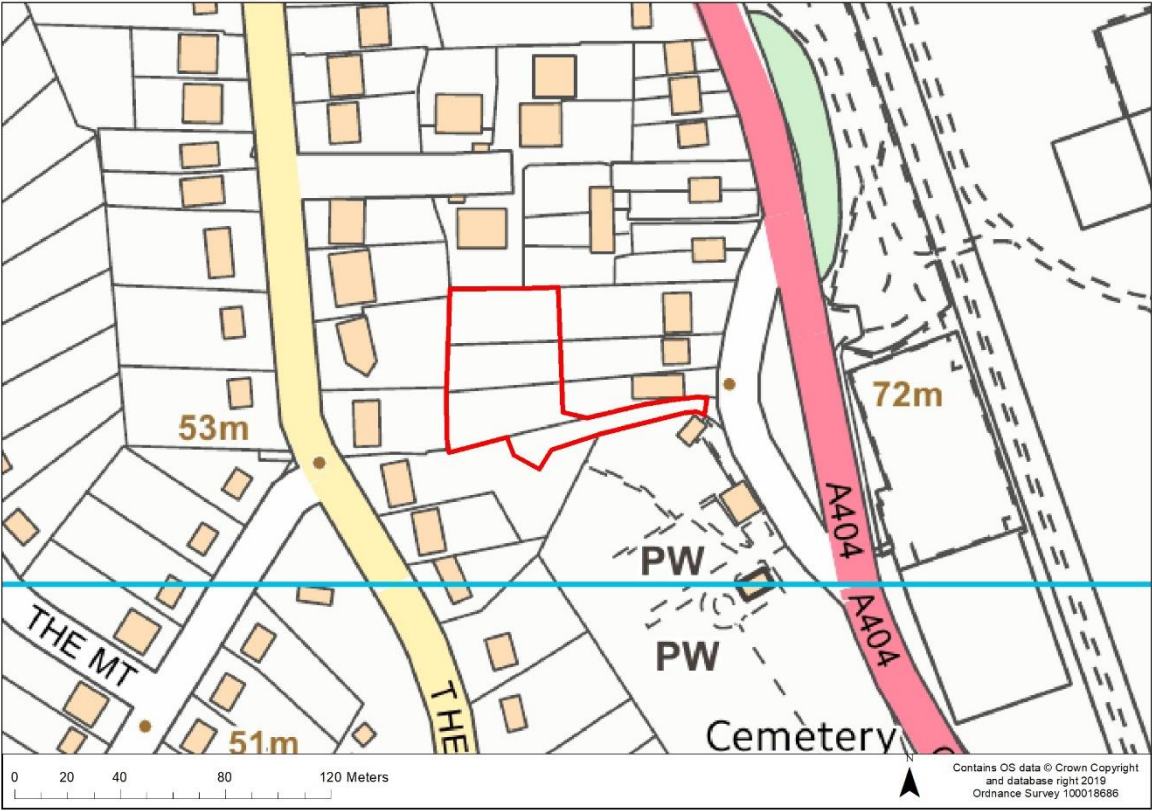


Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
RWA1	Land to the rear of Banstead Down	Rickmansworth	0.3
			
Site Description			
<p>The site is comprised of greenfield land and is located in Rickmansworth. The site consists of garden land to the rear of three detached residential dwellings fronting Old Chorleywood Road; Woodlands, Dell House and Banstead Down and an unmade access road. The northern and western boundaries are adjacent to residential gardens. To the south-west of the site, a new dwelling has recently been completed (16/1668/FUL) and to the south-east, adjacent to the access road, there is a cemetery.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was a planning application on the site (16/1669/OUT) for 3 dwellings which was permitted in October 2016. A subsequent application (19/1483/AOD) for the approval of details relating to appearance, landscaping and scale of three dwellings was refused as the development would not contribute to affordable housing provision (without demonstration that this would not be viable), would result in a cramped and contrived form of development and would be detrimental to the residential amenity of neighbouring occupiers.</p> <p>A second outline application was made for the construction of 36 flats (16/2245/OUT); the application site included site RWA1 as well as the three residential dwellings to the east (Banstead Down, Dell House and Woodlands). The application was refused in February 2017; three reasons for refusal were that the development would not contribute to affordable housing provision (without demonstration that this would not be viable), would result in overdevelopment of the site and would result be to the detriment of residential amenity of neighbouring occupiers and occupiers of the proposed development. An appeal was made against this decision but it was later withdrawn by the applicant (APP/P1940/W/17/3177020).</p> <p>Part of the site was subject to an outline application for the demolition of Banstead Down and the development of 5 detached dwellings (19/0559/OUT) was refused in June 2019. The application was refused as the development would not contribute to affordable housing provision (without demonstration that this would not be viable), would result in a cramped and contrived overdevelopment of the site and would be detrimental to residential amenity. These applications relate to the whole plot of Banstead Down and the garden of Dell House, but does not include Woodlands within the site boundary.</p>			

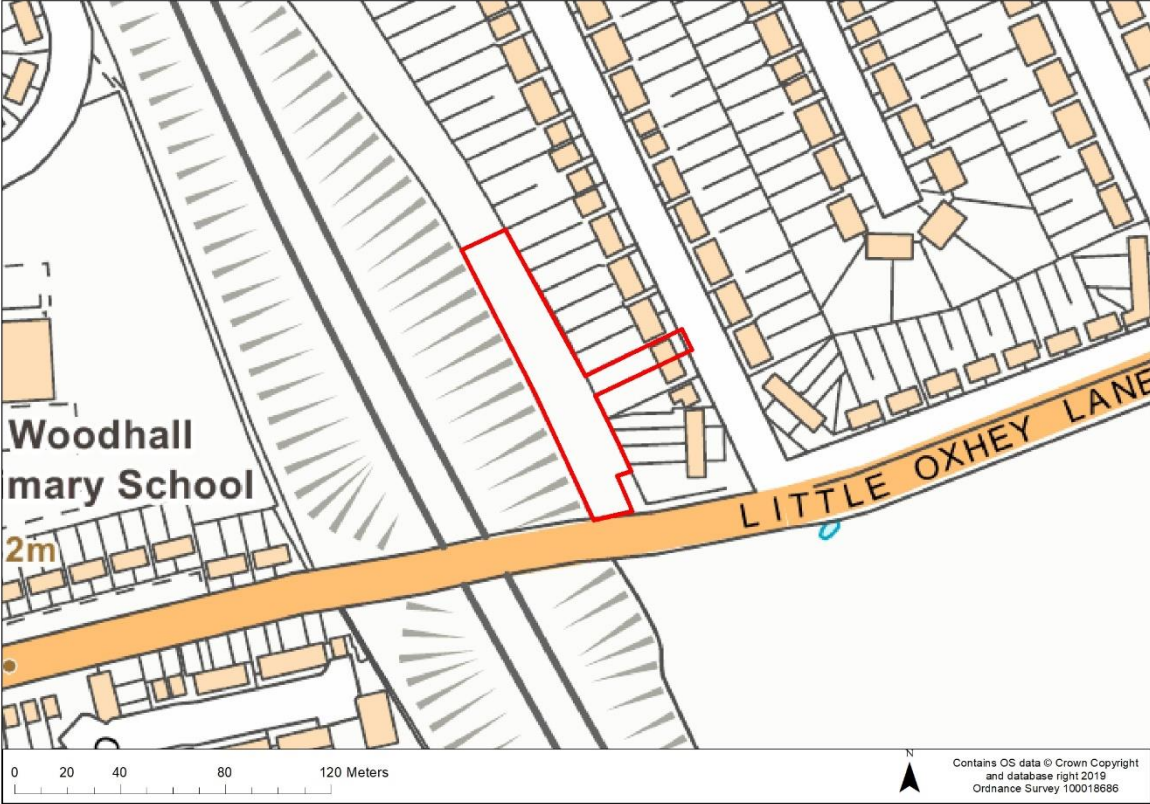
Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Suitability					
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not within a Conservation Area. 			
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Groundwater Flood Risk: Groundwater levels are between 0.5m and 5m below the surface. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Access: The site includes an unmade private access road from Old Chorleywood Road to the east. The access road serves a recently constructed residential dwelling (16/1668/FUL). 			
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 		<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. TPO: There are protected trees at the north-west of the site (TPO063) and along the southern boundary (TPO149). 			
Further Constraints/Considerations:					
<ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is located in the Principal Town of Rickmansworth. 					
Availability (ownership/legal issues)					
<p>The site is in four separate ownerships associated with four residential properties; there is an option by one of the landowners to purchase two of the remaining ownership parcels, relating to Banstead Down plot (excluding the existing property) and the whole Dell House plot. The Woodlands plot is in a separate ownership and there is no option agreement to purchase the plot. Subsequently, the RWA1 site as a whole is not considered to be available.</p> <p><i>Please see Site Assessment for RWA13 which does not include the Woodlands property and is considered to be wholly available.</i></p>					
Achievability					
<p>Several applications relating to the site have been submitted which would result in development that would not contribute to affordable housing provision, although without demonstration that affordable housing provision would be unviable. An application would need to meet policy requirements or submit sufficient viability evidence.</p>					
Potential Density					
Landowner Proposed DPH	10	Landowner Proposed Dwelling Range	3		
Indicative DPH	30-50	Indicative Dwelling Range	9-15		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Conclusion					
Part of the site (the Woodlands plot) is not subject to an option agreement as is the case with the remainder of the site. The site as a whole is not considered to be available and is therefore undeliverable.					
<i>Please see Site Assessment for RWA13 which does not include the Woodlands property and is considered to be wholly available.</i>					
Suitable	Yes	Available	No	Achievable	Yes

