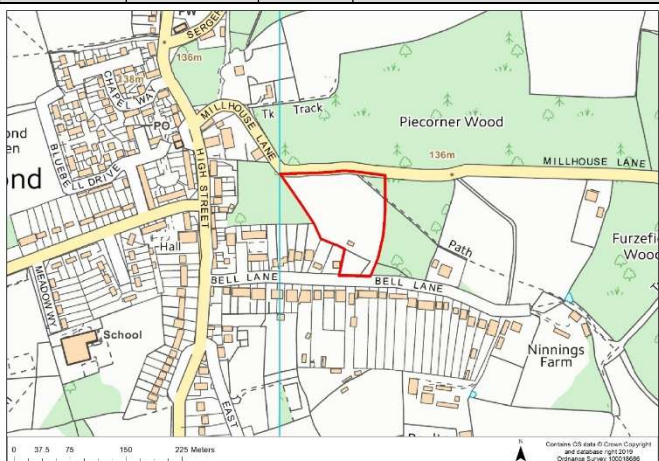


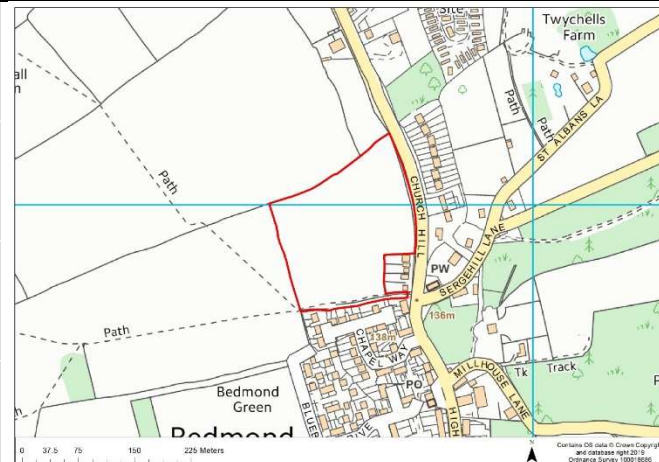
Appendix 1 – Sites Not Proposed for Development by TRDC


These are sites that have been newly submitted for the Council’s consideration, and rejected by the Council, following the Regulation 18: Part Three consultation in 2023 or sites that had been included as potential sites for allocation in previous Regulation 18 consultations that have now been removed. For sites not proposed for development earlier in the process please go to the Council’s website to view the previous consultations.

Bedmond	2
Kings Langley	3
Abbots Langley	4
Chorleywood	5
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Bedmond

Site Ref.	CFS10	Site	Land between Millhouse Lane and Bell Lane	Size (ha)	1.2
				Current use	Open grassland and woodland
				Dwelling Capacity	34
				Phasing	1-5 years
				Green Belt	Yes. Assessed as moderate harm if released
Reason for removal: Rejected by the Council as moderate Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.					

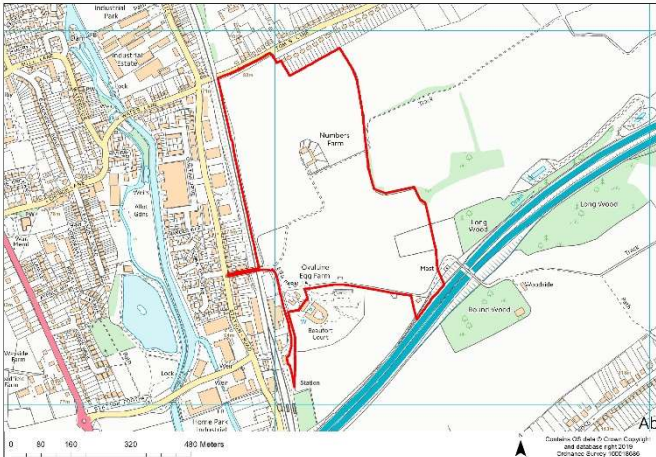
Site Ref.	CFS56	Site	Church Hill Road	Size (ha)	2.9
				Current use	Greenfield, grazing land
				Dwelling Capacity	71
				Phasing	1-5 years
				Green Belt	Yes. Assessed as moderate-high harm if released
Reason for removal: Rejected by the Council as moderate-high Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.					

