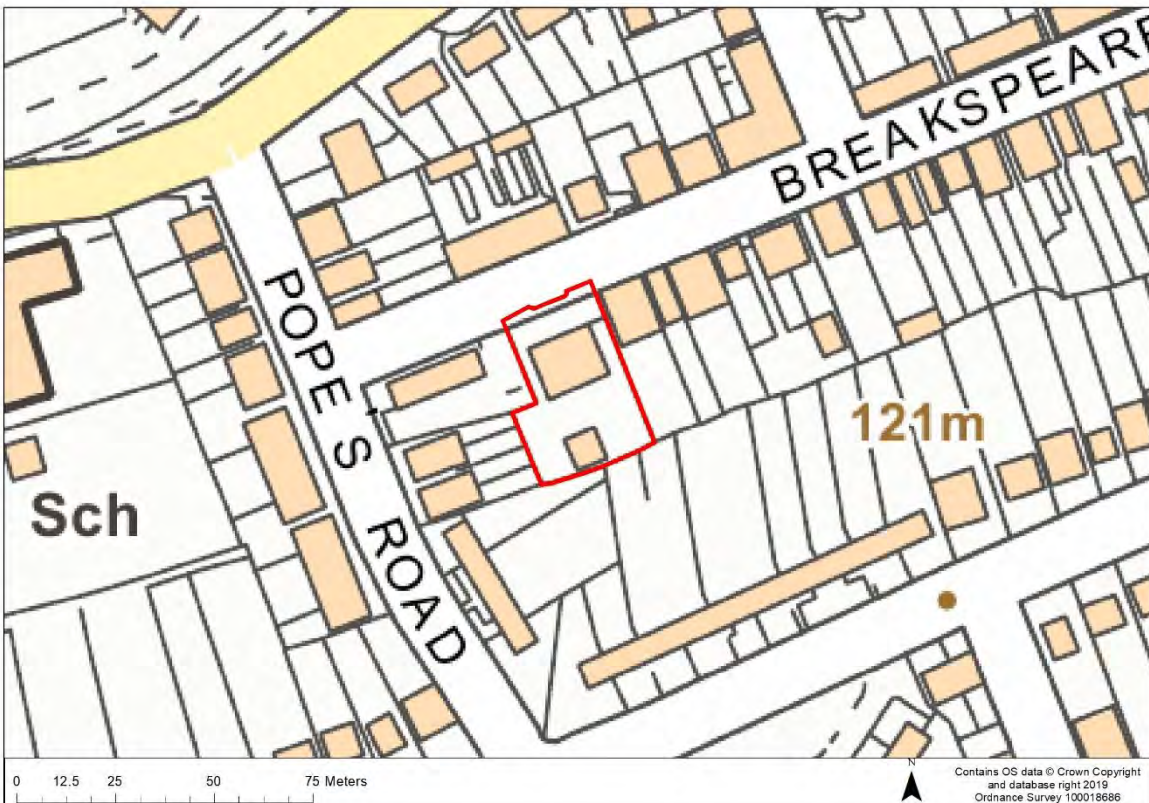



## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AB2	Car Repairs Centre, Breakspeare Road	Abbots Langley	0.1
			
<b>Site Description</b>			
The site is previously developed land located in Abbots Langley. The site is currently in use as a car repairs garage and is comprised of two buildings and a garage to the rear of the site. The site is surrounded by residential development on three sides and has clear access from the front of the site off of Breakspeare Road.			
<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 not within the Green Belt</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not within a Conservation Area. The Heritage Impact Assessment states that development would have a minor beneficial 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 within Flood Zone 1.</li><li><b>Surface Water Flood Risk:</b> There is no risk of surface water flooding.</li><li><b>Groundwater Flood Risk:</b> The groundwater levels are at least 5m below the surface</li><li><b>Access:</b> The site has access off of Breakspeare Road.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li></ul>		<ul style="list-style-type: none"><li>None identified.</li></ul>	

## **Appendix 7f – Urban Capacity Sites Detailed Assessments**

<ul style="list-style-type: none"> <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>					
<b>Further Constraints/Considerations:</b>					
Redevelopment of the site would result in the loss of a car service/mechanics centre in this location. <ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley.</li> </ul>					
<b>Availability (ownership/legal issues)</b>					
The site is not registered to a freehold owner through the Land Registry. Part of the site is subject to a leasehold agreement until 2022. The site is considered to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-80		Indicative Dwelling Range	5-8	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
<b>Conclusion</b>					
The site is considered to be unavailable and therefore undeliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AB5	Marlin Square	Abbots Langley	0.06
			
<b>Site Description</b>			
The site is comprised of previously developed (brownfield) land and is located in Abbots Langley. The site is in use as a storage yard, occupied by Garratts Damp & Timber Ltd. The site contains several buildings, with hardstanding at the centre of the site. The site is adjacent to residential gardens and properties along its southern, eastern and western boundaries and is bounded by Marlin Square to the west. There is a public footpath between properties to the west and the site 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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not within a Conservation Area. The Heritage Impact Assessment states that 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>Access:</b> The site is accessed from Marlin Square.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li></ul>		<ul style="list-style-type: none"><li>None identified.</li></ul>	

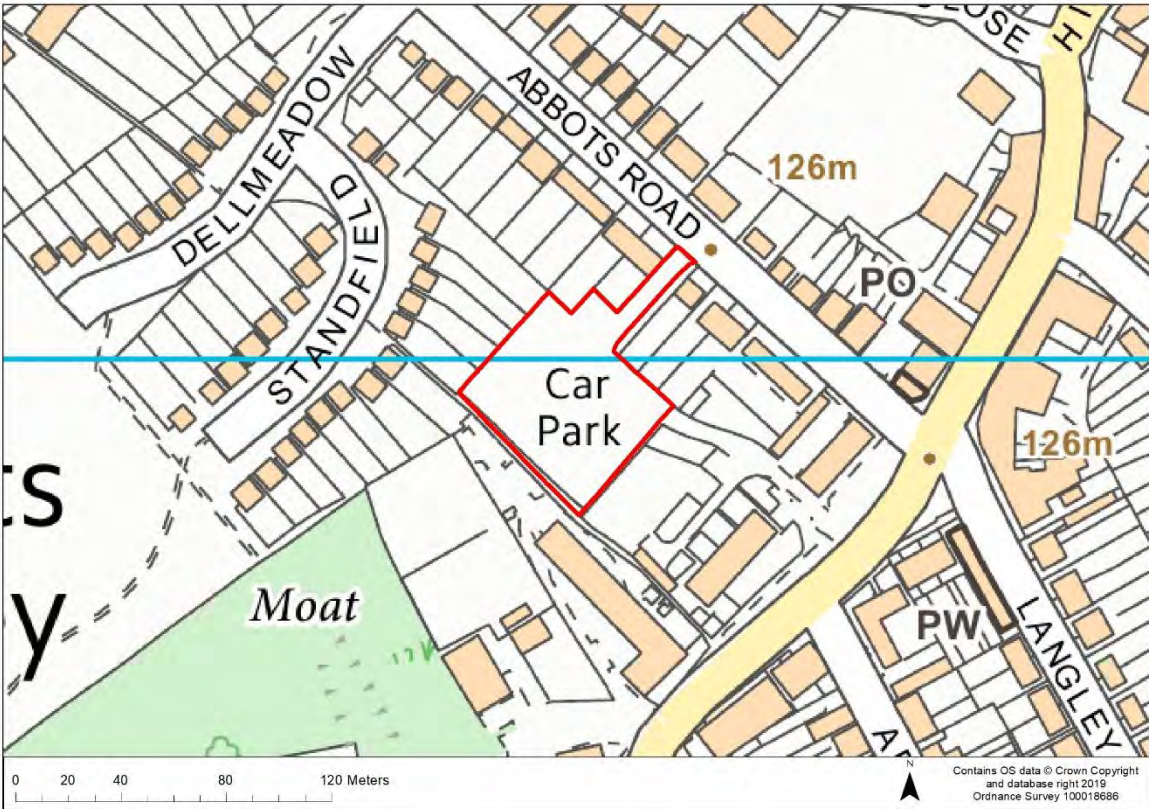
## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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>						
<b>Further Constraints/Considerations:</b>						
<ul style="list-style-type: none"><li>• There is a public right of way along the western boundary of the site.</li><li>• The site supports local businesses and development would result in a loss of employment floorspace, unless re-provisioned.</li><li>• <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Abbots Langley.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is not registered through the Land Registry. The site is considered to be unavailable.						
<b>Achievability</b>						
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.						
<b>Potential Density</b>						
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH		50-60		Indicative Dwelling Range		3-4
<b>Phasing</b>						
0-5 years		x	6-10 years			11-15 years
						16+ years
<b>Conclusion</b>						
The site is not considered to be available for development and is therefore deemed undeliverable. The site also supports local businesses and development would result in a loss of employment floorspace, unless re-provisioned.						
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>		Yes		<b>Available</b>		No
				<b>Achievable</b>		No



## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AB9	Abbots Road Car Park, Abbots Road	Abbots Langley	0.4

**Site Description**

The site is comprised of previously developed land and is located in Abbots Langley. The site is currently used as a public long stay car park. The site is accessed from Abbots Road, with pedestrian access to Abbots Langley High Street which is located to the south-east. There are residential properties to the north and east. To the south there is private amenity greenspace and residential flats. To the west there is an allotment and beyond this open space, sports pitches and play space.

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

There is no relevant planning history on the site.

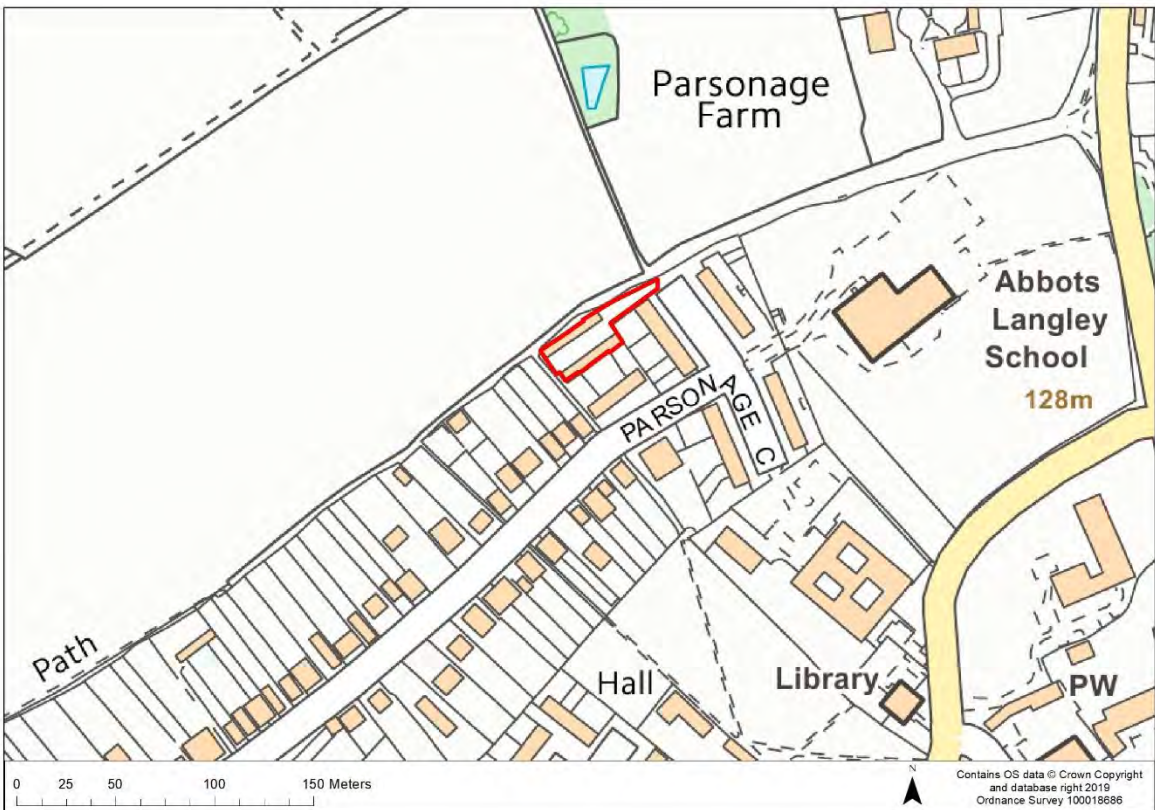
**Suitability**

<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 not located in the Green Belt.</li> <li><b>Historic Environment:</b> The site falls within a Site of Known Archaeological Interest and its southern boundary is adjacent to the Abbots Langley Conservation Area. 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.</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> </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 exists from Abbots Road.</li> </ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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>This site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>There is a public right of way which runs adjacent to the south-western boundary.</li><li>The car park use supports the High Street and would likely need to be re-provisioned through any development of the site or in a suitable alternative location.</li><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council. The site is not currently available for development.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-80		Indicative Dwelling Range	20-32	
<b>Phasing</b>					
0-5 years		6-10 years		11-15 years	
				16+ years	x
<b>Conclusion</b>					
The site is not currently available for development.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	Yes

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AB18	Garage Courts, Parsonage Close	Abbots Langley	0.09
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Abbots Langley. The site is currently used as garages and is located to the rear of residential gardens along Parsonage Close, from which the site is accessed. To the north of the garages is a tree-lined boundary, with open agricultural land beyond this. To the east there is residential development with Abbots Langley Primary School further east.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the site. Abbots Langley Conservation Area is located to the south of the site although this is beyond residential development; a detailed heritage impact assessment may 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><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>Access:</b> The site has access from Parsonage Close.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li></ul>		<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>	

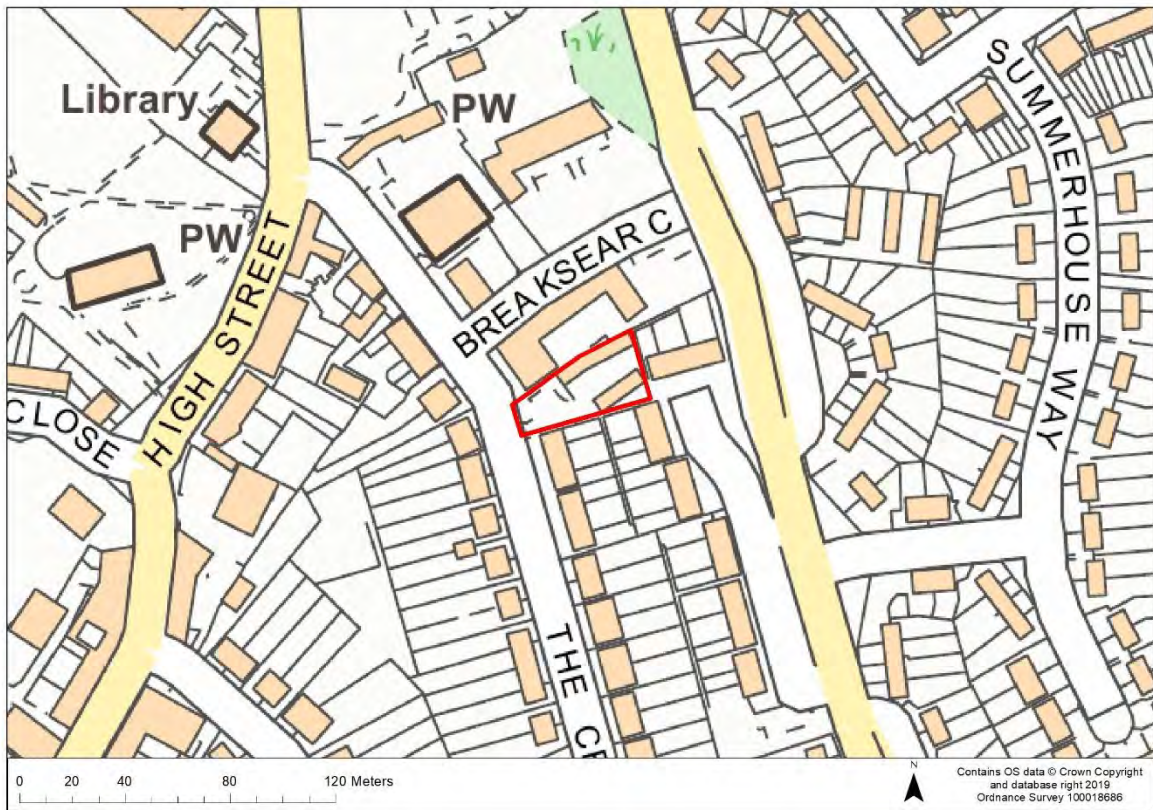
## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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, forming its northern boundary (TPO317).</li></ul>				
<b>Further Constraints/Considerations:</b>					
A public right of way runs adjacent to north of the site. <ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	50-80	Indicative Dwelling Range	5-7		
<b>Phasing</b>					
0-5 years		6-10 years		11-15 years	x 16+ years
<b>Conclusion</b>					
The site is deemed suitable for residential development, subject to the protection of trees along the northern boundary. 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 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AB24	Garages, The Crescent	Abbots Langley	0.1

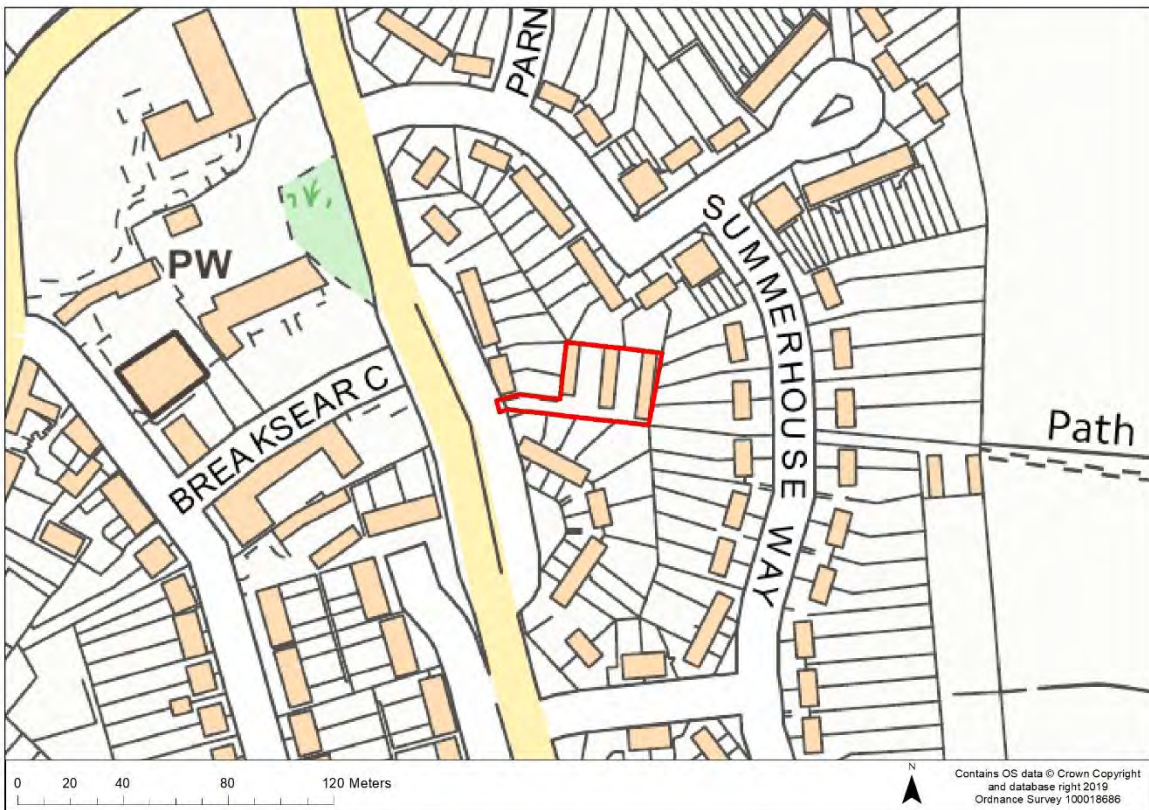


Site Description	
<p>The site is comprised of previously developed land and is located in Abbots Langley. The site contains two sets of garages to the east and parking bays the west. A block of flats is located to the north of the site, with residential properties also located to the south, east and west. The site is accessed from The Crescent. Abbots Langley High Street is located within close vicinity of the site, to the north-west.</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 not within the Green Belt.</li><li><b>Historic Environment:</b> An area to the north of the site is partially within the Abbots Langley Conservation Area. A Grade II Listed Building (Kings Filed Cottages) is located to the east of the site. The site's northern boundary is adjacent to a Site of Known Archaeological Interest. 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.</li></ul>

## Appendix 7f – Urban Capacity Sites 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>Access:</b> Access to the site exists from The Crescent.</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 site was not assessed as part of the Landscape Sensitivity Assessment.</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 in the Key Centre of Abbots Langley.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership but is subject a leasehold agreement relating to existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	50-80	Indicative Dwelling Range	5-8		
<b>Phasing</b>					
0-5 years	x	6-10 years	11-15 years	16+ years	
<b>Conclusion</b>					
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AB26	Garages, Tibbs Hill Road	Abbots Langley	0.1
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Abbots Langley. The site is comprised of three sets of well-maintained garages with access from Tibbs Hill Road. The site's boundaries are adjacent to residential gardens in all directions. There is an electricity sub-station adjacent to the access road, at the entrance of the site.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site does not contain any heritage assets, however the site is adjacent to Abbots Langley Conservation Area. The Heritage Impact Assessment states that 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>Access:</b> The site is accessed from Tibbs Hill Road.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li></ul>		<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>	

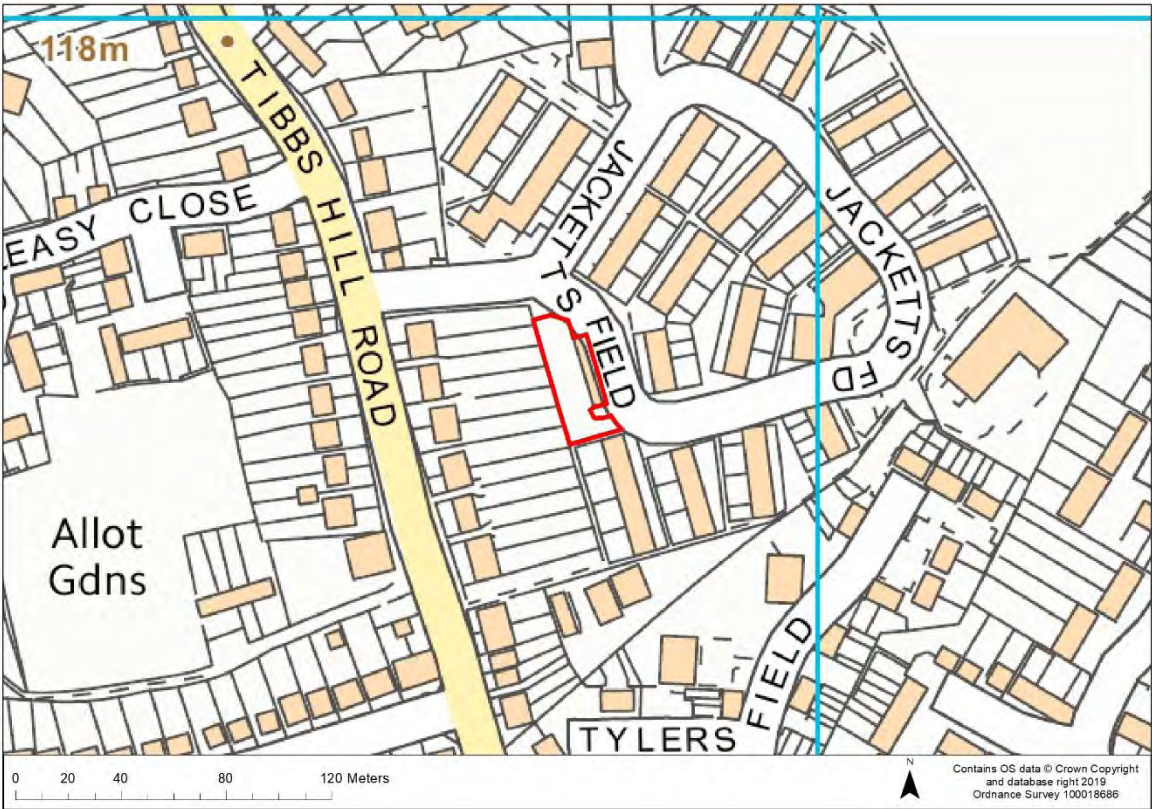
## **Appendix 7f – Urban Capacity Sites Detailed Assessments**

<ul style="list-style-type: none"><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>						
<b>Further Constraints/Considerations:</b>						
<ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.						
<b>Achievability</b>						
No issues regarding the viability in developing the site have been identified.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH	50-80		Indicative Dwelling Range		5-8	
<b>Phasing</b>						
0-5 years		6-10 years		11-15 years	x	16+ years
<b>Conclusion</b>						
The site is deemed suitable for residential development. Any development should address heritage considerations. 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 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AB31	Garages, Jacketts Field	Abbots Langley	0.08

**Site Description**

The site is comprised of previously developed land and is located in Abbots Langley. The site contains a row of garages to the east and parking bays to the west. Access to the site is from Jacketts Field. The site is surrounded by residential development, with its southern and western boundaries adjacent to residential properties and gardens and its western boundary formed by the Jacketts Field footpath.

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

There is no relevant planning history on the site.