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

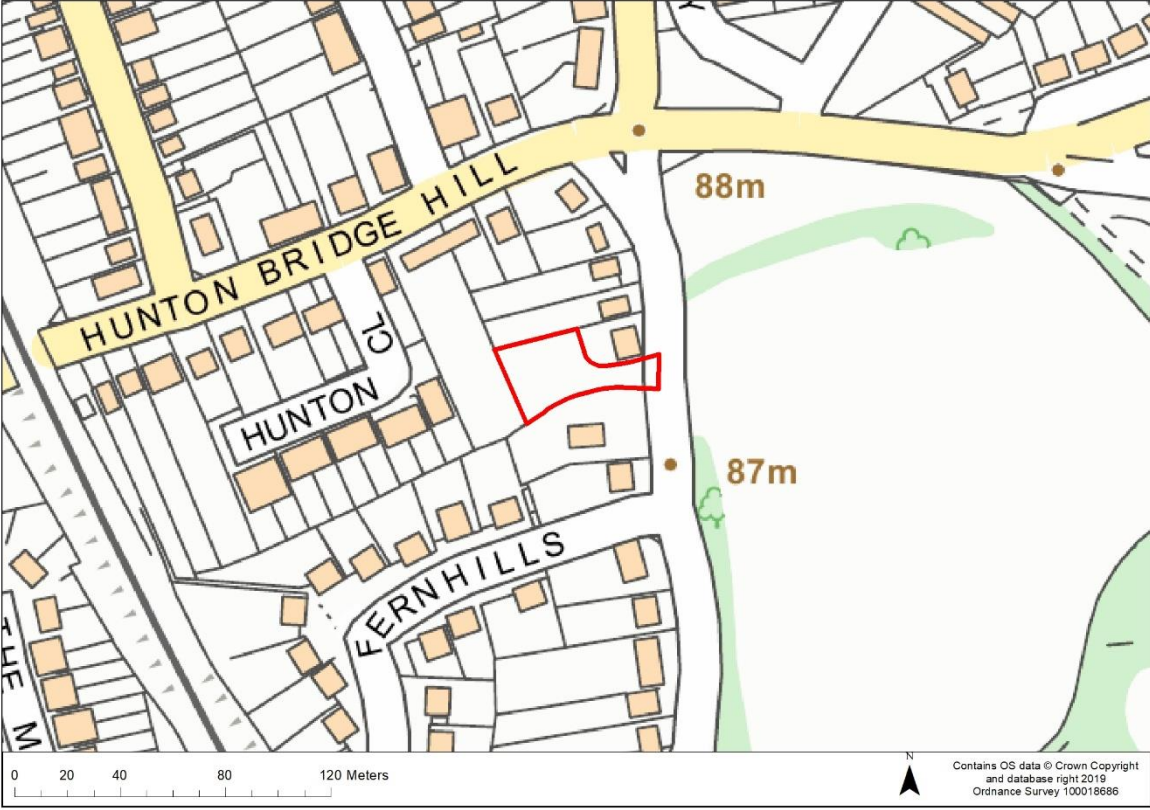
Site Ref	Address	Settlement	Site Area (ha)
RWA2	Land r/o 164-182 St Georges Drive & 77-83 Little Oxhey Lane	Carpenders Park	0.26
			
Site Description			
<p>The site is comprised of a mix of previously developed (brownfield) and greenfield land. An existing dwelling and garden associated with 178 St Georges Drive to the east, with the majority of the site comprised of a landlocked parcel of open land between the railway and properties along St Georges Drive (nos. 164-182). The parcel of land to the rear of the properties fronting St Georges Drive is bounded by the railway line which is set significantly lower than the site; there is a railway embankment between the western boundary of the site and the railway line. To the north of the site, there is an area of woodland and to the south is Little Oxhey Lane. The eastern boundary is adjacent to residential gardens.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>An application for the erection of four detached bungalows was refused in February 2013 (12/2364/FUL).</p> <p>There was a second planning application on the site (15/0270/FUL) for the erection of four detached bungalows. The application was refused as the proposed scheme would result in overdevelopment, failed to provide satisfactory evidence to ensure that the development would not have a significant adverse impact on local biodiversity and access arrangements into the application site from St Georges Drive failed to ensure that adequate access arrangements for large vehicles including waste and recycling vehicles can easily be achieved. The 2015 application was a subject of an appeal (15/0023/REF) which was subsequently dismissed.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site and the site is not within a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. 	

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

<ul style="list-style-type: none"> • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Access: There is no access on to the site. The 15/0270/FUL application proposed access via 178 St Georges Drive which would be demolished. A reason for refusal of the 15/0270/FUL application was due to the proposed access arrangements from St Georges Drive which would fail to ensure that adequate access arrangements for large vehicles including waste and recycling vehicles could easily be achieved. It is not considered that access from Little Oxhey Lane would be achievable due to the location of the single-file road bridge to the immediate south-west of the site. • Noise: The site is in close proximity to a railway line; mitigation measures would be required. It was not considered that the noise impact of the railway line for future occupiers could be substantiated for a reason for refusal for application 15/0270/FUL. To avoid encroachment on operational railway land, Network Rail requested mitigation measures to include a 1m separation distance between the shared eastern boundary, 2m high acoustic fencing and a minimum gap of 2m between any buildings, structures and landscaping. 				
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • TPO: There are protected trees adjacent to the north of the site (TPO446). 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • The site measures 116m by 20m; the narrow nature of the site constrains potential layouts of the site and the need for a buffer from the railway embankment would decrease the width of the site. • A reason for refusal of application 12/2364/FUL was the possible encroachment upon the Network Rail operational railway land. A legal agreement could address this issue (15/0270/FUL). • Settlement Hierarchy (Core Strategy, 2011): The site is located in the Secondary Centre of Carpenders Park. 					
Availability (ownership/legal issues)					
The site is in single ownership.					
Achievability					
No viability issues were highlighted in the planning application for the site.					
Potential Density					
Landowner Proposed DPH	15	Landowner Proposed Dwelling Range	4 3 (net gain)		
Indicative DPH	10-20	Indicative Dwelling Range	3-5 2-4 (net gain)		
Phasing					
0-5 years	x	6-10 years	11-15 years 16+ years		
Conclusion					
It is not considered that the context of the site could accommodate more than 2-4 dwellings and any development would be dependent on the demolition of an existing dwelling. The narrow nature of site and adjacency to the railway constrains the suitability of the site for residential development.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