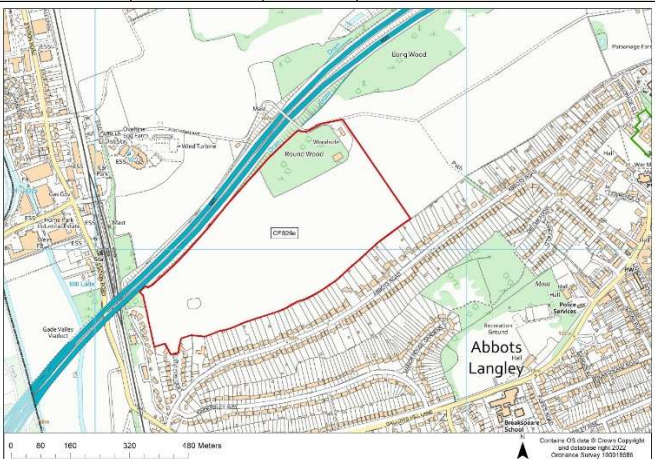
Site Ref.	ACFS9e	Site	Land west of Bedmond Road	Size (ha)	1.0
				Current use	Greenfield, grazing land
				Dwelling Capacity	48
				Phasing	1-5 years
				Green Belt	Yes. Assessed as moderate-high harm if released
Reason for removal: Rejected by the Council as at moderate-high Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.					

Site Ref.	NSS6	Site	North Cott East Lane	Size (ha)	1.2
				Current use	Grassland (south) Equestrian ménage & sheds (east)
				Dwelling Capacity	12
				Phasing	1-5 years
				Green Belt	Yes. Assessed as moderate-high harm if released

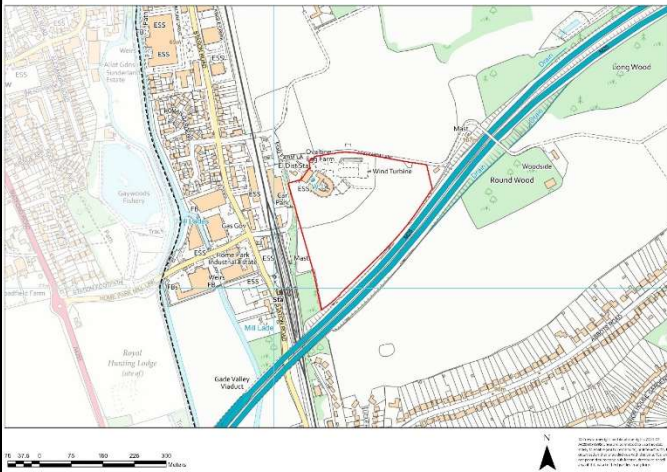
Reason for removal: Boundary amended, now going forward under reference NSS6a.


Kings Langley

Site Ref.	CFS26c	Site	West of Kings Langley Estate	Size (ha)	25.5
				Current use	Greenfield
				Dwelling Capacity	893
				Phasing	6-15 years
				Green Belt	Yes. Assessed as high harm if released
Reason for removal: Rejected as falls into area of high Green Belt harm, and concerns about access.					


Site Ref.	CFS26e	Site	Land to the south west of Kings Langley Estate	Size (ha)	22
	Current use	Greenfield			
	Dwelling Capacity	380			
	Phasing	6-10 years			
	Green Belt	Yes. Assessed as moderate-high harm if released			