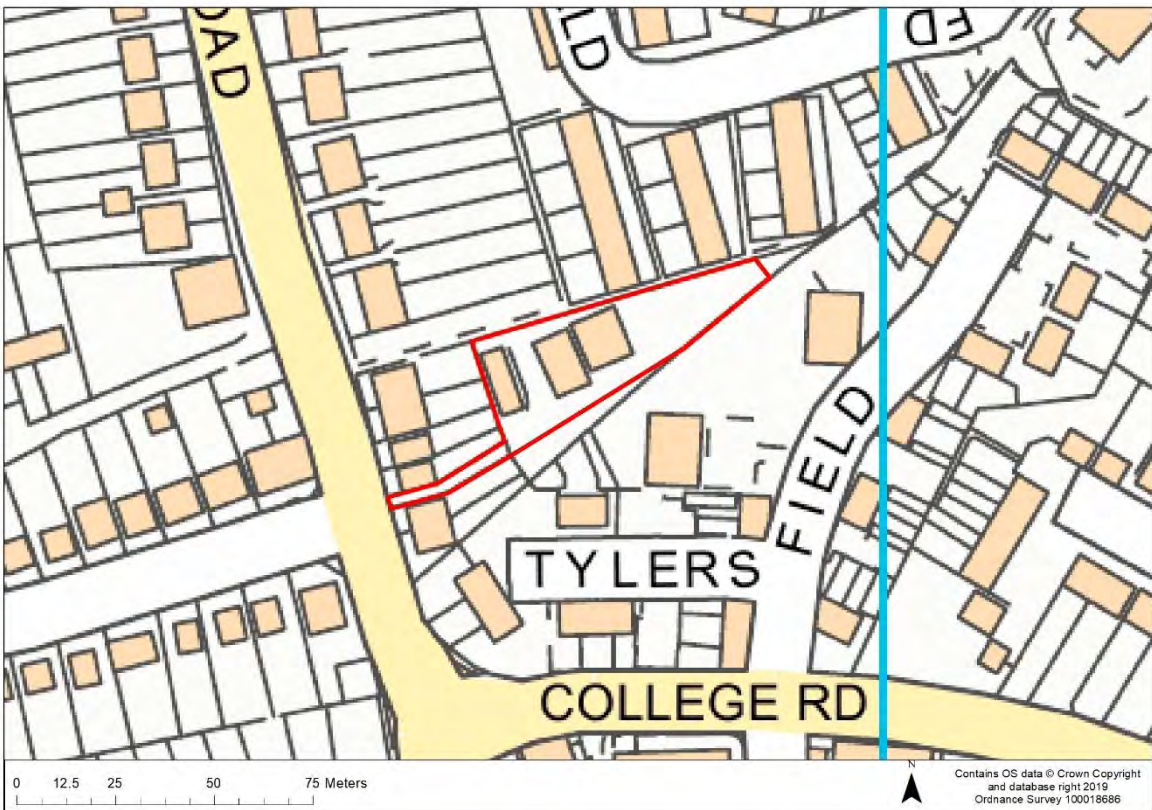
**Suitability**

<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 not in the Green Belt</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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 in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> Across the majority of the site, risk of surface water flooding ranges from low to high risk. There is high risk of surface water flooding to the east of the site, along Jacketts Field road, where ponding occurs. There is low risk of surface water flooding across the north and south-east of the site, originating from a surface water flow path to the north-west of the site.</li> <li><b>Access:</b> There is access to the site from Jacketts Field.</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> </ul>	<ul style="list-style-type: none"> <li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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>						
<b>Further Constraints/Considerations:</b>						
<ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.						
<b>Achievability</b>						
No issues regarding the viability in developing the site have been identified.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH	60-70		Indicative Dwelling Range		5-6	
<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, subject to mitigation to address the risk of surface water flooding on the site. 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 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AB32	Yard, off of Tibbs Hill Road	Abbots Langley	0.16
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Abbots Langley. The site is currently in use as a Builders Yard comprised of three buildings used for the yard, the remainder of the site is covered by hardstanding. The site is surrounded by residential development on all sides with access off of Tibbs Hill Road.			
<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 not within the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not within a Conservation Area.</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> The majority of the site has no risk of surface water flooding. There is a small parcel to the north-east corner at a low surface water flood risk.</li><li><b>Access:</b> There is a small single track access road off of Tibbs Hill Road which runs between two residential properties.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li></ul>			

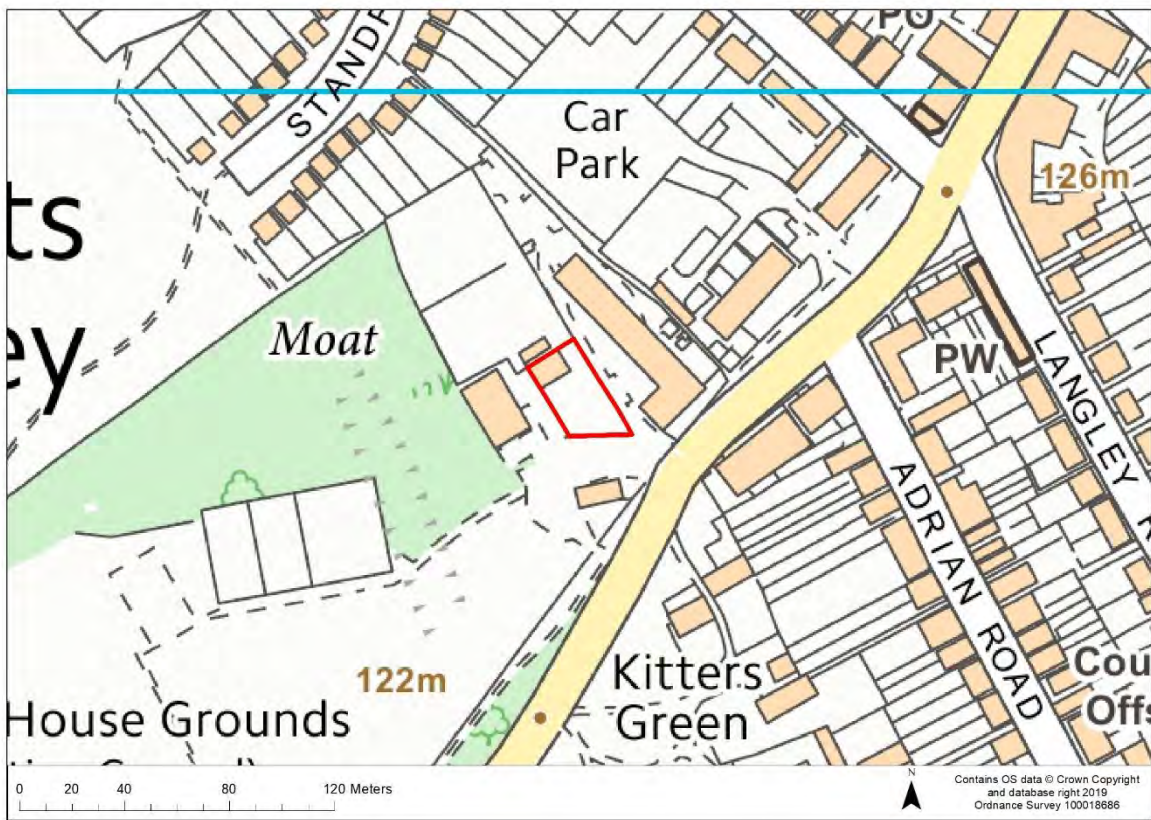
## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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>							
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"><li>There is a public right of way adjacent to the northern boundary.</li><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in single ownership. Contact with the landowner has confirmed that the site is available for development.							
<b>Achievability</b>							
No viability issues have been identified.							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A		
Indicative DPH	50-80		Indicative Dwelling Range		6-13		
<b>Phasing</b>							
0-5 years		6-10 years	x	11-15 years		16+ years	
<b>Conclusion</b>							
The site is deemed to be suitable for residential development subject to mitigation measures to address surface water flood risk on the site. The site is deemed developable.							
<b>Suitable</b>	Yes		<b>Available</b>	Yes		<b>Achievable</b>	Yes



## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AB35	Works depot south of Manor House Allotments, Gallows Hill Lane	Abbots Langley	0.07



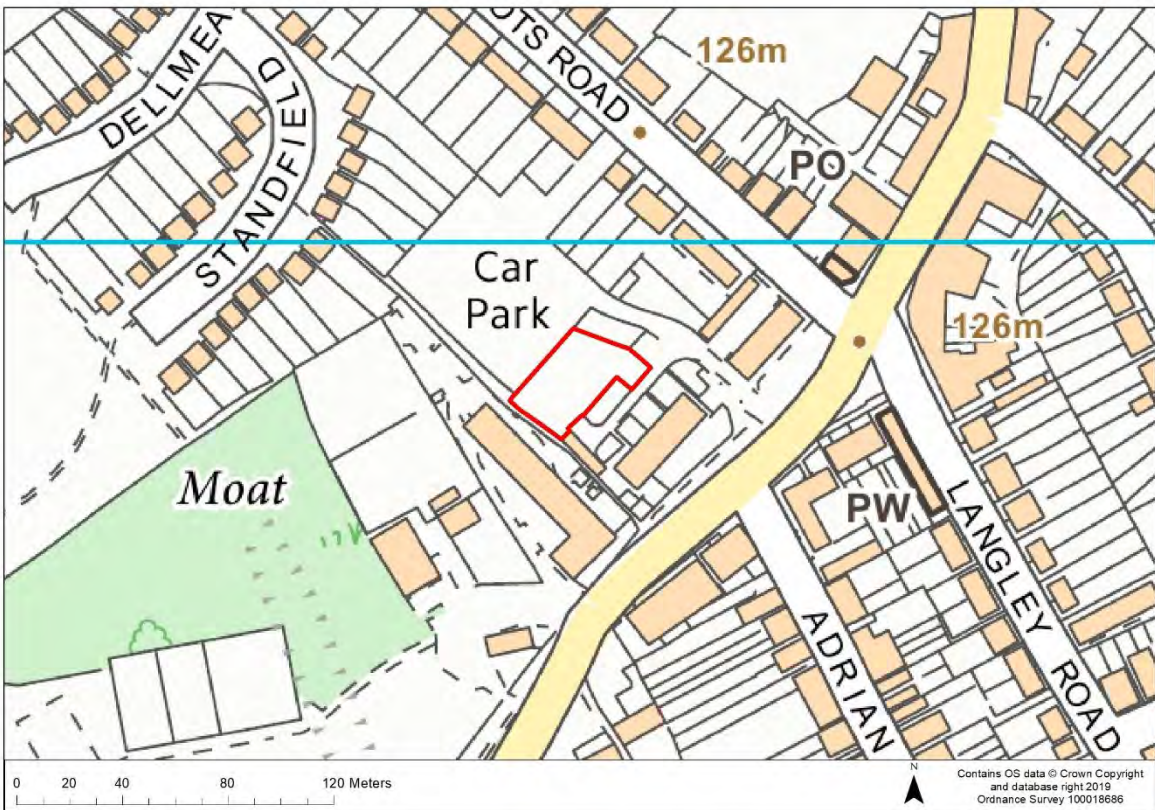
Site Description	
<p>The site is comprised of previously developed land and is located in Abbots Langley. The site is currently in use as the Abbots Langley Parish Council works depot comprised of one building to the north which is used for works associated with the depot and a portacabin to the east which is used as an office; the remainder of the site is covered by hardstanding. A residential building providing retirement housing is located to the immediate east of the site whilst to the south there is an area of car parking and Abbots Langley Police Station. Manor House allotments are immediately to the north, with Abbots Langley Community Centre and Manor House playing fields to the west. The site is accessed from Gallows Hill Lane.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There is no relevant planning history on the site.</p>	
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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site falls within a Site of Known Archaeological Interest. Part of the site to the south falls within the Abbots Langley Conservation Area with the remainder of the site adjacent to the Conservation Area. 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.</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></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 to the site exists from Gallows Hill Lane.</li></ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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 site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>				
<b>Further Constraints/Considerations:</b>					
The site provides the base for the Parish Council's outside staff. <ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership but is not being promoted for development.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH	50-70		Indicative Dwelling Range		4-5
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
					16+ years
<b>Conclusion</b>					
The existing use of the site supports grounds maintenance and upkeep of the Abbots Langley Parish area, operations undertaken by the Parish Council. The site is in a suitable location for this use, adjacent to a large open space and in close proximity to the Parish Council offices. The site is therefore considered unavailable for residential development.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AB36	Land rear of Causeway House	Abbots Langley	0.1




<b>Site Description</b>	
The site is comprised of greenfield land which is in use as amenity greenspace, to the rear of Causeway House (a flatted residential development). To the immediate south-east of the site, there is a small building which serves Causeway House. There are also four garages located to the south-west. The site is accessed from a private road serving Causeway House.	
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site is located in a Site of Known Archaeological Interest and the Abbots Langley Conservation Area. The Heritage Impact Assessment states that development would have a moderate 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.</li><li></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></ul>	<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is within Flood Zone 1.</li><li><b>Access:</b> The site is accessed from a private road serving Causeway House although this road is narrow as it also serves a parking purpose for the adjacent Causeway House. An alternative access could be provided from the road to the north of the site, which leads on from High Street.</li></ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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 assessed the site as having low sensitivity to built development.</li></ul>					
<b>Further Constraints/Considerations:</b>						
<ul style="list-style-type: none"><li>A public right of way runs adjacent to the south-western boundary.</li><li>Redevelopment of the site would result in loss of private amenity greenspace provision.</li><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in single ownership but is subject to numerous long-term leasehold agreements related to existing properties and the site has not been promoted by the landowner. The site is considered to be unavailable.						
<b>Achievability</b>						
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A		
Indicative DPH	50-70		Indicative Dwelling Range	5-7		
<b>Phasing</b>						
0-5 years	x	6-10 years		11-15 years		
				16+ years		
<b>Conclusion</b>						
The site is subject to long-term leasehold agreements and is not considered to be available for development. The current use of the site as private amenity greenspace provision should be protected and therefore the site is considered to be unsuitable.						
<b>Suitable</b>	No		<b>Available</b>	No	<b>Achievable</b>	No



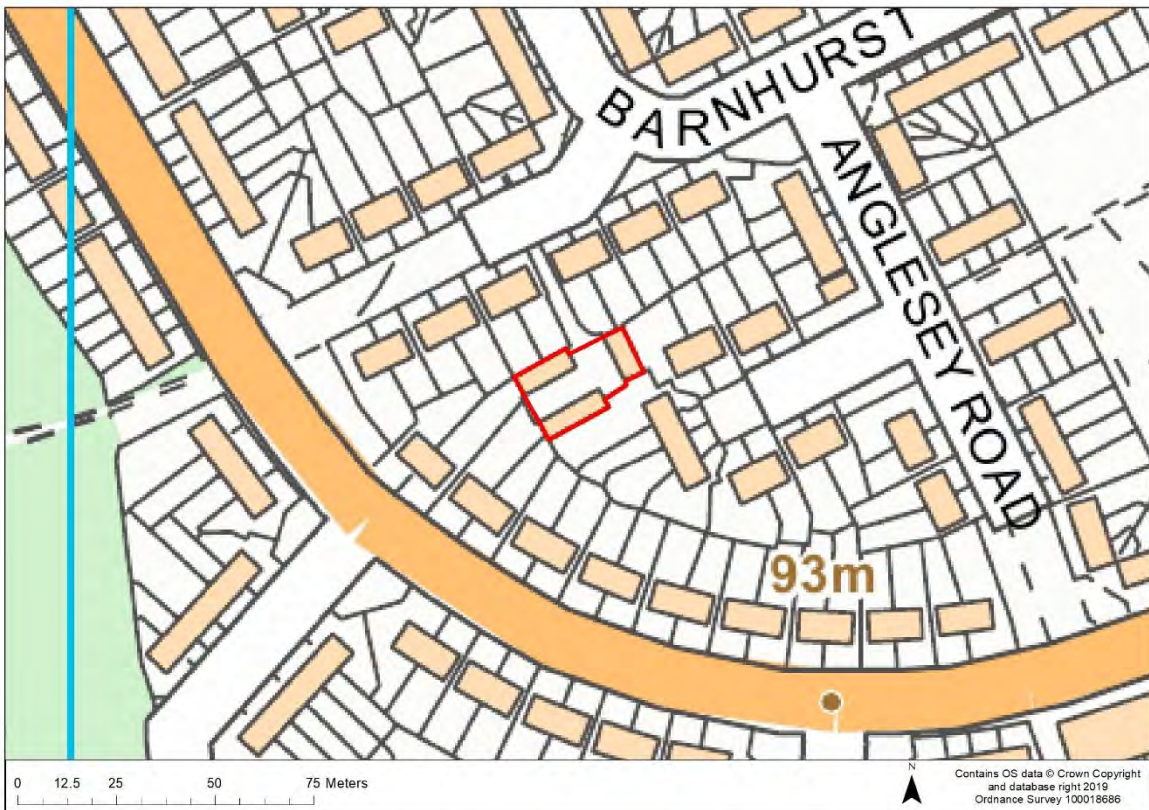
## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AB39	Garages, Rosehill Gardens	Abbots Langley	0.08
			
<b>Site Description</b>			
The site is comprised of previously developed brownfield land and is located in Abbots Langley. The site is comprised of two rows of garages, with hardstanding to the south-east of the site. The site is adjacent to residential gardens and properties in all directions and is accessed from Rosehill Gardens which is a cul-de-sac. Along the northern and eastern boundaries there are trees.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site does not contain any heritage assets and is not in a Conservation Area.</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> There is low risk of surface water flooding to the east and south of the site.</li><li><b>Groundwater Flood Risk:</b> Groundwater levels are between 0.025 and 0.5m below the surface.</li><li><b>GSPZ:</b> (SFRA)</li><li><b>Access:</b> The site is accessed from Rosehill Gardens.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li></ul>		<ul style="list-style-type: none"><li><b>TPO:</b> There are protected trees in close proximity to north-western corner of the site (TPO724).</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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>						
<b>Further Constraints/Considerations:</b>						
A public right of way is adjacent to the south of the site, leading from Rosehill Gardens to Raymond Close. <ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the first five years of the Plan period.						
<b>Achievability</b>						
No viability issues have been identified.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH	60-80		Indicative Dwelling Range		5-6	
<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. 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 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AS5	Garages at Morriston Close	South Oxhey	0.05
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in South Oxhey. The site contains three sets of well-maintained garages and is accessed from Morriston Close, which is a residential road. The site is surrounded by residential properties along all of its boundaries.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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>Access:</b> Access to the site exists from Morriston Close, which also provides parking bays to residential properties.</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></ul>		<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>	

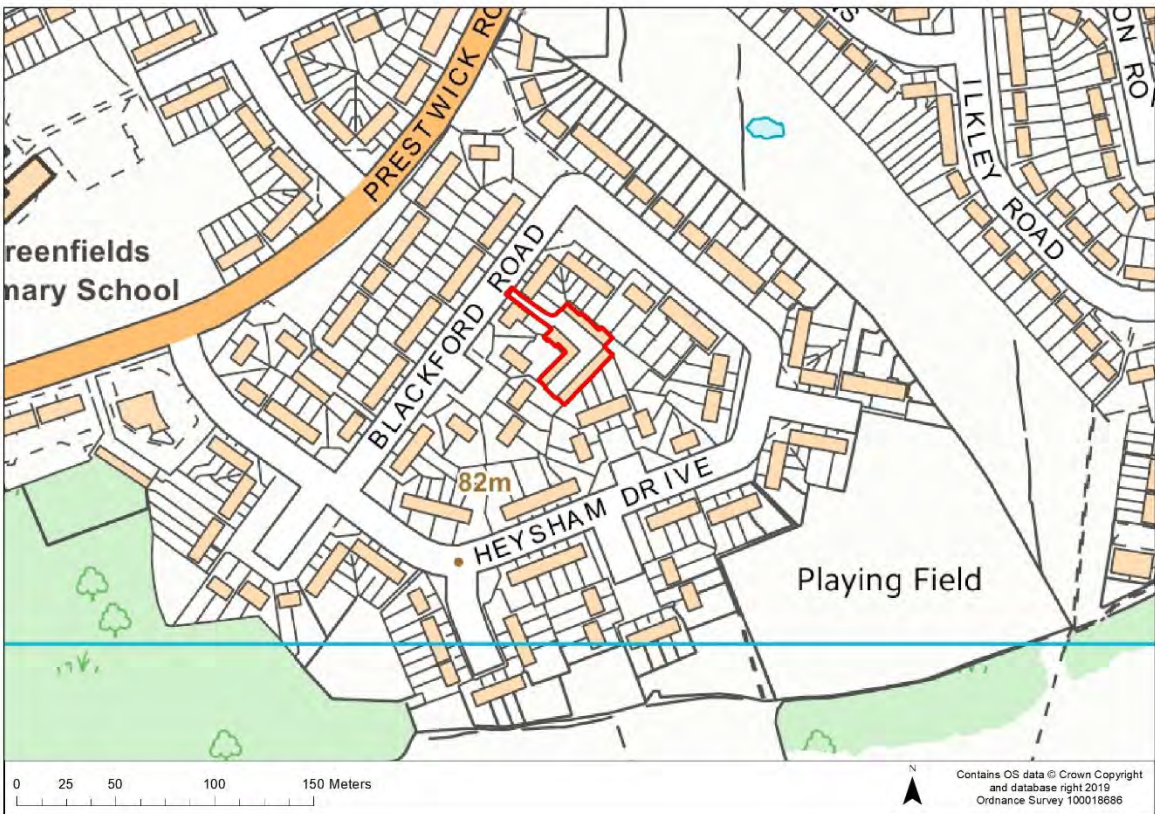
## **Appendix 7f – Urban Capacity Sites Detailed Assessments**

<ul style="list-style-type: none"><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</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 in the Key Centre of South Oxhey.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in the single ownership of Three Rivers District Council.							
<b>Achievability</b>							
No issues regarding the viability in developing the site have been identified.							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A		
Indicative DPH	50-80		Indicative Dwelling Range		3-4		
<b>Phasing</b>							
0-5 years	x	6-10 years		11-15 years		16+ years	
<b>Conclusion</b>							
It is not considered that the size and context of the site could accommodate more than 3-4 dwellings; development of the site would be more appropriately considered through the planning application process.							
<b>Suitable</b>	No		<b>Available</b>	Yes		<b>Achievable</b>	Yes



## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AS13	Garages at Blackford Road	South Oxhey	0.1

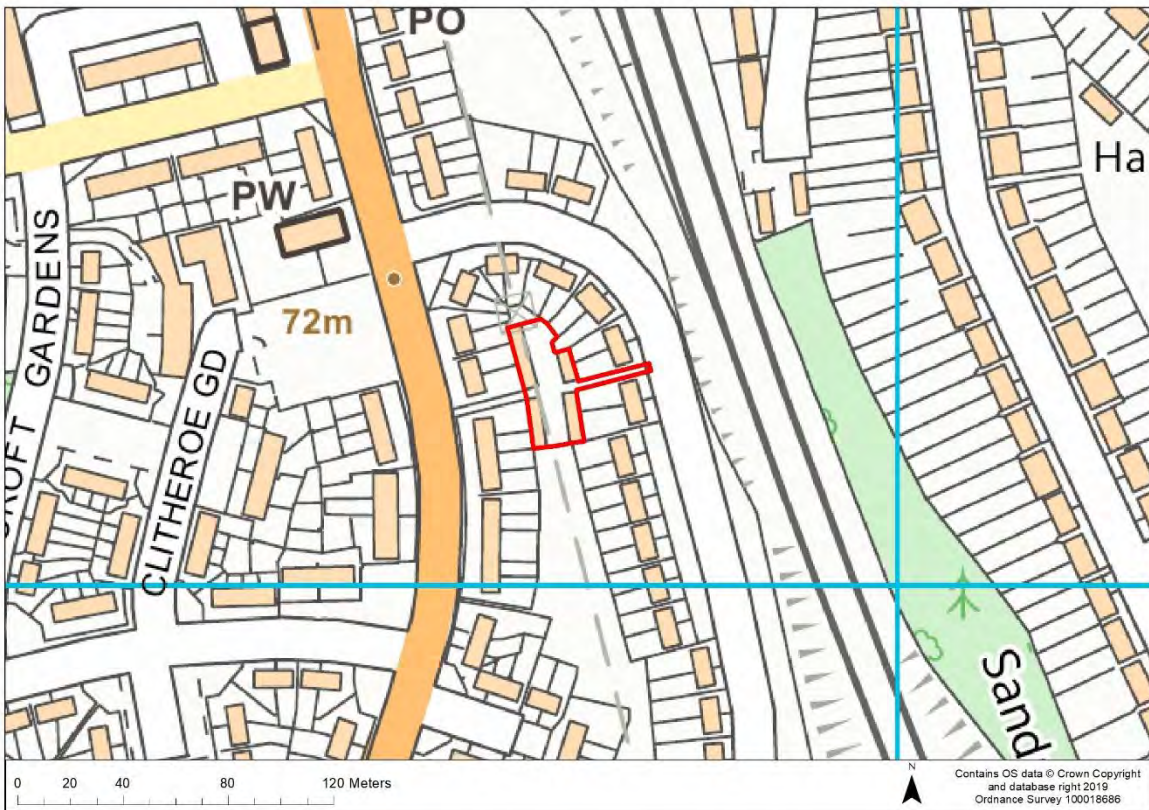


<b>Site Description</b>	
The site is comprised of previously developed land and is located in South Oxhey. The site contains several garages. The site is surrounded by residential properties along all of its boundaries. The site is accessed from Blackford Road.	
<b>Use(s) Proposed</b>	Residential
<b>Planning 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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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> The north of the site is at high risk of surface water flooding (10% of the site area). There is an area of ponding which spreads to the north-east and south-west of the site, ranging from medium to high risk of surface water flooding; almost half the site is at low risk of surface water flooding.</li><li><b>Access:</b> The site is accessed from Blackford Road.</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></ul>	<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</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 in the Key Centre of South Oxhey.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-80		Indicative Dwelling Range	5-8	
<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, subject to mitigation to address the risk of surface water flooding on the site. 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 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AS31	Garages at Woodhall Lane	South Oxhey	0.09
			
<b>Site Description</b> <p>The site is comprised of previously developed land and is located in South Oxhey. The site contains four sets of garages. The site is surrounded by residential properties in all directions, although there is an allotment to the immediate south of the site. To the immediate north of the site there is a pylon which runs above the site. There is a vehicular access to the site from Woodhall Lane. The access from Prestwick Road serves pedestrians only.</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 not in the Green Belt.</li><li><b>Historic</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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> The southern half of the site is at high risk of surface water flooding (51% of the site area). The extent of the flooding extends north covering the majority of the site, comprising medium and high risk of surface water flooding.</li><li><b>Access:</b> There is an existing vehicular access to the site from Woodhall Lane. The access from Prestwick Road serves pedestrians only.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li></ul>		<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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>						
<b>Further Constraints/Considerations:</b>						
<ul style="list-style-type: none"><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of South Oxhey.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.						
<b>Achievability</b>						
No issues regarding the viability in developing the site have been identified.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH	50-80		Indicative Dwelling Range		5-7	
<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, subject to mitigation to address the risk of surface water flooding on the site. 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 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
AS35	Garage court at Ashridge Drive	South Oxhey	0.08


Site Description	
The site is comprised of previously developed land and is located in South Oxhey. The site is a former garage court; the garages have been removed and the site is now comprised of hardstanding, with access form Ashridge Drive. There are residential properties to the east, west and south with woodland to the north. To the south-west is Greenfields Primary School.	
Use(s) Proposed	Residential
Planning History	
There was one planning application on the site (17/2606/FUL) for two wheelchair user flats and four 2-bed flats. The application was permitted and development is anticipated for 2020/21.	
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 not located within the Green Belt.</li><li><b>Historic Environment:</b> There is a Grade II Listed Building (Greenfields School) located to the south-west, although this is beyond existing residential development. A heritage impact assessment may 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><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> The north of the site ranges from low to medium risk of surface water flooding.</li><li><b>Access:</b> Access exists from Ashridge Drive.</li></ul>
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li></ul>	<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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>					
<b>Further Constraints/Considerations:</b>					
The site is on the Brownfield Register (2019). <ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of South Oxhey.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council. The site is has been promoted for residential development through a planning application.					
<b>Achievability</b>					
The site is under construction and is considered to be achievable as per the approval of the 17/2606/FUL application.					
<b>Potential Density</b>					
Landowner Proposed DPH	75	Landowner Proposed Dwelling Range		6	
Indicative DPH	75	Indicative Dwelling Range		6	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
<b>Conclusion</b>					
The site is under construction (17/2606/FUL) and is deemed to be deliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CG2	Garages at Windmill Drive	Croxley Green	0.05



Site Description	
<p>The site is comprised of previously developed land and is located in Croxley Green. The site is comprised of two rows of garages with access from Windmill Drive. There is residential development to the south-east and east, whilst adjacent to the west is Scots Hill. A small local shopping parade and The Sportsman pub is located to the north-west. Adjacent to the north of the site is a yard which is located to the rear of a local shop on Scots Hill.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There is no relevant planning history on the site.</p>	
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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site is partially within the Croxley Green Conservation Area and there are two Locally Listed Buildings to the north-west. 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..</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></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-medium risk of surface water flooding at the centre of the site and along the access road from Windmill Drive.</li><li><b>Access:</b> The site is accessed from Windmill Drive.</li></ul>