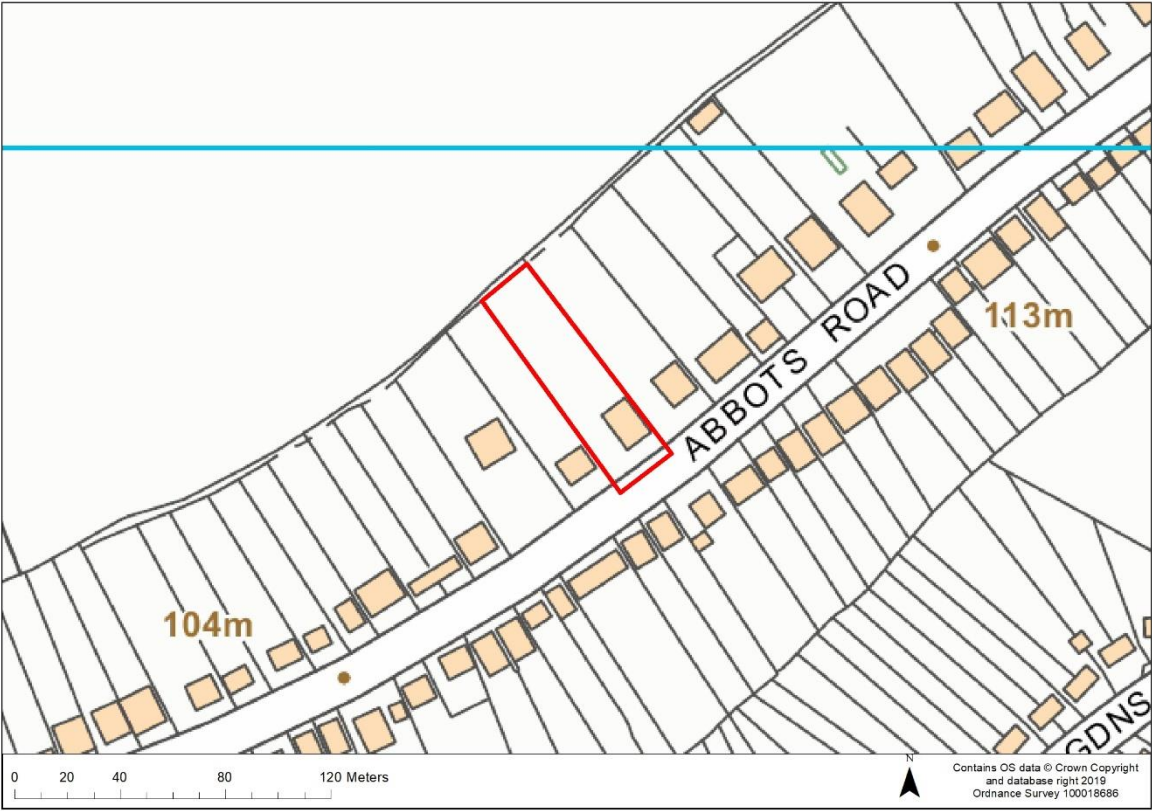
Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
RWA3	10 Gypsy Lane, Hunton Bridge	Abbots Langley/ Hunton Bridge	0.1
			
Site Description			
<p>The site is comprised of greenfield land and is located to the rear of a residential property along Gypsy Lane (no. 10). Along the southern boundary of the site there are trees and vegetation. The site is in use as the garden of 10 Gypsy Lane, with residential gardens adjacent to the north and south. To the west of the site, three detached houses have recently been constructed (17/0197/FUL).</p>			
Use(s) Proposed		Residential	
Planning History			
<p>An application for two detached dwellings on the site was refused in March 2017 (16/2743/FUL).</p> <p>A second application on the site (17/0695/FUL) for the erection of two detached dwellings was refused in July 2017. The reason for refusal was that the proposed development would result in an out of character form of overdevelopment. The application was the subject of an appeal (17/0039/REF) which was subsequently dismissed. The Inspector cited the main issues as the effect of the proposal on the character and appearance of the surrounding area and the effect of the proposal on the living conditions of future occupants with regard to overlooking from No 10 Gypsy Lane.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not within the Green Belt. Historic Environment: 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. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: The majority of the site is at risk of surface water flooding, ranging from low to high risk. Groundwater Flood Risk: Groundwater levels are between 0.5m and 5m below the surface. 	

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

<ul style="list-style-type: none"> • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Access: There is an existing access from the south-east of the site, from Gypsy Lane. This could be widened to serve the site. 				
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having low sensitivity to built development. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Abbots Langley. 					
Availability (ownership/legal issues)					
The site is in the single ownership of a property business.					
Achievability					
No viability issues were highlighted in the two planning applications submitted for the site.					
Potential Density					
Landowner Proposed DPH	20	Landowner Proposed Dwelling Range	2		
Indicative DPH	20-30	Indicative Dwelling Range	2-3		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
For the same issues identified in the 2017 appeal (17/0039/REF), it is not considered that the size and context of the site could accommodate more than 2-3 dwellings. Development of the site would be more appropriately considered through the planning application process in a new proposed scheme.					
Suitable	No	Available	Yes	Achievable	Yes


Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
RWA4	162 Abbots Road	Abbots Langley	0.2
			
Site Description			
<p>The site is a mix of previously developed and greenfield land and is located in Abbots Langley. To the south of the site there is a detached residential dwelling and driveway (no. 162) which has frontage onto Abbots Road. The remainder of site, to the north, forms the garden of the residential property. There are trees along the northern and western boundary as well as one to the front of the property, adjacent to Abbots Road. The site is adjacent to residential plots to the east and west and to the north there is agricultural land.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was a planning application on the site (17/1354/FUL) for the demolition of the existing dwelling and the construction of a three story block of six flats; this was refused in September 2017. The reasons for refusal were the proposed development's impact on the character and appearance of the area, the loss of protected trees and the shortfall of parking provision. The application was a subject of an appeal (17/0070/REF) which was subsequently dismissed; the Inspector concluded that the proposed development would harm the character and appearance of the area and protected trees.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site and the site is not within a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: Access would have to be provided from Abbots Road, from the south-east of the site. The 17/1354/FUL application proposed access from Abbots Road via the building plot of 162 Abbots Road, which was proposed for demolition. 	

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

<ul style="list-style-type: none"> Contamination Noise Air Quality 					
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment assessed the site as having low sensitivity to built development. TPO: There are protected trees along the northern and western boundaries of the site (TPO760). 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Abbots Langley. 					
Availability (ownership/legal issues)					
The site is in single ownership.					
Achievability					
No viability issues were highlighted in the planning application for the site.					
Potential Density					
Landowner Proposed DPH	30	Landowner Proposed Dwelling Range		6	
				5 (net gain)	
Indicative DPH	20	Indicative Dwelling Range		4	
				3 (net gain)	
Phasing					
0-5 years	x	6-10 years		11-15 years	
					16+ years
Conclusion					
Given the reasons for refusal of 17/1354/FUL and the dismissal of the subsequent appeal, it is considered that a lower density development would be suitable for the context of the site. A 20dph scheme would result in the net gain of 3 dwellings. Development of the site would be more appropriately considered through the planning application process in a lower density scheme appropriate to the site.					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
RWA5	Delgany, Solesbridge Lane	Chorleywood	0.16
			
Site Description			
<p>The site is comprised of a mix of previously developed and greenfield land and is located in Chorleywood. The site contains a bungalow, which faces towards Solesbridge Lane at the west. The remainder of the site forms the residential garden, with trees and vegetation along the northern and eastern boundaries. There is a garage located at the south of the site. To the immediate south and west of the site there are residential properties and to the north is Solesbridge Lane, from which the site is accessed. There is an electricity sub-station to the north of the site which has been excluded from the site boundary. Beyond this, the site is bounded by Chess Way.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>An application the subdivision of site and the erection of one new detached dwelling (19/0315/FUL) was granted approval in May 2019. This has not been implemented.</p> <p>An application for demolition of the existing dwelling and the construction of three detached bungalows was refused in September 2019 (19/1284/FUL) as the proposed development would result in overdevelopment of the site. The application was subject to an appeal (19/0039/FUL) which was allowed with conditions in June 2020.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: 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. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: The site is accessed from Solesbridge Lane. 	

