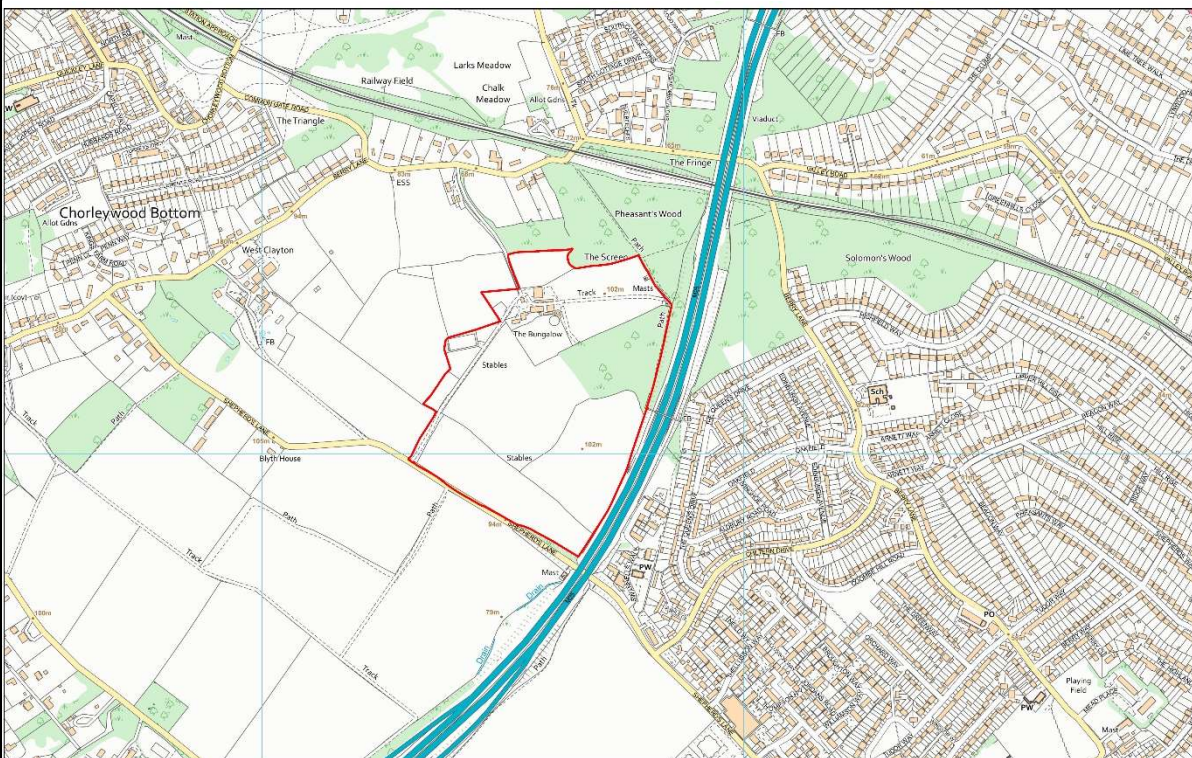


# Strategic Housing and Employment Land Availability Assessment Addendum October 2023

New sites were submitted by promoters for allocation during the **Local Plan Regulation 18 Part 3: Additional Sites for Potential Allocation Consultation** that took place between 27 January and 30 March 2023. 2 new sites were submitted through this process. 3 further sites were submitted through the **Additional Call for Brownfield Sites**. Each of these sites has been assessed and site proformas have been prepared which includes the evidence on site suitability, availability and achievability. From the new sites assessed, 1 housing site (NSS23) was found to be deliverable or developable as part of the Lower Housing Growth Option.

## New sites submitted during the Part 3 Regulation 18 consultation

Site Ref	Address	Settlement	Site Area (ha)
NSS18	Catlips Farm, Berry Lane	Chorleywood	21.8
			
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<ul style="list-style-type: none"><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>	the wider parcel CH3 (in which the site is located) as moderate-high. <ul style="list-style-type: none"><li><b>Historic Environment:</b> There are no heritage assets within the site boundary</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> Most of the site is at negligible risk of surface water flooding. These are two small areas in the centre of the site at medium risk.</li><li><b>Groundwater Flood Risk:</b> Groundwater levels of the site are at least 5m below the ground surface.</li><li><b>GSPZ:</b> GSPZ3</li><li><b>Access:</b> Main access to the site would be from Shepherds Lane, at the south of the site. Access may be possible from Berry Lane to the northwest. Shepherds Lane is a single track road with no footway, becoming a two lane road with a pavement to one side just before reaching the M25, which it crosses underneath. Berry Lane is a single track road with passing places.</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>Landscape Sensitivity Assessment TBD</b></li><li><b>Local Wildlife Site:</b> The woodland area in the east of the site is part of a Local Wildlife Site, which extends to cover the woods north of the site boundary</li><li><b>Open Space:</b> Pheasants Wood is designated Open Space, and a portion of the woodland is within the site boundary</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is outside of any defined settlement, and lies between Chorleywood and Mill End, which are defined as Key Centres in the Settlement Hierarchy.</li><li>There is a Public Right of Way which runs along the east of the site, crossing over the M25 from The Queens Drive and passing through Pheasants Wood along the site boundary.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and the site is being promoted by the landowner.					
<b>Achievability</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density</b>					
Landowner Proposed DPH	13.8	Landowner Proposed Dwelling Range		300	
Indicative DPH	13.8	Indicative Dwelling Range		300	
<b>Phasing</b>					
0-5 years	X	6-10 years		11-15 years	16+ years
<b>Conclusion</b>					
The site is within a parcel of Green Belt which is considered to be a risk of moderate-high harm if released. The site is washed over by the Green Belt and is not at the edge of a settlement as defined in the Settlement Hierarchy. The accesses to the site from both Shepherds Lane and Berry Lane are considered unsuitable for the level of development proposed.					
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes

Site Ref	Address	Settlement	Site Area (ha)
NSS20	Land adj. RES site, Egg Farm Lane	Kings Langley	7.0

**Site Description**

The site consists of open greenfield land which is in agricultural use, as well as a site occupied with building and car parking for RES. The site's northern and eastern boundaries are formed by Egg Farm Lane, the west by a tree buffer, and the south by the M25 motorway. There is a wind turbine located to the immediate south.

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

23/0246/RSP – part retrospective application to convert existing agricultural land into recreation space for RES employees

<b>Suitability</b>	
<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 in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel KL3 (in which the site is located) as high.</li> <li><b>Historic Environment:</b> There are several Locally Listed Buildings within the site, associated with Ovaltine Egg Farm. Any future proposals should take this into account.</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>Groundwater Flood Risk:</b> Levels are between 0.025m and 5m below the ground surface.</li> <li><b>Access:</b> Access exists from Egg Farm Lane although this is a narrow road and improvements would likely be required</li> <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> </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><b>Local Wildlife Site:</b> There are Local Wildlife Sites (Numbers Farm Area) to the north and east of the site, though they are not within the site boundary.</li> </ul>



<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> The trees which form the western boundary of the site are protected under TPO727 (Kings Langley Station Car Park). There two further groups of trees at the northern edge of the site which are protected under TPO317.</li> <li>The site falls within the <b>Central River Valleys Landscape Area</b></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.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Secondary Centre of Kings Langley.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and the site is being promoted by the landowner.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	30-35	Landowner Proposed Dwelling Range	200-250
Indicative DPH	50	Indicative Dwelling Range	350
<b>Phasing</b>			
0-5 years	X	6-10 years	
		11-15 years	
		16+ years	
<b>Conclusion</b>			
<p>The site is both available and achievable.</p> <p>The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as high. The site is not strategic in scale and it is therefore considered that it does not justify the high harm to the Green Belt in releasing the site. The site is therefore deemed unsuitable.</p> <p>The site is therefore not deemed to be developable.</p>			
<b>Suitable</b>	No	<b>Available</b>	Yes
<b>Achievable</b>	Yes		

## New sites submitted during the Call for Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
NSS21	Land between Adams House and Five Oaks, London Road	Batchworth	0.24