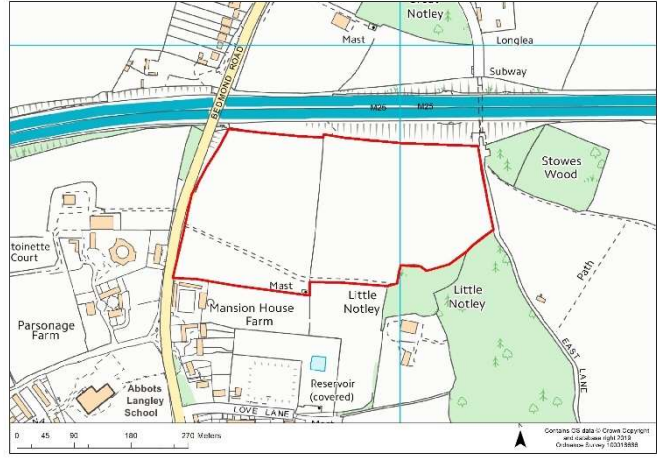
Reason for removal: Rejected by the Council as moderate-high Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.

Site Ref.	NSS20	Site	Land adj. RES site, Egg Farm Lane	Size (ha)	7.0
				Current use	agricultural land, building and car parking
				Dwelling Capacity	350
				Phasing	1-5 years
				Green Belt	Yes. Assessed as high harm if released
Reason for not being brought forward: Rejected as falls into area of high Green Belt harm, and concerns about access.					

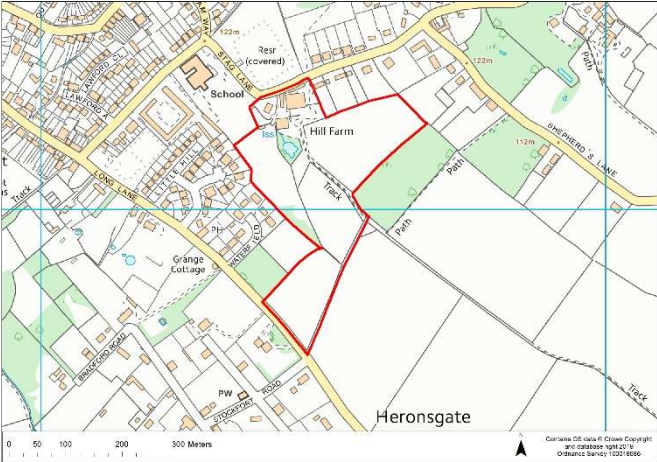
Site Ref.	NSS22	Site	Lonsdale 19 Hyde Lane	Size (ha)	1.58
				Current use	Existing dwelling and garden land
				Dwelling Capacity	63
				Phasing	1-5 years
				Green Belt	Yes. Outside Stage 2 Green Belt study, so at least high harm if released
Reason for not being brought forward: Rejected as falls into area of very high Green Belt harm.					


Abbots Langley

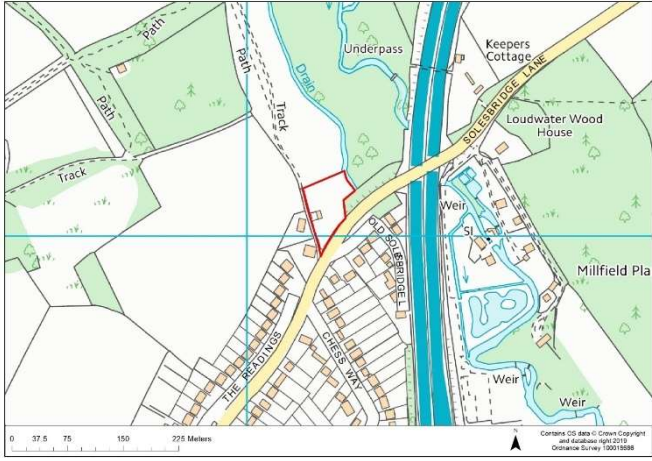
Site Ref.	CFS8d	Site	Notley Farm	Size (ha)	11.4	
				Current use	Greenfield	
					Dwelling Capacity	450
					Phasing	6-10 years
					Green Belt	Yes. Assessed as moderate-high harm if released
Reason for removal: Rejected by the Council as moderate – high Green Belt harm and access concerns.						