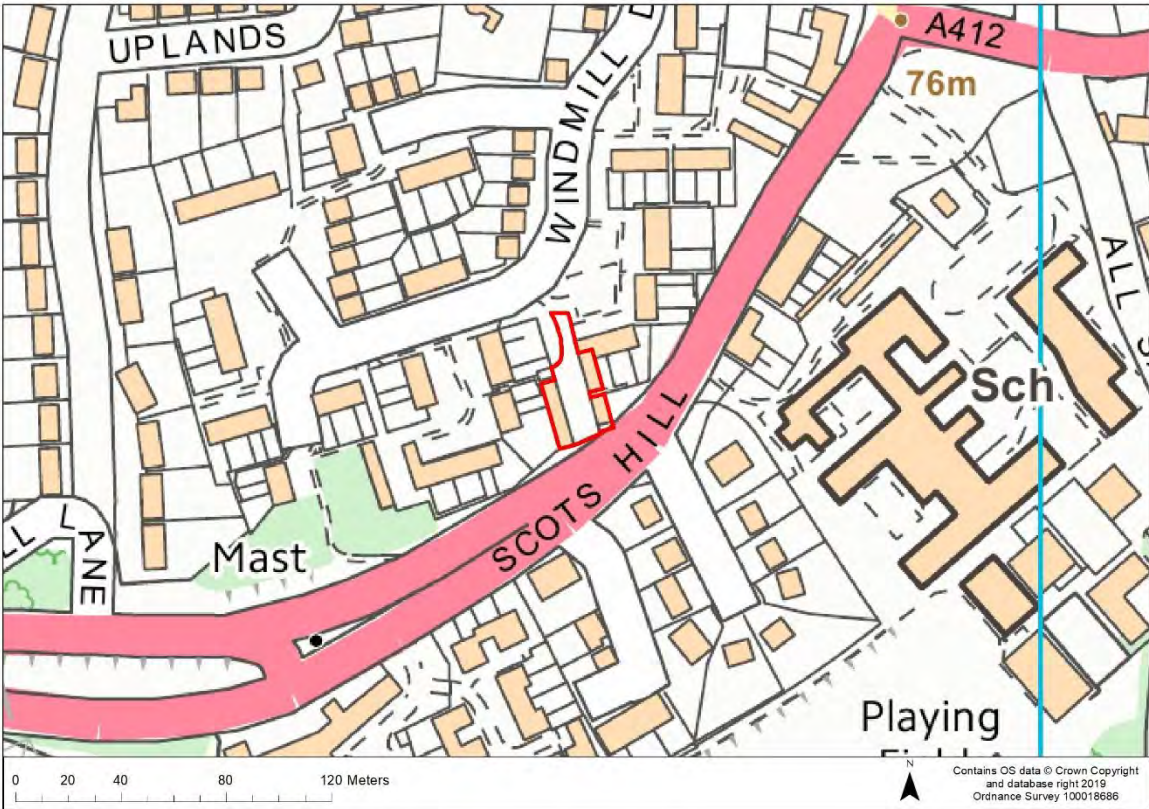
## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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 site was not assessed as part of the Landscape Sensitivity Assessment.</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 in the Key Centre of Croxley Green.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is under several ownerships which relate to the ownership of existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-80		Indicative Dwelling Range	3-4	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
<b>Conclusion</b>					
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore 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.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No



## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CG3	Garages adjacent to 87 Windmill Drive	Croxley Green	0.07

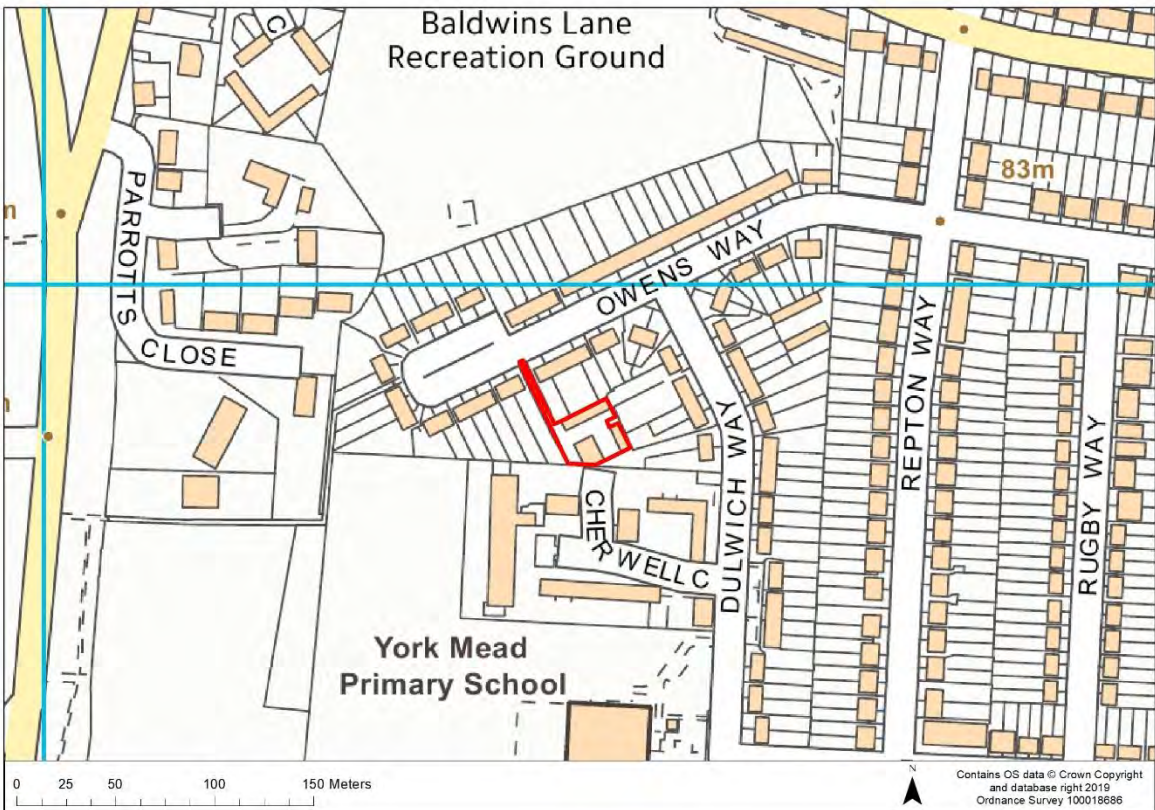
  


Site Description	
<p>The site is comprised of previously developed land and is located in Croxley Green. The site is comprised of two rows of garages, with access from Windmill Drive. There are residential properties surrounding the site, with Scots Hill adjacent to the south of the site.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There is no relevant planning history on the site.</p>	
Suitability	
<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 not in the Green Belt.</li> <li><b>Historic Environment:</b> There is a Grade II Listed Building (Scots Hill Cottage) located to the south-west of the site. The Heritage Impact Assessment states that 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>Access:</b> The site accessed from Windmill Drive.</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> </ul>	<ul style="list-style-type: none"> <li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</li></ul>					
Further Constraints/Considerations:					
<ul style="list-style-type: none"><li>Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Croxley Green.</li></ul>					
Availability (ownership/legal issues)					
The site is under several ownerships which relate to the ownership of existing residential properties and has not been promoted for development by any of the landowners. The site is considered to be unavailable.					
Achievability					
The site has not been directly promoted and subsequently there is no clear 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	4-6	
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.					
Suitable	Yes	Available	No	Achievable	No

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CG16	Garages off of Owen's Way	Croxley Green	0.09
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Croxley Green. The site contains several garages and is accessed from Owens Way. The site is surrounded by residential properties and gardens in all directions.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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> The entirety of the access road is at low risk of surface water flooding; areas at the centre are at medium risk and areas to the north of the access road are at high risk of surface water flooding. The remainder of the site which comprises of the garages is at negligible risk of surface water flooding.</li><li><b>Access:</b> Existing access to the site is from Owens Way, however the access route is narrow (approximately 4m in width) and is adjacent to residential properties on both sides. Improvements would likely be required.</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></ul>		<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>	

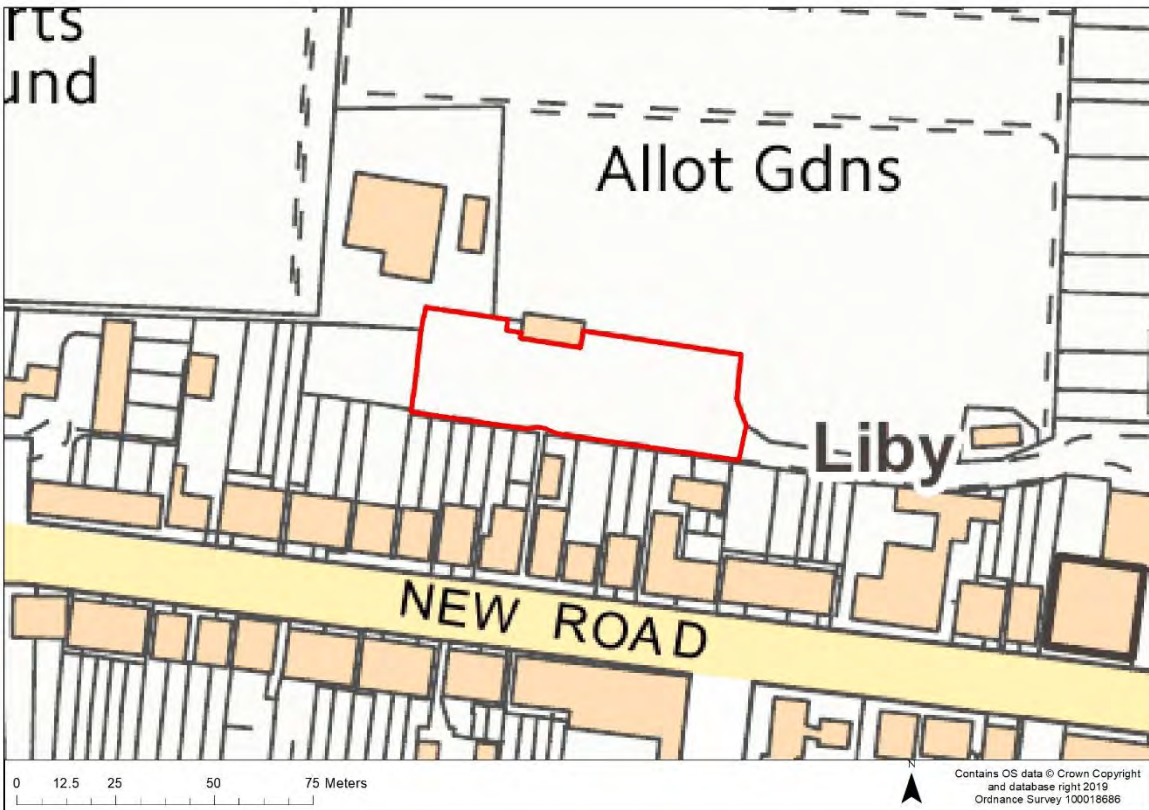
## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</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 in the Key Centre of Croxley Green.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-70		Indicative Dwelling Range	5-7	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	x
				16+ years	
<b>Conclusion</b>					
The site is deemed suitable for residential development, subject to mitigation to address the risk of surface water flooding on the site and appropriate access being provided. 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 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CG18	Community Way Car Park	Croxley Green	0.2

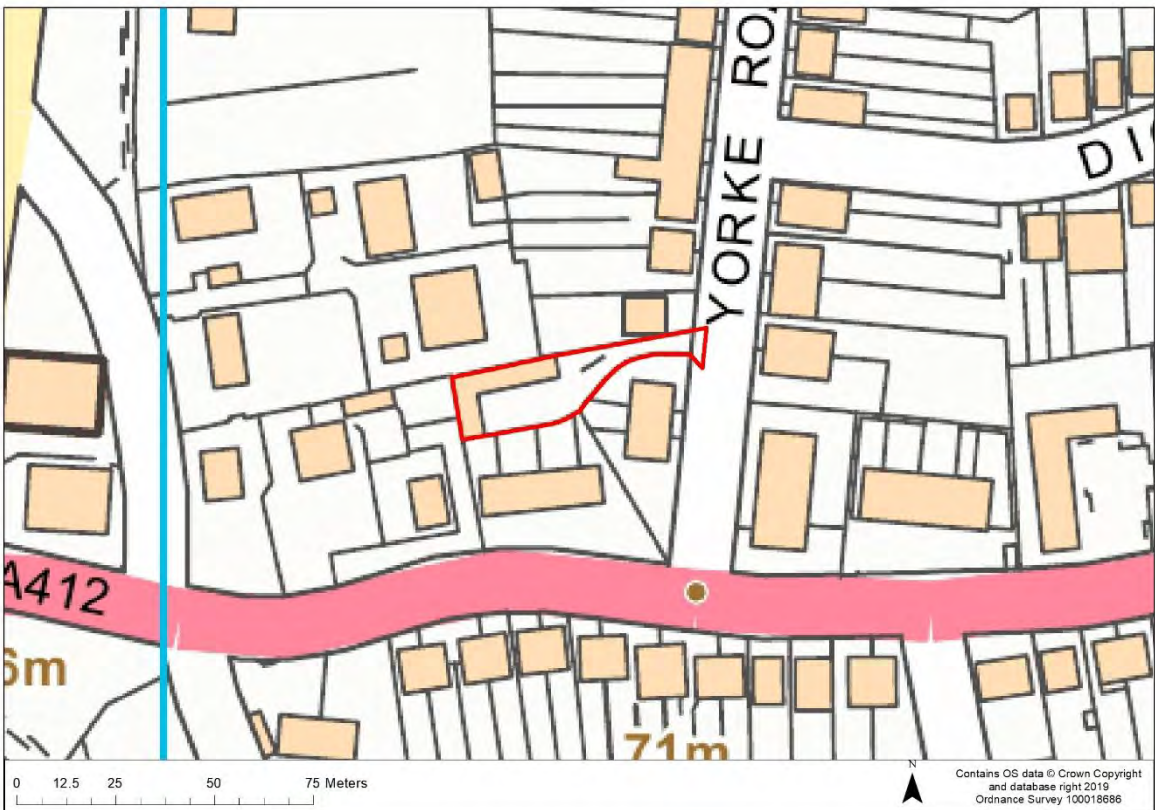


Site Description	
The site is located in Croxley Green. The site is in current use as a public car park. The site is accessed from Community Way.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
<b>Policy Constraints:</b> <ul style="list-style-type: 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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site does not contain any Heritage Assets and the site is not within a Conservation Area.</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> The east of the site has no risk of surface water flooding. The remainder of the site has a high risk of flooding to the west with a medium to low risk of flooding in the centre of the site.</li><li><b>Access:</b> The site is accessed off of Community Way</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></ul>	<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</li></ul>							
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"><li>The car park use supports New Road retail centre and would likely need to be re-provisioned through any development of the site or in a suitable alternative location.</li><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in the single ownership of Three Rivers District Council. The site is not currently available for development.							
<b>Achievability</b>							
No issues regarding the viability in developing the site have been identified.							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A		
Indicative DPH	50-80		Indicative Dwelling Range		10-16		
<b>Phasing</b>							
0-5 years		6-10 years		11-15 years		16+ years	x
<b>Conclusion</b>							
The site is not currently available for development.							
<b>Suitable</b>	Yes		<b>Available</b>	No		<b>Achievable</b>	Yes

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CG26	Garages, Yorke Road	Croxley Green	0.07
			
<b>Site Description</b>			
The site is previously developed land located in Croxley Green. The site is in current use as privately owned garages and is comprised of an L-shaped row of garages. The site can be accessed from Yorke Road.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site does not contain any Heritage Assets and is not within a Conservation Area. However the sites north-western boundary is adjacent to the Croxley Green Conservation Area. The Heritage Impact Assessment states that 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 within Flood Zone 1.</li><li><b>Access:</b> The site is accessed off of Yorke Road.</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></ul>		<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>	

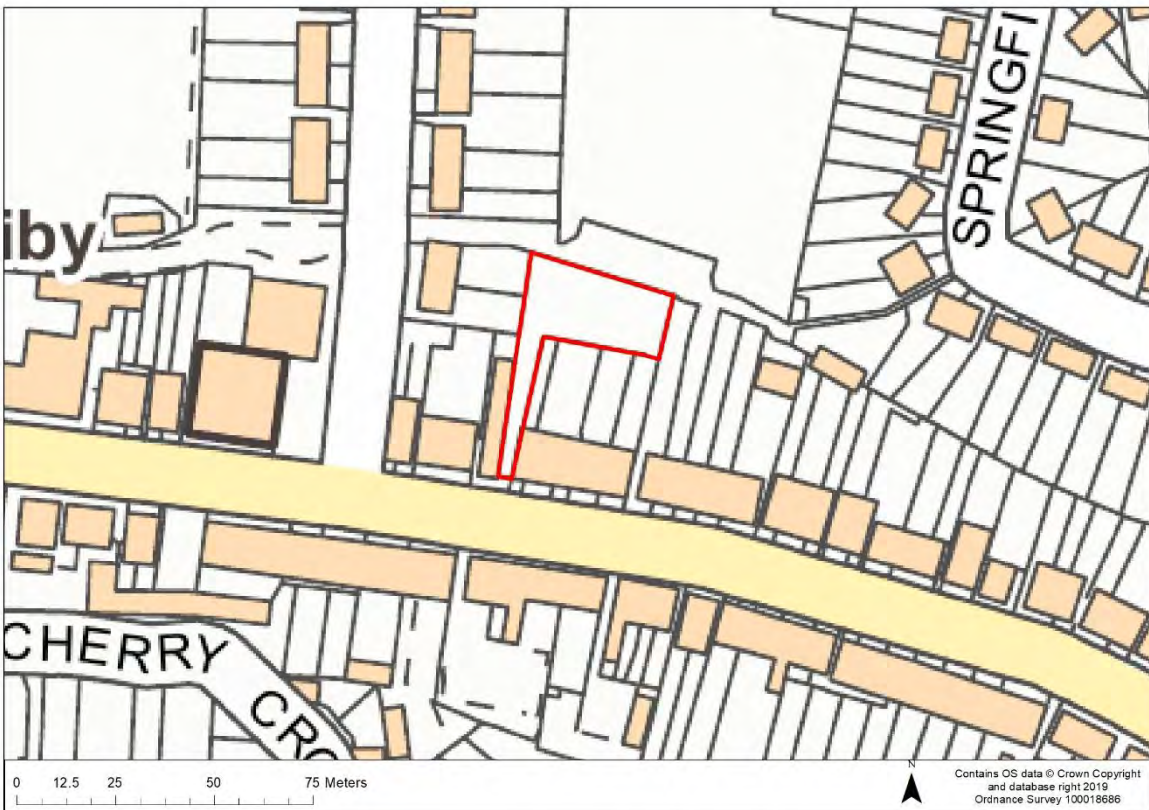
## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</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 in the Key Centre of Croxley Green.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is subject to leasehold agreements relating to existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-90		Indicative Dwelling Range	3-6	
<b>Phasing</b>					
0-5 years		6-10 years		11-15 years	
				16+ years	
<b>Conclusion</b>					
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No



## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CG37	Builders yard, Barton Way	Croxley Green	0.09



Site Description	
<p>The site is comprised of previously developed (brownfield) land and is located in Croxley Green. Within the site there is a building and several storage units. The site is situated to the rear of a residential properties along New Road and is accessed via a private drive which runs between a property and a retail unit. There are residential properties to the east and west, whilst the northern boundary is formed by fencing and vegetation/trees. Beyond the northern boundary, the site is adjacent to a public footpath and road which serves the Barton Way play area and open space.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There is no relevant planning history on the site.</p>	
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 not in the Green Belt.</li><li><b>Historic Environment:</b> The Dickinson Square (Croxley Green) Conservation Area is located to the south-west of the site, beyond residential development along New Road. A detailed heritage impact assessment may 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><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>GSPZ:</b> The site is in GSPZ 2.</li><li><b>Access:</b> The site is accessed via a narrow private road which runs between a retail unit and a residential property on New Road, which may pose capacity issues as a primary access road. The vehicular road adjacent to the north of the site may have potential to provide access to the site.</li></ul>
Potential Environmental Impacts:	<ul style="list-style-type: none"><li>None identified.</li></ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<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>								
<b>Further Constraints/Considerations:</b>								
<ul style="list-style-type: none"> <li>• A public right of way runs adjacent to the northern boundary.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> </ul>								
<b>Availability (ownership/legal issues)</b>								
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.								
<b>Achievability</b>								
The site has is not being promoted and there is no clear evidence that the site is achievable.								
<b>Potential Density</b>								
Landowner Proposed DPH	N/A			Landowner Proposed Dwelling Range	N/A			
Indicative DPH	60-80			Indicative Dwelling Range	5-7			
<b>Phasing</b>								
0-5 years		6-10 years	x	11-15 years		x	16+ years	
<b>Conclusion</b>								
The site is unavailable for development and therefore undeliverable.								
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No			

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CG47	Garages off Grove Crescent	Croxley Green	0.26

**Site Description**

The site is comprised of previously developed land and is located in Croxley Green. The site contains 52 garages and hardstanding, as well as four parking bays at the northern corner of the site. The site is located to the rear of a flatted development on Grove Crescent, with residential development in all directions and Baldwins Lane recreation ground and local shopping parade further south. Access to the site is from Grove Crescent.

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

There is no relevant planning history on the site.

**Suitability**

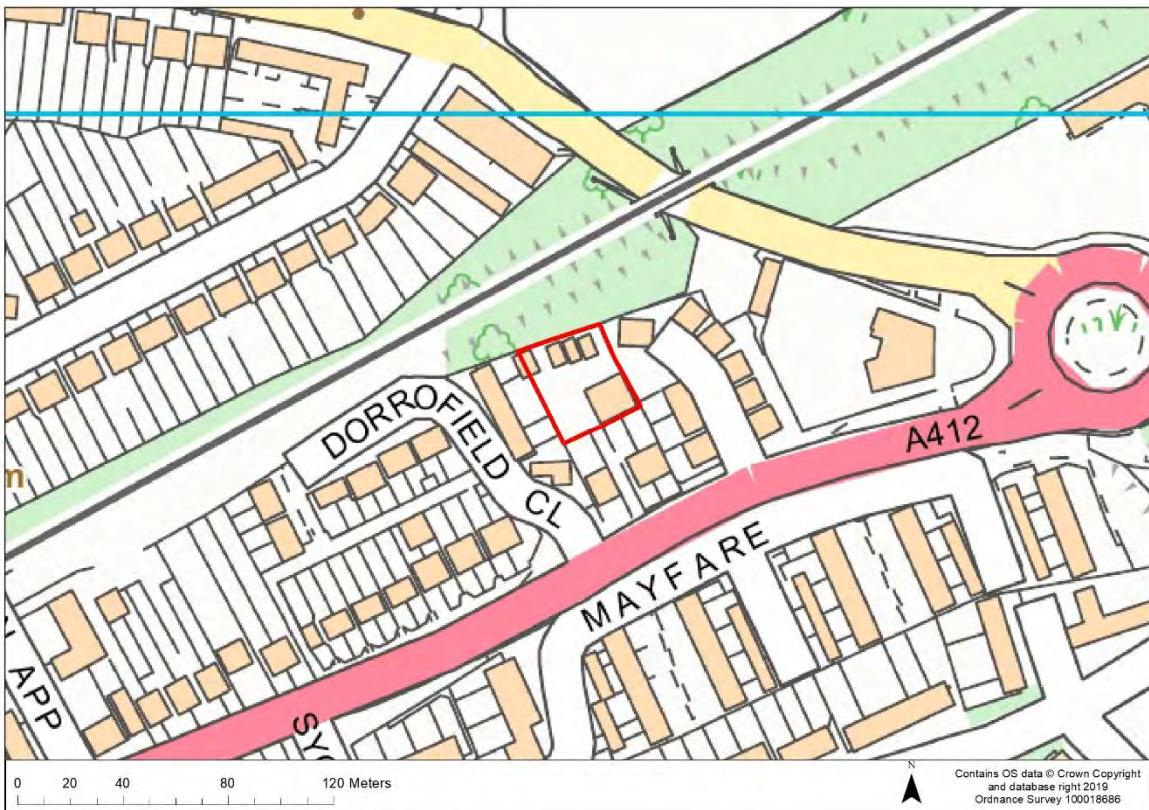
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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 in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> The access road at the south of the site ranges from medium high risk of surface water flooding. The area at low risk of flooding extends into a flow path which reaches the highway in Grove Crescent.</li> <li><b>Access:</b> There are two existing vehicular access points from Grove Crescent</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> </ul>	<ul style="list-style-type: none"> <li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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>					
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range		N/A	
Indicative DPH	50-95	Indicative Dwelling Range		13-25	
<b>Phasing</b>					
0-5 years		6-10 years		11-15 years	x 16+ years
<b>Conclusion</b>					
The site is deemed suitable for residential development, subject to mitigation to address the risk of surface water flooding on the site. 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 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CG54	Workshops rear of 243 Watford Road	Croxley Green	0.12
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Croxley Green. The site contains several workshop buildings for different businesses (car servicing/repairs and carpet sales). The business premises are accessed via a private driveway adjacent to a residential property on Watford Road. To the north of the site there is woodland and vegetation which forms a buffer to the adjacent railway. To the south are residential properties with Watford Road beyond this. To the south and east there are residential gardens.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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>Groundwater Flood Risk:</b> Groundwater levels are between 0.025m and 0.5m below the surface.</li><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 DSPZ1 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</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

	be required at the pre-application stage to support any proposals on site.				
	<ul style="list-style-type: none"><li>• <b>Access:</b> The site is accessed via a private driveway adjacent to a residential property on Watford Road.</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 site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>				
<b>Further Constraints/Considerations:</b>					
The site supports local businesses and development would result in a loss of employment floorspace, unless re-provisioned. <ul style="list-style-type: none"><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is not registered through the Land Registry. The site is considered deemed to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH	50-80		Indicative Dwelling Range		6-10
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
					16+ years
<b>Conclusion</b>					
The site is not considered to be available for development and is therefore deemed undeliverable. The site also supports local businesses and development would result in a loss of employment floorspace, unless re-provisioned.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CG63	Garages at Sycamore Road	Croxley Green	0.08

**Site Description**

The site is comprised of previously developed land and is located in Croxley Green. The site contains three sets of garages which are accessed from Sycamore Road. The site is situated to the west of Sycamore Road, with flatted development to the west. To the south of the site there is a small area of grassland and the River Gade/Grand Union Canal immediately beyond this.