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<b>Site Description</b> The site consists of brownfield former garden land between two residential properties, accessed from London Road. The site previously formed part of the gardens of Adams House and Five Oaks. The site is bordered to the south by London Road (A404), and to the north by Moor Park Golf Club. There is low-density development along London Road.	
<b>Use(s) Proposed</b>	Residential (including self-build and/or retirement housing)
<b>Planning History</b> <b>09/0183/FUL</b> – Erection of two storey dwelling, detached double garage with accommodation above, re-location of vehicular access, new gravel driveway and erection of close board fencing to frontage – <b>Refused</b> on 16 <sup>th</sup> April 2009, appeal dismissed.	
<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 in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel BW4 (in which the site is located) as moderate-high</li> <li>There are no heritage assets in 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> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Groundwater Source Protection Zone:</b> The site is within GSPZ2</li> <li><b>Access:</b> There is existing access from the site onto London Road.</li> </ul>

<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><b>Local Wildlife Site:</b> A Local Wildlife Site is directly adjacent to the northern boundary of the site</li><li><b>TPO:</b> There are protected trees on the site (TPO639)</li><li>The site falls within the <b>South Herts Plateau Landscape Area</b></li><li><b>Landscape Sensitivity TBD</b></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 Batchworth Park which is classified as an “Other Settlement” in the Settlement Hierarchy. The site is approximately 450m from the boundary of the Principal Town of Rickmansworth.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and the site is being promoted by the landowner.					
<b>Achievability</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density</b>					
Landowner Proposed DPH		21	Landowner Proposed Dwelling Range		5
Indicative DPH		21	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 washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Harm to the Green Belt of releasing land on which the site is located is considered to be at least moderate-high and the site is non-strategic. Five new dwellings would have a significant impact on the openness of the Green Belt and the character of the surrounding area, which is low density ribbon development. Allocating the site would not outweigh harm to the Green Belt, if released.					
The site is not located in a sustainable location. It is therefore considered unsuitable for residential development.					
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes

Site Ref	Address	Settlement	Site Area (ha)
NSS22	Lonsdale 19 Hyde Lane	Kings Langley	1.58

25 12.5 0 25 50 75 100 Meters

N

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<b>Site Description</b>	
<p>The site currently consists of a detached dwelling, with an outbuilding which includes a gym, swimming pool, and snooker room plus 4 garages, as well as a large garden. The southern boundary is formed by Hyde Lane, which is a single-track road with no footpath. The northern and eastern boundaries are adjacent to open agricultural and greenfield land, and the western boundary is formed of a wide boundary of trees between the dwelling and the adjacent low density residential development along Hyde Lane.</p>	
<b>Use(s) Proposed</b>	Residential
<b>Planning History</b>	
<p>12/0018/REF - Certificate of Lawfulness Proposed Development: Proposed erection of an outbuilding to accommodate a swimming pool with changing facilities, gym and games room, incidental to the enjoyment of the dwellinghouse – Allowed at Appeal</p>	
<b>Suitability</b>	
<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 in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing parcel HH1, which borders the site to the north, as very high.</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.</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> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Access:</b> There is existing driveway access to Hyde Lane. This is a single-track road with no pavement and improvements would likely be required.</li> <li><b>Landscape Sensitivity TBD</b></li> </ul>

<ul style="list-style-type: none"><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><b>Local Wildlife Site:</b> The northeast corner of the site borders a Local Wildlife Site</li><li><b>TPO:</b> There are several trees and groups of trees protected by TPO599, located within the west and south of the site</li><li>The site falls within the <b>Central River Valleys Landscape Area</b></li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> Part of the site is located within the Secondary Centre of Kings Langley.</li><li>HCC Highways have also stated that a significant increase in traffic along Hyde Lane, which is expected from the site, would not be acceptable. It is therefore considered unsuitable for residential development.(stated in relation to EOS8.1, Land south of Hyde Lane)</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and the site is being promoted by the landowner.					
<b>Achievability</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density</b>					
Landowner Proposed DPH	5.7	Landowner Proposed Dwelling Range		9	
Indicative DPH	30-50	Indicative Dwelling Range		47-79	
<b>Phasing</b>					
0-5 years	X	6-10 years		11-15 years	16+ years
<b>Conclusion</b>					
The site is located in the Green Belt. Harm to the Green Belt of releasing land on which the site is located is considered to be at least high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released.					
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes



Site Ref	Address	Settlement	Site Area (ha)
NSS23	Chorleywood Telephone Exchange Shire Lane	Chorleywood	0.11

10 5 0 10 20 30 40 Meters

N

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Site Description	
The site is comprised of previously developed land and is in use as a Telephone Exchange. The site borders garages to the north and east. Beyond these, the site is located to the rear of shops on Shire Lane. There are residential properties including blocks of flats surrounding the site.	
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. Chorleywood Station Conservation Area is located to the south-east of the site, beyond residential development along Shire Lane. 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 Shire Lane, via a road to the side of the New Parade Shops</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><b>Landscape Sensitivity Assessment TBD</b></li> <li>The site is within the <b>Chilterns Landscape Area</b></li> </ul>

<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 single ownership and is being promoted by agents on behalf of the landowner.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	181	Landowner Proposed Dwelling Range	20-25		
Indicative DPH	136	Indicative Dwelling Range	15		
<b>Phasing</b>					
0-5 years		6-10 years	x	11-15 years	16+ years
<b>Conclusion</b>					
The site is deemed suitable for residential development. The site is both available and achievable.					
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes

## Sites with amended boundaries

There have been 4 sites which have undergone boundary changes, for a variety of reasons. The SHELAA assessments have been updated to reflect the new site boundaries.

Site Ref	Address	Settlement	Site Area (ha)
EOS12.4	Land to the west and south of Maple Cross	Maple Cross	17.18

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80 40 0 80 160 240 320 Meters

N

THREE RIVERS DISTRICT COUNCIL

<b>Site Description</b>	
<p>The site is comprised of greenfield land, which is in use as open, agricultural land. The site is made up of two distinct parcels. The western parcel is bounded to the east by trees and residential development associated with Maple Cross. The western boundary is in close proximity to the M25. Hornhill Road runs through the centre of this parcel. The eastern parcel is bounded to the north by residential development and a wooded area known as Franklin's Spring, to the west by residential development, and to the east by Maple Cross JMI primary school.</p> <p>The site is a reduction in area of site EOS12.2, with the new parcel boundaries reflecting the low-moderate and moderate areas of harm to the Green Belt if released.</p>	
<b>Use(s) Proposed</b>	Residential, education, community uses, retail, business
<b>Planning History</b>	
There is no relevant planning history on the site.	
<b>Suitability</b>	
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. Harm to the Green Belt of releasing the western parcel of the site was assessed as moderate. Harm to the Green Belt of releasing the parcel adjacent to Franklin's Spring was assessed as low-moderate.</li> <li><b>Historic Environment:</b> The Heritage Impact Assessment states that development of the whole land parcel would have a minor adverse impact on the historic environment, as there would be a change in the agrarian landscape by development. The Heritage</li> </ul>

	<p>Impact Assessment states that careful design has the potential to limit the harm, especially at the eastern side of the development. 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.</p> <ul style="list-style-type: none"> <li>• <b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> Close to the northern boundary, adjacent to Franklin's Spring, there is small area which ranges from medium-low risk of surface water flooding.</li> <li>• <b>Groundwater Flood Risk:</b> The western parcel has groundwater levels at least 5m below the ground surface. The eastern parcel has groundwater levels between 0.5m and 5m of the surface.</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> There is no existing access into the site. It is proposed that the site would be accessed from Hornhill Road.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> <li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> <li>• <b>Wastewater:</b> Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.</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 northern part of the western of land was not assessed as part of the Landscape Sensitivity Assessment. The southern part of land was assessed; Landscape Sensitivity Assessment classifies the southern section of the parcel as having medium-high sensitivity to built development. The eastern section is classified as having medium-low sensitivity to built development.</li> <li>• <b>TPO:</b> There are protected trees within the site, adjacent to the north of Hornhill Road (TPO044).</li> </ul>
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"> <li>• The eastern parcel of land has a public right of way which runs along the southern boundary, which continues along the eastern boundary of the western parcel, and then runs through the site, along</li> </ul>	



