the centre of the site. The site is adjacent to residential gardens along all boundaries and partially to a garage court along the north-eastern boundary.			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>		<ul style="list-style-type: none"><li><b>Green Belt:</b> 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.</li><li><b>Historic Environment:</b> 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.</li></ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</li><li>Surface Water Flooding</li><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>		<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is in Flood Zone 1.</li><li><b>Contamination:</b> The Environment Agency state that there could be potential pollution from the timber site; further investigations may be required at a later stage.</li></ul>	

## Appendix 7e – Other Sites Put Forward Detailed Assessments

<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.</li></ul>					
<b>Further Constraints/Considerations:</b>						
<ul style="list-style-type: none"><li>• <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.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in single ownership and the site is being promoted by the landowner.						
<b>Achievability</b>						
The promoters of the site have not specified any issues regarding the viability in developing the site.						
<b>Potential Density</b>						
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH		20-30		Indicative Dwelling Range		6-12
<b>Phasing</b>						
0-5 years		x	6-10 years		11-15 years	16+ years
<b>Conclusion</b>						
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Harm to the Green Belt of releasing land on which the site is located is considered to be at least high and the site is non-strategic. Whilst it is recognised that the site is 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. Allocating the site would not outweigh harm to the Green Belt, if released. It is therefore considered unsuitable for residential development.						
<b>Suitable</b>		No		<b>Available</b>		Yes
				<b>Achievable</b>		Yes

## Appendix 7e – Other Sites Put Forward Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
OSPF22	Batchworth Park Golf Course	Rickmansworth	55.3



<b>Site Description</b>	
<p>The site is mostly comprised of greenfield land, in use as Batchworth Park Golf Course, with a small area of previously developed land to the west of the site, associated with the Club House and car park. There is also a residential dwelling and garden within the site (Batchworth Hill House) located to the east of the site and to the front of the Batchworth Park Golf Club car park. There are ponds located to the south, north-west and at the centre of the site and there are areas of woodland along the southern and northern boundaries (Sandfield Spring and The Grove). The site's northern boundary is adjacent to residential development associated with Rickmansworth, whilst the eastern boundary is adjacent to London Road and residential dwellings in part. There is an unused field located within the site boundary, but separated from the Golf Course; this is located to the east of the site, adjacent to London Road (Site CFS59). To the south of the site is agricultural land and to the south-east is Nine of Herts Golf Course.</p>	
<b>Use(s) Proposed</b>	Care Home / Residential
<b>Planning History</b>	
There is no relevant planning history on the site.	
<b>Suitability</b>	
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>	<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is located in the Green Belt. The site falls into three parcels assessed in the Stage 2 Green Belt Review. Release of the parcel (in which the majority of the site is located, to the north) was assessed as leading to high harm to the Green Belt. Areas of the site to the east, along London Road (Site CFS59 and the area of the clubhouse, car park and Batchworth Hill House), were assessed as leading to moderate-high harm to the Green Belt if released. The remainder of the site, to the south and along the western boundary, were not assessed in 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.</li><li><b>Historic Environment:</b> Moor Park Registered Park and Garden is located to the east of the site, on the opposite side of London Road. There is a Grade II Listed Building adjacent to the south-</li></ul>

## Appendix 7e – Other Sites Put Forward Detailed Assessments

	eastern corner of the site (Milestone about 35m west of no. 1 Home Farm Road). The Heritage Impact Assessment states that development would have a minor adverse impact on the historic environment. Any application would need to be accompanied by a heritage impact statement and there should be early discussions with the conservation officer on layout and height of development.		
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>• Access</li><li>• Flood Zone</li><li>• Surface Water Flooding</li><li>• Groundwater Flooding</li><li>• Groundwater Source Protection Zone (GSPZ)</li><li>• Contamination</li><li>• Noise</li><li>• Air Quality</li></ul>	<ul style="list-style-type: none"><li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li><li>• <b>Surface Water Flood Risk:</b> There is low risk of surface water flooding along the southern boundary as well as scattered throughout the site, associated with the ponds located within the site.</li><li>• <b>GSPZ:</b> Part of the site, to the north, is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</li><li>• <b>Access:</b> The site has an existing access from London Road.</li><li>• <b>Contamination:</b> There is an area of historic landfill located to the north-west of the site (Juniper Hill, Site Ref: EAHLD12364).</li><li>• <b>Noise:</b> Is the site is located within a source of noise? – motorways, railway lines</li></ul>		
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>• <b>TPO:</b> There are protected trees to the north of the site associated with The Grove woodland (TPO007). There are also protected trees adjacent to the north-western boundary (TPO394).</li></ul>		
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"><li>• A public right of way runs along the north-western boundary.</li><li>• The Playing Pitch Strategy &amp; Action Plan (2019) recommends that Batchworth Park Golf Course should be retained and its quality sustained through appropriate maintenance.</li><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The north of site is located at the edge of the Principal Town of Rickmansworth. The east of the site is at the edge of the Batchworth Park settlement which is classified as an “other settlement” in the Settlement Hierarchy.</li></ul>			
<b>Availability (ownership/legal issues)</b> <p>The site is in four separate ownerships. The promoter of the site owns the majority of the site. The second landowner has promoted the land in their ownership separately (Site CFS59). Three Rivers District Council owns a proportion of the site (Sandlefield Spring and The Grove) and is not promoting these areas for development. The part of the site containing Batchworth Hill House is in a separate ownership to that of the promoter and this part of the site not been promoted by its landowner.</p>			
<b>Achievability</b> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<b>Potential Density</b>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A

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Indicative DPH	35-50	Indicative Dwelling Range			1936-2765	
Phasing						
0-5 years		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; Batchworth Park Golf Course forms part of this supply. The Strategy and Action Plan recommends that Batchworth Park Golf Course 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 remainder of the site, which is not comprised of the golf course, is located is assessed as leading to moderate-high harm. The first area resulting in moderate-high harm consists of an area of greenfield land; please see the Site Assessment for Site CFS59 which has been promoted separately. The second area resulting in moderate-high harm is comprised of the club-house and car park as well as a residential dwelling (Batchworth Hill House); this area is considered to be undeliverable. The club-house and car park is ancillary to Batchworth Park Golf Course and is considered to be unsuitable as this use should be protected (as set out above). The area containing the residential dwelling has not been promoted for development and is considered to be unavailable. The area containing the residential dwelling is also washed over by the Green Belt and is not located at the edge of a higher tier settlement or inset village and subsequently is considered to be unsuitable.						
Suitable	No	Available	Partially Y		Achievable	Yes