<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 not in the Green Belt.</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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 in Flood Zone 1. A Main River (the River Gade/the Grand Union Canal) runs within close vicinity to the site; the appropriate buffer distance would be required from the river to any development.</li> <li><b>Surface Water Flood Risk:</b> There is low risk of surface water flooding across the majority of the site, concentrated to the north and west of the site.</li> <li><b>Groundwater Flood Risk:</b> The groundwater levels are either at or very near (within 0.025m of) the ground surface.</li> <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</li> </ul>

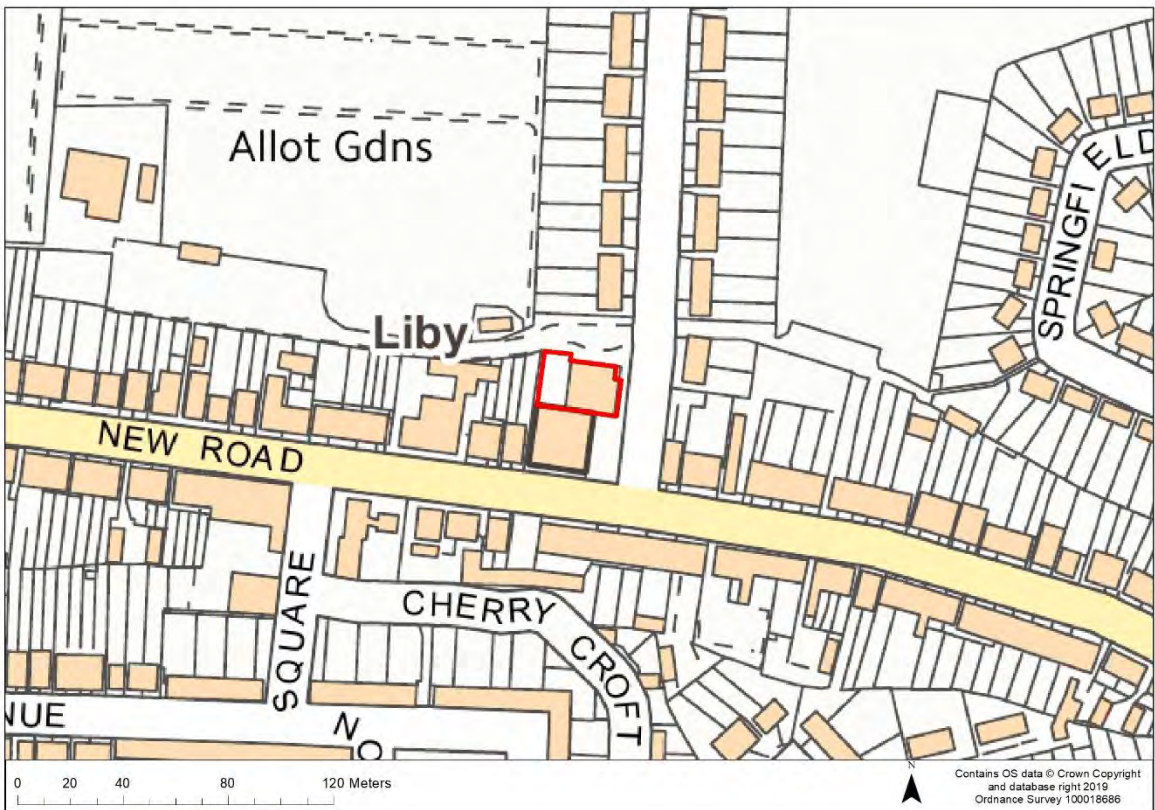
## Appendix 7f – Urban Capacity Sites Detailed Assessments

	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 site.				
	<ul style="list-style-type: none"><li>• <b>Access:</b> There is existing access to the site from Sycamore Road.</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 site was not assessed as part of the Landscape Sensitivity Assessment.</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 in the Key Centre of Croxley Green.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is under several ownerships which relate to the ownership of existing residential properties and has not been promoted for development by any of the landowners. The site is considered to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-80		Indicative Dwelling Range	4-6	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
					16+ years
<b>Conclusion</b>					
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No



## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CG65	British Red Cross, Community Way	Croxley Green	0.06

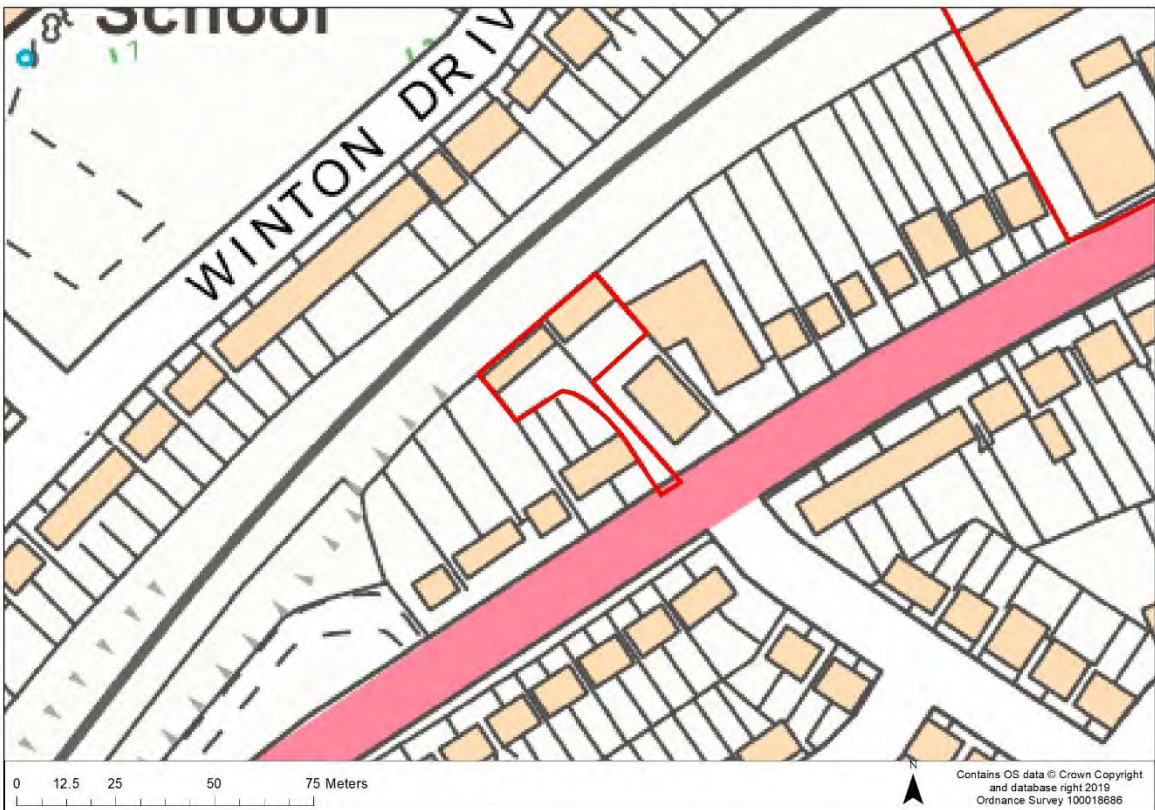


<b>Site Description</b>	
The site is comprised of previously developed land and is located in Croxley Green. The site is in use as the British Red Cross Building and ancillary car park, which is accessed from Community Way. The site's southern boundary is adjacent to Croxley Green Library whilst to the east there is residential development along Community Way. To the north-west is Barton Way allotments and the Community Way public car park.	
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no heritage assets within the site; Dickinson Square Conservation Area is located to the south of the site, although this is beyond development on New Road. A detailed heritage impact assessment may 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><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> The majority of the site has negligible risk of surface water flooding, there is a small parcel to the north-west corner at a low risk of surface water flooding.</li><li><b>Access:</b> The site is accessed from Community Way, which leads from Barton Way.</li></ul>
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li></ul>	<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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>					
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>There is a public right of way adjacent to the northern boundary of the site (along Community Way).</li><li>The British Red Cross Building is a nominated Asset of Community Value.</li><li><i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Croxley Green.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council but is subject to a leasehold agreement until 2030. The leaseholder is entitled to renew the leasehold agreement, if sought. The site is anticipated for development in the later stage of the Plan period.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	80-100	Indicative Dwelling Range	5-6		
<b>Phasing</b>					
0-5 years		6-10 years		11-15 years	x 16+ years
<b>Conclusion</b>					
The site is deemed suitable for residential development subject to appropriate mitigation measures to address surface water flooding on the site. Any development of the site would need to take account of heritage considerations. 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 7f – Urban Capacity Sites Detailed Assessments


Site Ref	Address	Settlement	Site Area (ha)
CG67	Garages to rear of Scout Hut	Croxley Green	0.08
			
<b>Site Description</b>			
The site is brownfield land located in Croxley Green. The site is in current use as garages and comprised of two rows of garages. The site can be accessed off of Watford Road. The site is situated behind residential properties and a scout hut, with the northern boundary running adjacent to the railway line.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site does not contain any Heritage Assets</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> Approximately half of the site is at high risk of surface water flooding, associated with an area of ponding within the site. The area of flood risk increases to the west and north of the site in 1 in 100 and 1 in 1,000 year rainfall events.</li><li><b>Groundwater Flood Risk:</b> The groundwater levels are between 0.5m and 5m below the grounds surface.</li><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</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

	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"><li>• <b>Access:</b> The site is accessed off of Watford Road.</li><li>• <b>Noise:</b> The sites northern boundary runs adjacent to the railway line, therefore a buffer will need to be put in place.</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 site was not assessed as part of the Landscape Sensitivity Assessment.</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 in the Key Centre of Croxley Green.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The majority of the site is not registered through the Land Registry and this part of the site is considered deemed to be unavailable. The area containing the garages is subject to several freehold ownerships and leasehold agreements, relating to existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-90		Indicative Dwelling Range	3-7	
<b>Phasing</b>					
0-5 years		6-10 years		11-15 years	
				16+ years	
<b>Conclusion</b>					
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No



## Appendix 7f – Urban Capacity Sites Detailed Assessments

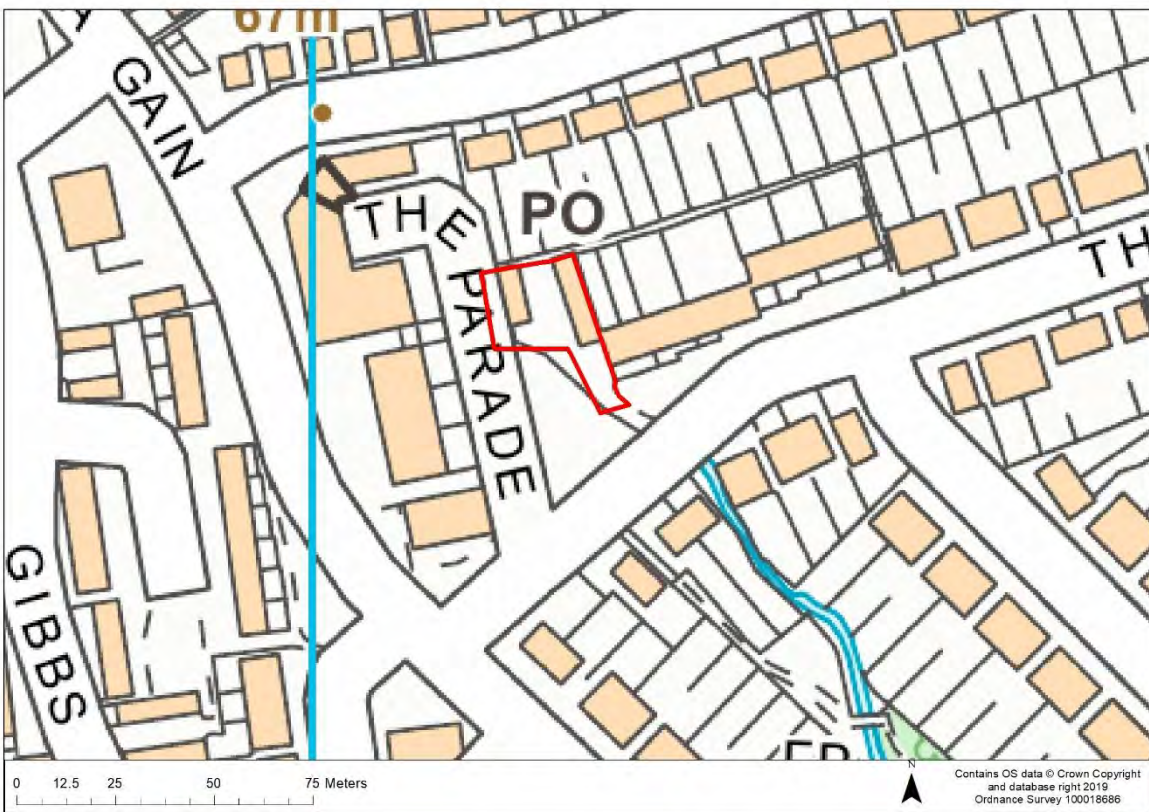
Site Ref	Address	Settlement	Site Area (ha)
CG69	Grove Crescent Garages	Croxley Green	0.1
			
<b>Site Description</b>			
The site is comprised of brownfield land and is located in Croxley Green. The site is comprised of two garage courts split by a block of flats in the middle, both garage courts are comprised of two rows of garages and access points. The site is located in a residential area.			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
The site is proposed to provide the access points to the adjacent allocated housing site (H5: Killingdown Farm).			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no heritage assets within the vicinity of the site and the site is not within a Conservation Area. The Heritage Impact Assessment states that 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>Access:</b> The site can be accessed from Grove Crescent.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li></ul>		<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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>					
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>A public right of way runs along the northern boundary of the site (Croxley Green 013)</li><li><i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Croxley Green.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is owned by Three Rivers District Council. The site is not currently available for development; the deliverability of the adjacent allocated housing site (H5: Killingdown Farm) depends upon the use of the site as access points.					
<b>Achievability</b>					
No viability issues in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH	50-90		Indicative Dwelling Range		5-9
<b>Phasing</b>					
0-5 years		6-10 years	x	11-15 years	x 16+ years
<b>Conclusion</b>					
The site is to be protected for the development of the access points to Site H5 (Killingdown Farm) and is therefore not available for development.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	Yes

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CP1a	Garages, rear of The Parade	Carpenders Park	0.07




Site Description	
<p>The site is comprised of brownfield land and is located in Carpenders Park. The site contains two rows of garages. The site is accessed off of The Mead. The site is adjacent to residential dwellings to the north and east, with a car park to the south. To the east of the site is the servicing area which supports the local shopping parade located on Delta Gain. The culverted Harsbourne Stream flows north westwards in close proximity to the south of the site.</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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site does not contain any Heritage Assets and the site is not within a Conservation Area.</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. A Main River and ordinary watercourse runs within close proximity to the south of the site, within a culvert, and intersects the boundary at the south-western corner of the access road into the site.</li><li><b>Surface Water Flood Risk:</b> There is low risk (1 in 1,000 year rainfall event) of surface water flooding across the majority of the site, with a high risk of surface water flooding at the south-west.</li><li><b>Groundwater Flood Risk:</b> Across the majority of the site, groundwater levels are very near (within 0.025m of) the ground surface. At the north-eastern corner, the site is at negligible risk of groundwater flooding.</li><li><b>Access:</b> The site is accessed from The Mead.</li></ul>

## Appendix 7f – Urban Capacity Sites 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 site was not assessed as part of the Landscape Sensitivity Assessment.</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 in the Secondary Centre of Carpenders Park.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in multiple ownerships relating to existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.						
<b>Achievability</b>						
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH	70-80		Indicative Dwelling Range		5-6	
<b>Phasing</b>						
0-5 years	x	6-10 years		11-15 years		16+ years
<b>Conclusion</b>						
The site is in multiple ownerships relating to existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.						
<b>Suitable</b>	Yes		<b>Available</b>	No		<b>Achievable</b>
						No




## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CP8	Garages, Upper Hitch	Carpenders Park	0.05
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Carpenders Park. The site is comprised of approximately 16 garages and hardstanding and is adjacent to a flatted development which is located to the south. Adjacent to the western boundary is adjacent to a woodland whilst the northern boundary is formed by the A4008. To the south-east, there is residential development. The site is accessed from Upper Hitch.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no heritage assets within the vicinity of the site.</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. The Oxhey Brook, an ordinary watercourse, is culverted under the site.</li><li><b>Surface Water Flood Risk:</b> The site is at high risk of surface water flooding, with 62% of the site at risk during a 1 in 30 year rainfall event. The extent of surface water flood risk extends to cover 95% of the site in a 1 in 1,000 year rainfall event (low risk).</li><li><b>Access:</b> The site has existing access which is from Upper Hitch, which leads from By the Wood.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li></ul>		<ul style="list-style-type: none"><li>The site has not been assessed as part of the Landscape Sensitivity Assessment.</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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 site's south-western corner is located within a Local Wildlife Site (Upper Hitch Local Wildlife Site).</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 in the Secondary Centre of Carpenders Park.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in single ownership but is subject to various leasehold agreements which relate to the ownership of existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.							
<b>Achievability</b>							
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	50-90	Indicative Dwelling Range	3-5				
<b>Phasing</b>							
0-5 years	x	6-10 years		11-15 years		16+ years	
<b>Conclusion</b>							
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.							
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No		

## Appendix 7f – Urban Capacity Sites Detailed Assessments


Site Ref	Address	Settlement	Site Area (ha)
CP9	Garages, The Hoe	Carpenders Park	0.09
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Carpenders Park. The site is comprised of four rows of garages, located between two flatted developments and adjacent to amenity greenspace. There are two access points; the access from The Hoe serves the garages on the western part of the site and the access from Cholesbury serves four garages which are located at the north-eastern part of the site. There is a footpath adjacent to the western boundary which connects The Hoe to Cholesbury.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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> The majority of the site is at negligible risk of surface water flooding; along the south of the site and at the north-western corner, there are areas at low risk of flooding.</li><li><b>Groundwater Flood Risk:</b> The southern portion of the site has ground water levels at or very near (within 0.025m of) the ground surface.</li><li><b>Access:</b> The site is accessed from The Hoe and Cholesbury.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li></ul>		<ul style="list-style-type: none"><li>The site has not been assessed as part of the Landscape Sensitivity Assessment.</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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 northern boundary of the site is adjacent to the Sherwoods Wood and Margeholes Wood Local Wildlife Site.</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 in the Secondary Centre of Carpenders Park.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership but is subject a leasehold agreement relating to existing residential properties. The site has not been promoted for development by any of the landowners The site is considered to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-90		Indicative Dwelling Range	5-9	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
					16+ years
<b>Conclusion</b>					
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.					
<b>Suitable</b>	Yes		<b>Available</b>	No	<b>Achievable</b>
					No




## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CP10	Garages, Hangar Ruding	Carpenders Park	0.05
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Carpenders Park. To the north of the site there is a former garage court which is now in use for resident parking and residential refuse storage. To the south of the site there is hardstanding and a row of four garages. There are flats and associated amenity greenspace adjacent to the west and east of the site. The north of the site is accessed from Leigh Rodd and the south of the site from Hangar Ruding. Due to topographical differences, the north and south of the site are separated into lower and upper levels.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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>Access:</b> The north of the site is accessed from Leigh Rodd and the south of the site from Hangar Ruding.</li></ul>	

## Appendix 7f – Urban Capacity Sites 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 site was not assessed as part of the Landscape Sensitivity Assessment.</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 in the Secondary Centre of Carpenders Park.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in single ownership but is subject to various leasehold agreements which relate to the ownership of existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.						
<b>Achievability</b>						
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A		
Indicative DPH	50-80		Indicative Dwelling Range	3-4		
<b>Phasing</b>						
0-5 years	x	6-10 years		11-15 years		
					16+ years	
<b>Conclusion</b>						
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.						
It is not considered that the size and context of the site could accommodate more than 3-4 dwellings; development of the site would be more appropriately considered through the planning application process.						
<b>Suitable</b>	Yes		<b>Available</b>	No	<b>Achievable</b>	No

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CP11	Garages, The Hoe	Carpenders Park	0.06
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Carpenders Park. The site is comprised of two rows of garages. Adjacent to the west of the site is woodland with the railway line beyond this whilst to the east and south there are residential dwellings. Woodland is adjacent to the north of the site. The site is accessed from The Hoe.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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>Access:</b> The site is accessed from The Hoe.</li><li><b>Noise:</b> Noise issues caused by the site's proximity to the railway line 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></ul>		<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>	

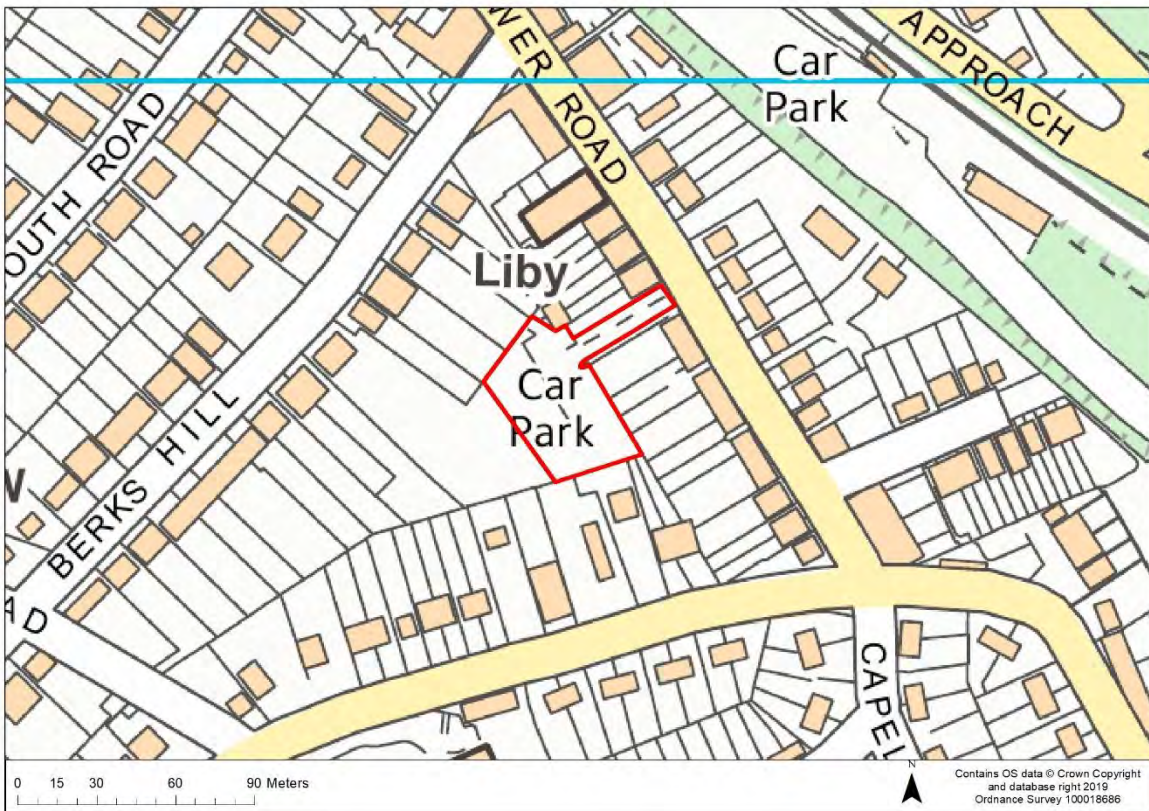
## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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 site's northern boundary is adjacent to a Local Wildlife Site (Sherwoods Wood and Margeholes Wood Local Wildlife Site); this covers the same area as the area of ancient woodland and protected trees.</li><li><b>Ancient Woodland:</b> The site's northern boundary is adjacent to an ancient woodland; this covers the same area of protected trees and Local Wildlife Site.</li><li><b>TPO:</b> The site's northern boundary is adjacent to protected trees; this covers the same area as the ancient woodland and Local Wildlife Site.</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 in the Secondary Centre of Carpenders Park.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in multiple ownerships relating to existing residential properties and has not been promoted for development by any of the landowners. The site is considered to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-80		Indicative Dwelling Range	3-5	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
<b>Conclusion</b>					
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No



## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CW4	Ferry Lane Car Park, Lower Road	Chorleywood	0.24




<b>Site Description</b>	
The site is comprised of previously developed land and is located in Chorleywood. The site is in use as a car park, and is bounded by trees along its boundaries with residential properties beyond this. The site is at a higher topographical level than land to the east; the access road from Lower Road slopes upwards into the site.	
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no heritage assets within the vicinity of the site. The majority of the site is within the Chorleywood (Station Estate) Conservation Area, with the access road falling outside of the Conservation Area boundary. To the east of the site is the Chorleywood Common Conservation Area. A detailed 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><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>Access:</b> The site is accessed from Lower Road, via a steep single track entrance.</li></ul>

## Appendix 7f – Urban Capacity Sites 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 site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>				
<b>Further Constraints/Considerations:</b>						
<ul style="list-style-type: none"><li>• The car park use supports Chorleywood retail centre would likely need to be re-provisioned through any development of the site or in a suitable alternative location.</li><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Chorleywood.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in the single ownership of Three Rivers District Council. The site is not currently available for development.						
<b>Achievability</b>						
No issues regarding the viability in developing the site have been identified.						
<b>Potential Density</b>						
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH		40-50		Indicative Dwelling Range		10-12
<b>Phasing</b>						
0-5 years			6-10 years		11-15 years	
					16+ years	x
<b>Conclusion</b>						
The site is not currently available for development.						
<b>Suitable</b>		Yes		<b>Available</b>	No	
				<b>Achievable</b>	Yes	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

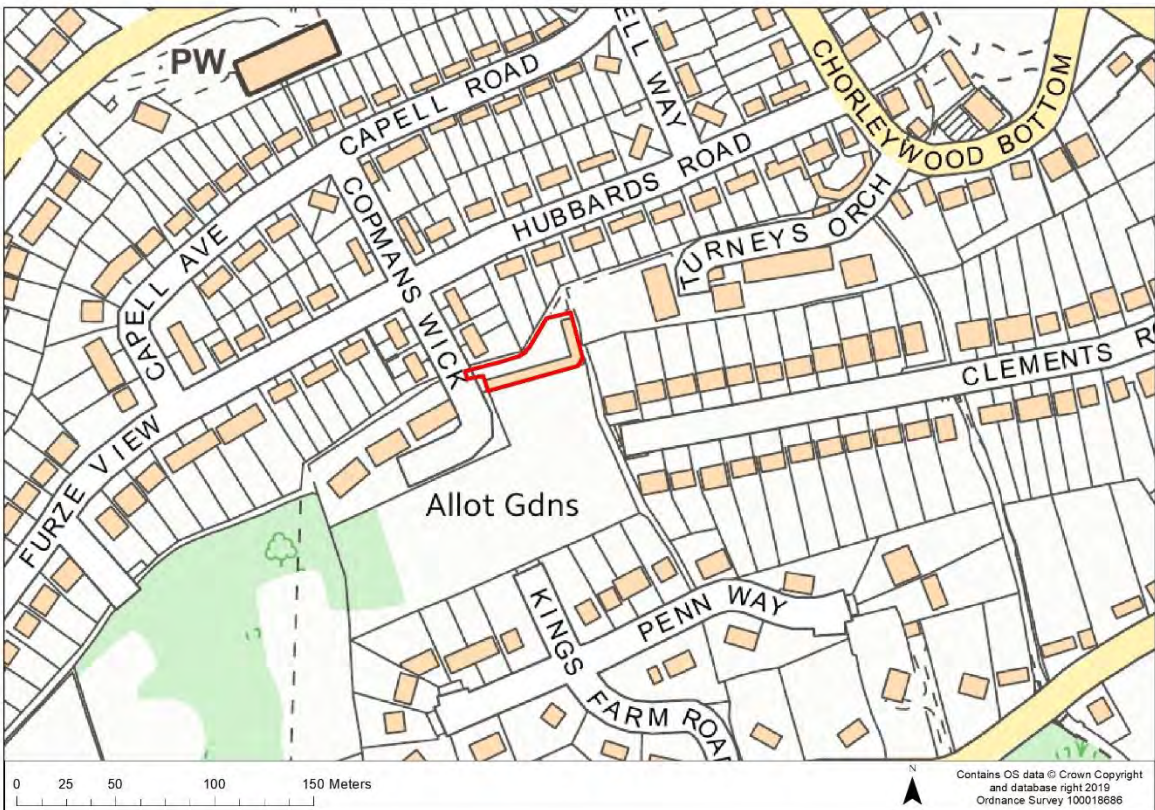
Site Ref	Address	Settlement	Site Area (ha)
CW8	Telephone Exchange, New Parade	Chorleywood	0.09
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Chorleywood. The site contains the Chorleywood Telephone Exchange building. The site to the rear of a shopping parade on Shire Lane, with garages adjacent to the northern and eastern boundaries of the site. To the south of the site there are residential dwellings.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> To the south and east of the site, on the opposite side of Blacketts Wood Drive, is the Chorleywood (Station Estate) Conservation Area. A Grade II Listed Building (Roman Catholic Church of St John Fisher). The Heritage Impact Assessment states that 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>Surface Water Flood Risk:</b> There is low risk of surface water flooding along the eastern boundary. The access road into the site is at low-medium risk of surface water flooding.</li><li><b>Access:</b> The site is accessed from New Parade, which leads from Shire Lane.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li></ul>		<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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>						
<b>Further Constraints/Considerations:</b>						
The existing telephone exchange use supports the local telephone system and it is considered that protection of the use is necessary. <ul style="list-style-type: none"><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Chorleywood.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in single ownership but is subject to a leasehold agreement. The site is considered to be unavailable for development.						
<b>Achievability</b>						
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH	50-70		Indicative Dwelling Range		5-7	
<b>Phasing</b>						
0-5 years	x	6-10 years		11-15 years		16+ years
<b>Conclusion</b>						
The site is unavailable for development. The existing telephone exchange use should be protected and therefore the site is considered to be unsuitable for redevelopment.						
<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	No	