<p>Hornhill Road</p> <ul style="list-style-type: none"> <li>The site is strategic in scale and would provide supporting infrastructure. This includes: a primary education extension to Maple Cross JMI and Nursery School, parkland (including play space), a local centre including local shops, community facilities, a nursery and flexible commercial space, a 90-bed extra care home, improved bus stops and an extended bus route through the site as well as pedestrian and cycle routes.</li> <li>Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross.</li> </ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in single ownership and the site is being promoted by the landowner.							
<b>Achievability</b>							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
<b>Potential Density</b>							
Landowner Proposed DPH	29	Landowner Proposed Dwelling Range	500				
Indicative DPH	50	Indicative Dwelling Range	850				
<b>Phasing</b>							
0-5 years	x	6-10 years	x	11-15 years	x	16+ years	
<b>Conclusion</b>							
<p>The site is located in the Green Belt. Harm to the Green Belt of releasing the two parcels in which the site is located were assessed as ranging from low-moderate to moderate. The site is strategic in scale and its development would support infrastructure provision. It is considered that the strategic advantages of the site justify the level of harm to the Green Belt in releasing the site.</p> <p>The site is therefore deemed to be suitable. Small areas of the site are at risk of surface water and groundwater flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Consideration to heritage assets and potential environmental impacts will also need to be made. Future proposals would also need to take account of the site's location in GSPZ1. Any development would need to take account of the presence of Public Rights of Way and the presence of protected trees on site. The site is both available and achievable. The site is considered to be developable.</p>							
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes		

Site Ref	Address	Settlement	Site Area (ha)
NSS6a	North Cott East Lane	Bedmond	0.47

10 5 0 10 20 30 40  
Meters

N

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Site Description	
<p>The site is located along East Lane, to the south east of Bedmond. It has a mix of grassland and an area of hardstanding which contains several sheds and an equestrian ménage. Within the north-western portion of the site there is the private residential property and garden of Nott Cott. There is a gated entry into the site at the south-western corner. There are detached residential properties to the immediate north-west of the site and to the west, on the opposite side of East Lane. The north of the site borders residential gardens of properties along Bell Lane.</p> <p><i>Site PCS25a is located within the site.</i></p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The site falls into two parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel (in which the majority of the site is located) low-moderate. Harm to the Green Belt of releasing the parcels (in which the north-western corner of the site is located) was assessed as low.</li> <li><b>Historic Environment:</b> There are no heritage assets in the site although there are a number of Grade II and Locally Listed buildings along the High Street, to the north-west. The Heritage Impact Assessment states that any development of Site PCS25, which is located within the site, would have a neutral impact on the historic environment. A detailed impact assessment would still be required to identify and define mitigation strategies to protect the properties on the High Street.</li> </ul>

	<ul style="list-style-type: none"><li>• <b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</li></ul>										
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>• Access</li><li>• Flood Zone</li><li>• Surface Water Flooding</li><li>• Groundwater Flooding</li><li>• Groundwater Source Protection Zone (GSPZ)</li><li>• Contamination</li><li>• Noise</li><li>• Air Quality</li></ul>	<ul style="list-style-type: none"><li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li><li>• <b>Surface Water Flooding:</b> There is a small area at the east of the site at low-medium risk of surface water flooding.</li><li>• <b>Source Protection Zone:</b> The site is within SPZ1. Environment Agency guidance will need to be taken into consideration if the site is to be developed</li><li>• <b>Access:</b> Access to the site is currently via a residential driveway to the north-west of the site off East Lane. There is also a gated entrance to the site at the south-west which could provide access from East Lane. HCC Highways advise access from East Lane is not suitable for any development, an access solution would be needed before any consideration and a shared surface solution would not be acceptable. It is also expected that enhanced crossing facilities of High Street would be needed.</li></ul>										
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>• The Landscape Sensitivity Assessment classifies as having low sensitivity to built development.</li><li>• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character.</li><li>• <b>Ecology:</b> HCC Ecology state a buffer should be provided to protect adjacent habitats.</li></ul>										
<b>Further Constraints/Considerations:</b>											
<ul style="list-style-type: none"><li>• HCC Ecology state illuminating trees should be avoided.</li><li>• HCC Minerals &amp; Waste state encourage opportunistic extraction of minerals for use on site prior to non-mineral development. Any development must acknowledge and mitigate the impacts of the nearby waste facility, in the Design and Access Statement.</li><li>• HCC Highways have stated that Site PCS25, which is located within the site, presents significant concern that Local Transport Policy could be met due to the site's location.</li><li>• Settlement Hierarchy (Core Strategy, 2011): The site is partially within and partially adjacent to the village of Bedmond and the proposed inset area.</li></ul>											
<b>Availability (ownership/legal issues)</b>											
The site is in single ownership and is being promoted by the landowner.											
<b>Achievability</b>											
The promoters of the site have not specified any issues regarding the viability in developing the site.											
<b>Potential Density</b>											
Landowner Proposed DPH		23		Landowner Proposed Dwelling Range		27					
Indicative DPH		15-25		Indicative Dwelling Range		8-12					
<b>Phasing</b>											
0-5 years		x	6-10 years		x	11-15 years			16+ years		
<b>Conclusion</b>											
The site is deemed suitable for residential development subject to appropriate mitigation measures to address the risk of surface water flooding to the east site, and subject to the resolution of appropriate access being provided. Development would also need to take into consideration the heritage assets within the vicinity of the site. The site is both available and achievable.											
<b>Suitable</b>		Yes		<b>Available</b>		Yes		<b>Achievable</b>		Yes	

Site Ref	Address	Settlement	Site Area (ha)
CFS18c	Hill Farm, Stag Lane	Chorleywood	0.75

**Site Description**

The site is comprised mainly of agricultural buildings, with a small area of trees to the west of the site. To the north of the site is a primary school and residential development of Chorleywood. To the east there is low-density residential development along Stag Lane. There is open agricultural land to the south and east.

The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS18).

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

There have been three prior approval applications on land at the north of the site. The application for change of use of an agricultural barn to one dwelling was refused (15/0463/PDA) and a later application for the change of use of an agricultural barn to a pair of semi-detached dwellings was refused (15/0643/PDA). An application for the change of use of an agricultural barn to three dwellings was also refused (16/1361/PDA).

<b>Suitability</b>	
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The site is within parcel CH4, assessed in the Stage 2 Green Belt Review. The parcel in which the site is located was assessed as leading to low harm to the Green Belt if released.</li> <li><b>Historic Environment:</b> The site is not within or adjacent to a Conservation Area, and there are no other Heritage Assets in the immediate vicinity of the site</li> <li><b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</li> </ul>
<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> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Source Protection Zone:</b> Part of the site is in SPZ1, and the rest of the site is adjacent to SPZ1. Environment Agency guidance will need to be taken into consideration if the site is to be developed</li> <li><b>Access:</b> The site is accessed from Stag Lane, although this is a narrow road with capacity for single-file traffic for most of its length and improvements would be necessary. Access on to</li> </ul>