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

<ul style="list-style-type: none"> • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 					
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having low sensitivity to built development. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Chorleywood. 					
Availability (ownership/legal issues)					
The site is the subject of a planning approval for a net gain of two dwellings.					
Achievability					
No viability issues were highlighted in the planning application for the site.					
Potential Density					
Landowner Proposed DPH	19	Landowner Proposed Dwelling Range		3 2 (net gain)	
Indicative DPH	35-50	Indicative Dwelling Range		6-8 5-7 (net gain)	
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The site has been granted approval for the demolition of a dwelling and construction of three dwellings (net gain of two dwellings). The site will be counted in future housing commitments through 19/1284/FUL.					
Suitable	Yes	Available	Yes	Achievable	Yes

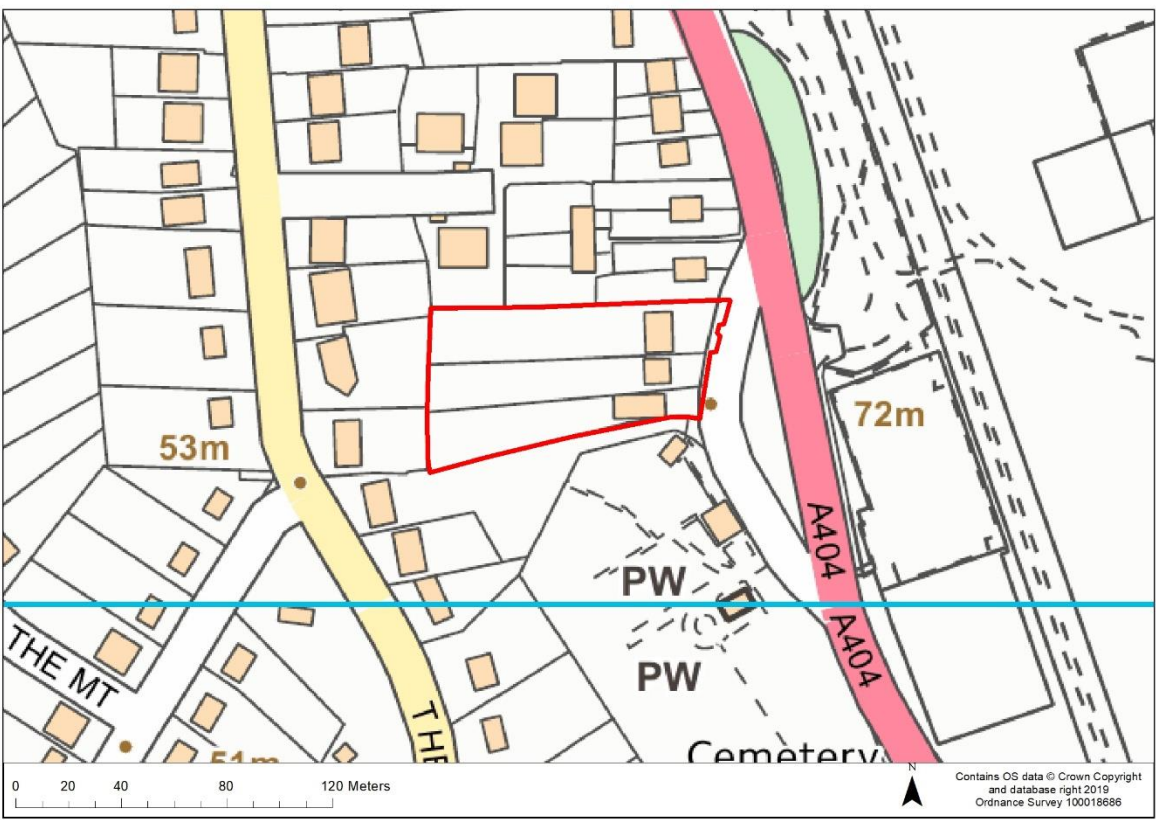
Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
RWA6	165-167 Hampermill Lane	Oxhey Hall	0.14
Site Description			
<p>The site is located in Oxhey Hall and is comprised of a mix of previously developed and greenfield land. The site is currently occupied by two vacant residential dwellings fronting Hampermill Lane. To the south and west of the site, there are trees located within the boundary of the site. Residential properties are located to the immediate east of the site. The site is accessed from Hampermill Lane.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was one planning application on the site (19/2146/FUL) for the erection of nine residential flats; this was refused. The reasons for refusal were that the development would not contribute to affordable housing provision (without demonstration that this would not be viable) and the application provided insufficient information on how the development would not have a detrimental impact on the existing trees. The 2019 application was subject to an appeal (20/022/REF); this is pending determination at the time of writing.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not within the Green Belt. Historic Environment: 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 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. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment. 	
Physical Constraints: <ul style="list-style-type: none"> Access 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. 	

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

<ul style="list-style-type: none"> Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Groundwater Flood Risk: The groundwater levels are between 0.5m and 5m below the ground surface. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Access: The site is accessed from Hampermill Lane. 								
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment assessed the site as having medium-low sensitivity to built development. 								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is located in the Secondary Centre of Oxhey Hall. 									
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and is owned by Hampermill Estates Limited.</p>									
<p>Achievability</p> <p>An independent assessment of the viability statement submitted as part of the 19/2146/FUL application has shown that the proposed scheme for 7 net dwellings would be able to support a full policy compliant financial contribution to affordable housing. No other viability issues have been identified.</p>									
<p>Potential Density</p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>65</td> <td>Landowner Proposed Dwelling Range</td> <td>9 7 (net)</td> </tr> <tr> <td>Indicative DPH</td> <td>50-65</td> <td>Indicative Dwelling Range</td> <td>7-9 5-7 (net)</td> </tr> </table>		Landowner Proposed DPH	65	Landowner Proposed Dwelling Range	9 7 (net)	Indicative DPH	50-65	Indicative Dwelling Range	7-9 5-7 (net)
Landowner Proposed DPH	65	Landowner Proposed Dwelling Range	9 7 (net)						
Indicative DPH	50-65	Indicative Dwelling Range	7-9 5-7 (net)						
<p>Phasing</p> <table border="1"> <tr> <td>0-5 years</td> <td>x</td> <td>6-10 years</td> <td></td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>		0-5 years	x	6-10 years		11-15 years		16+ years	
0-5 years	x	6-10 years		11-15 years		16+ years			
<p>Conclusion</p> <p>The site is not within the Green Belt and it is a priority to direct development to land that is not designated as Green Belt, where appropriate. Consideration should be given to the site's location in GSPZ1 and groundwater flood risk. Any development would also need to overcome the reasons for refusal of past planning applications. The site is both available and achievable and therefore, the site is deemed deliverable.</p>									
<table border="1"> <tr> <td>Suitable</td> <td>Yes</td> <td>Available</td> <td>Yes</td> <td>Achievable</td> <td>Yes</td> </tr> </table>	Suitable	Yes	Available	Yes	Achievable	Yes			
Suitable	Yes	Available	Yes	Achievable	Yes				