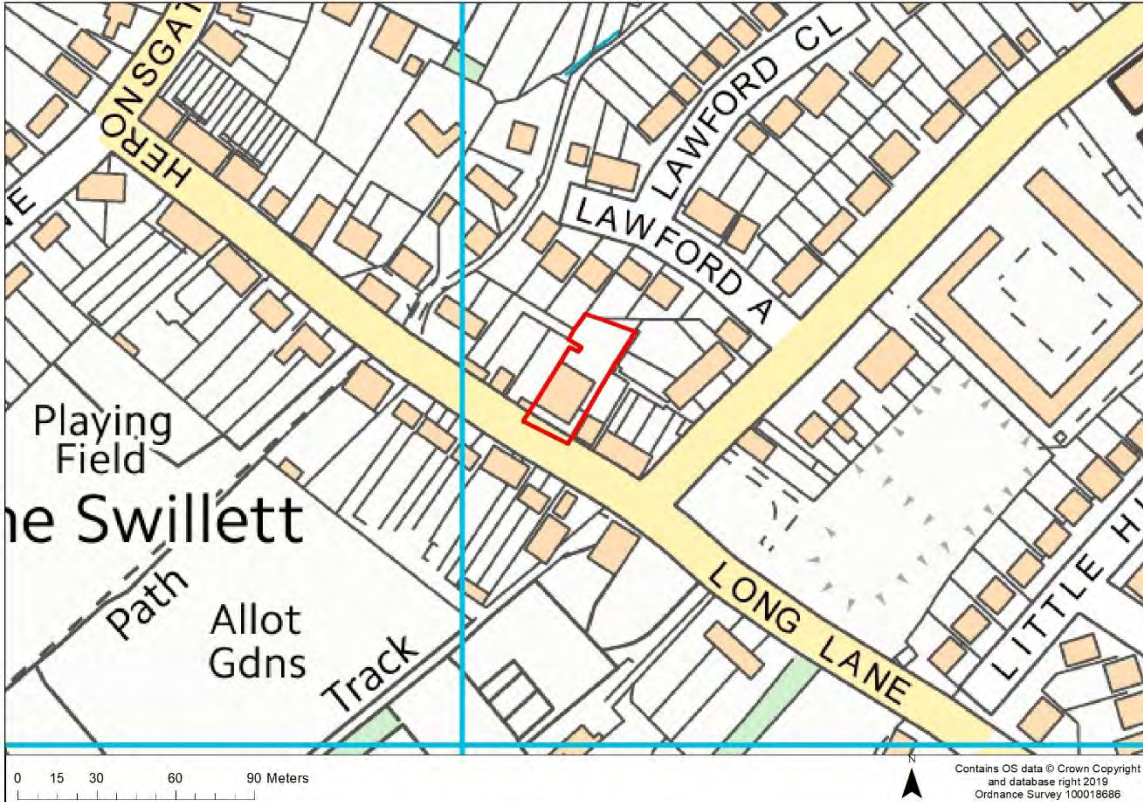
## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CW9	Garages, Copmans Wick	Chorleywood	0.1
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Chorleywood. The site is in use as a garage court, with garages located along the eastern and southern boundaries. The site is accessed from Copmans Wick. The south of the site is adjacent to Hubbards Road allotments whilst to the north there is a public footpath with residential dwellings beyond this. There are residential dwellings to the east and west.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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> The southern and eastern areas of the site are at risk of surface water flooding from a surface water flow path originating to the south west. The eastern portion of the site is at high risk (13% of the site area). Moving westwards, the flood extent significantly increases to medium and high risk (26% of the site is at medium risk of surface water flooding and 40% of the site is at low risk of surface water flooding).</li><li><b>Access:</b> The site is accessed from Copman's Wick.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li></ul>		<ul style="list-style-type: none"><li>The Landscape Sensitivity Assessment assessed the site as having medium-low sensitivity to built development.</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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>					
<b>Further Constraints/Considerations:</b>					
A public right of way runs parallel to the north of the site. <ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Chorleywood.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	50-70	Indicative Dwelling Range	5-7		
<b>Phasing</b>					
0-5 years		6-10 years		11-15 years	x 16+ years
<b>Conclusion</b>					
The site is deemed suitable for residential development, subject to mitigation measures to address the risk of surface water flooding across the site. 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 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CW11	Heronsgate Motors, Heronsgate Road	Chorleywood	0.09
			
<b>Site Description</b>			
The site is comprised of previously developed land located in Chorleywood. The site is in use as a car service station, with a hardstanding/parking area to the rear. The northern, eastern and western boundaries are adjacent to residential properties whilst the southern boundary is formed by Long Lane. Beyond residential development on the opposite side of Long Lane, there are allotments and open greenfield land. Residential development of Chorleywood is located to the north.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> Heronsgate Conservation Area is located to the south-east; a heritage impact assessment may 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><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>Access:</b> The site is accessed from Heronsgate Road.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li></ul>		<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>	


## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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>						
<b>Further Constraints/Considerations:</b>						
<ul style="list-style-type: none"><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Chorleywood.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in single ownership. The landowner has confirmed that there is currently no intention to develop the site.						
<b>Achievability</b>						
The site has is not being promoted and there is no clear evidence that the site is achievable.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH	50-80		Indicative Dwelling Range		5-7	
<b>Phasing</b>						
0-5 years	x	6-10 years		11-15 years		16+ years
<b>Conclusion</b>						
The site is unavailable for development and therefore undeliverable.						
<b>Suitable</b>	Yes		<b>Available</b>	No		<b>Achievable</b>
						No



## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CW23	Land rear of Clovers Court	Chorleywood	0.12




<b>Site Description</b>	
The site is comprised of greenfield land and is in use as garden/open land to the rear of existing housing (1-6 Clovers Court). The properties located to the immediate north of the site are comprised of two-storey terrace dwellings, which have frontage onto a parking area. To the south of the parking area is the northern boundary of the site. The ground levels rise from the northern to southern boundary and there is an established group of trees located along the southern boundary. Adjacent to the southern, western and eastern boundaries are residential gardens associated with properties along Rendlesham Way.	
Use(s) Proposed	Residential
<b>Planning History</b>	
The residential dwellings located to the north of the site (1-6 Clovers Court) were recently developed through permission 11/1652/FUL; a condition of the planning permission states that no structures/enclosures or any hard surface should be constructed on the open space to the rear of Clovers Court, without the written permission of the Local Planning Authority.	
In 2015, an application for the erection of two detached bungalows, including alterations to existing parking arrangements serving existing dwellings to the north of the site (1-6 Clovers Court) was refused (15/1717/FUL); this application was then subject to an appeal which was allowed subject to conditions (16/0014/REF). The permission has not been implemented.	
There were two further planning applications on the site (17/1787/FUL and 19/0040/FUL). The 17/1787/FUL application was for the construction of two detached chalet bungalows, including alterations to existing parking arrangements serving existing dwellings to the north of the site (1-6 Clovers Court); this application was refused in November 2017. The 19/0040/FUL application was for the erection of six three-bedroomed dwellings (two sets of three terraced dwellings); the application was refused and was the subject of an appeal which was subsequently dismissed (19/0034/REF). The main issues of the application proposal were the effect of the proposal on the character and appearance of the area, the living conditions of residents at 6 Rendlesham Way, the living conditions of future residents, with particular reference to the amount of garden space and the provision of affordable housing.	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

There is currently a planning application (20/1349/FUL) in for the construction of seven units within one single two-storey flatted block (four 2-bed and three 1-bed) with associated parking, access, alterations to land levels and landscaping. This application is still to be determined.					
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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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>GSPZ:</b> The site is in GSPZ 2.</li><li><b>Access:</b> Access to the site would have to be provided via Clovers Court (off Quickley Lane), although this would be through the parking area serving the residential properties to the north of the site (1-6 Clovers Court).</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 at the north-eastern and south-western corners of the site (TPO756).</li></ul>			
Further Constraints/Considerations:					
<ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Chorleywood.</li></ul>					
Availability (ownership/legal issues)					
The site is in single ownership. The site was recently the subject of a planning application and appeal and on this basis, the site is considered to be available.					
Achievability					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable. Additionally, the 19/0040/FUL application did not propose the provision of affordable housing raising potential viability issues in meeting future policy requirements.					
Potential Density					
Landowner Proposed DPH	50	Landowner Proposed Dwelling Range	6		
Indicative DPH	40	Indicative Dwelling Range	5-7		
Phasing					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
Conclusion					
The refusal of the 19/0040/FUL application and the subsequent appeal dismissal raise significant issues in the suitability of the site, in regards to the effect of the proposal on the character and appearance of the area, the living conditions of residents within the vicinity and the living conditions of future residents.					
The site is suitable for low-density residential development which would most appropriately be considered through a planning application, for example in the case of the 15/1717/FUL application which has not been implemented.					
Suitable	No	Available	Yes	Achievable	No

## Appendix 7f – Urban Capacity Sites Detailed Assessments

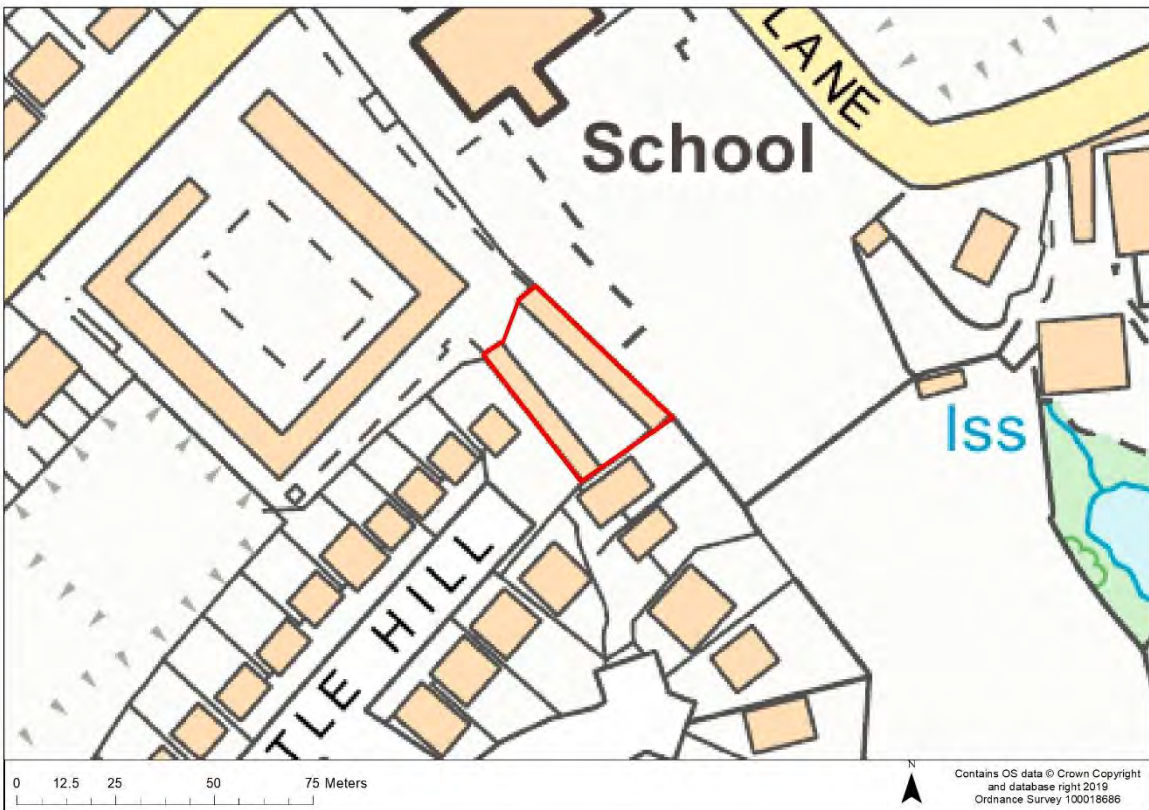
Site Ref	Address	Settlement	Site Area (ha)
CW24	Garages, at Green Street	Chorleywood	0.1
			
<b>Site Description</b>			
The site is comprise of previously developed land and is located in Chorleywood. The site is comprised of a row of garages. The railway line runs adjacent to the south of the site, beyond a woodland buffer. To the north of the site there are residential dwellings. To the south-east of the site, beyond the railway line, is Chorleywood shopping parade.			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There was one refused planning application on the site (18/1744/FUL) for the redevelopment of the site into six residential flats. This application was subsequent to an appeal which was allowed with conditions (18/0045/REF).			
<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 not in the Green Belt,</li><li><b>Historic Environment:</b> Chorleywood Common Conservation Area is located close to the east of the site whilst the Chorleywood Station Estate Conservation Area is located to the south-east of the site. The Heritage Impact Assessment states that 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 within Flood Zone 1.</li><li><b>Surface Water Flood Risk:</b> There is low risk of surface water flooding along the access leading to site.</li><li><b>Groundwater Flood Risk:</b> The groundwater levels are at least 5m below the surface.</li><li><b>Access:</b> The site is accessed via a narrow access from Green Street.</li><li><b>Noise:</b> Noise issues caused by the site's proximity to the railway line may have an impact on the site and its future occupiers.</li></ul>	

## Appendix 7f – Urban Capacity Sites 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 site was not assessed as part of the Landscape Sensitivity Assessment.</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 in the Key Centre of Chorleywood.</li></ul>			
<b>Availability (ownership/legal issues)</b>			
Development of the site is anticipated to commence in 2020/21 (18/1744/FUL).			
<b>Achievability</b>			
There are no known 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	50-80	Indicative Dwelling Range	5-8
<b>Phasing</b>			
0-5 years	x	6-10 years	11-15 years
			16+ years
<b>Conclusion</b>			
The site has permission for redevelopment into six dwellings and construction is anticipated to commence in 2020/21. The site is deemed to be deliverable.			
<b>Suitable</b>	Yes	<b>Available</b>	Yes
		<b>Achievable</b>	Yes



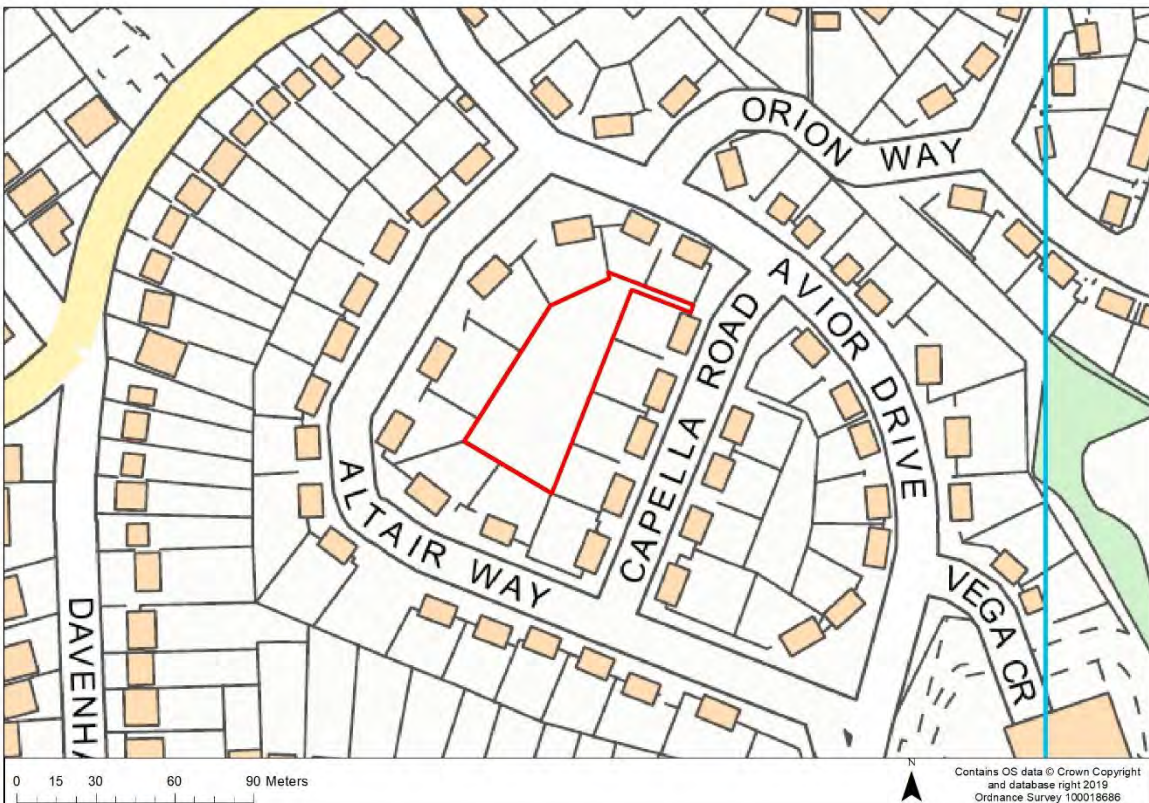
## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CW25	Ryman Court Garages	Chorleywood	0.1
			
<b>Site Description</b>			
The site is comprised of previously developed land and is in use as garages. The site is located to the rear of Ryman Court which is in residential use. There are residential properties adjacent to the west and south of the site. To the immediate east of the site is Chorleywood Primary School and playing field.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site does not contain any heritage assets. Heronsgate Conservation Area is located to the south-west of the site, beyond residential development along Stag Lane and Little Hill. A detailed heritage impact assessment may 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><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>Access:</b> The site is accessed from Stag Lane, via a road to the rear of properties associated with Ryman Court. The access road also provides access to parking bays serving existing properties.</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></ul>		<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</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 in the Key Centre of Chorleywood.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-80		Indicative Dwelling Range	5-8	
<b>Phasing</b>					
0-5 years		6-10 years		11-15 years	x 16+ years
<b>Conclusion</b>					
The site is deemed suitable for residential development. Any development should address heritage considerations. 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 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
E5	Backlands, rear of Capella Road	Eastbury	0.25
			
<b>Site Description</b>			
The site is comprised of greenfield land and is located to the rear of properties and gardens located on Capella Road. The site is in use as a communal garden with some trailers/caravan stored on the site. The site is adjacent to gardens along all boundaries, with access from a driveway off Capella Road.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not within a Conservation Area.</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>GSPZ:</b> The site is in GSPZ 2.</li><li><b>Access:</b> The site is accessed from a private single-file driveway off Capella Road.</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></ul>		<ul style="list-style-type: none"><li>None identified.</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</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 in the Secondary Centre of Eastbury.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in a freehold ownership relating to several residential properties within the vicinity of the site. The site is also subject to several leasehold agreements which relate to the ownership of existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-60		Indicative Dwelling Range	13-15	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
					16+ years
<b>Conclusion</b>					
The site is in use as a private communal garden and is subject to a leasehold agreement relating to existing residential properties. The site has not been promoted and is considered to be unavailable for development. The site is therefore undeliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No



## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
E10	Garages, to the rear of 6-26 Main Avenue	Moor Park	0.1

**Site Description**

The site is comprised of previously developed land and is located in Moor Park. The site contains four garage blocks, to the rear of a three storey flatted development along Main Avenue. The area immediately to the north of the garages provides parking spaces for the flats and an access road to the rear of the flats. Beyond the flats, to the north is Main Avenue shopping parade. To the east of the site is Station Approach, with an area of woodland and car parking with the railway line beyond this. Moor Park station is in close proximity to the north-east of the site. To the south and west is residential development associated with Moor Park.

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

There is no relevant planning history on the site.

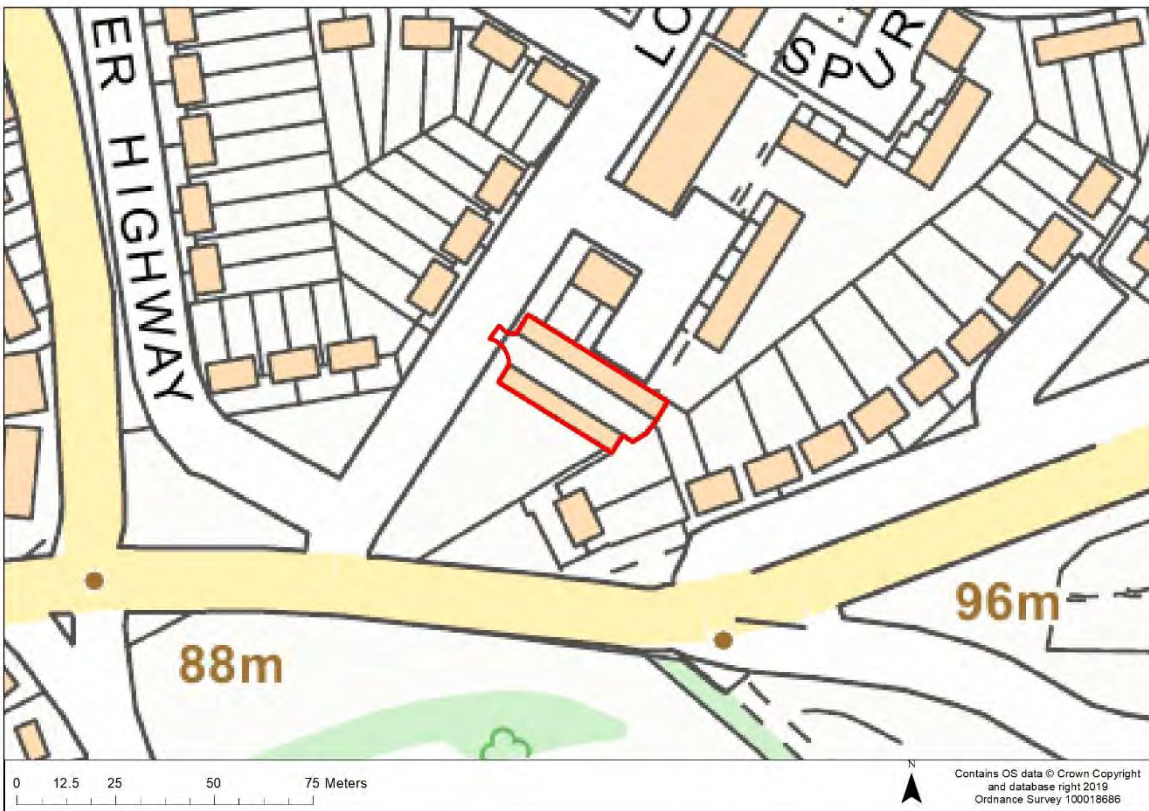
**Suitability**

<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 not in the Green Belt.</li> <li><b>Historic Environment:</b> The Moor Park Estate Conservation Area is located to the east of the site. 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.</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> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The majority of the site is within Flood Zone 1. A small area to the east of the site is within Flood Zone 2 (7% of the site), with this part of the site also within Flood Zone 3a (10% of the site area). This is associated with the Main River (the Moor Park Stream) which runs to the east of the site (approx. 30m to the east), beyond Station Approach.</li> </ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>	<ul style="list-style-type: none"><li><b>Surface Water Flood Risk:</b> There is a small parcel of land to the east of the site ranging from low to medium risk of surface water flooding. The area of surface water flood risk largely overlaps with the fluvial floodplain of the Moor Park Stream.</li><li><b>Groundwater Flood Risk:</b> Groundwater levels are between 0.025m and 0.5m below the ground surface across the whole site.</li><li><b>GSPZ:</b> The site is in GSPZ1, which is the most sensitive zone in terms of 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 access from Station Approach to the East and Wolsey Road to the west.</li><li><b>Noise:</b> Noise issues caused by the site's proximity to the railway line 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 site was not assessed as part of the Landscape Sensitivity Assessment.</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 in the Secondary Centre of Moor Park.</li></ul>					
<b>Availability (ownership/legal issues)</b> <p>The site is in single ownership but is subject a leasehold agreement relating to existing residential properties. The site has not been promoted for development by any of the landowners The site is considered to be unavailable.</p>					
<b>Achievability</b> <p>The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.</p>					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	50-70	Indicative Dwelling Range	5-7		
<b>Phasing</b>					
0-5 years	x	6-10 years	11-15 years	16+ years	
<b>Conclusion</b> <p>The site is not currently being promoted for development by the landowner and the site is therefore deemed undeliverable.</p>					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No

## Appendix 7f – Urban Capacity Sites Detailed Assessments


Site Ref	Address	Settlement	Site Area (ha)
LB3	Garages, Long Elms	Abbots Langley	0.07
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Abbots Langley. The site contains two rows of garages and is adjacent to amenity greenspace to the south. Adjacent to the east of the site are two-storey residential dwellings whilst to the north there is a three-storey residential development. The western boundary is formed by Long Elms, from which the site is accessed.			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There was an application in 2015 for the redevelopment of the garages into six flats (15/2540/FUL); the application was withdrawn.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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> There is low risk of surface water flooding at the centre of the site, located between the two rows of garages, as well as at the north-eastern corner.</li><li><b>GSPZ:</b> The site is in GSPZ 2.</li><li><b>Access:</b> The site is accessed from Long Elms.</li></ul>	

## Appendix 7f – Urban Capacity Sites 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>• <b>TPO:</b> The whole site is subject to a TPO (TPO095), although there are no trees within the site. Protected trees are located along the northern and southern boundaries.</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 in the Key Centre of Abbots Langley.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
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.							
<b>Achievability</b>							
The site has is not being promoted and there is no clear evidence that the site is achievable.							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	70-80	Indicative Dwelling Range	5-6				
<b>Phasing</b>							
0-5 years	x	6-10 years		11-15 years		16+ years	
<b>Conclusion</b>							
The site is unavailable for development and therefore undeliverable.							
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No		



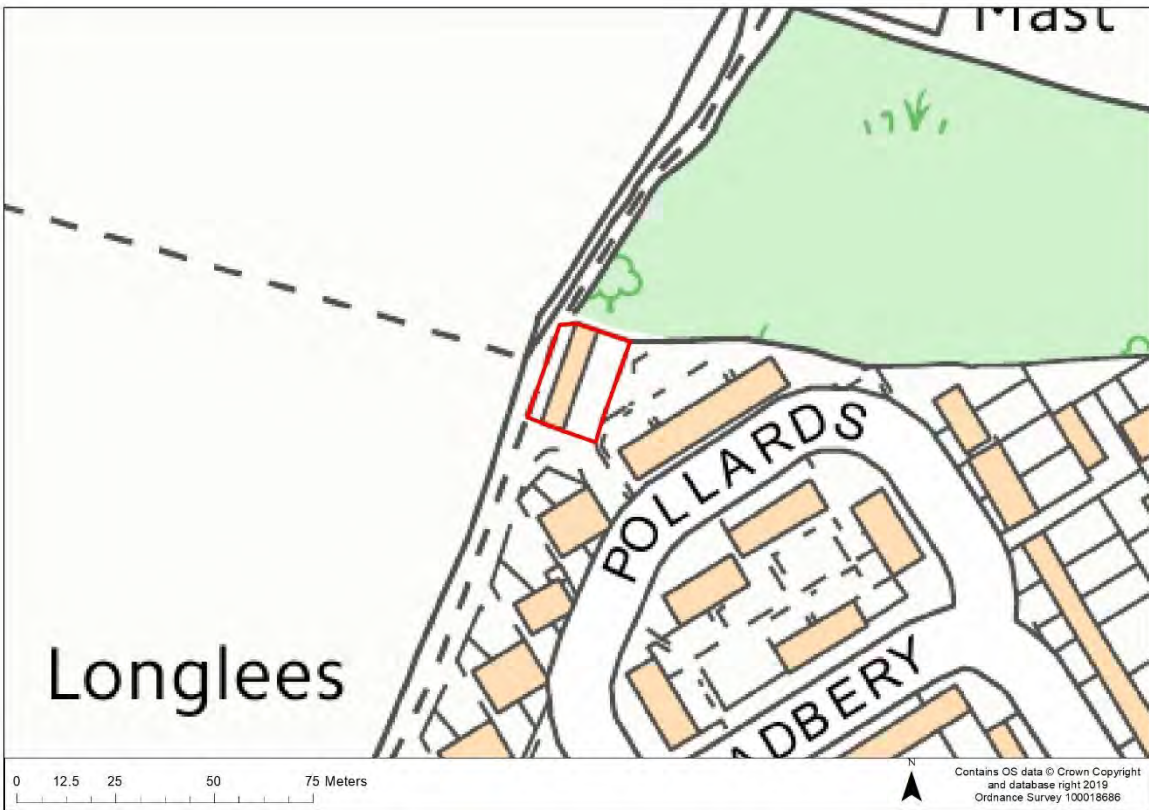
## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
LG5	Garages off of Lemonfield Drive	Garston	0.06
			
<b>Site Description</b> The site is comprised of previously developed land and is located in Garston. The site is comprised of three rows of garages and is accessed from Lemonfield Drive. The site is adjacent to residential properties and gardens along all boundaries.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no heritage assets within the vicinity of the site.</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> Approximately half of the site is in Flood Zone 1 (54% of the total site area). Part of the site, to the west and south, is in Flood Zone 2 (35% of the site area). Along the south-western and northern boundaries, the site is in Flood Zone 3b (11% of the site area).</li><li><b>Groundwater Flood Risk:</b> Groundwater levels are between 0.025m and 0.5m below the surface across the whole site.</li><li><b>Access:</b> The site is accessed from Lemonfield Drive.</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></ul>		<ul style="list-style-type: none"><li>None identified.</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</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 in the Key Centre of Garston.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site under several different ownerships relating to existing residential properties. The site has not been promoted for development by any of the landowners.The site is considered to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	80		Indicative Dwelling Range	5	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
<b>Conclusion</b>					
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No