<ul style="list-style-type: none"><li>Noise</li><li>Air Quality</li></ul>	Stag Lane is proposed to utilise the permitted site access with minor amendments. It is proposed by the promoter to make further amendments to the Stag Lane access to provide a full-length access of 4.8m within the site, and an improved visibility to the west and a footway of 2.0m in width on the southern side of Stag Lane in the vicinity of the junction only.										
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li><li>Local Wildlife Site</li><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.</li><li>The site is within the Chilterns Landscape Area</li><li><b>Local Wildlife Site:</b> There is a Local Wildlife Site (Shepherd's Lane Wood) a short distance from the south-eastern boundary.</li><li><b>TPO:</b> There are no protected trees within the site, however there are some trees along stag lane opposite the site which are protected under TPO080.</li><li><b>Wastewater:</b> Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.</li></ul>										
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"><li>There is a public right of way running through the site along the eastern side.</li><li>Thames Water have advised that the site would be likely to require upgrades to the wastewater network.</li><li>HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and wider mitigation measures may be necessary to achieve a sustainable location. Enabling permeability to the existing settlement would be a key consideration.</li><li>HCC Growth and Infrastructure have stated that this site is not large enough to facilitate bus service improvements for an adequate period or generate patronage that would make any such improvements viable in the long term, and that the surrounding roads are generally not suitable for bus operation. Due to the nature of Stag Lane, local facilities would only be accessible by car for the majority of residents. HCC consider that the site presents no opportunities for sustainable development with constraints considered insurmountable to enable a site to align with policies that the county council would expect to see in the emerging plan</li><li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood.</li></ul>											
<b>Availability (ownership/legal issues)</b> <p>The site is in single ownership and the site was promoted by the landowner as part of a larger site (CFS18).</p>											
<b>Achievability</b> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>											
<b>Potential Density</b>											
Landowner Proposed DPH		n/a		Landowner Proposed Dwelling Range		n/a					
Indicative DPH		50		Indicative Dwelling Range		38					
<b>Phasing</b>											
0-5 years		x		6-10 years		x		11-15 years		16+ years	
<b>Conclusion</b> <p>The site is considered to be suitable for residential development, subject to impact on heritage and matters of archaeological interests. Any development must also account for the presence of the public right of way within the site. An upgrade to the wastewater network may also be necessary. The site is available and achievable.</p>											
<b>Suitable</b>		Yes		<b>Available</b>		Yes		<b>Achievable</b>		Yes	

Site Ref	Address	Settlement	Site Area (ha)
H22a	Depot, Stockers Farm Road	Rickmansworth	0.76

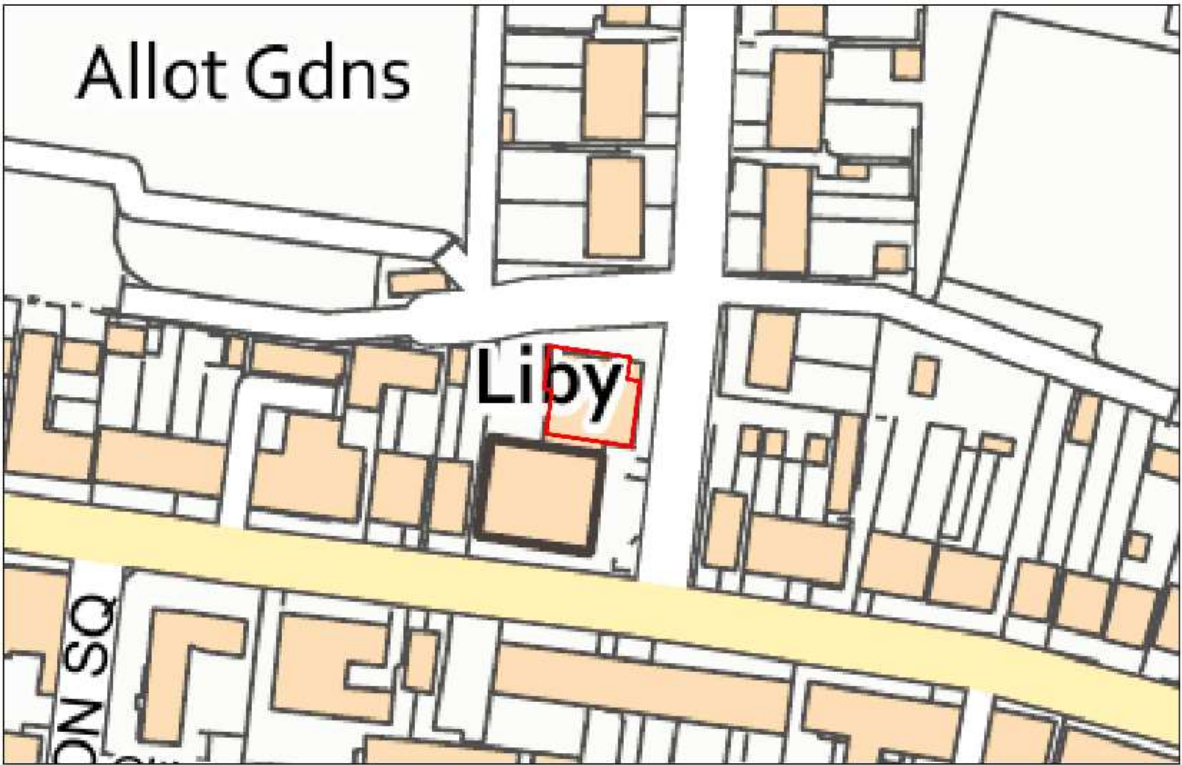
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Site Description	
<p>The site is comprised of previously developed land and is located in Rickmansworth. The site is in use as an Affinity Water depot. To the north and east of the site there is an agricultural field, with a primary school to the south and a pumping station to the south-west. There is residential development to the east. The site is accessed from Stockers Farm Road, which leads on from Harefield Road.</p>	
Use(s) Proposed	Residential
Planning History	
<p>The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 60 dwellings.</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> Stockers Lock and Farm Conservation Area is located to the west, containing several Grade II Listed Buildings. A heritage impact assessment would be required as part of any proposals.</li> </ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The majority of the site is in Flood Zone 1, with a small area at the south-western corner of the site in Flood Zone 2. The north-west area of the site, and part of the western and eastern boundaries are within Flood Zone 3a. Areas in Flood Zone 3a would only be suitable for open amenity space, biodiversity net gain, or similar uses within the site.</li> <li><b>Surface Water Flood Risk:</b> The majority of the site, at the south and north-west, ranges from low to medium risk of surface water flooding. A small area in the southern-central area is at high risk of surface water flooding.</li> <li><b>Groundwater Flood Risk:</b> Groundwater levels are between 0.5m and 5m below the ground surface.</li> </ul>

	<ul style="list-style-type: none"><li>• <b>GSPZ:</b> The site is in GSPZ 2.</li><li>• <b>Access:</b> The site has an existing access from Stockers Farm 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><li>• <b>Local Wildlife Site:</b> The western boundary is adjacent to a Local Wildlife Site (Stockers Farm Meadow). The Local Wildlife Site is also adjacent to the northern and eastern boundaries.</li></ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"><li>• The site is on the Brownfield Land Register (2019).</li><li>• A public right of way runs through the south-western part of the site.</li><li>• Settlement Hierarchy (Core Strategy, 2011): The site is located partially within and partially adjacent to the Principal Town of Rickmansworth.</li></ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and was promoted by the landowner to the previous Local Plan. The promoter of the site anticipates delivery of the site between 2022 and 2026.					
<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	100		Indicative Dwelling Range	60	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
					16+ years
<b>Conclusion</b>					
Site H22 was an existing housing allocation (adopted in 2014) and was deemed suitable for residential development. The site is available and achievable and is deemed to be deliverable.					
<b>Suitable</b>	Yes		<b>Available</b>	Yes	<b>Achievable</b>
					Yes

Site Ref	Address	Settlement	Site Area (ha)
CG65	British Red Cross, Community Way	Croxley Green	0.05

**Site Description**

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
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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 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>
<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 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>
<p><b>Potential Environmental Impacts:</b></p> <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>



<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 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	

## Other amended sites

Developable area reduced to account for increased buffer zone

Site Ref.	Address	Settlement	Site Area (ha)
CFS65	Land north of Bucknalls Lane	Garston	5.8 (whole site) 3.2 (developable area)

**Site Description**

The site is comprised of greenfield land and is a former golf course (Penfold Park), which was last used in 2016. The eastern boundary of the site is adjacent to an existing housing allocation (Fairways Farm, Site Ref H(34)), which has started construction. Further to the east is the M1. The western boundary is adjacent to the North Orbital Road (A405) whilst to the north there is a coach station and an operational waste site (Waterdale Waste Transfer Station and Household Waste Recycling Centre). The south of the site is adjacent to residential gardens.

**Use(s) Proposed** Residential

**Planning History**

22/1276/HCR3: An existing housing allocation, demolition of the existing buildings in the south west of the site and construction and operation of a new waste shredding facility. Site Ref: H(34) is adjacent to the east of the site has been developed into 100 dwellings (17/2549/AOD).