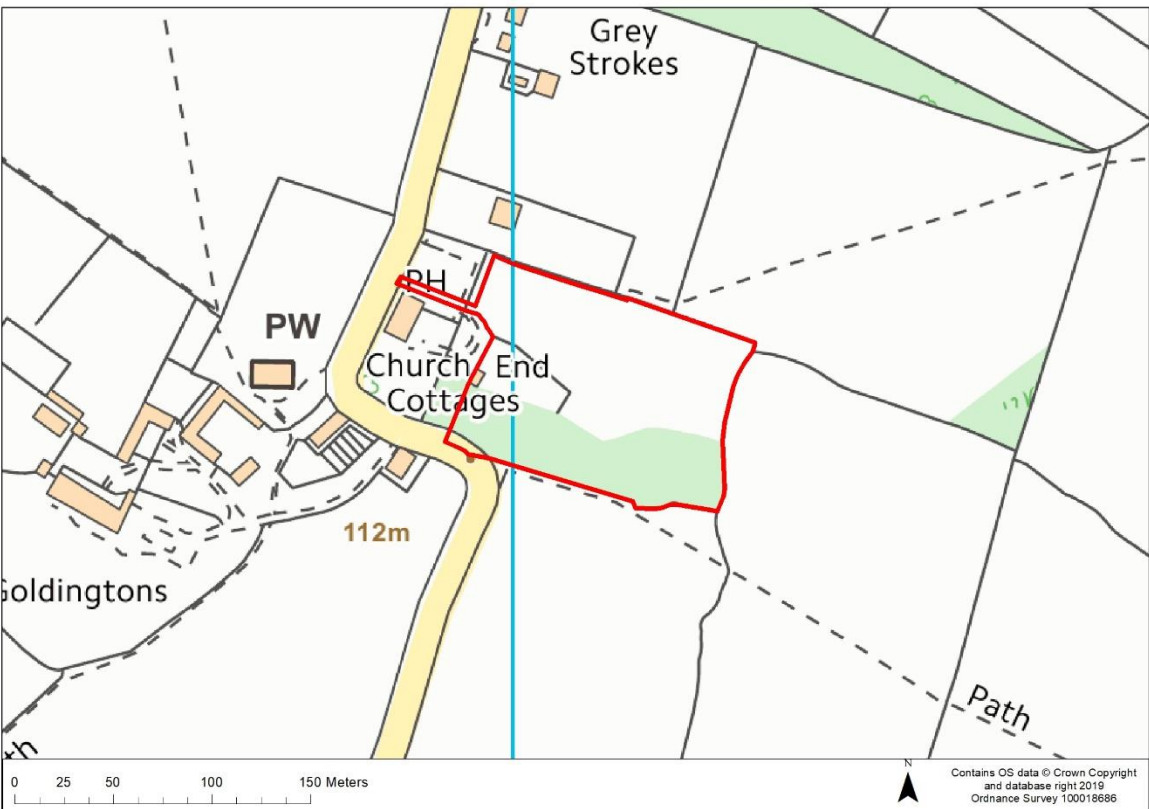
Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
RWA7	Banstead Down, Dell House, Woodlands and Land to the rear of Old Chorleywood Road	Rickmansworth	0.55
			
Site Description			
<p>The site is comprised of a mix of previously developed and greenfield land and is located in Rickmansworth. The site is set back on the Old Chorleywood Road and contains three individual residential dwellings (Banstead Down, Dell house and Woodlands) with rear gardens to the west of the site. The site is accessed from driveways off Old Chorleywood Road, which is located to the east. There are residential properties to the north and west of the site. To the south, there is an access leading to a residential dwelling.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>The site has been the subject of several planning applications, a number of which relate to application sites forming part of Site RWA7.</p> <p>The 16/2245/OUT application related to the whole site boundary and was for the erection of three blocks comprising of 36 flats. The application was refused in February 2017; three reasons for refusal were that the development would not contribute to affordable housing provision (without demonstration that this would not be viable), would result in overdevelopment of the site and would be to the detriment of residential amenity of neighbouring occupiers and occupiers of the proposed development. An appeal was made against this decision but it was later withdrawn by the applicant (APP/P1940/W/17/3177020).</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not within the Green Belt. Historic Environment: There are no heritage assets within the vicinity of the site and the site is not within a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. 	

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

<ul style="list-style-type: none"> Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Groundwater Flood Risk: The groundwater levels are between 0.5m and 5m below the ground surface. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site Access: Access exists to the existing properties from the Old Chorleywood Road. The access road to the south may also potentially provide access to the site; this currently serves a recently constructed residential dwelling (16/1668/FUL). 				
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> TPO: There are protected trees to north-west of the site and along the southern and eastern boundaries (TPO063). 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is located in the Principal Town of Rickmansworth. 					
Availability (ownership/legal issues)					
<p>The site is in three separate ownerships associated with the existing residential properties. There is an option by the same beneficiary to buy the entire Dell House plot and part of the Banstead down plot (i.e. excluding the existing property). The Woodlands plot is in a separate ownership and there is no option agreement to purchase the plot. Subsequently, the RWA7 site as a whole is not considered to be available.</p> <p><i>Please see Site Assessment for RWA13 which does not include the Woodlands property and is wholly available.</i></p>					
Achievability					
<p>Several applications relating to the site have been submitted which would result in development that would not contribute to affordable housing provision, although without demonstration that affordable housing provision would be unviable. An application would need to meet policy requirements or submit sufficient viability evidence.</p>					
Potential Density					
Landowner Proposed DPH	65	Landowner Proposed Dwelling Range	36 33 (net)		
Indicative DPH	40-65	Indicative Dwelling Range	22-36 19-33 (net)		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
<p>Part of the site (the Woodlands plot) is not subject to an option agreement as is the case with the remainder of the site. The site as a whole is not considered to be available and is therefore undeliverable.</p> <p><i>Please see Site Assessment for RWA13 which does not include the Woodlands property and is wholly available.</i></p>					
Suitable	Yes	Available	No	Achievable	Yes

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

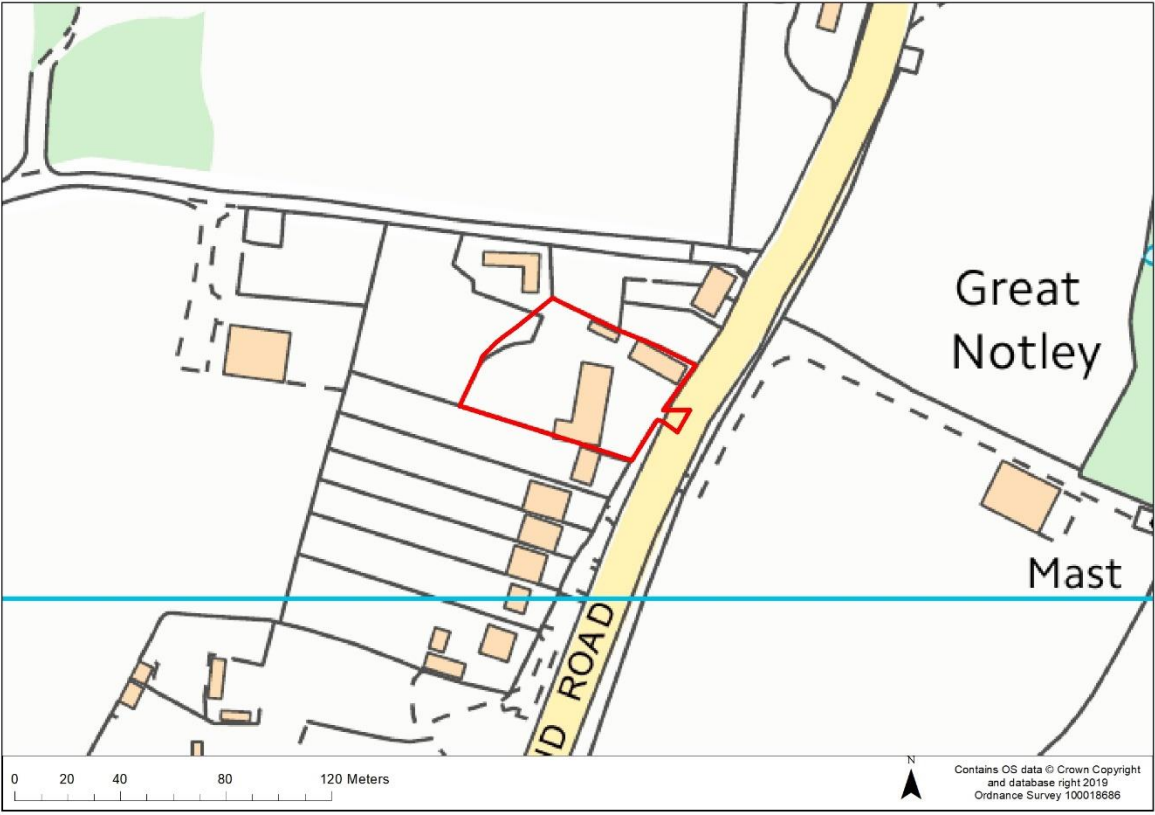
Site Ref	Address	Settlement	Site Area (ha)
RWA8	Rear of the Cock Inn Public House, Church Lane, Sarratt	Church End/Sarratt	1.3
			