## Appendix 7f – Urban Capacity Sites Detailed Assessments


Site Ref	Address	Settlement	Site Area (ha)
MC4	Garages at Pollards	Maple Cross	0.05
<div></div>			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Maple Cross. The site contains 10 council garages which are situated to the rear of a flatted development along Pollards. To the north of the site there is woodland and to the west there is open agricultural land. To the immediate south there are residential properties.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no heritage assets within the vicinity of the site.</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>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 need, would be required at the pre-application stage to support any proposals on the site.</li><li><b>Access:</b> The site is accessed from Pollards.</li></ul>	

## Appendix 7f – Urban Capacity Sites 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 site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>					
<b>Further Constraints/Considerations:</b>						
A public right of way runs adjacent to the western boundary of the site. <ul style="list-style-type: none"><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Maple Cross.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in the single ownership of Three Rivers District Council. The site is not currently available for development.						
<b>Achievability</b>						
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A		
Indicative DPH	50-80		Indicative Dwelling Range	3-4		
<b>Phasing</b>						
0-5 years	x	6-10 years		11-15 years		16+ years
<b>Conclusion</b>						
The site is not currently being promoted for development by the landowner and the site is therefore deemed 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.						
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No	



## Appendix 7f – Urban Capacity Sites Detailed Assessments

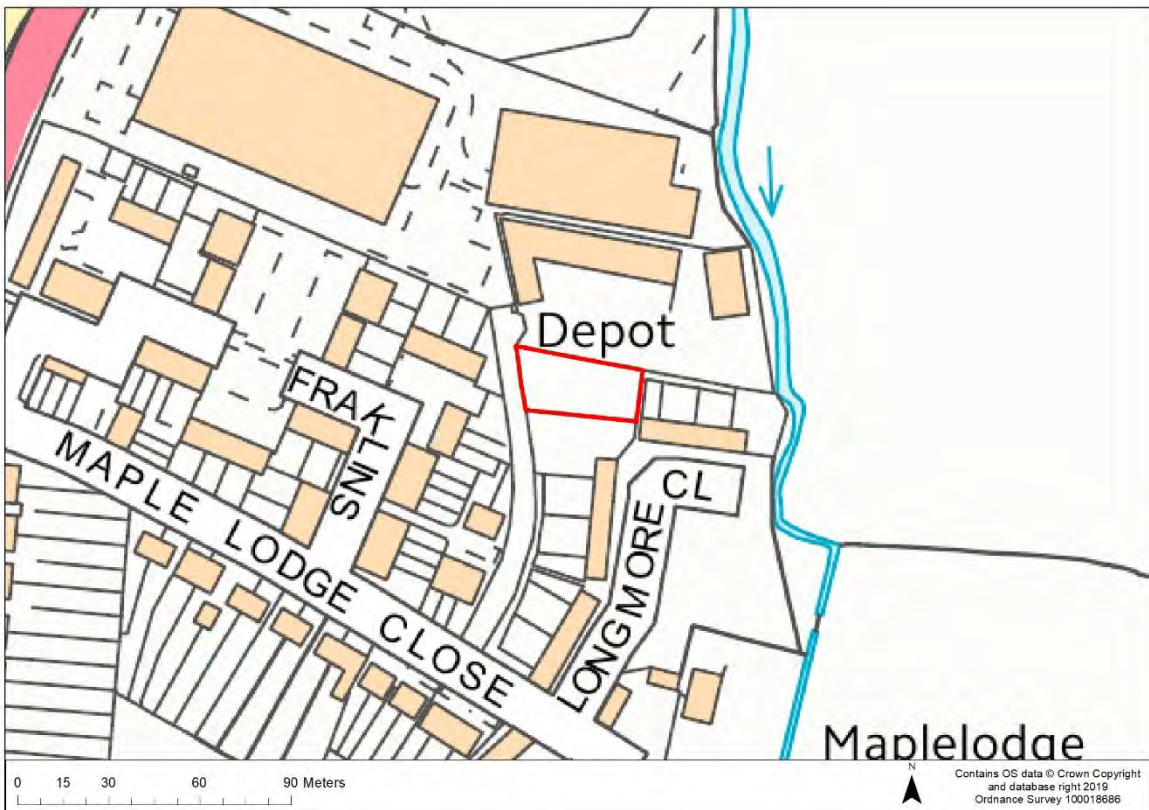
Site Ref	Address	Settlement	Site Area (ha)
MC11	Garages to rear of Longcroft Road	Maple Cross	0.06
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Maple Cross. The site contains two rows of garages and is accessed from Longcroft Road. Adjacent to the west of the access road is an electricity sub-station, with a residential bungalow beyond this. There is a residential property adjacent to the west of the site. To the north of the site is Beechen Wood and to the south, east and west are residential properties/gardens.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site does not contain any Heritage Assets and the site is not within a Conservation Area.</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>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><li><b>Access:</b> The site is accessed from Longcroft Road.</li></ul>	

## Appendix 7f – Urban Capacity Sites 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 site was not assessed as part of the Landscape Sensitivity Assessment.</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 in the Secondary Centre of Maple Cross.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.						
<b>Achievability</b>						
No issues regarding the viability in developing the site have been identified						
<b>Potential Density</b>						
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH		80		Indicative Dwelling Range		5
<b>Phasing</b>						
0-5 years			6-10 years			11-15 years
					x	16+ years
<b>Conclusion</b>						
The site is deemed suitable for residential development. Any development of the site would need to take account of the site's location in GSPZ1. 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

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Site Ref	Address	Settlement	Site Area (ha)
MC26	Maple Lodge Depot Car Park	Maple Cross	0.07




Site Description	
<p>The site is comprised of previously developed land and is in use as part of the car park serving Maple Lodge Depot, which is located to the north of the site, beyond a line of trees which form the northern boundary. Adjacent to the east and south of the site are residential properties and gardens.</p>	
Use(s) Proposed	Residential
Planning History	
<p>The site's use as a car park was granted approval in 2006 (05/1865/FUL).</p>	
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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are two Grade II Listed Buildings to the south-east of the site (Maple Lodge and Barn to West of Maple Lodge). Between these heritage assets and the site, there is residential development and tree coverage. 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.</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>Groundwater Flood Risk:</b> Groundwater levels are very near the surface (within 0.025m of surface) across the whole site.</li><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</li></ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

	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"><li>• <b>Access:</b> There is an access into the site via an access road off Maple Lodge Close.</li><li>• <b>Odour:</b> Odour arising from proximity to Maple Lodge Sewage Treatment Works (located to the south-east of the site) may impact on the site and mitigation works may be necessary to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any 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 site was not assessed as part of the Landscape Sensitivity Assessment.</li><li>• <b>TPO:</b> There are protected trees along the northern boundary (TPO049).</li></ul>				
<b>Further Constraints/Considerations:</b>					
The site was promoted as part of a larger site which included land to the north of the site (CFS35b). This adjacent land is located in the Maple Cross/Maple Lodge allocated employment site and is protected from a change of use to residential through an Article 4 Direction. <ul style="list-style-type: none"><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Maple Cross.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in joint ownership and has been promoted by the landowners.					
<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	50-70		Indicative Dwelling Range	4-5	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
<b>Conclusion</b>					
The site is in use as a car park which is ancillary to the Maple Cross/Maple Lodge allocated employment site. The SW Hertfordshire Economic Study encourages Three Rivers to resist pressure for further changes of use in key employment areas and to explore the potential for imposing Article 4 directions in the most at-risk locations. The site should protected for its current use which is ancillary to the existing employment area. The site is not considered to be suitable for residential development.					
<b>Suitable</b>	No		<b>Available</b>	Yes	<b>Achievable</b>
					Yes



## Appendix 7f – Urban Capacity Sites Detailed Assessments


Site Ref	Address	Settlement	Site Area (ha)
NW34	Garages to rear of the Dick Whittington	South Oxhey	0.09
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in South Oxhey. The site is in use as garages, with residential gardens and properties adjacent to the north, east and west of the site. To the south of the site is The Dick Whittington public house and associated garden. The site is accessed from Prestwick Road.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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> Surface water flood risk along Prestwick Road and at the southern point of the access road ranges from low to high risk.</li><li><b>Access:</b> The site is accessed from Prestwick Road, via a single-file road which is adjacent to the plot of the public house and a residential plot on Prestwick Road. The access road is approximately 50 metres in length.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li></ul>		<ul style="list-style-type: none"><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><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>					
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of South Oxhey.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in multiple ownerships. Three Rivers District Council own the majority of the site; the land owned by Three Rivers District Council is anticipated for development in the later stage of the Plan period. Land upon which two garages are located, to the north-east, is in separate ownership associated with an adjacent residential property.					
<i>Please see Site Assessment for Site NW34a.</i>					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-80		Indicative Dwelling Range	5-7	
<b>Phasing</b>					
0-5 years		6-10 years		11-15 years	x 16+ years
<b>Conclusion</b>					
The site is in multiple ownerships and part of the site has not been promoted for development.					
<i>Please see Site Assessment for Site NW34a which assesses area of the site which is in the single ownership of Three Rivers District Council.</i>					
<b>Suitable</b>	Yes	<b>Available</b>	Partially Yes	<b>Achievable</b>	Yes

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
NW34a	Garages rear of Dick Whittington	South Oxhey	0.09



Site Description	
<p>The site is comprised of previously developed land and is located in South Oxhey. The site is in use as garages, with residential gardens and properties adjacent to the north and west of the site. The eastern boundary is adjacent to residential gardens and wraps around two garages which are located adjacent to the remaining garages on the site. To the south of the site is The Dick Whittington public house and associated garden. The site is accessed from Prestwick Road.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There is no relevant planning history on the site.</p>	
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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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> The extent of surface water flood risk along Prestwick Road extends to the southern point of the access road which ranges from low to high risk, covering a small area of the site. The majority of the site, excluding the southern-most point of the access road, is at negligible risk of surface water flooding.</li><li><b>Access:</b> The site is accessed from Prestwick Road, via a single-file road which is adjacent to the plot of the public house and a residential plot on Prestwick Road. The access road is approximately 50 metres in length.</li></ul>

## Appendix 7f – Urban Capacity Sites 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 site was not assessed as part of the Landscape Sensitivity Assessment.</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 in the Key Centre of South Oxhey.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period						
<b>Achievability</b>						
No issues regarding the viability in developing the site have been identified.						
<b>Potential Density</b>						
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH		50-80		Indicative Dwelling Range		5-7
<b>Phasing</b>						
0-5 years		6-10 years		11-15 years		x 16+ years
<b>Conclusion</b>						
The site is deemed suitable for residential development, subject to mitigation measures to address surface water flood risk along the access road. 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 7f – Urban Capacity Sites Detailed Assessments


Site Ref	Address	Settlement	Site Area (ha)
OH5	Garages off Silk Mill Road	Oxhey Hall	0.11

Site Description	
The site is comprised of previously developed land and is located in Oxhey Hall. The site contains four rows of garages, with its boundaries adjacent to residential gardens. The site is accessed from Silk Mill Road.	
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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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> The access road into the site ranges from low to medium risk of surface water flooding.</li><li><b>Groundwater Flood Risk:</b> Groundwater levels are very near (within 0.025m of) the ground surface across the whole site.</li><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>

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	<ul style="list-style-type: none"><li>• <b>Access:</b> The site is accessed from Silk Mill road.</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 site was not assessed as part of the Landscape Sensitivity Assessment.</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 in the Secondary Centre of Oxhey Hall.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership but is subject to various leasehold agreements relating to existing residential properties. The site has not been promoted for development by any of the landowners The site is considered to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-80		Indicative Dwelling Range	7-9	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
					16+ years
<b>Conclusion</b>					
The site is not currently being promoted for development by the landowner and the site is therefore deemed undeliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No

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Site Ref	Address	Settlement	Site Area (ha)
P4	Quickwood Close Garages	Mill End	0.14
			
<b>Site Description</b> The site is comprised of previously developed land and is located in Mill End. The site is comprised of two sets of garages, located along the northern, eastern and western boundaries of the site. The site is broadly rectangular in shape although the northern boundaries wrap around two residential front gardens; a narrow road between the eastern and western areas connect the site. Residential rear gardens are adjacent to all other boundaries of the site. Vehicular and pedestrian accesses from the garage court to the majority of the residential rear gardens located adjacent to the southern boundary exist. A recently constructed garage, located in a private residential plot, fronts onto the south-east of the site and is also accessed through the site. The site is accessed from Quickwood Close.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets in the vicinity of the site. The site is not within a Conservation Area.</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></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 a low risk of surface water flooding along the southern boundary of the site and on the access road which leads into the site.</li><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</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><li>Air Quality</li></ul>	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 ant proposals on the site.						
<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>Access:</b> The site is accessed from Quickwood Close, which is a residential road providing on-street parking.</li><li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>						
<b>Further Constraints/Considerations:</b>							
The site provides access to rear gardens and private garages located to the south of the site. <ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.							
<b>Achievability</b>							
No issues regarding the viability in developing the site have been identified							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A		
Indicative DPH	40-50		Indicative Dwelling Range		6-7		
<b>Phasing</b>							
0-5 years		6-10 years		11-15 years	x	16+ years	
<b>Conclusion</b>							
The site is deemed suitable for residential development, subject to mitigation measures to address surface water flood risk. Any development of the site would need to take account of the site's location in GSPZ1. The site is both available and achievable. The site is deemed to be developable.							
<i>Please see the Site Assessment for Site P4a which is a revised boundary of the site.</i>							
<b>Suitable</b>	Yes		<b>Available</b>	Yes		<b>Achievable</b>	Yes



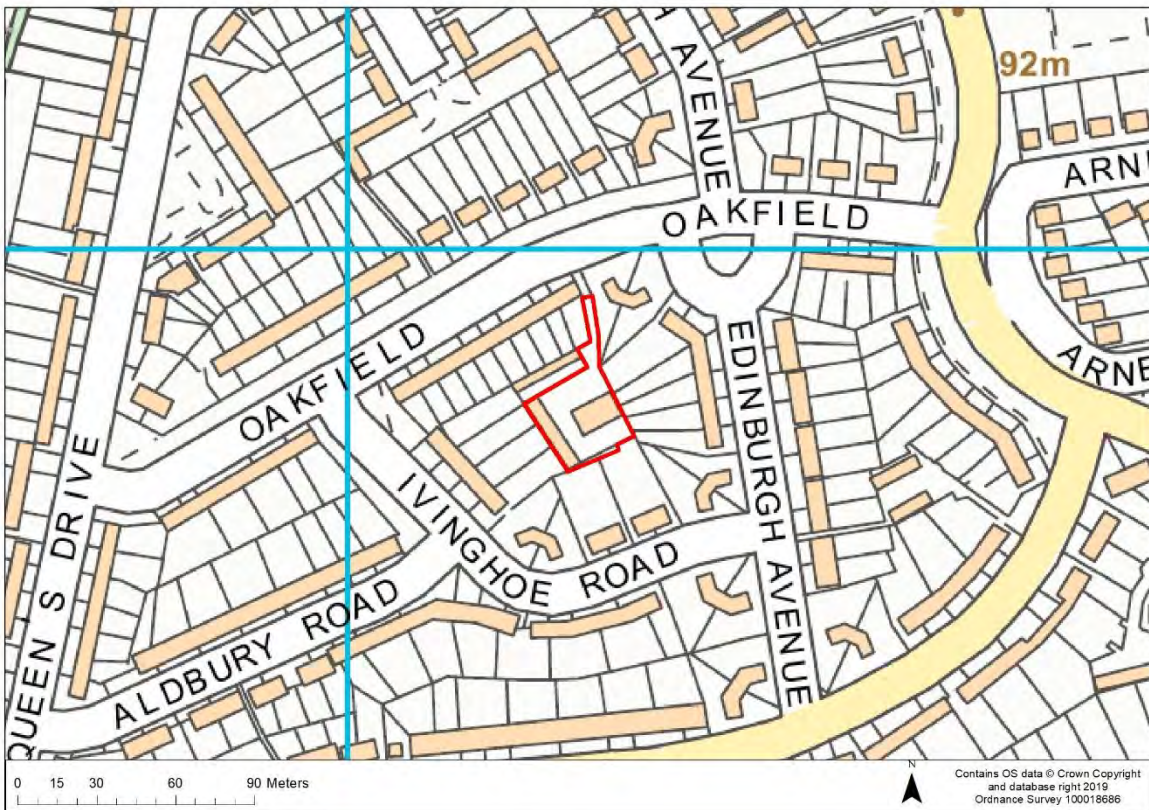
## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
P4a	Quickwood Close Garages	Mill End	0.16
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Mill End. The site is comprised of two sets of garages, located along the northern, eastern and western boundaries, as well as grass verges/garden land at the centre of the site. Residential properties/gardens are adjacent to all boundaries of the site. Vehicular and pedestrian accesses from the garage court to the majority of the residential rear gardens located adjacent to the southern boundary exist. A recently constructed garage, located in a private residential plot, fronts onto the south-east of the site and is also accessed through the site. The site is accessed from Quickwood Close.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets in the vicinity of the site. The site is not within a Conservation Area.</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 a low risk of surface water flooding along the southern boundary of the site and on the access road which leads into the site.</li><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</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

	the site, and whether remediation works would be needed would be required at the pre-application stage to support ant proposals on the site.				
	<ul style="list-style-type: none"><li>• <b>Access:</b> The site is accessed from Quickwood Close, which is a residential road providing on-street parking.</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 site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>• The site provides access to rear gardens and private garages located to the south of the site.</li><li>• Two areas of land at north of the site are subject to garden licences.</li><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	40-50		Indicative Dwelling Range	6-8	
<b>Phasing</b>					
0-5 years		6-10 years		11-15 years	x 16+ years
<b>Conclusion</b>					
The site is deemed suitable for residential development, subject to mitigation measures to address surface water flood risk. Any development of the site would need to take account of the site’s location in GSPZ1. 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

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Site Ref	Address	Settlement	Site Area (ha)
P7	Oakfield Garages, Oakfield	Mill End	0.1
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Maple Cross. The site is comprised of three rows of garages, with access from Oakfield. Residential gardens are adjacent to all of the site's boundaries.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not within a Conservation Area.</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>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><li><b>Access:</b> Existing access to the site is from Oakfield, however the access route is narrow (approximately 4m in width) and is adjacent to residential properties on both sides.</li></ul>	

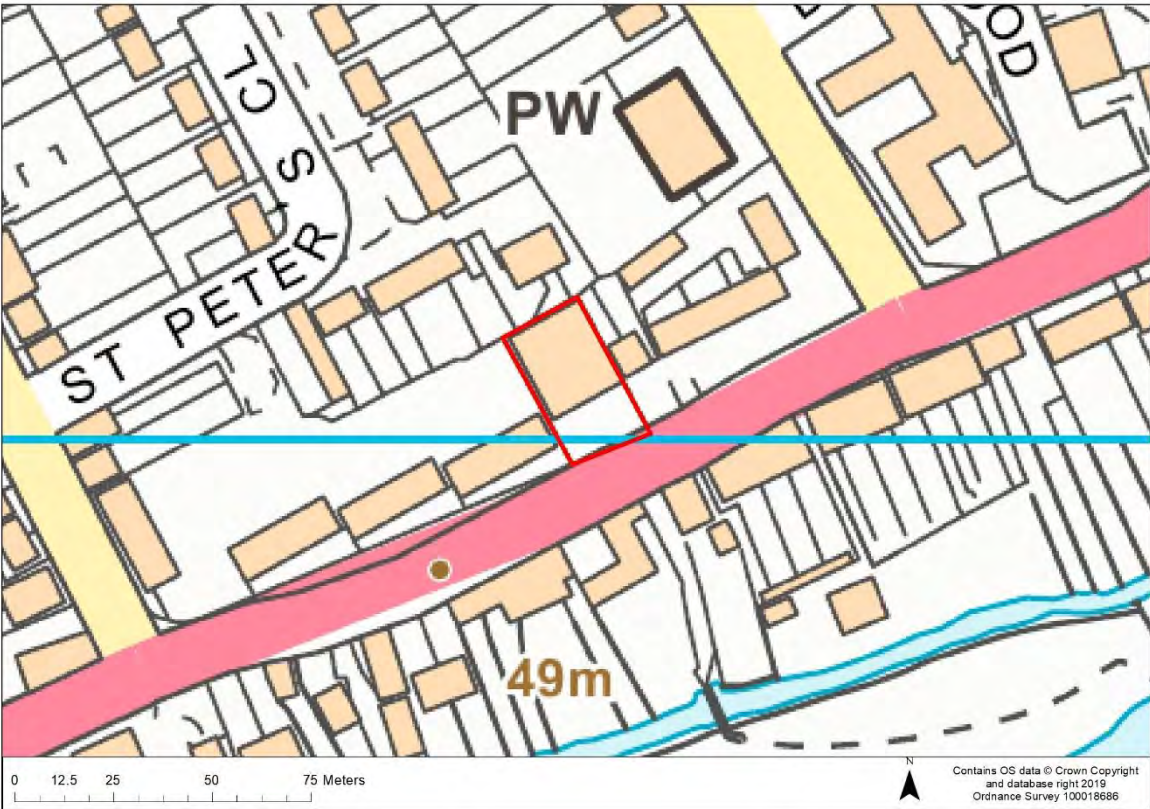
## Appendix 7f – Urban Capacity Sites Detailed Assessments

<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 site was not assessed as part of Landscape Sensitivity Assessment.</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 in the Key Centre of Mill End.</li></ul>										
<b>Availability (ownership/legal issues)</b>										
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.										
<b>Achievability</b>										
No issues regarding the viability in developing the site have been identified.										
<b>Potential Density</b>										
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A				
Indicative DPH		50-70		Indicative Dwelling Range		5-7				
<b>Phasing</b>										
0-5 years			6-10 years			11-15 years	x	16+ years		
<b>Conclusion</b>										
The site is deemed suitable for residential development. Consideration to the site's location in GSPZ1 should be made. 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



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Site Ref	Address	Settlement	Site Area (ha)
P14	Fairway Tyres, 90 Uxbridge Road	Mill End	0.08

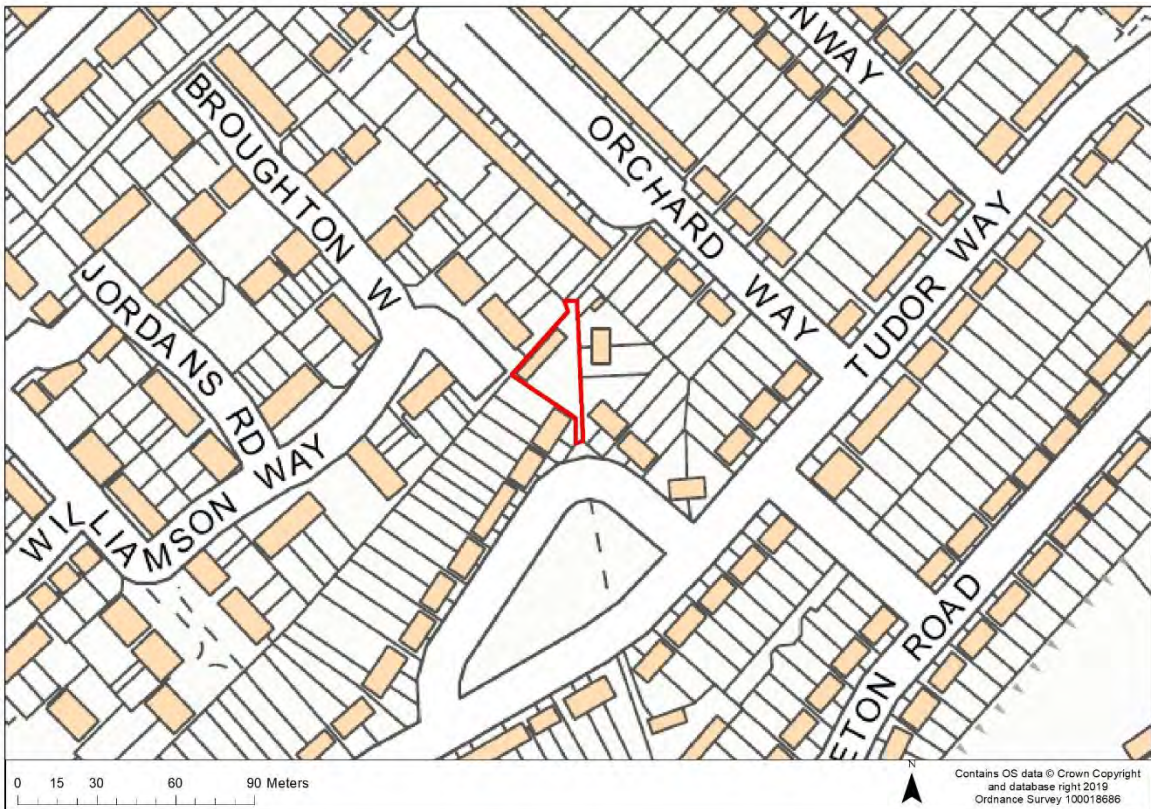
  

  

<b>Site Description</b>	
The site is comprised of previously developed land and is located in Mill End. The site is in current use as a car servicing garage, with direct access from Uxbridge Road. The site is comprised of a forecourt and large warehouse. The site is adjacent to both residential flats and dwellings and is fronted by a main road.	
<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 not in the Green Belt.</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site and the site is not within a Conservation Area. The Heritage Impact Assessment states that development would have a minor beneficial 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>Access:</b> The site has direct access from Uxbridge Road.</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> </ul>	<ul style="list-style-type: none"> <li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>

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<ul style="list-style-type: none"><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</li></ul>											
<b>Further Constraints/Considerations:</b>											
Redevelopment of the site would result in the loss of a car service/mechanics centre in this location. <ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End.</li></ul>											
<b>Availability (ownership/legal issues)</b>											
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.											
<b>Achievability</b>											
The site has is not being promoted and there is no clear evidence that the site is achievable.											
<b>Potential Density</b>											
Landowner Proposed DPH				Landowner Proposed Dwelling Range							
Indicative DPH		60-80		Indicative Dwelling Range		5-6					
<b>Phasing</b>											
0-5 years		x	6-10 years			11-15 years			16+ years		
<b>Conclusion</b>											
The site is unavailable for development and therefore undeliverable.											
<b>Suitable</b>		Yes		<b>Available</b>		No		<b>Achievable</b>		No	