**Suitability**

**Policy Constraints:**

- Green Belt
- Heritage Assets Listed Buildings
- Conservation Area
- Historic Park and Garden
- AONB

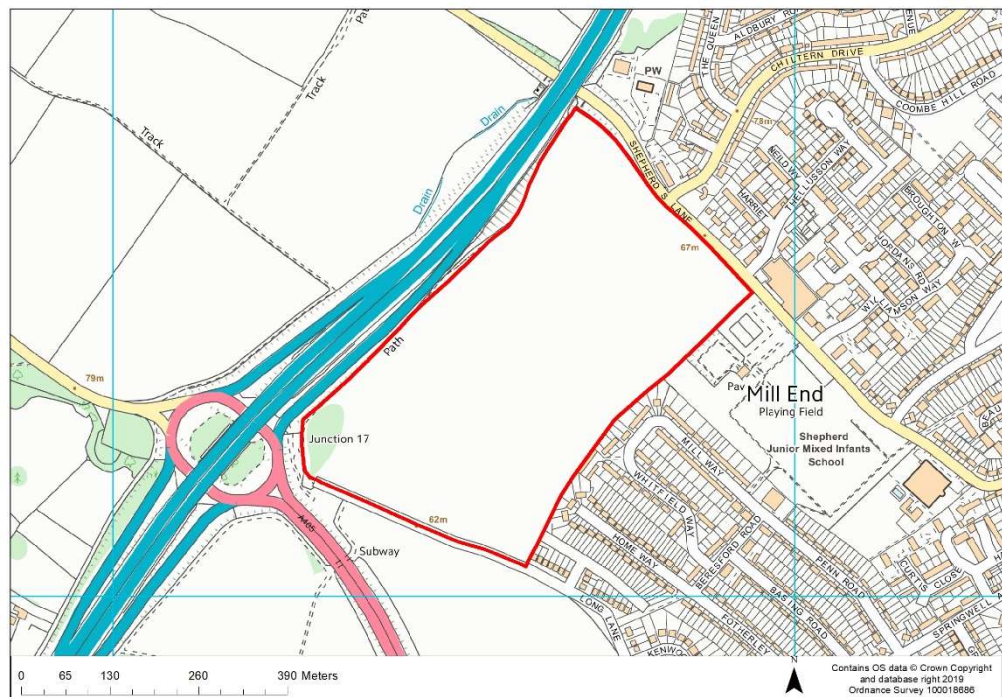
- Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate.
- Historic Environment:** All designated heritage assets are located some distance to the south of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
- Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site

	should be accompanied by a pre-application or pre-determination archaeological assessment.
<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 0.0.25 and 5m below the ground surface across the site.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M1 and A405 may have an impact on the site and its future occupiers. Any required mitigation to address noise issues would need to be undertaken.</li> <li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M1 and A405 may have an impact on the site and its future occupiers. Any required mitigation to address air quality issues would need to be undertaken.</li> <li>• <b>Contamination/Waste:</b> The site adjoins an existing operational waste site and Allocated Strategic Site for Future Waste Use (Waterdale HWRC &amp; Waste Transfer Station: AS041) in the HCC Waste Site Allocations document 2014. HCC Waste seek to prevent incompatible development taking place within the vicinity of the operational waste site which could compromise their continued operation in accordance with Policy 5 (Safeguarding of Sites) of. As part of any planning application, there would be a requirement for a buffer distance (of a minimum 100m) between the nearest dwellings and the boundary of the waste site, to ensure that the waste site can operate in association with any housing on the adjacent site. The promoters of the site have accounted for the need for a 100m buffer distance to the HWRC; open space and SuDS is proposed in the buffer zone area.</li> <li>• <b>Access:</b> Access could be provided from Bucknalls Lane. This is currently included in the site boundary; the access route runs between two properties and is covered by trees. Access is proposed by the promoter via the Fairways Farm development (H34) to the east and via a plot of land on Bucknalls 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 Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.</li> <li>• <b>TPO:</b> There are protected trees concentrated at the north-eastern corner of the site (TPO162A).</li> </ul>
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"> <li>• The Three Rivers Playing Pitch Strategy and Action Plan (2019) states that demand from the closed golf course is likely to have been transferred to clubs within its locality. Based on accessibility, it is determined that there are enough golf courses servicing the Three Rivers population without the course being brought back into use. On this basis, there does not appear to be a need to fully replace the closed golf course. It is recommended in the PPS Strategy and Action Plan that the future use of the site should be based on the following priority order of options:             <ol style="list-style-type: none"> <li>1) In terms of mitigation, seek to enhance the golfing offer available to District residents; or by creating an alternative non-traditional provision in the Area to encourage golf participation.</li> <li>2) Redevelop site and use developer contributions to improve other playing pitch sites (quantity and/or quality).</li> </ol> </li> <li>• HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site. Improvement for sustainable travel in the wider area may be required to meet Local Transport Policies.</li> <li>• The 100m buffer distance to the Waterdale HWRC reduces the developable area of the site approximately 4.2ha.</li> </ul>	

<ul style="list-style-type: none"><li>Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Garston.</li><li>HCC - The intention to acquire the parcel of land, to the south of the existing waste facilities at Waterdale, known as Brookdell Yard in order to expand and improve operations at Waterdale, Conditional contracts have been exchanged and, was presented to the county councils Resources and Performance Panel on 5 July 2021 and was subsequently approved by members.</li></ul>											
<b>Availability (ownership/legal issues)</b>											
The site is in single ownership and is being promoted by the landowner.											
<b>Achievability</b>											
The promoters of the site have not specified any issues regarding the viability in developing the site.											
<b>Potential Density</b>											
Landowner Proposed DPH		29 (whole site) 50 (3.2ha area)		Landowner Proposed Dwelling Range		230 170					
Indicative DPH		40-50 (whole site) 40-50 (3 .2ha)		Indicative Dwelling Range		230-290 130-160					
<b>Phasing</b>											
0-5 years		x	6-10 years		x	11-15 years			16+ years		
<b>Conclusion</b>											
The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Any development of the site would need to take account of the presence of protected trees within the site and as part of any planning application, there would be a requirement for a buffer distance (of a minimum 100m) between the nearest dwellings and the boundary of the waste site. Noise and air quality issues arising from proximity to the M1 should also be taken account of as is necessary. The site is both available and achievable.											
<b>Suitable</b>		Yes		<b>Available</b>		Yes		<b>Achievable</b>		Yes	