Site Description			
<p>The site is comprised of greenfield land and is located in Sarratt, to the rear of the Cock Inn public house. The site consists of a large open field sited with the vehicular access via The Cock Public House, with a hedge separating the site from the public house car park. A small single storey building is sited in the south western corner of the site. The site is surrounded by trees along its northern, southern and eastern boundaries. There is a residential property to the north-west of the site and open land in all other directions.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was one planning application on the site (16/1767/OUT) for the construction of 14 retirement bungalows; this was refused.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is in the Green Belt. The Stage 1 Green Belt Review concluded that Sarratt should remain washed over by the Green Belt. Subsequently, land within the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. Historic Environment: The site does not contain any Heritage Assets. The Cock Inn Public House is located to the west of the site is a Grade II Listed Building. The west of the site is adjacent to the Sarratt (Church End) Conservation Area. The Heritage Impact Assessment states that development would have a moderate adverse impact on the historic environment. Any 	

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

	<p>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.</p> <ul style="list-style-type: none"> • AONB: The site is located in the Chilterns AONB. 				
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is within Flood Zone 1. • Surface Water Flood Risk: The majority of the site has no risk of surface water flooding, although there is small parcel to the south east of the site at low risk of surface water flooding. • Groundwater Flood Risk: The groundwater levels are at least 5m below the ground surface across the site. • Access: The site is accessed from New Road through the existing public house car park. 				
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having medium-high sensitivity to built development. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • Two public right of ways run adjacent to the site, one to the north (Sarratt 031) and one to the south (Sarratt 033). • Settlement Hierarchy (Core Strategy, 2011): The site is adjacent to the settlement of Church End which is classified as an “other settlement” in the Settlement Hierarchy. 					
Availability (ownership/legal issues)					
The site is in single ownership and is subject to a leasehold agreement until 2028. The application was submitted by the landowner and is considered to be available.					
Achievability					
One of the reasons of refusal of the 16/1767/OUT application was that the proposed development made no contribution to affordable housing provision. An application would need to meet policy requirements or submit sufficient viability evidence.					
Potential Density					
Landowner Proposed DPH	10	Landowner Proposed Dwelling Range	14		
Indicative DPH	10-20	Indicative Dwelling Range	14-26		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
<p>The Stage 1 Green Belt Review concludes that Sarratt should remain washed over by the Green Belt and states that modest development through infill would not necessarily damage its relationship with the Green Belt. Land in the Green Belt in Sarratt was not assessed as part of the Stage 2 Green Belt Review; the Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. It is not considered that the benefits of housing development as a result of releasing the site from the Green Belt would outweigh harm to the Green Belt when considering the washed-over status of Sarratt. The site is therefore considered to be unsuitable for residential allocation.</p> <p>Whilst it is considered that Sarratt should remain washed over by the Green Belt, infill development may occur on windfall sites in line with national and local Green Belt policy. The draft Affordable Housing policy also allows for the provision of limited affordable housing for local community needs (rural exception sites) in Sarratt.</p>					
Suitable	No	Available	Yes	Achievable	Yes

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments


Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
RWA9	Daimar, Bedmond Road	Bedmond	0.3
			
Site Description			
<p>The site is comprised of a mix of previously developed and greenfield land and is located in Bedmond. The site is located on the western side of Bedmond Road to the south of the settlement of Bedmond. The site is currently in use as a residential property and garden, with buildings at the centre of the site and along the northern boundary. There are residential properties to the north and south of the site. To the east of the site is Bedmond Road, with agricultural land beyond this.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was one planning applications on the site (<i>18/1259/OUT</i>) for the demolition of the existing dwelling and outbuildings and the erection of six dwellings; this was refused in September 2018.</p> <p>An application (<i>19/0146/FUL</i>) for the demolition of the existing dwelling and outbuildings and the erection of four dwellings was approved in April 2019. A second application in relation to <i>19/0146/FUL</i> was submitted to vary conditions of the application to allow phasing of the site (<i>19/1302/FUL</i>); this was approved in September 2019. The development is under construction.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. Historic Environment: There are no Heritage Assets within the vicinity of the site and the site is not within a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: The site is accessed from Bedmond Road. 	

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 					
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> None identified. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is not located within or at the edge of a settlement defined in the Settlement Hierarchy. 					
Availability (ownership/legal issues)					
The site is in single ownership.					
Achievability					
A viability appraisal was submitted in relation to the 19/0246/FUL application and demonstrated that an affordable housing contribution would not be viable. The site is under construction (19/0146/FUL) and is considered to be achievable as per the approval of the 19/0246/FUL application, within which affordable housing contributions were not sought.					
Potential Density					
Landowner Proposed DPH	10	Landowner Proposed Dwelling Range	3 (net)		
Indicative DPH	10	Indicative Dwelling Range	3 (net)		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The site is under construction (19/0246/FUL) and is considered to be deliverable.					
Suitable	Yes	Available	Yes	Achievable	Yes

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
RWA10	5 Wyatts Road	Chorleywood	0.12
			
Site Description			
<p>The site is comprised of a mix of previously developed and greenfield land and is located in Chorleywood. The site is currently in use as a residential dwelling and garden and is accessed from Wyatt's Road. There are trees to the north of the site and at the centre of the site. There are residential properties located to the north and south of the site.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was a planning application submitted in 2018 (18/1283/OUT) for the demolition of the existing dwelling and the erection of nine residential flats; this was refused in September 2018 as the development would not contribute to affordable housing, would result in an overdevelopment of the site, would be detrimental to the residential amenity, would fail to provide sufficient off-street car parking and there was an absence of information to demonstrate that the development would not be detrimental to trees.</p> <p>A second application was submitted (19/0057/OUT) was submitted for the demolition of the dwelling and the erection of 4 dwellings in a two-storey building. The application was refused in April 2019 as the proposed development would result in overdevelopment of the site, would be detrimental to residential amenity and there was an absence of information to demonstrate that the development would not be detrimental to trees.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • AONB 		<ul style="list-style-type: none"> • Green Belt: The site is not within the Green Belt. • Historic Environment: There are no heritage assets within the vicinity of the site. The site's northern boundary is adjacent to the Chorleywood Common 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. 	

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: There is a low risk of surface water flooding running through the south-east boundary and a low-medium risk running through the centre part of the site. • Groundwater Flood Risk: Groundwater levels are at least 5m below the surface. • Access: The site is accessed from Wyatts Road. 	
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 		<ul style="list-style-type: none"> • TPO: A Tree Preservation Order covers all trees within the site, covering the northern half of the site as well as trees along the southern boundary (TPO363 and TPO893). 	
Further Constraints/Considerations: <ul style="list-style-type: none"> • Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Chorleywood. 			
Availability (ownership/legal issues)			
<p>The site is in single ownership and previous planning applications have been submitted by the landowner. The site is considered to be available.</p>			
Achievability			
<p>One of the reasons for refusal of the 19/0057/OUT application was that the development would not contribute to the provision of affordable housing. The 18/1283/OUT application also failed to contribute towards affordable housing provision. An application would need to meet policy requirements or submit sufficient viability evidence.</p>			
Potential Density			
Landowner Proposed DPH	25-67	Landowner Proposed Dwelling Range	4-9 3-8 (net)
Indicative DPH	15-25	Indicative Dwelling Range	2-3
Phasing			
0-5 years	x	6-10 years	11-15 years 16+ years
Conclusion			
<p>The area of the site which is not covered by a TPO measures 0.04ha and it is not considered that the size and context of the site could accommodate more than 2-3 dwellings. Development of the site would be more appropriately considered through the planning application process in a new proposed scheme.</p>			
Suitable	No	Available	Yes Achievable Yes