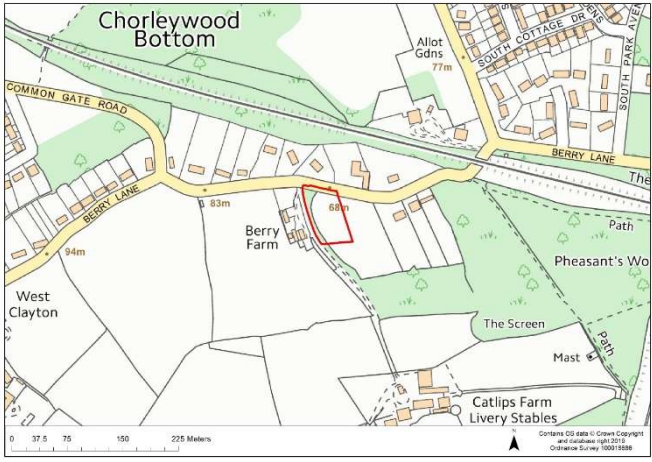
Site Ref.	EOS4.0	Site	Land adjacent to Bedmond Road & South of M25	Size (ha)	10.2
				Current use	Greenfield
				Dwelling Capacity	319
				Phasing	6-15 years
				Green Belt	Yes. Assessed as moderate-high harm if released
Reason for removal Site withdrawn by promotor.					

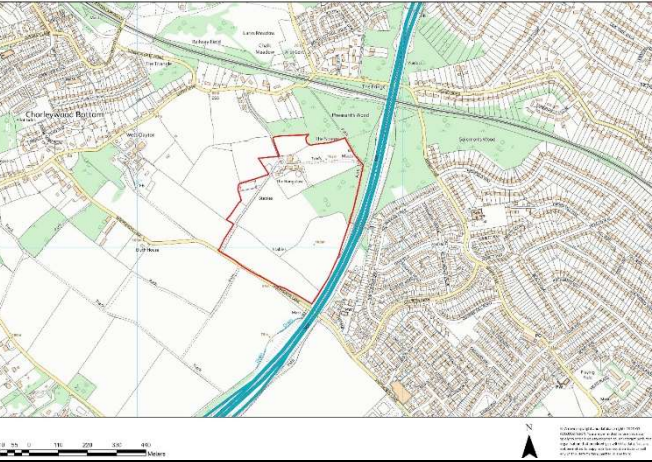
Chorleywood

Site Ref.	CFS18b	Site	Hill Farm Stag Lane	Size (ha)	7
				Current use	Greenfield and existing agricultural buildings
				Dwelling Capacity	150
				Phasing	1-10 years
				Green Belt	Yes. Assessed as low and moderate-high harm if released
Reason for removal: Boundary amended to restrict development to the area around the existing buildings, lowering the impact on the Green Belt. Now going forward under reference CFS18c.					


Site Ref.	CFS57	Site	Pheasants Ridge Gap, Berry Lane	Size (ha)	0.7
				Current use	Greenfield
				Dwelling Capacity	40
				Phasing	6-10 years
				Green Belt	Yes. Assessed as moderate-high harm if released
Reason for removal: Rejected by the Council as at least moderate- high Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.					


Site Ref.	CFS72	Site	Land off Solesbridge Lane	Size (ha)	0.4
				Current use	Greenfield
				Dwelling Capacity	19
				Phasing	1-5 years
				Green Belt	Yes. Assessed as moderate harm if released
Reason for removal: Rejected by the Council as at least moderate Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.					

Site Ref.	PSCFS19	Site	Land south west of Berry Lane	Size (ha)	0.35
				Current use	Greenfield
				Dwelling Capacity	15
				Phasing	1-5 years
				Green Belt	Yes. Assessed as moderate-high harm if released
Reason for removal: Rejected by the Council as moderate-high Green Belt harm and not strategic in scale, as per the 'Low Growth' approach, as well as concerns regarding site access.					

Site Ref.	NSS18	Site	Catlips Farm, Berry Lane	Size (ha)	21.8
				Current use	Agricultural and woodland
				Dwelling Capacity	300
				Phasing	1-5 years
				Green Belt	Yes. Assessed as moderate-high harm if released
Reason for not being brought forward: Rejected by the Council as at least moderate-high Green Belt harm and concerns regarding site access.					