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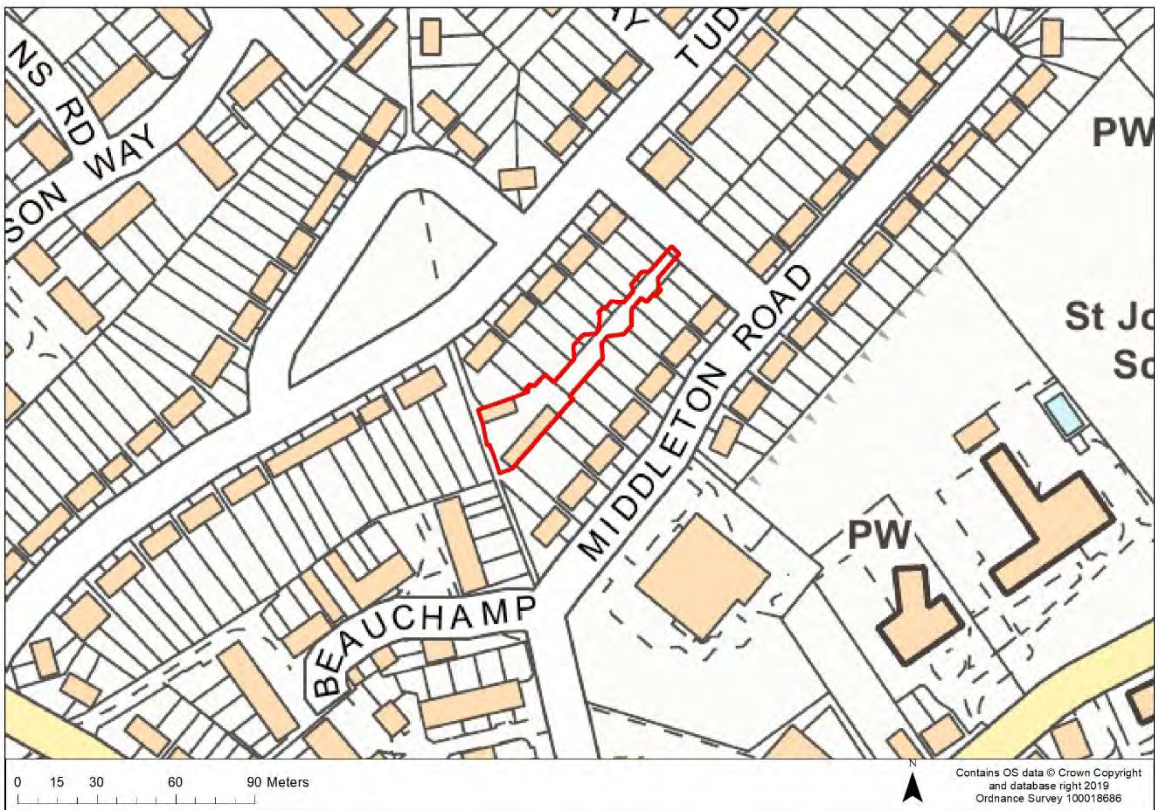
Site Ref	Address	Settlement	Site Area (ha)
P21	Tudor Way Garages, Corner of Tudor Way	Mill End	0.06
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Mill End. The site is comprised of two rows of Council owned garages. Residential properties to the east have frontage onto the site whilst the northern and southern boundaries are adjacent to residential gardens. The site is accessed from Tudor Way.			
<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 not within the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets in the vicinity of the site. The site is not within a Conservation Area.</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>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><li><b>Access:</b> The site is accessed from Tudor Way, although this is extremely narrow (approximately 2.5m) and adjacent to the</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

			frontage of residential plots. The access also provides a public right of way. It is not considered sufficient access improvements could be achieved in order to provide a suitable access for residential development on the site.		
<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 site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>		
<b>Further Constraints/Considerations:</b>					
A public right of way runs through the site along the eastern boundary. <ul style="list-style-type: none"><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	40-60		Indicative Dwelling Range	2-4	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
					16+ years
<b>Conclusion</b>					
Given the adjacency of residential properties, it is not considered that sufficient access improvements could be achieved in order to provide a suitable access for residential development on the site. The site is therefore considered to be unsuitable and undeliverable.					
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes




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Site Ref	Address	Settlement	Site Area (ha)
P26	Garages at Windsor Way	Mill End	0.1
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located in Mill End. The site is comprised of two rows of garages with a long access road off of Windsor Way. The northern and southern site boundaries are formed by fencing and the frontage of private garages associated with residential properties to the immediate north and south of the site.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not within a Conservation Area.</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> Approximately half of the site is at risk of surface water flooding (54% of the total site area). The highest area of surface water flood risk is at the centre of the site, where a flow path originating from Tudor Way to the north flows towards the centre of the site and constitutes high risk of surface water flooding. The flow path extends to a greater area of the site in 1 in 100 and 1 in 1,000 rainfall events (medium-low risk).</li><li><b>Groundwater Flood Risk:</b> The groundwater levels are between 0.5m and 5m below the surface.</li><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,</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

	<p>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"><li>• <b>Access:</b> The site is accessed from Windsor Way, to the east of the site. The access route is for single-file traffic only and is adjacent to residential gardens. As a result, sufficient widening/improvements are unlikely to be achievable. The access route also provides access to garages located on private residential plots but which have frontage onto 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>• The Landscape Sensitivity Assessment assessed the site as having low sensitivity to built development.</li></ul>				
<b>Further Constraints/Considerations:</b>					
<p>A public right of way runs along the western boundary of the site.</p> <ul style="list-style-type: none"><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
<p>The site is in the single ownership of Three Rivers District Council.</p>					
<b>Achievability</b>					
<p>The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.</p>					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	40-60		Indicative Dwelling Range	4-6	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
<b>Conclusion</b>					
<p>It is not considered that sufficient access improvements could be achieved in order to provide a suitable access for residential development on the site. The site is considered to be unsuitable and therefore undeliverable.</p>					
<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	No

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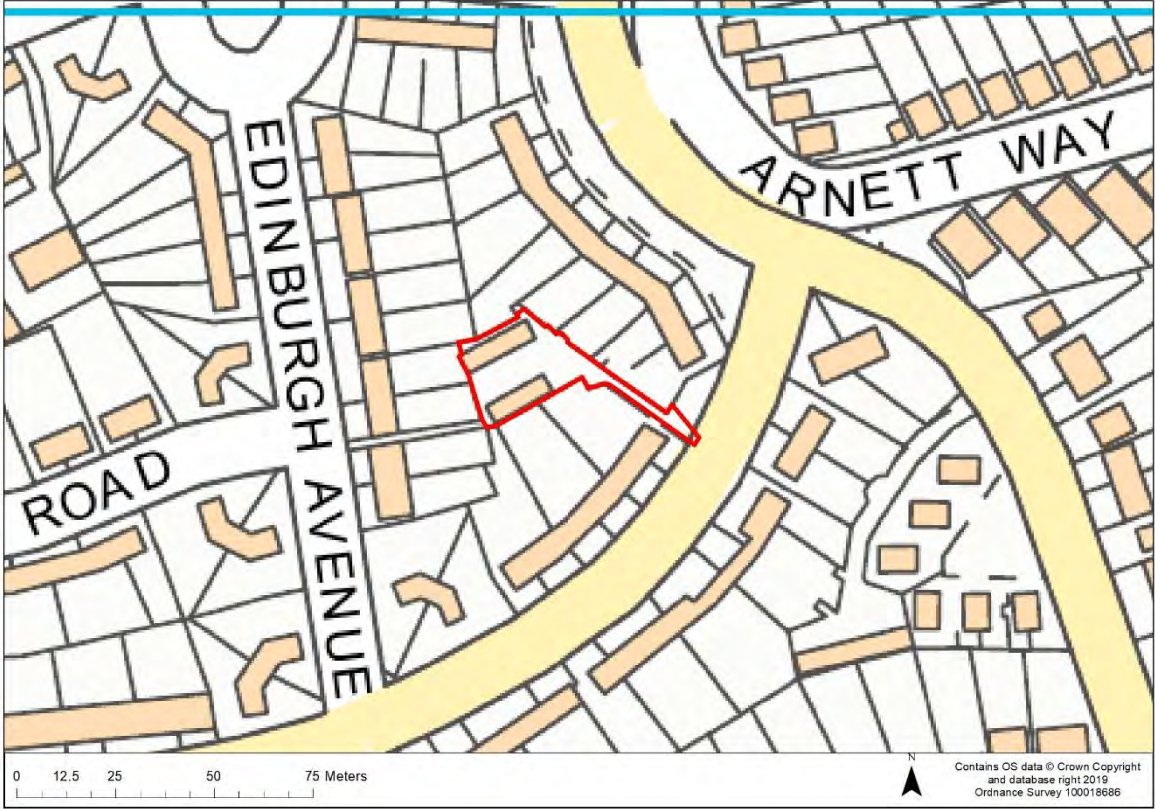
Site Ref	Address	Settlement	Site Area (ha)
P27	Land at the corner of Chiltern Drive	Mill End	0.08
			
<b>Site Description</b>			
The site is comprised of brownfield land and is located in Mill End. The site is comprised of a vacant plot, covered by hardstanding and overgrown vegetation. There are several trees along the southern and north-western boundaries of the site, with a gate located to the south-east. The site is accessed from Shepherds Lane. There are residential properties to the north and east, with residential flats to the north-west, on the opposite side of Chiltern Drive. On the opposite side of Shepherd's Lane to the south, there is agricultural land.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets in the vicinity of the site. The site is not within a Conservation Area.</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> The centre of the site is a medium risk of surface water flood risk (1 in 100 year rainfall event) with a greater area (covering two thirds of the site area) at risk in a 1 in 1,000 year rainfall event. This is due to surface water run-off from Chiltern Drive.</li><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</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

	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"><li>• <b>Access:</b> The site is accessed from Shepherds 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>• The site was not assessed as part of the Landscape Sensitivity Assessment.</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 in the Key Centre of Mill End.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
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.						
<b>Achievability</b>						
The site has is not being promoted and there is no clear evidence that the site is achievable.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A		
Indicative DPH	50-80		Indicative Dwelling Range	4-6		
<b>Phasing</b>						
0-5 years	x	6-10 years		11-15 years		
					16+ years	
<b>Conclusion</b>						
The site is unavailable for development and therefore undeliverable.						
<b>Suitable</b>	Yes		<b>Available</b>	No	<b>Achievable</b>	No




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Site Ref	Address	Settlement	Site Area (ha)
P33	Chiltern Drive Garages	Mill End	0.07
			
<b>Site Description</b>			
The site is comprised of previously developed land and is located within Mill End. The site is comprised of two rows of garages and is accessed via a single-file road. The site is adjacent to residential properties and gardens along all boundaries.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</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>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><li><b>Access:</b> The site is accessed via a single-file road which is adjacent to a residential property and private garage plot/driveway on Chiltern Drive.</li></ul>	

## Appendix 7f – Urban Capacity Sites 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 site was not assessed as part of the Landscape Sensitivity Assessment.</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 in the Key Centre of Mill End.</li></ul>											
<b>Availability (ownership/legal issues)</b>											
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.											
<b>Achievability</b>											
No issues regarding the viability in developing the site have been identified											
<b>Potential Density</b>											
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A					
Indicative DPH		70-80		Indicative Dwelling Range		5-6					
<b>Phasing</b>											
0-5 years			6-10 years			11-15 years	x	16+ years			
<b>Conclusion</b>											
The site is deemed suitable for residential development. Any development of the site would need to take account of the site's location in GSPZ1. 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	

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Site Ref	Address	Settlement	Site Area (ha)
P34	The Bucklands Garages	Mill End	0.08
			
<b>Site Description</b>			
<p>The site is comprised of previously developed land and is located in Mill End. The site contains one row of garages to the south of the site. The hardstanding located to the north of the row of garages provides access to a garage which is located within a private residential plot. Land to the east provides a vehicular turning point and an access to driveways of residential dwellings which have frontage onto the site. The access road is adjacent to residential gardens and garages which have frontage onto the site. The site is enclosed by residential development and is accessed by a narrow access road off of Berry Lane. The site slopes downwards to the south and the area of garages and hardstanding are situated at a lower topography from adjacent residential gardens to the north-west.</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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets in the vicinity of the site. The site is not within a Conservation Area.</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></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> The majority of the site, excluding the access road, ranges from low to high risk of surface water flooding. 27% of the site is at high risk of surface water flooding (1 in 30 year rainfall event) and this is concentrated to the south of the site where the garages are located; an area of ponding is predicted to form at the natural low point of the site. The area at risk is greater in a 1 in 100 year rainfall event.</li><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</li></ul>	

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"> <li>Air Quality</li> </ul>	<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"> <li><b>Access:</b> The site is accessed from Berry Lane, via The Bucklands which is a long access road. Private driveways and garage courts have frontage onto The Bucklands and are accessed from The Bucklands. The southern point of the road are the driveways of two residential properties.</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 site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"> <li>The area of hardstanding and garages is located on a lower topographical level than the adjacent residential gardens located to the north-west. It is likely that any residential development on the site would overlook these residential dwellings and gardens.</li> <li>Development on the site would be likely to restrict access to adjacent residential dwellings and garages (located in private residential plots) which have frontage onto the site.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End.</li> </ul>	
<p><b>Availability (ownership/legal issues)</b></p>	
<p>The site is in single ownership, owned by Three Rivers District Council.</p>	
<p><b>Achievability</b></p>	
<p>No issues regarding the viability in developing the site have been identified.</p>	
<p><b>Potential Density</b></p>	
Landowner Proposed DPH	N/A
Indicative DPH	30-40
Landowner Proposed Dwelling Range	N/A
Indicative Dwelling Range	2-3
<p><b>Phasing</b></p>	
0-5 years	6-10 years
11-15 years	x
16+ years	
<p><b>Conclusion</b></p>	
<p>It is considered that the context of the site, particularly the adjacent residential properties and driveways and the lower topographical level of the site, restricts the achievability of residential development on the site. The site is not considered to be suitable for residential development.</p>	
<b>Suitable</b>	No
<b>Available</b>	Yes
<b>Achievable</b>	Yes




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Site Ref	Address	Settlement	Site Area (ha)
P38	Garages at Whitfield Way	Mill End	0.09
<div></div>			
<b>Site Description</b>			
The site is comprised of brownfield land and is located in Mill End. The site is comprised of two rows of garages, which are accessed from Whitfield Way. To the north of the site there is agricultural land, with residential properties in all other directions.			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> There are no Heritage Assets in the vicinity of the site. The site is not within a Conservation Area.</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>GSPZ:</b> The site is in GSPZ1, which is the most sensitive zone in terms of 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 is accessed from Whitfield Way.</li></ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li></ul>		<ul style="list-style-type: none"><li>The site was not assessed at part of the Landscape Sensitivity assessment.</li></ul>	

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<ul style="list-style-type: none"><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>							
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.							
<b>Achievability</b>							
No issues regarding the viability in developing the site have been identified.							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A		
Indicative DPH	50-80		Indicative Dwelling Range		5-7		
<b>Phasing</b>							
0-5 years		6-10 years		11-15 years	x	16+ years	
<b>Conclusion</b>							
The site is deemed suitable for residential development. Any development of the site would need to take account of the site's location in GSPZ1. 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		

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Site Ref	Address	Settlement	Site Area (ha)
P39	The Queens Drive Garages, Mill End	Mill End	0.11
			
<b>Site Description</b>			
The site is comprised of previously developed brownfield land and is located in Mill End. The site is comprised of three rows of garages and hardstanding. To the north of the site there is woodland, with the M25 beyond this. To the east and east, the site is adjacent to residential gardens and properties and to the south is the access point to the site, from The Queens Drive.			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
The application is has permission for redevelopment into three linked two-storey buildings consisting of 6 flats for temporary accommodation (18//0322/FUL).			
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site does not contain any heritage assets and is not in a Conservation Area.</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>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><li><b>Access:</b> The site is accessed from The Queens Drive.</li></ul>	

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	<ul style="list-style-type: none"><li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 and the railway line 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>• None identified.</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 in the Key Centre of Mill End.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the first five years of the Plan period.					
<b>Achievability</b>					
No viability issues have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	55	Landowner Proposed Dwelling Range		6	
Indicative DPH	55-70	Indicative Dwelling Range		6-8	
<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. The site is both available and achievable. The site is deemed to be deliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes



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Site Ref	Address	Settlement	Site Area (ha)
R6	Car Park 1, Talbot Road	Rickmansworth	0.07

**Site Description**

The site is comprised of previously developed land and is in use as a car park, located to the north of Talbot Road in Rickmansworth. To the immediate east of the site is a service road located to the rear of shops, businesses and restaurants on Church Street. To the south there are offices and residential properties, as well as to the east.

<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 not in the Green Belt.</li> <li><b>Historic Environment:</b> The site is situated within the Rickmansworth Town Centre Conservation Area. There are several Locally Listed Buildings located along Church Street, to the immediate east of the site. There are also four Grade II Listed Buildings located to the east and south of the site (The Old Vicarage, 7 &amp; 9 Church Street, The Chequers Restaurant and 25 &amp; 27 Church Street). The Heritage Impact Assessment states that development would have a moderate 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.. The site is also located in a Site of Known Archaeological Interest (Rickmansworth Town Centre).</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 majority of the site is in Flood Zone 2 (79% of the total site area); a smaller area to the north of the site is in Flood Zone 1 (21% of the total site area). A Main River and an ordinary watercourse (Town Ditch) is culverted below the south.</li> <li><b>Surface Water Flood Risk:</b> The site is at a negligible risk of surface water flooding.</li> </ul>

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<ul style="list-style-type: none"><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>Groundwater Flood Risk:</b> The groundwater levels are either at or very near (within 0.025m of) the ground surface across the whole site.</li><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><li><b>Access:</b> The site is accessed from Talbot Road.</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 site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>						
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"><li>The car park use supports the High Street and would likely need to be re-provisioned through any development of the site or in a suitable alternative location.</li><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in the single ownership of Three Rivers District Council. The site is not currently available for development.							
<b>Achievability</b>							
No issues regarding the viability in developing the site have been identified.							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	70-80	Indicative Dwelling Range	4-6				
<b>Phasing</b>							
0-5 years		6-10 years		11-15 years		16+ years	x
<b>Conclusion</b>							
The site is not currently available for development.							
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	Yes		

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
R7	Car Park 2, Talbot Road	Rickmansworth	0.08

<b>Site Description</b>	
The site is comprised of previously developed land and is in use as a car park, located to the south of Talbot Road in Rickmansworth. To the immediate east of the site are businesses and restaurants on Church Street whilst to the south there are also business units. Residential development along Talbot Road and Norfolk Road is located to the east and south-east.	
<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 not in the Green Belt.</li> <li><b>Historic Environment:</b> The site is situated within the Rickmansworth Town Centre Conservation Area. There are several Locally Listed Buildings located along Church Street, to the east and north-east. There are also four Grade II Listed Buildings located to the east and north-east of the site (The Old Vicarage, 7 &amp; 9 Church Street, The Chequers Restaurant and 25 &amp; 27 Church Street). 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. Detailed heritage impact assessment would be required as part of any proposals. The site is also located in a Site of Known Archaeological Interest (Rickmansworth Town Centre).</li> </ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The east of the site and central-northern portion of the site is in Flood Zone 2 (48% of the total site area), with a small area in Flood Zone 3a along the south-eastern boundary</li> </ul>

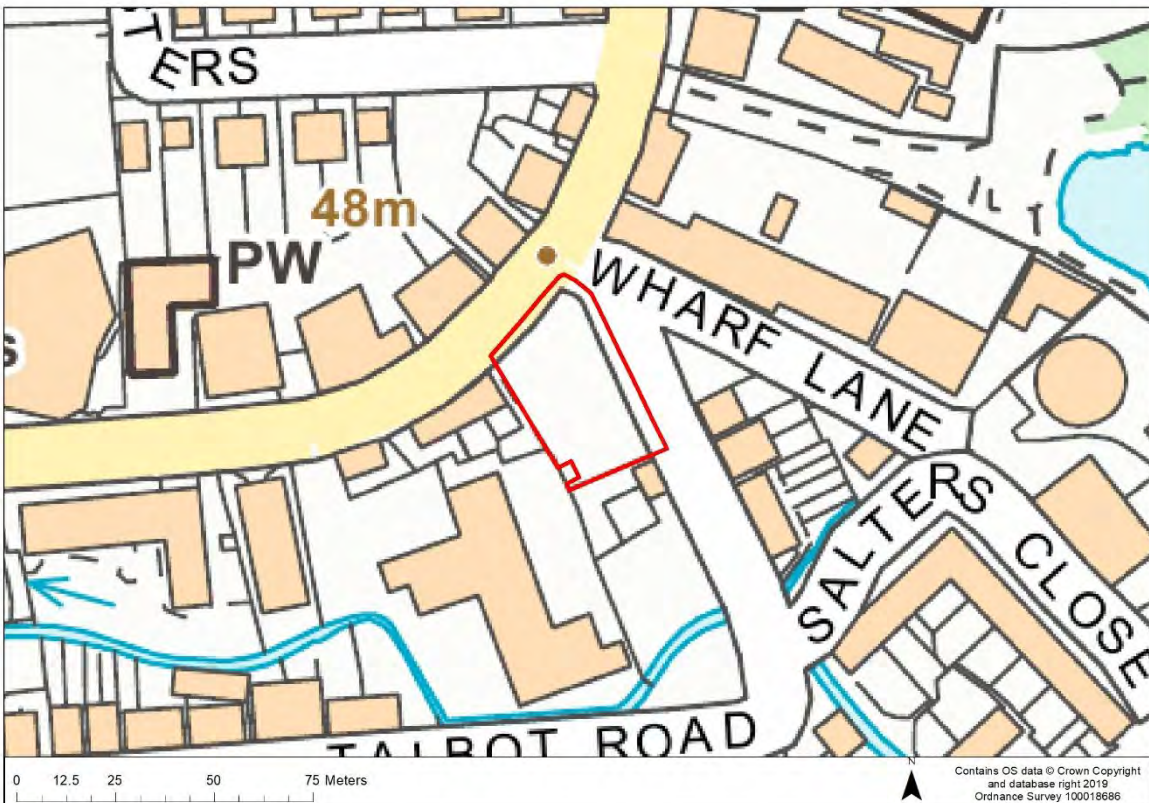
## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><li>Groundwater Flooding</li><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>	<p>(6% of the site area). The remainder of the site is in Flood Zone 1 (46% of the site area).</p> <ul style="list-style-type: none"><li><b>Surface Water Flood Risk:</b> There is low risk of surface water flooding along the eastern boundary (comprising 2% of the site area).</li><li><b>Groundwater Flood Risk:</b> The groundwater levels are either at or very near (within 0.025m of) the ground surface across the whole site.</li><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><li><b>Access:</b> The site has access from Talbot Road.</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 site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>								
<p><b>Further Constraints/Considerations:</b></p> <p>The car park use supports the High Street and would likely need to be re-provisioned through any development of the site or in a suitable alternative location.</p> <ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.</li></ul>									
<p><b>Availability (ownership/legal issues)</b></p> <p>The site is in the single ownership of Three Rivers District Council. The site is not currently available for development.</p>									
<p><b>Achievability</b></p> <p>No issues regarding the viability in developing the site have been identified.</p>									
<p><b>Potential Density</b></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>50-80</td><td>Indicative Dwelling Range</td><td>4-6</td></tr></table>		Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH	50-80	Indicative Dwelling Range	4-6
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A						
Indicative DPH	50-80	Indicative Dwelling Range	4-6						
<p><b>Phasing</b></p> <table><tr><td>0-5 years</td><td></td><td>6-10 years</td><td></td><td>11-15 years</td><td></td><td>16+ years</td><td>x</td></tr></table>		0-5 years		6-10 years		11-15 years		16+ years	x
0-5 years		6-10 years		11-15 years		16+ years	x		
<p><b>Conclusion</b></p> <p>The site is not currently available for development.</p> <table><tr><td><b>Suitable</b></td><td>Yes</td><td><b>Available</b></td><td>No</td><td><b>Achievable</b></td><td>Yes</td></tr></table>		<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	Yes		
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	Yes				



## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
R8	Talbot Road Car Park	Rickmansworth	0.13



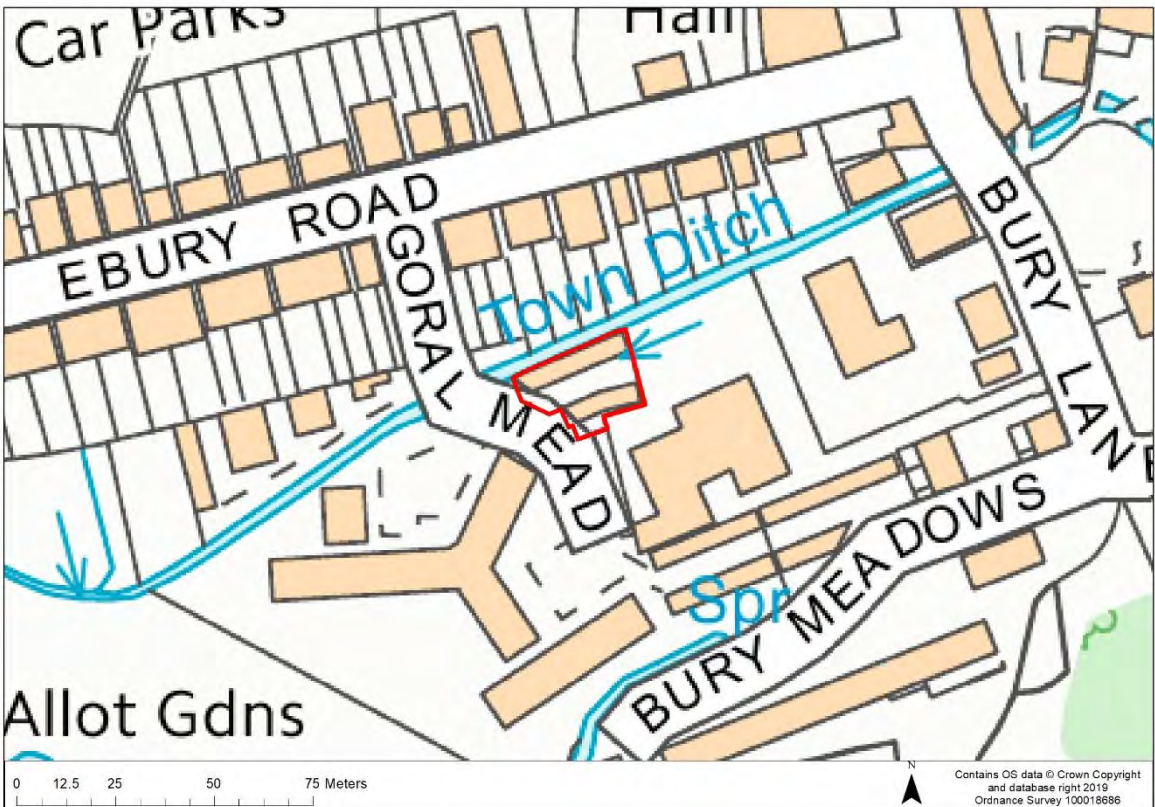
<b>Site Description</b>	
The site is comprised of previously developed land and is located in Rickmansworth. The site is in use as a car park, with some tree coverage at the centre and to the south of the site. The site is bounded by High Street to the north and Talbot Road to the east. There is residential development adjacent to the south and west of the site.	
<b>Use(s) Proposed</b>	Residential
<b>Planning History</b>	
The site was allocated for housing in the 1996-2011 Local Plan (referenced as site H32).	
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site is located in the Rickmansworth Town Conservation Area and there are two Grade II Listed Buildings (The Coach and Horses Public House and The Hour House) and a Locally Listed Building located to the immediate north of the site, on the opposite side of the High StreetThe 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.</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></ul>	<ul style="list-style-type: none"><li><b>Flood Zone:</b> The majority of site is in Flood Zone 1. Along the southern boundary of the site is in Flood Zone 2 (comprising 4% of the site area).</li><li><b>Groundwater Flood Risk:</b> The northern portion fo the site has groundwater levels within 0.025m of the surface.</li><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</li></ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><li>Air Quality</li></ul>	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"><li><b>Access:</b> The site is accessed from Talbot Road and High Street.</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>				
<b>Further Constraints/Considerations:</b>					
The car park use supports the High Street and would likely need to be re-provisioned through any development of the site or in a suitable alternative location. <ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council. The site is not currently available for development.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-80		Indicative Dwelling Range	7-10	
<b>Phasing</b>					
0-5 years		6-10 years		11-15 years	
				16+ years	x
<b>Conclusion</b>					
The site is not currently available for development.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	Yes

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
R15	Garages, east of Goral Mead	Rickmansworth	0.05



Site Description	
<p>The site is comprised of previously developed land and is located in Rickmansworth. The site is in use as garages and is accessed from Goral Mead. To the north of the site is a Main River (Town Ditch) and beyond this are residential gardens. To the south a building occupied by an accountancy business and to the east is a flatted development.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There is no relevant planning history on the site.</p>	
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 not in the Green Belt.</li><li><b>Historic Environment:</b> The north of the site is adjacent to Rickmansworth Town Conservation Area. 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..</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 central area of the site is in Flood Zone 1. The south and north of the site is in Flood Zone 2, with areas at the south-eastern corner and the northern boundary in Flood Zone 3a. The northern boundary is adjacent to Flood Zone 3b, which covers the area of Town Ditch (Main River) which flows adjacent to the site boundary.</li><li><b>Surface Water Flood Risk:</b> There is low risk of surface water flooding along the northern boundary, associated with the floodplain of the Town Ditch.</li><li><b>Groundwater Flood Risk:</b> Groundwater levels either at or very near (within 0.025m) of the surface.</li></ul>