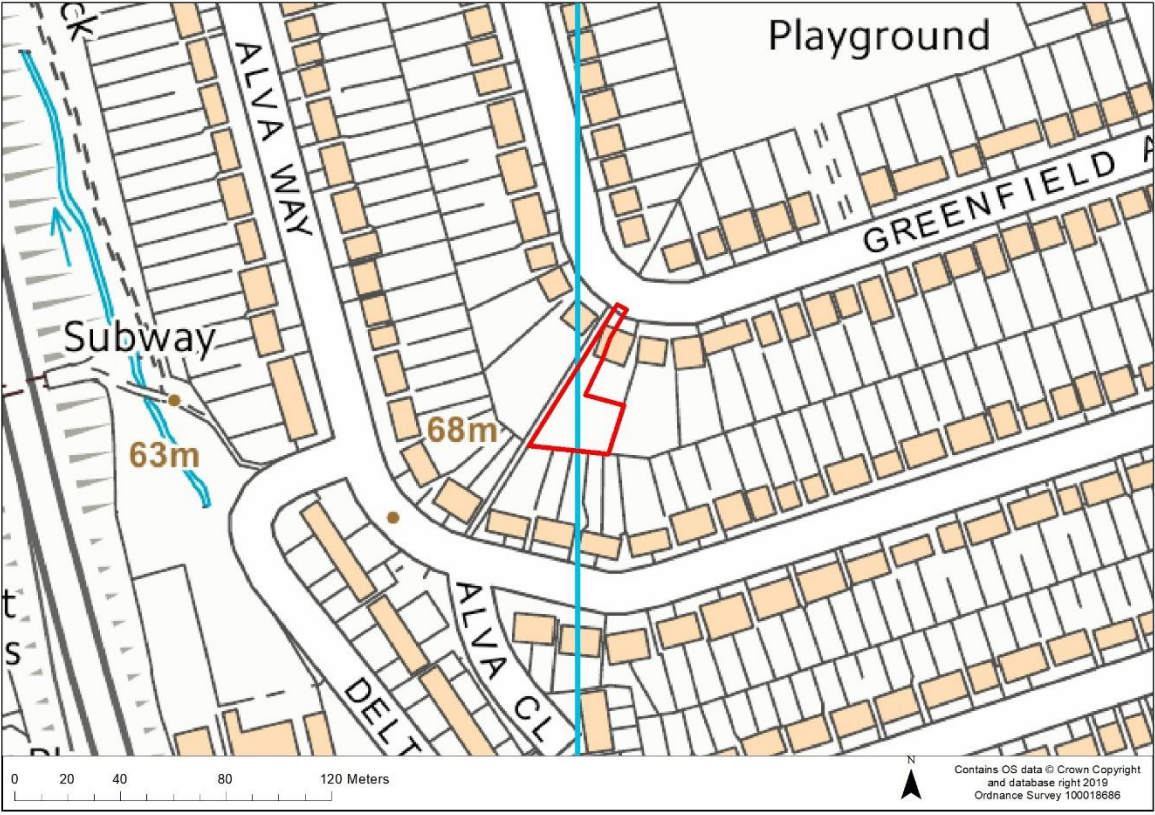
Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
RWA11	Glenwood, Harthall Lane	Kings Langley	0.3
Site Description			
<p>The site is comprised of a mix of previously developed and greenfield land and is located to the south of Harthall Lane. The site contains a dwelling and garden. To the east of the site is an area of woodland, with low density residential development to the north, south and west of the site.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>An application for the construction of two dwellings was refused in December 2018. A second planning application (19/0162/OUT) for the construction of up to five dwellings was refused in March 2019. The reasons for refusal were that the development would not contribute to affordable housing provision (without demonstration that this would not be viable), would constitute inappropriate development in the Green Belt and would be significantly detrimental to visual amenity. The 2019 application was a subject of an appeal (19/0014/REF) which was subsequently dismissed.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. Historic Environment: There are no heritage assets within the vicinity of the site and the site is not within a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: There is no existing access to the site. Access would have to be provided from the existing single-track road which is located to the west of the site (off Harthall Lane), although this poses capacity issues. 	

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

<ul style="list-style-type: none"> Air Quality 			
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment assessed the site as having medium-low sensitivity to built development. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is adjacent to the settlement of Harthall Lane which is classified as an "other settlement" in the Settlement Hierarchy. 			
Availability (ownership/legal issues)			
The land is in single ownership and is considered to be available. Land adjacent to the east of the site in the same ownership has been promoted (PSCFS17).			
Achievability			
One of the reasons for refusal of the 19/0162/OUT application was that the proposal contribute to affordable housing provision, without demonstration that affordable housing provision would be unviable. An application would need to meet policy requirements or submit sufficient viability evidence.			
Potential Density			
Landowner Proposed DPH	3-13	Landowner Proposed Dwelling Range	2-5 1-4 (net)
Indicative DPH	20-30	Indicative Dwelling Range	6-9
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village; the site is in an unsustainable location. It is therefore considered unsuitable for residential development.			
Suitable	No	Available	Yes
		Achievable	Yes

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
RWA12	124 Greenfield Avenue	Carpenders Park	0.08
			
Site Description			
<p>The site is comprised of a mix of previously developed and greenfield land and is located in Carpenders Park. The site is an 'L' shaped plot situated on the southern side of Greenfield Avenue. The site forms the garden of 124 Greenfield Avenue, with part of the site to the north containing a garages which is attached to the property. There are residential properties adjacent to the eastern and southern boundaries of the site, as well as to the west beyond the public footpath which runs adjacent to the site.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was one planning application on the site (18/2174/OUT) for the erection of two dwellings. The application was refused as the development would not contribute to affordable housing provision (without demonstration that this would not be viable) and would result in overdevelopment of the site. The application was a subject of an appeal (19/0013/REF) which was subsequently dismissed.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no heritage assets within the vicinity of the site and the site is not within a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: The 18/2174/FUL application proposed demolition of the existing garage to provide access from Greenfield Avenue along the western boundary of the site. 	

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

<ul style="list-style-type: none"> Air Quality 			
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> None identified. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> A public right of way runs adjacent to the west of the site. Settlement Hierarchy (Core Strategy, 2011): The site is located in the Secondary Centre of Carpenders Park. 			
Availability (ownership/legal issues)			
The site is in single ownership.			
Achievability			
One of the reasons for refusal of the 18/2174/OUT application was that the proposal would not contribute to affordable housing provision, without demonstration that affordable housing provision would be unviable. An application would need to meet policy requirements or submit sufficient viability evidence.			
Potential Density			
Landowner Proposed DPH	25	Landowner Proposed Dwelling Range	2
Indicative DPH	25-50	Indicative Dwelling Range	2-4
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
It is considered that the size and context of the site could accommodate more than 2-4 dwellings. Development of the site would be more appropriately considered through the planning application process in a new proposed scheme.			
Suitable	No	Available	Yes
		Achievable	Yes