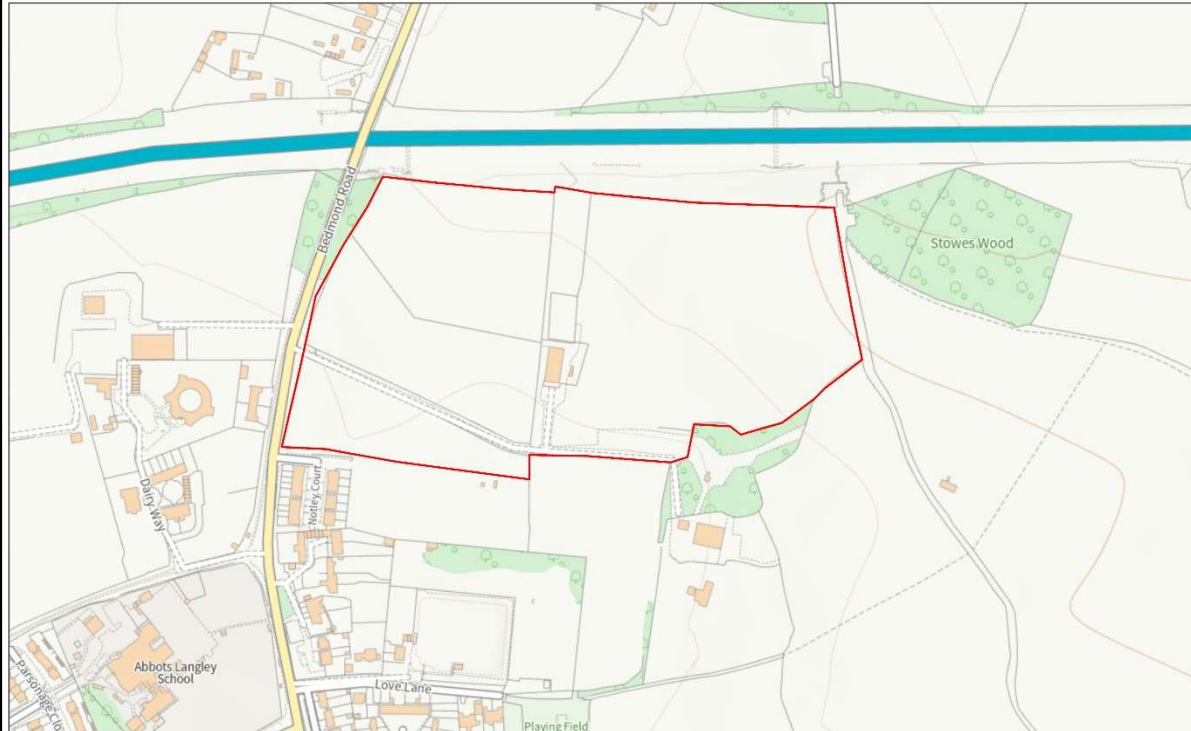


## Density of development reduced

Site Ref	Address	Settlement	Site Area (ha)
EOS7.0	Land to the south of Shepherds Lane and east of the M25	Mill End	20.8
			
<b>Site Description</b>			
<p>The site is comprised of greenfield land and is in agricultural use. There is a small area of woodland to the south-western corner, with tree-lined boundaries to the south, west and east. The western boundary is adjacent to the M25 whilst the southern boundary is formed by Long Lane. Beyond the southern boundary, on the opposite side of Long Lane, is safeguarded land for education use and the Reach Free School (Allocation Site S(a)). The northern boundary is formed by Shepherds Lane. King George V Playing Fields are adjacent to the north-eastern corner of the site. William Penn Leisure Centre is located to the north-east.</p> <p>The site contains Site CFS37 and Site PSCFS21 in its boundary.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Heritage Assets Listed Buildings</li><li>Conservation Area</li><li>Historic Park and Garden</li><li>AONB</li></ul>		<ul style="list-style-type: none"><li><b>Green Belt:</b> The site is located in the Green Belt. 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.</li><li><b>Historic Environment:</b> There are no Heritage Assets within the site. Heronsgate Conservation Area is located to the south-west, although this is located on the opposite side of the M25. A detailed heritage impact assessment may be required as part of any proposals. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.</li><li><b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</li></ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"><li>Access</li><li>Flood Zone</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 southern, northern and north-eastern boundaries.</li></ul>	

<ul style="list-style-type: none"><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>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> There is no vehicular access onto the site. Long Lane, which is adjacent to the south of the site, meets the south-western corner of the site; this is a single-track road and there would likely be capacity issues in using this as the primary access road into the site. Access could be provided from Shepherds Lane. HCC Highways have stated that access is likely to be technically achievable and that a wider settlement strategy could address sustainability concerns that HCC Highways have.</li><li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li><li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li></ul>				
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>• The Landscape Sensitivity Assessment assessed the site as having medium-high sensitivity to built development.</li><li>• <b>Tree Preservation Order:</b> There are protected trees at the south-west corner (TPO048) and to the north-western corner of the site (TPO069).</li><li>• <b>Ecology:</b> HCC Ecology have stated that whilst there are no fundamental ecological constraints on the site, the site provides an arable habitat so biodiversity offsetting would be expected.</li></ul>				
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"><li>• A public right of way (Rickmansworth 021) runs along the western boundary to the north of the site.</li><li>• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Mill End.</li></ul>					
<b>Availability (ownership/legal issues)</b> <p>The site is in multiple ownerships. Site CFS37 and PSCFS21 have been promoted for development within the site. The remainder of the site is owned by Three Rivers District Council and is being promoted for development.</p>					
<b>Achievability</b> <p>No viability issues have been identified.</p>					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	25-30	Indicative Dwelling Range	520-625		
<b>Phasing</b>					
0-5 years	6-10 years	x	11-15 years	x	16+ years
<b>Conclusion</b> <p>The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Any development of the site should take account of the presence of public rights of way and protected trees within the site. Consideration should also be given to the site's location in GSPZ1. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable.</p>					
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes

## Site withdrawn by promoters

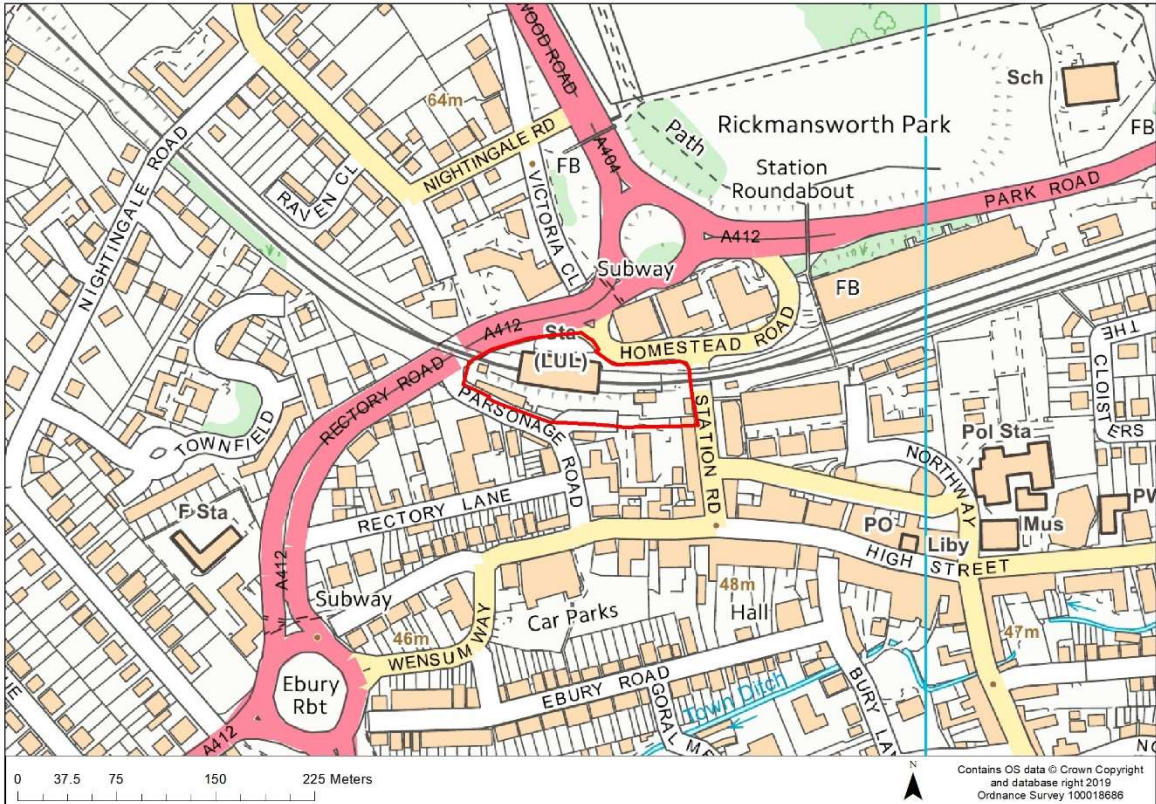
Site Ref	Address	Settlement	Site Area (ha)
EOS4.0	Land adjacent to Bedmond Road & South of M25	Abbots Langley	10.18
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<ul style="list-style-type: none"><li>• Access</li><li>• Flood Zone</li><li>• Surface Water Flooding</li><li>• Groundwater Flooding</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>Groundwater Flood Risk:</b> The majority of the site has groundwater levels at least 5m below the ground surface. The north-western part of the site has groundwater levels between 0.5m and 5m below the ground surface.</li><li>• <b>Access:</b> The site is currently accessed from via a single-track road from Bedmond Road, to which improvements/widening could be achieved. HCC Highways have stated that technical access is likely to be achievable but that the site is in a poor location, with minimal interaction with the existing settlement and significant distances to services or amenity. HCC Highways also state that there should be an understanding to environmental health due to existing transport infrastructure, which is likely to represent a constraint to the site.</li><li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers</li><li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers</li></ul>						
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>• The Landscape Sensitivity Assessment 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>• An approximate 100m buffer would be required between the M25 and residential development. When applying a 100m buffer, the site area measures 7ha. When subtracting the area of the site which is under construction (relating to the 19/1666/FUL application), the developable area is reduced to 6.5ha.</li><li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.</li></ul>							
<b>Availability (ownership/legal issues)</b>							
The site is single ownership. Part of the site is under construction into a new stable building and ménage; this part of the site could be protected excluded from the developable area. The site has been promoted alongside land to south (Site CFS8d – Notley Farm), which is in the same ownership. Notley Farm (CFS8d) is located in close proximity to the south of the site but is not adjacent to the site boundary.							
The site has been withdrawn by the promotor as of August 2023, and is therefore no longer available.							
<b>Achievability</b>							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	35-50 (10.18 site) 35-50 (6.5ha site)	Indicative Dwelling Range	356-509 228-325				
<b>Phasing</b>							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
<b>Conclusion</b>							
The site is deemed suitable for residential development. Any development should protect the area within the site that is undergoing a change of use to equestrian use (associated with the construction of stables, a ménage and associated parking). Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Noise and air quality issues arising from proximity to the M25 should also be taken account of.							
The site has been withdrawn by the promotor as of August 2023, and is therefore no longer available.							
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	Yes		