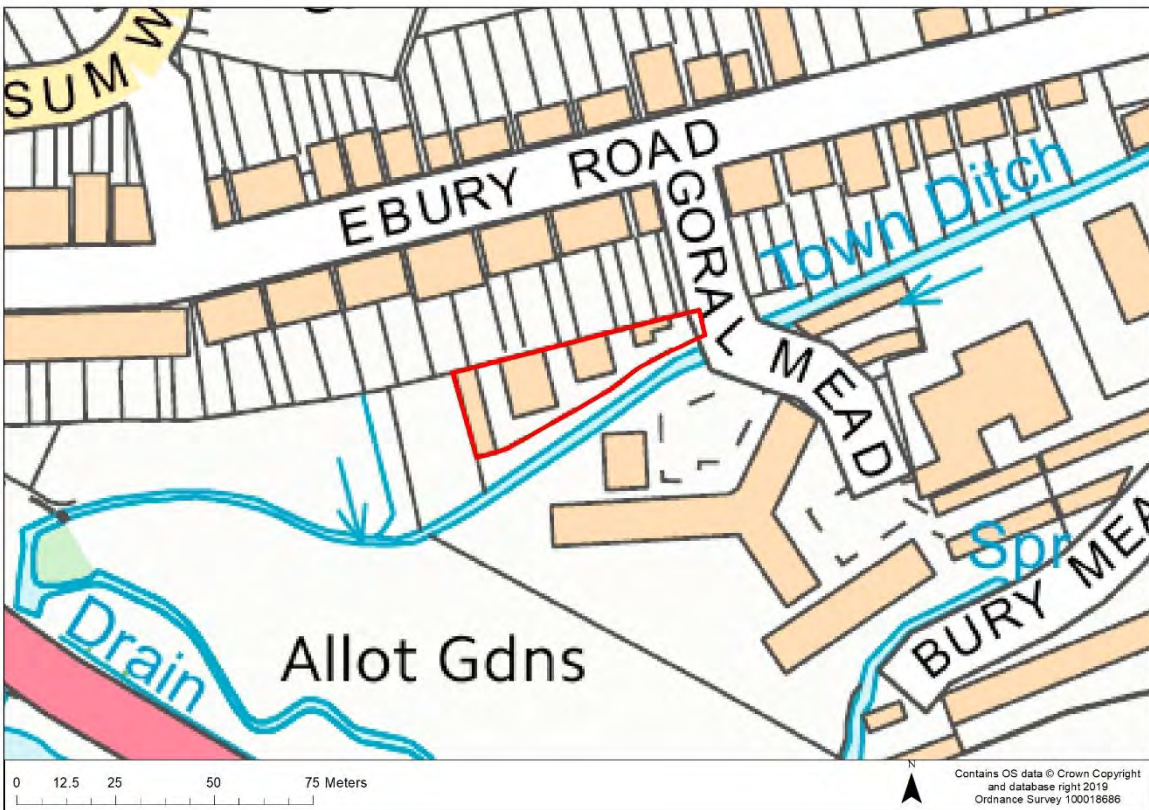
## Appendix 7f – Urban Capacity Sites Detailed Assessments

	<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><li>• <b>Access:</b> The site is accessed from Goral Mead.</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 assessed the site as having 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 in the Principal Town of Rickmansworth.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
The site is in single ownership but is subject to various leasehold agreements which relate to the ownership of existing residential properties. The site has not been promoted for development by any of the landowners The site is considered to be unavailable.						
<b>Achievability</b>						
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH	50-80		Indicative Dwelling Range		3-4	
<b>Phasing</b>						
0-5 years	x	6-10 years		11-15 years		
					16+ years	
<b>Conclusion</b>						
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.						
<b>Suitable</b>	Yes		<b>Available</b>	No	<b>Achievable</b>	No



## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
R16	Garages, west of Goral Mead	Rickmansworth	0.1



Site Description	
The site is comprised of previously developed land and is located in Rickmansworth. The site is in use as garages and is adjacent to residential gardens to the north. To the west there is grassland and to the south, is a Main River (Town Ditch) and beyond this, residential development. The site is accessed from Goral Mead.	
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 not in the Green Belt.</li><li><b>Historic Environment:</b> The north of the site is adjacent to Rickmansworth Town Conservation Area. 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.</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 wholly in Flood Zone 2. A Main River runs in close proximity to the south of the site.</li><li><b>Groundwater Flood Risk:</b> Groundwater levels either at or very near (within 0.025m) of the surface.</li><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</li></ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

	the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.				
<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>Access:</b> The site is accessed from Goral Mead.</li></ul>				
	<ul style="list-style-type: none"><li>• The Landscape Sensitivity Assessment assessed the site as having 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 in the Principal Town of Rickmansworth.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership but is subject to various leasehold agreements which relate to the ownership of existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A
Indicative DPH	50-80		Indicative Dwelling Range		5-8
<b>Phasing</b>					
0-5 years	x	6-10 years	x	11-15 years	16+ years
<b>Conclusion</b>					
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
R17a	Marks and Spencers, High Street	Rickmansworth	0.14

<b>Site Description</b>	
The site is comprised of brownfield land and is located in Rickmansworth, to the south of High Street. The site is currently in retail use as Marks and Spencers. To the north of the site are residential properties whilst to the immediate west is a public house. To the west is Rickmansworth High Street, with business units, restaurants and shops.	
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site is in the Rickmansworth Town Conservation Area. There are several Locally Listed Buildings located to the north-east of the site, along High Street. There are two Grade II Listed Building to the immediate north-east of the site (The Fox and Hounds Public House and 142 &amp; 144 High Street). Development on upper levels would be likely to have a significantly adverse impact the Conservation Area. 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.</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></ul>	<ul style="list-style-type: none"><li><b>Flood Zone:</b> The site is in Flood Zone 1.</li><li><b>Surface Water Flooding:</b> Along High Street, adjacent to the north of the site, there is low-high risk of surface water flooding.</li><li><b>Groundwater Flood Risk:</b> Groundwater levels are between 0.025m and 0.5m below the ground surface.</li><li><b>GSPZ:</b> The site is in GSPZ1, which is sensitive zone in terms of the potential risk of contamination to the groundwater source. A</li></ul>

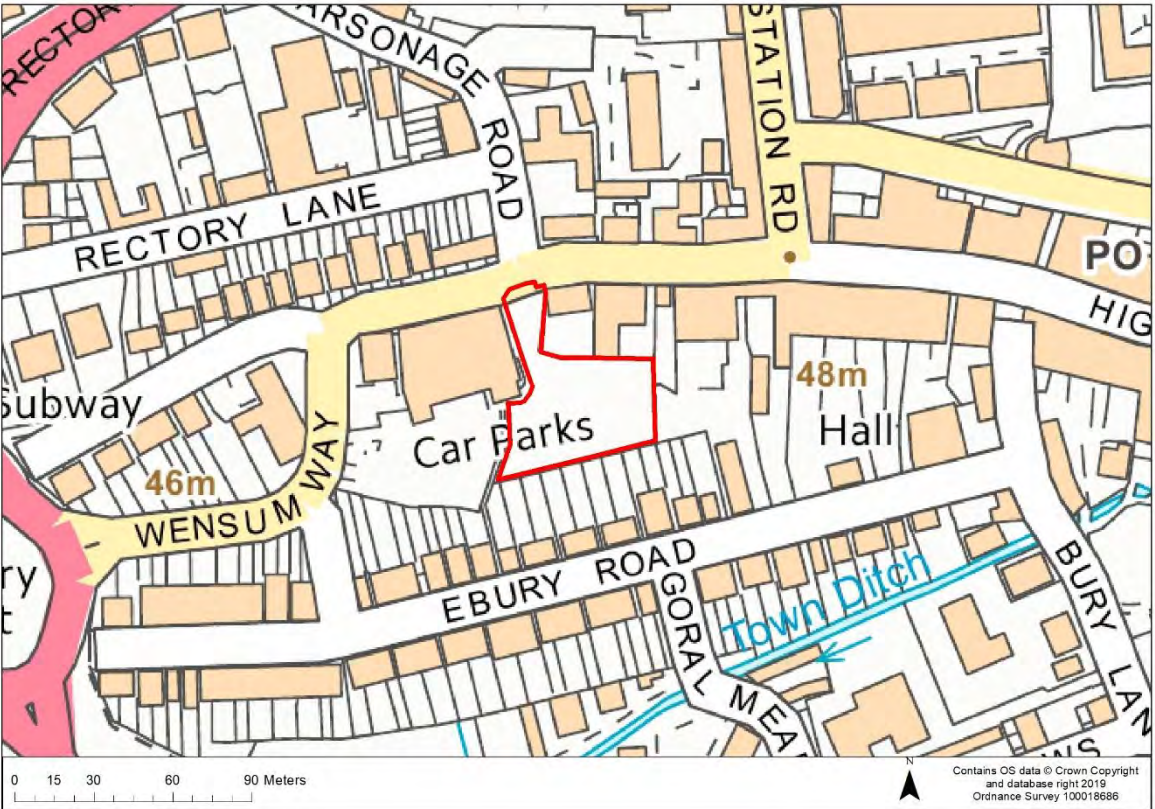
## Appendix 7f – Urban Capacity Sites Detailed Assessments

<ul style="list-style-type: none"><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>	<p>site in the 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"><li><b>Access:</b> The site is accessed from High Street.</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 site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>There is a public right running along the south-eastern boundary, onto High Street.</li><li>The site a well-used supermarket and a wholly residential redevelopment would result in the loss of a retail use in the Town Centre. Protection of the ground-floor retail use would be required as part of any development.</li><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site has not been promoted for development.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-70		Indicative Dwelling Range	7-10	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
				16+ years	
<b>Conclusion</b>					
It is considered that the provision of residential units on the upper floors would result in a significantly adverse impact on the Conservation Area and subsequently the site is deemed to be unsuitable.					
<b>Suitable</b>	No		<b>Available</b>	No	
			<b>Achievable</b>	No	



## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
R17b	Car Park, High Street	Rickmansworth	0.23

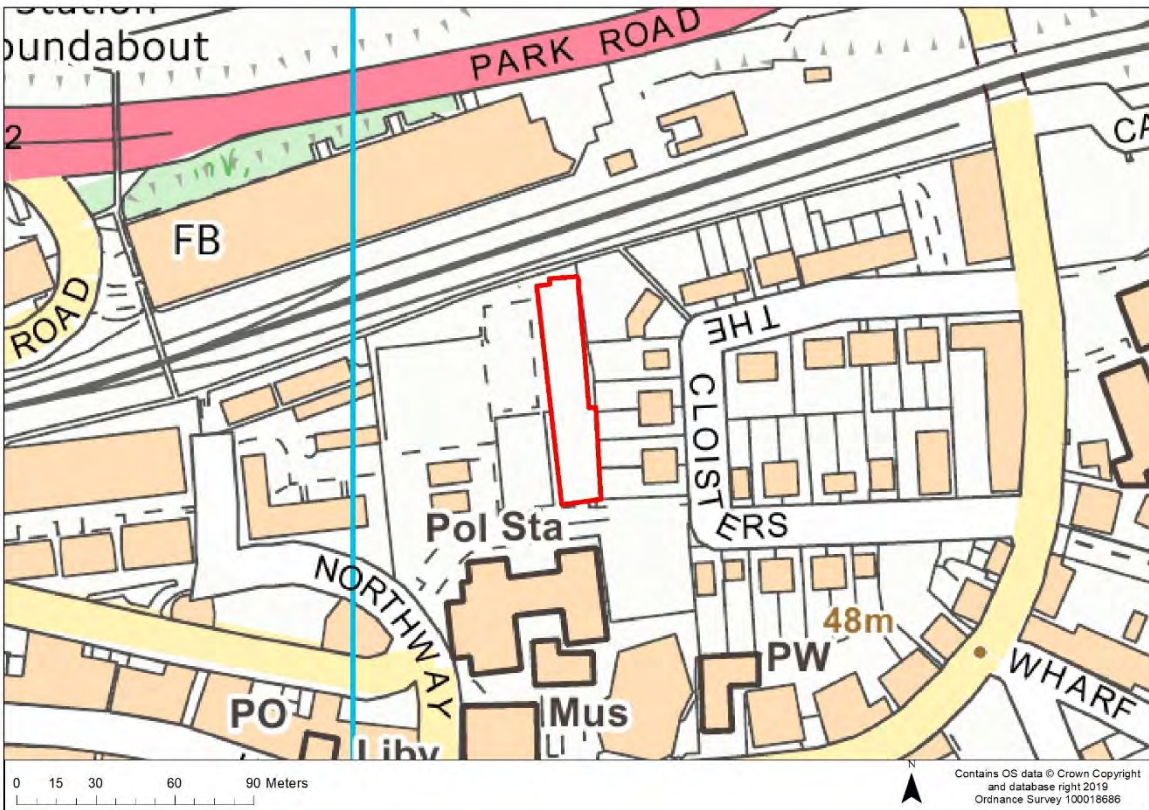
<b>Site Description</b> <p>The site is comprised of previously developed land and is located in Rickmansworth. The site is currently used as a public long stay car park. The site is accessed from High Street. Adjacent to the west of the site is Marks and Spencer supermarket and its associated car park whilst to the north is the Fox and Hounds public house. There is residential development to the south of the site.</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 not in the Green Belt.</li> <li><b>Historic Environment:</b> The site is in Rickmansworth Town Conservation Area. To the immediate north of the site is a Grade II Listed Building (The Fox and Hounds Public House) and several Locally Listed Buildings along High Street, to the north-east. 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.</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> </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 to the west and east of the site (26% of the site area); towards the west of the site, there is medium risk of surface water flooding (4% of the site area).</li> <li><b>Groundwater Flood Risk:</b> Across the majority of the site (55% of the site area), to the centre and south of the site, groundwater levels are very near (within 0.025m) of the surface. The</li> </ul>

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<ul style="list-style-type: none"> <li>Air Quality</li> </ul>	<p>remainder of the site has groundwater levels between 0.025m and 0.5m below the surface.</p> <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> <li><b>Access:</b> The site is accessed from High Street.</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>This site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"> <li>A public right of way runs through the north of the site.</li> <li>The car park use supports the High Street and would likely need to be re-provisioned through any development of the site or in a suitable alternative location.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.</li> </ul>	
<p><b>Availability (ownership/legal issues)</b></p>	
<p>The site is in the single ownership of Three Rivers District Council. The site is not currently available for development</p>	
<p><b>Achievability</b></p>	
<p>No issues regarding the viability in developing the site have been identified.</p>	
<p><b>Potential Density</b></p>	
Landowner Proposed DPH	N/A
Indicative DPH	50-60
Landowner Proposed Dwelling Range	N/A
Indicative Dwelling Range	12-14
<p><b>Phasing</b></p>	
0-5 years	6-10 years
11-15 years	16+ years
x	
<p><b>Conclusion</b></p>	
<p>The site is not currently available for development.</p>	
<b>Suitable</b>	Yes
<b>Available</b>	No
<b>Achievable</b>	Yes

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Site Ref	Address	Settlement	Site Area (ha)
R24	Northway (Rose Garden) Car Park	Rickmansworth	0.13



Site Description	
The site is comprised of previously developed land and is located in Rickmansworth. Part of the site is in use as a pay and display public car park, with the remainder in use as a staff car park serving the Three Rivers District Council Offices and the Police Station. To the north of the site is the railway embankment and to the south is Three Rivers House. Adjacent to the west of the site is the Rose Garden and bowling green and to the west are residential gardens.	
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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site is in the Rickmansworth Town Conservation Area. There is a Grade II Listed Building to the south of the site (Basing House), beyond the Three Rivers House building. A detailed heritage 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><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> (SFRA and HCC Surface Water Management Plan)</li><li><b>Groundwater Flood Risk:</b> At the south of the site, groundwater levels are between 0.025m and 0.5m below the ground surface.</li><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</li></ul>

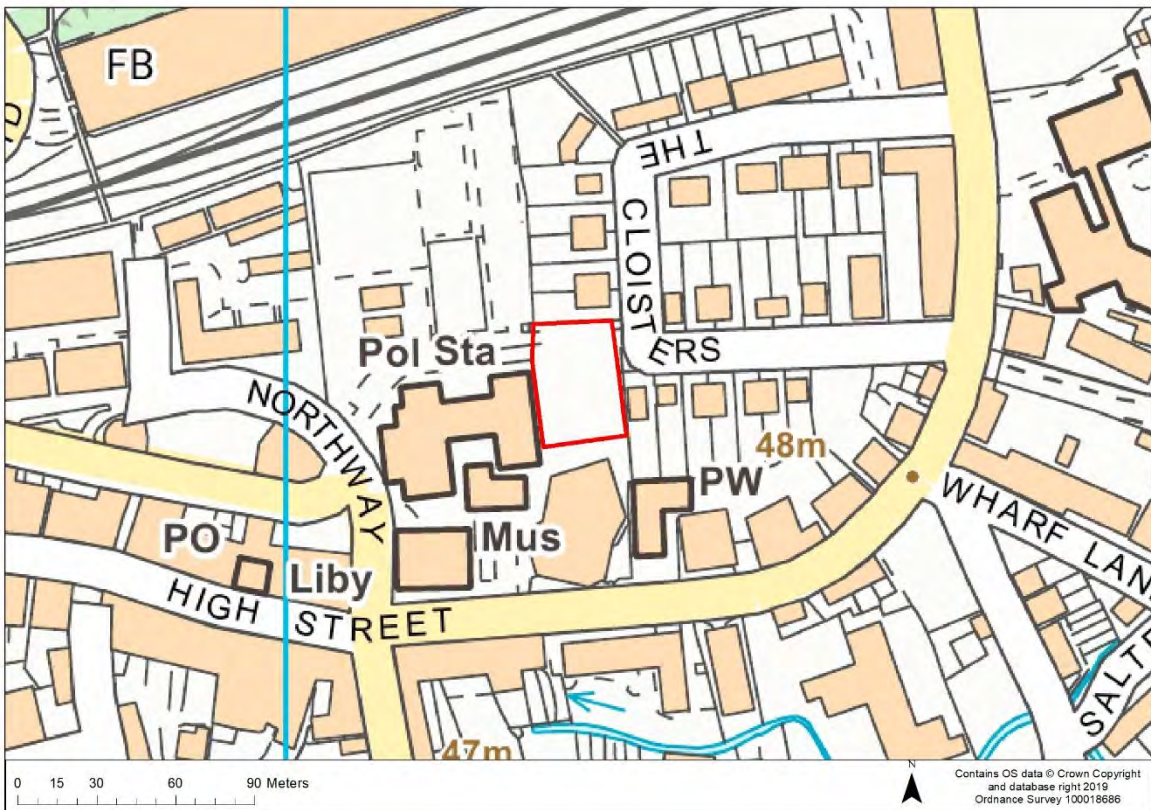
## Appendix 7f – Urban Capacity Sites Detailed Assessments

	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.				
<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>Access:</b> The site is accessed from Northway.</li></ul>				
	<ul style="list-style-type: none"><li>• The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>• The car park use supports the High Street, Council and Police Station offices and would likely need to be re-provisioned through any development of the site or in a suitable alternative location.</li><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council. The site is not currently available for development.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	50-70	Indicative Dwelling Range	7-9		
<b>Phasing</b>					
0-5 years		6-10 years		11-15 years	
				16+ years	x
<b>Conclusion</b>					
The site is not currently available for development.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No



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Site Ref	Address	Settlement	Site Area (ha)
R25	Three Rivers Council Staff Car Park	Rickmansworth	0.14

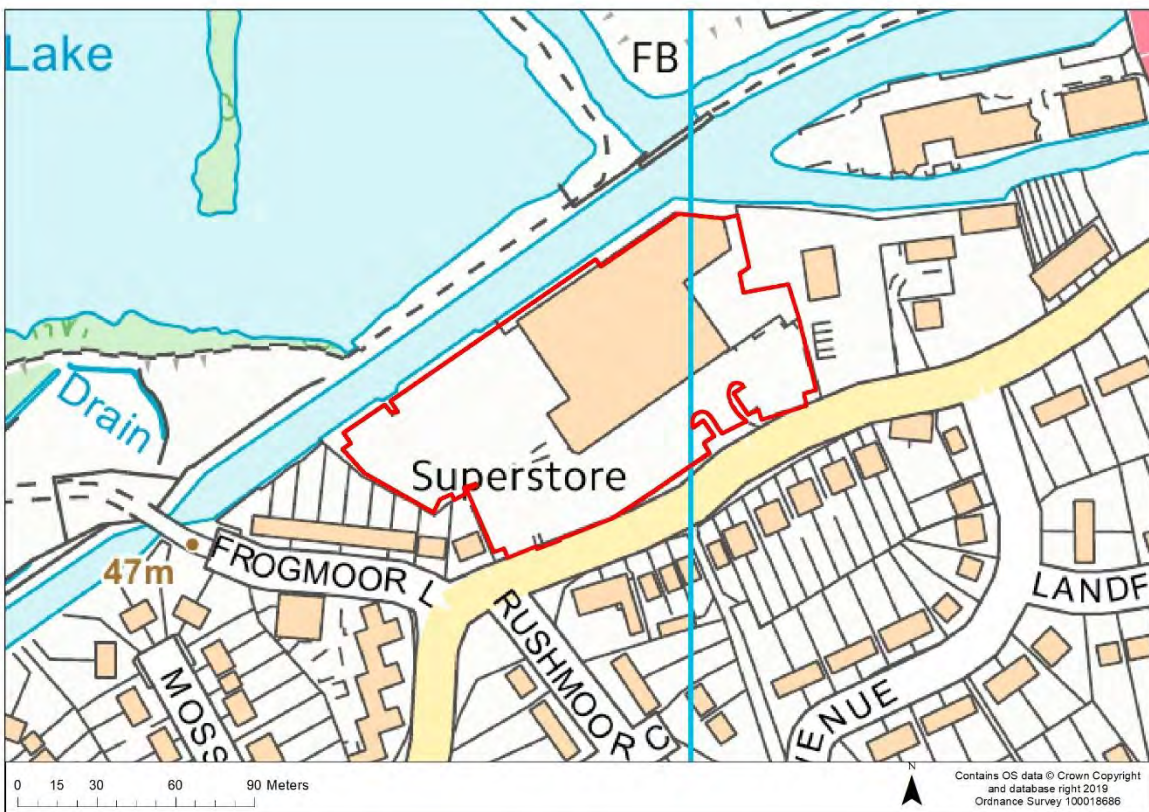


<b>Site Description</b> The site is comprised of brownfield land which is currently in use as the Three Rivers District Council staff and public car park. To the immediate east of the site is the Council office whilst to the north and west, there are residential properties along The Cloisters. To the south is Watersmeet Theatre and the High Street.					
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> The site is in the Rickmansworth Town Conservation Area and there are several Locally Listed Buildings and Grade II Listed Buildings located to the south of the site, along High Street. 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. 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><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>Groundwater Flood Risk:</b> Groundwater levels are between 0.025m and 0.5m below the surface.</li><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</li></ul>			

## Appendix 7f – Urban Capacity Sites Detailed Assessments

	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"><li>• <b>Access:</b> The site is accessed from Northway, although via a single-file access to 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>• The site was not assessed as part of the Landscape Sensitivity Assessment.</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>• The car park use supports the High Street, Council and Police Station offices and would likely need to be re-provisioned through any development of the site or in a suitable alternative location.</li><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council. The site is not currently available for development.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-80		Indicative Dwelling Range	7-11	
<b>Phasing</b>					
0-5 years		6-10 years		11-15 years	
				16+ years	x
<b>Conclusion</b>					
The site is not currently available for development.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No

## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
R35	Tesco, Harefield Road	Rickmansworth	1.2
			
<b>Site Description</b>			
The site brownfield land and is located to the north of Harefield Road in Rickmansworth. The site is currently in retail use as a Tesco supermarket. The south of the site is bounded by Harefield Road, with residential properties located along this road and adjacent to the east of the site. To the west of the site is the Three Rivers waste depot whilst the north of the site is bounded by the River Colne, with Rickmansworth Aquadrome beyond this.			
<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 not within the Green Belt.</li><li><b>Historic Environment:</b> To the south-west of the site there is a Grade II Listed Building (21 &amp; 25 Harefield Road). The Heritage Impact Assessment states that 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 eastern part of the site is in Flood Zone 2 (13% of the total site area), with the remainder of the site in Flood Zone 1 (78% of the total site area). The northern boundary is adjacent to Flood Zone 3b, associated with the Main River Colne. A buffer distance from the Main River to any residential development would be required.</li><li><b>Surface Water Flood Risk:</b> The eastern part of the site is at high risk of surface water flooding (comprising 3% of the total site area). The surface water flood risk coincides with the extent of Flood Zone 2.</li><li><b>Groundwater Flood Risk:</b> Groundwater levels are mostly between 0.5m and 5m across the site although part of the site, to</li></ul>	


## Appendix 7f – Urban Capacity Sites Detailed Assessments

	<p>the east, has groundwater levels between 0.025m and 0.5m below the surface (6% of the total site area).</p> <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><li>• <b>Access:</b> The site is accessed from Harefield Road.</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 assessed the site as having medium-low sensitivity to built development.</li></ul>					
<b>Further Constraints/Considerations:</b>						
<ul style="list-style-type: none"><li>• The site a well-used supermarket and a wholly residential redevelopment would result in the loss of a retail use. If the site were to be developed, protection of the ground-floor retail use would be required.</li><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.</li></ul>						
<b>Availability (ownership/legal issues)</b>						
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.						
<b>Achievability</b>						
The site has is not being promoted and there is no clear evidence that the site is achievable.						
<b>Potential Density</b>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH	50-70		Indicative Dwelling Range		60-84	
<b>Phasing</b>						
0-5 years		6-10 years	x	11-15 years		16+ years
<b>Conclusion</b>						
The site is unavailable for development and therefore undeliverable.						
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No	



## Appendix 7f – Urban Capacity Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
RW31	Garden land off Uxbridge Road	Mill End	0.17



<b>Site Description</b>	
The site is comprised of greenfield land and is located in Mill End. The site is in use as garden land, with vegetation and trees to the north of the site and along the southern and western boundaries. The south of the site is bounded by Uxbridge Road and by Springwell Avenue allotments to the north. The western boundary is adjacent to a residential property and garden. To the immediate east of the site, there is an area of hardstanding which provides access to private garages located within the rear gardens of residential properties along Grove Road.	
<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 not in the Green Belt.</li><li><b>Historic Environment:</b> To the south-east of the site, on the opposite side of Uxbridge Road, is a Grade II Listed Building (The Whip and Collar Public House). The Heritage Impact Assessment states that 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>Surface Water Flood Risk:</b> The north of the site is at high risk of surface water flooding (13% of the site area). At low risk of surface water flooding, the extent of the flood risk area increases (incorporating 66% of the site area) and forms a flow path at the north-eastern corner of the site.</li><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</li></ul>

## Appendix 7f – Urban Capacity Sites Detailed Assessments

	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"><li>• <b>Access:</b> There is no existing vehicular access to the site. Adjacent to the east of the site, there is an access from Uxbridge Road to the hardstanding area which serves garages to the east of the site. A shared access to these garages and any development on the site or a direct access from Uxbridge Road to the site could be provided.</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 assessed the site as having 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 in the Key Centre of Mill End.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.							
<b>Achievability</b>							
No issues regarding the viability in developing the site have been identified							
<b>Potential Density</b>							
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range			
Indicative DPH		50-80		Indicative Dwelling Range		9-14	
<b>Phasing</b>							
0-5 years			6-10 years			11-15 years	
					x	16+ years	
<b>Conclusion</b>							
The site is deemed suitable for residential development subject to appropriate mitigation measures to address surface water flooding on the site. Any development of the site would need to take account of heritage considerations. 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	