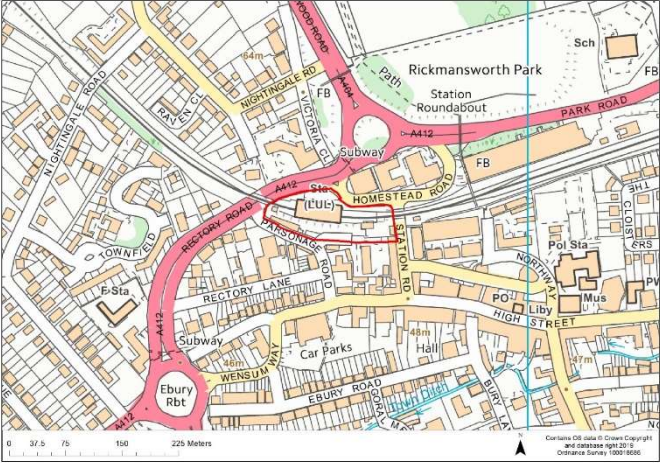
Maple Cross

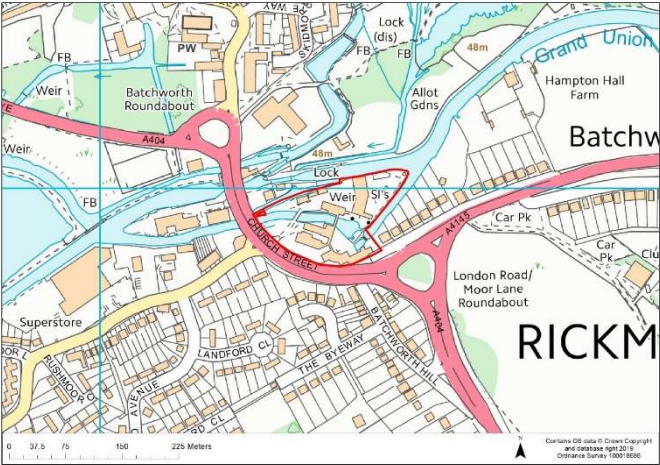
Site Ref.	EOS12.2	Site	Land to the west and south of Maple Cross	Size (ha)	52.2
				Current use	Agricultural and woodland
				Dwelling Capacity	1500
				Phasing	1-15 years
				Green Belt	Yes. Areas of the site range from low-moderate to high harm if released
Reason for removal: The larger site for development was Rejected by the Council as it includes moderate to high Green Belt harm areas. Development will only be considered for the lower harm areas and these have been included in the Regulation 18 consultation as site EOS12.4					

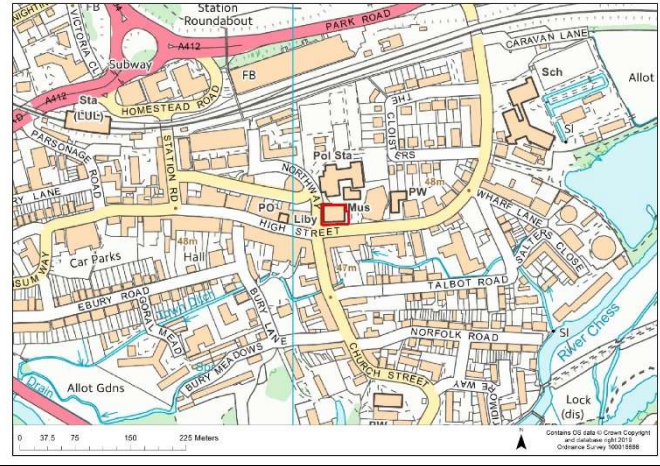
Site Ref.	EOS12.3	Site	Land to the north of Chalfont Road	Size (ha)	3.7
				Current use	Agricultural
				Dwelling Capacity	176
				Phasing	1-5 years
				Green Belt	Yes. Assessed as high harm if released
Reason for removal: Rejected as falls into area of high Green Belt harm.					