# Site withdrawn by promoters

Site Ref	Address	Settlement	Site Area (ha)
CFS41	Rickmansworth Station, Station Approach	Rickmansworth	0.9

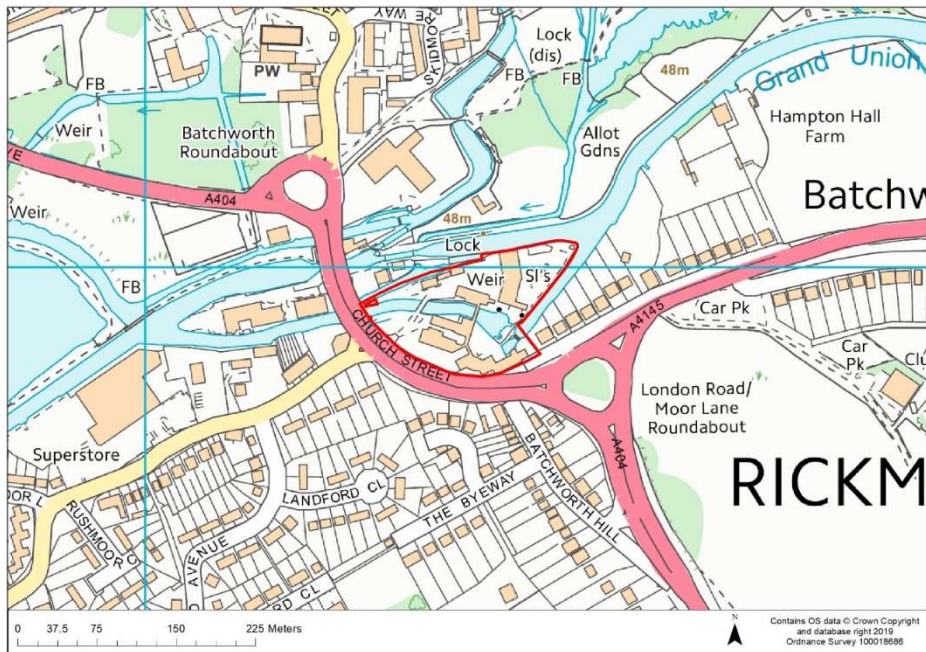


Site Description	
<p>The site is comprised of previously developed (brownfield) urban land and is included on the Brownfield Land Register. The site is in use as Rickmansworth Underground station, the adjacent car park and vacant land. The railway line runs through the centre of the site. There is also tree coverage on the site, to the south of the railway line.</p> <p>It is proposed that the station use would remain as part of any development.</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 located in the Green Belt.</li><li><b>Historic Environment:</b> A small area to the south of the site is within Rickmansworth Town Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and that any development in the wooded area south of the railway line will need to assess the impact on the Conservation Area. If development is proposed to the south of the railway line, any future application should be accompanied by a detailed heritage statement to define how the edge of the Conservation Area is to be protected. Rickmansworth Station is a Locally Listed Building.</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></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 no identified risk of flooding across the majority of the site, although there is low risk along the western boundary.</li><li><b>GSPZ:</b> The site is wholly within 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</li></ul>



<ul style="list-style-type: none"><li>Groundwater Source Protection Zone (GSPZ)</li><li>Contamination</li><li>Noise</li><li>Air Quality</li></ul>	<p>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>Contamination:</b> The Environment Agency have highlighted that railway land may present a potential previous polluting use.</li><li><b>Noise:</b> Noise and vibrations caused by the use of the station may have an impact on the site and its future occupiers.</li></ul>										
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"><li>Landscape Character</li><li>Air Quality (AQMA)</li><li>Local Wildlife Site</li><li>Local Nature Reserve</li><li>SSSI</li><li>Ancient Woodland</li><li>Tree Preservation Order</li><li>Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li><li><b>TPO:</b> A TPO covers all trees on the site (TPO318).</li></ul>										
<b>Further Constraints/Considerations:</b>											
<ul style="list-style-type: none"><li>HCC Highways recognise that the site has immediate access to the station and the site's close proximity to central Rickmansworth/High Street, with good availability of inter-urban bus services.</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 and the site is being promoted by the landowner.											
The site has been withdrawn by the promotor as of August 2023, and is therefore no longer available.											
<b>Achievability</b>											
The promoters of the site have not specified any issues regarding the viability in developing the site.											
<b>Potential Density</b>											
Landowner Proposed DPH		77		Landowner Proposed Dwelling Range		70					
Indicative DPH		77		Indicative Dwelling Range		70					
<b>Phasing</b>											
0-5 years		6-10 years		X		11-15 years		X		16+ years	
<b>Conclusion</b>											
The site is deemed suitable for residential development although further work should be undertaken in relation to the site's location in GSPZ1 as well as possible previous polluting uses. Noise and vibrations caused by the use of the railway line should be addressed through mitigation measures. Any development of the site would need to take account of the presence of protected trees within the site.											
The site has been withdrawn by the promotor as of August 2023, and is therefore no longer available.											
<b>Suitable</b>		Yes		<b>Available</b>		No		<b>Achievable</b>		Yes	

Site removed following objections from Environment Agency on flood risk

Site Ref	Address	Settlement	Site Area (ha)
CFS60	Affinity Water Depot, Church Street	Rickmansworth	1.5
			
<b>Site Description</b> <p>The site is comprised of previously developed (brownfield) urban land, with the majority of the site included on the Brownfield Land Register. The site is a former Affinity Water office site that also includes water abstraction and treatment facilities. The site consists of car parking and buildings relating to these operations, although the office buildings are now vacant. The River Colne flows through the centre of the site in a south westerly direction and the Grand Union Canal flows along the northern boundary. There are foot and road bridges connecting the south of the site to the north. There is a small area of greenfield land to the south of the site which provides green space surrounding the existing offices. The northern and eastern boundaries are formed by the Grand Union Canal and River Colne, whilst the south-western boundary is formed by a two-lane main road (Church Street). Batchworth Lock is located to the immediate north of the site, with residential development and Rickmansworth town centre beyond this. To the south and east there is further residential development, with residential development beyond this.</p>			
<b>Use(s) Proposed</b>		Residential (with continued water treatment and utility uses)	
<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 located in the Green Belt.</li><li><b>Historic Environment:</b> Rickmansworth Town Centre Conservation Area is located to the north-west of the site. There are Grade II Listed Buildings to the north-west of the site (99 Church Street), as well as to the south-east and east (1 Batchworth Hill, 17 Moor Lane and Obelisk in Garden on 17 Moor Lane). The Heritage Impact Assessment states that the complex of buildings within the site should be considered a non-designated heritage asset, as they form an important historic industrial complex. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and that care is required in relation to the height of development to ensure that it would not impact on views from the Conservation Area. There are also Locally Listed Buildings at the south of the site. A detailed heritage statement and discussions with the Conservation Officer would be required to define an appropriate method of developing 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></ul>		<ul style="list-style-type: none"><li><b>Flood Zone:</b> The River Colne flows through the centre of the site and the Grand Union Canal flows along the northern boundary. The whole site is within Flood Zone 2. Flood Zone 3a also extends to cover the majority of the site (78% of site area). Flood</li></ul>	