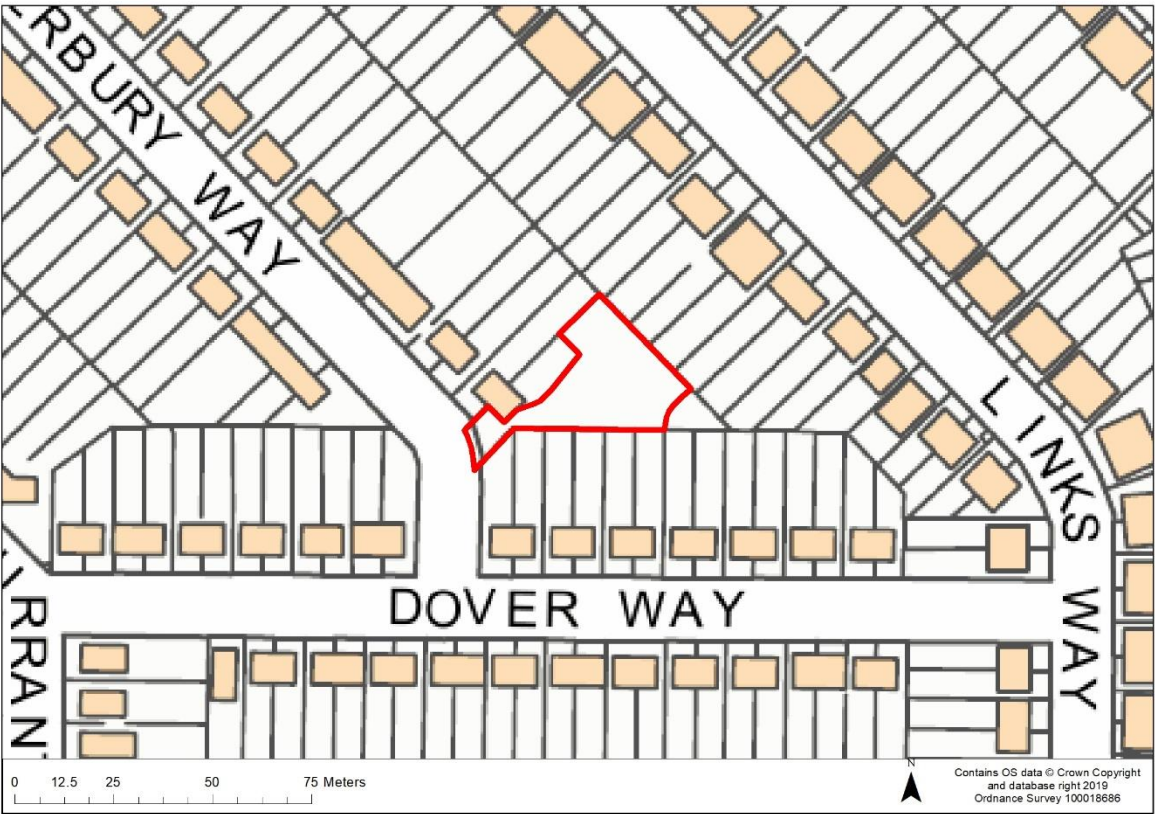
Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
RWA13	Banstead Down, Old Chorleywood Road	Rickmansworth	0.3
Site Description			
<p>The site is comprised of a mix of previously developed and greenfield land and is located in Rickmansworth. The site consists of garden land to the rear of two detached residential dwellings fronting Old Chorleywood Road; Dell House and Banstead Down. The site is accessed from driveways off Old Chorleywood Road, which is located to the east. There are residential properties to the north and west of the site, with Woodlands (a neighbouring property) to the south).</p>			
Use(s) Proposed		Residential	
Planning History			
<p>The site has been the subject of several planning applications, a number of which relate to application sites forming part of Site RWA13.</p> <p>The whole site was subject to an outline application for the demolition of Banstead Down and the development of 5 detached dwellings (19/0559/OUT). The application was refused in June 2019 as the development would not contribute to affordable housing provision (without demonstration that this would not be viable), would result in a cramped and contrived overdevelopment of the site and would be detrimental to residential amenity.</p> <p>The 19/1737/OUT application related to the whole site boundary and was an application for three dwellings. This was refused in December 2019 as the development would result in overdevelopment of the site, would be detrimental to the residential amenity of existing neighbouring occupiers, would not contribute to affordable housing provision (without demonstration that this would not be viable) and it was not demonstrated that the development would not result in a detrimental impact on protected trees. The application is the subject of an ongoing appeal at the time of writing.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area 		<ul style="list-style-type: none"> Green Belt: The site is not within the Green Belt. Historic Environment: There are no heritage assets within the vicinity of the site and the site is not within a Conservation Area. 	

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

<ul style="list-style-type: none"> Historic Park and Garden AONB 											
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Groundwater Flood Risk: The east of the site has groundwater levels at least 5m below the surface. The west of the site has groundwater levels between 0.5m and 5m below the surface. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Access: Access exists to the existing properties from the Old Chorleywood Road. 									
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 		<ul style="list-style-type: none"> TPO: There are protected trees to the north-west of the site and along the northern and eastern boundary (TPO063). 									
Further Constraints/Considerations: <ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is located in the Principal Town of Rickmansworth. 											
Availability (ownership/legal issues) <p>The site is in two separate ownerships associated with the existing residential properties but there is an option agreement on both plots of the land (with the same beneficiary). The existing Banstead Down property is not included in the option agreement however, development could retain the existing dwelling. The site is therefore considered to be available.</p>											
Achievability <p>Several applications relating to the site have been submitted which would result in development that would not contribute to affordable housing provision, although without demonstration that affordable housing provision would be unviable. An application would need to meet policy requirements or submit sufficient viability evidence.</p>											
Potential Density <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>10-17</td> <td>Landowner Proposed Dwelling Range</td> <td>3-4 (net gain)</td> </tr> <tr> <td>Indicative DPH</td> <td>30-50 (retaining existing property)</td> <td>Indicative Dwelling Range</td> <td>9-15</td> </tr> </table>				Landowner Proposed DPH	10-17	Landowner Proposed Dwelling Range	3-4 (net gain)	Indicative DPH	30-50 (retaining existing property)	Indicative Dwelling Range	9-15
Landowner Proposed DPH	10-17	Landowner Proposed Dwelling Range	3-4 (net gain)								
Indicative DPH	30-50 (retaining existing property)	Indicative Dwelling Range	9-15								
Phasing <table border="1"> <tr> <td>0-5 years</td> <td>x</td> <td>6-10 years</td> <td>11-15 years</td> <td>16+ years</td> </tr> </table>				0-5 years	x	6-10 years	11-15 years	16+ years			
0-5 years	x	6-10 years	11-15 years	16+ years							
Conclusion <p>The site is not within the Green Belt and it is a priority to direct development to land that is not designated as Green Belt, where appropriate. The site is deemed suitable although any development should address the presence of protected trees on the site. Consideration should be given to the site's location in GSPZ1. Any development would also need to overcome the reasons for refusal of past planning applications. The site is both available and achievable.</p>											
Suitable	Yes	Available	Yes	Achievable	Yes						

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
RWA14	2 Canterbury Way	Croxley Green	0.09
			
Site Description			
<p>The site is comprised of greenfield land and is located in Croxley Green. The site contains the front amenity space, access and private rear garden of 2 Canterbury Way, which is adjacent to the site. There are residential gardens adjacent to the north, east and south of the site.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was one planning applications on the site (<i>19/1923/OUT</i>) for the development of two dwellings, which was refused in December 2019. The reasons for refusal were that the development would result in an appropriate form of tandem and backland development, would result in a dominant and oppressive relationship with the neighbouring dwellings, would fail to provide sufficient parking and would not contribute to affordable housing provision. The 2019 application is the subject of an appeal (<i>20/0006/REF</i>) which is in progress at the time of writing.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not within the Green Belt. Historic Environment: There are no heritage assets within the vicinity of the site and the site is not within a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: Access could be obtained via the existing driveway which serves 2 Canterbury Way, subject to improvements/widening as necessary. 	

Appendix 7g – Refused and Withdrawn Application Sites Detailed Assessments

<ul style="list-style-type: none"> Contamination Noise Air Quality 					
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> Tree Preservation Order: There is a protected tree adjacent to the north-eastern corner of the site (TPO911). 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Croxley Green. 					
Availability (ownership/legal issues)					
The site is in single ownership and there is an option to purchase the site. The site is considered to be available.					
Achievability					
One of the reasons for refusal of the 19/1923/OUT application was that the proposal contribute to affordable housing provision, without demonstration that affordable housing provision would be unviable. An application would need to meet policy requirements or submit sufficient viability evidence.					
Potential Density					
Landowner Proposed DPH	22	Landowner Proposed Dwelling Range	2		
Indicative DPH	15-20	Indicative Dwelling Range	1-2		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
Given the reasons for refusal of 19/1923/OUT, it is considered that a lower density development would be suitable for the context of the site. Development of the site would be more appropriately considered through the planning application process in a lower density scheme appropriate to the site.					
Suitable	No	Available	Yes	Achievable	Yes