<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>Zone 3b is focused in the northern and eastern areas of the site and covers approximately 53% of the site area.</p> <ul style="list-style-type: none"> <li>• <b>Surface Water Flood Risk:</b> The site is at a low to moderate risk of surface water flooding, which generally cover the area of the watercourses within and adjacent to the site. There is an area of ponding along the southern border, which occurs mainly along Church Street but is at risk of encroaching into the site.</li> <li>• <b>Groundwater Flood Risk:</b> The site is at moderate to high risk of groundwater flooding. Across the majority of the site, groundwater levels reach 0.5-5m below the surface but there is a higher risk to the north-western and central area of the site</li> <li>• <b>GSPZ:</b> The site is wholly within 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>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.</li> </ul>
<p><b>Further Constraints/Considerations:</b></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 single ownership and the site is being promoted by the landowner.</p>	
<p><b>Achievability</b></p>	
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>	
<p><b>Potential Density</b></p>	
Landowner Proposed DPH	36-50 Landowner Proposed Dwelling Range 55-75
Indicative DPH	36-50 Indicative Dwelling Range 55-75
<p><b>Phasing</b></p>	
0-5 years	6-10 years X 11-15 years 16+ years
<p><b>Conclusion</b></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. The site is deemed suitable for residential development through the conversion of existing buildings only. No new residential development will be permitted on Flood Zone 3b on the site. It is required that the Locally Listed Buildings at the south of the site are protected.</p> <p>The Level 2 SFRA states that should the site be redeveloped, the Sequential Test would not be passed, and the Exception Test would be required if residential development (more vulnerable development) were proposed in FZ3a. As part of any future proposals, a site-specific flood risk assessment would be required because the site is within Flood Zone 2 and 3 and at risk from sources of flooding. It must be demonstrated within a site-specific FRA that the site would be safe for the proposed use, with provision of safe access and escape routes. The Environment Agency raised significant objections to allocating the site due to the flood risk, so the site is not considered suitable.</p>	
Suitable	No Available Yes Achievable Yes

Site removed as no agreement has reached with the leaseholder over possible new location for the library, so the site is not available.

Site Ref	Address	Settlement	Site Area (ha)
CFS77	Rickmansworth Library	Rickmansworth	0.1

Site Description	
The site is comprised of previously developed (brownfield) urban land and is in use as Rickmansworth Library. The site is located in Rickmansworth town centre, with town centre uses (e.g. retail, financial services, offices, pharmacy, restaurants, etc.) and Rickmansworth Station located within close proximity. Residential development is located in the surrounding area. The site is accessed from the High Street.	
<b>Use(s) Proposed</b>	Residential with potential for a main town centre use
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 located in the Green Belt.</li> <li>• <b>Historic Environment:</b> The site is located in a Site of Known Archaeological Interest and in the Rickmansworth Town Conservation Area. There are several Grade II Listed Buildings located within the vicinity of the site. Basing House (Grade II Listed Building) is located to the immediate north. The Heritage Impact Assessment states that the present library does little to enhance the Conservation Area but that the site's development would have a minor adverse impact on the historic environment. Any future application would require a detailed heritage statement to assess the impact on the Conservation Area and the Listed Buildings within the core of this Conservation Area. Detailed discussions would be required with the Conservation Officer to ensure that any development should enhance this historic location improving the present layout and design.</li> </ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</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> Along the northern boundary of the site there is medium risk of surface water flooding.</li> </ul>



<ul style="list-style-type: none"><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>Groundwater Flood Risk:</b> During a 1 in 100-year groundwater flood event, groundwater levels are within 0.025m of the ground surface.</li><li>• <b>GSPZ:</b> The site is wholly within GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</li></ul>						
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"><li>• Landscape Character</li><li>• Air Quality (AQMA)</li><li>• Local Wildlife Site</li><li>• Local Nature Reserve</li><li>• SSSI</li><li>• Ancient Woodland</li><li>• Tree Preservation Order</li><li>• Ancient/Veteran Tree</li></ul>	<ul style="list-style-type: none"><li>• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li></ul>						
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"><li>• A modern, upgraded library with improved facilities and access would be required as part of any redevelopment. A new facility is potentially proposed for provision within the adjacent Council Offices.</li><li>• The South West Herts Retail and Leisure Study (2018) recommends that evening economy uses should be considered favourably in Rickmansworth Town Centre. There is potential that this type of use could be incorporated into new development of the site.</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 and the site is being promoted by the landowner. The site is currently under a leasehold agreement. No agreement has reached with the leasee over possible new location for the library, so the site is not available							
<b>Achievability</b>							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
<b>Potential Density</b>							
Landowner Proposed DPH	50-80	Landowner Proposed Dwelling Range	5-8				
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. Further work should be undertaken in relation to the site's location in GSPZ1.							
Redevelopment of the site would require the re-provision of the library facility in a suitable, accessible site. No agreement has reached with the leasee over possible new location for the library, so the site is not available.							
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	Yes		



Removed following planning appeal decision supporting the council's refusal of development and loss of amenity land.


Site Ref	Address	Settlement	Site Area (ha)
CFS19	Land adjacent 62-84 & 99-121 Sycamore Road	Croxley Green	0.27

<b>Site Description</b>	
The site is comprised of greenfield land, located in the urban settlement of Croxley Green. The site is amenity grassland bordered by residential apartment blocks on the eastern and northern sides, with houses to the west. There are trees scattered throughout the site and mature tree screen lining the southern edge of the site. Beyond this vegetation, the south of the site borders the Grand Union Canal, with the River Gade beyond this. The site is accessed from Sycamore Road.	
<b>Use(s) Proposed</b>	Residential
<b>Planning History</b>	
The site has been the subject of an outline application for the erection of a two-storey building comprising eight residential units (05/1055/OUT). The application was refused and dismissed at appeal. 20/2737/FUL - Erection of a block of six apartments and a terrace of three residential dwellings, with the associated access from Sycamore Road, parking and landscaping. Application refused and dismissed at appeal.	
<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 located in the Green Belt.</li> <li><b>Historic Environment:</b> There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.</li> </ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> </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> Most of the site is at low risk of surface water flooding. Within the southern section of the site, there are areas at medium risk.</li> <li><b>Groundwater Flooding:</b> Groundwater levels are very near (within 0.025m) the ground surface.</li> <li><b>GSPZ:</b> The site is wholly within GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to</li> </ul>

<ul style="list-style-type: none"><li>Noise</li><li>Air Quality</li></ul>	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.		
<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 could be easily accessed from Sycamore Road.</li><li>The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.</li><li><b>TPO:</b> The sycamore tree located close to the western border of the site is protected (TPO693).</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 single ownership and is being promoted by the landowner.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	30-74	Landowner Proposed Dwelling Range	8-20
Indicative DPH	50-70	Indicative Dwelling Range	14-19
<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 measures to address the risk of flooding from various sources within the site. Further work should also be undertaken in relation to the site's location in GSPZ1. Any development of the site would need to take account of the presence of the protected tree within the site.			
Application refused and dismissed at appeal; site is therefore not considered to be achievable.			
<b>Suitable</b>	Yes	<b>Available</b>	Yes Achievable No

Garage in private ownership so site is not available.

Site Ref	Address	Settlement	Site Area (ha)
NW34a	Garages rear of 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 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.			
<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 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>	

<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 multiple ownership of Three Rivers District Council and a private owner of one of the garages. 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. There is a garage in private ownership so the site is not available							
<b>Suitable</b>		Yes		<b>Available</b>		No	
				<b>Achievable</b>		Yes	