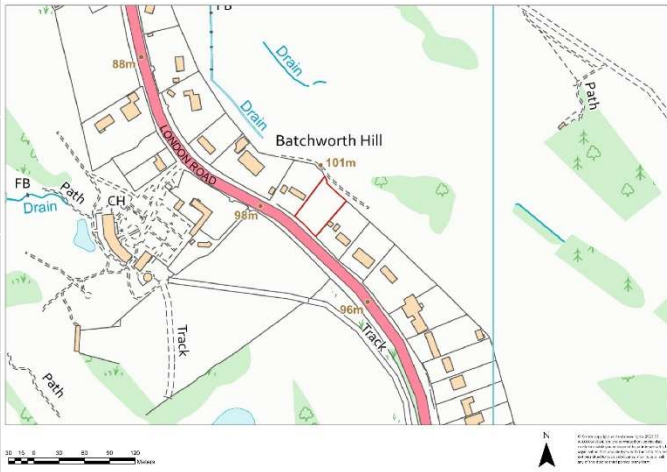
Rickmansworth

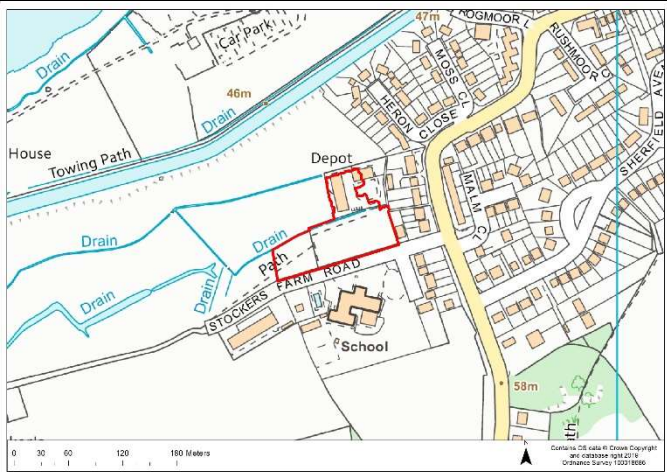
Site Ref.	OSPF22	Site	Batchworth Park Golf Course	Size (ha)	55.3
				Current use	Golf course
				Dwelling Capacity	618
				Phasing	6-15 years
				Green Belt	Yes. Assessed as high harm if released
Reason for removal: Rejected as falls into area of very high Green Belt harm.					

Site Ref.	CFS41	Site	Rickmansworth Station, Station Approach	Size (ha)	0.9
				Current use	Railway station and surrounding land
				Dwelling Capacity	70
				Phasing	6-15 years
				Green Belt	No. Brownfield
Reason for removal: Site withdrawn by promoter.					

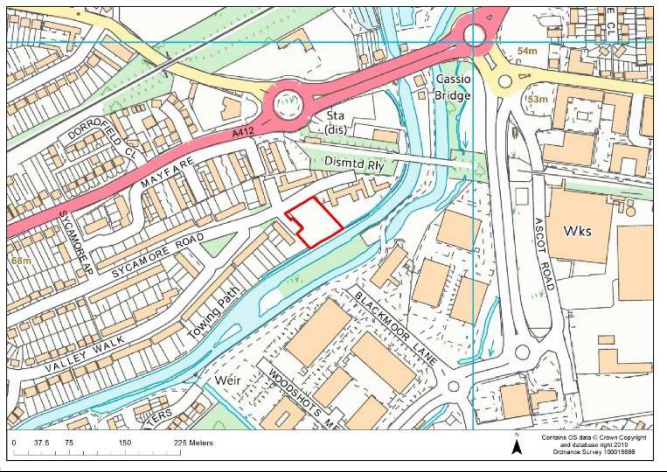
Site Ref.	CFS60	Site	Affinity Water Depot Church Street	Size (ha)	1.5
				Current use	former Affinity Water office and water treatment facilities
				Dwelling Capacity	65
				Phasing	6-10 years
				Green Belt	No. Brownfield
Reason for removal: Site removed following objections from Environment Agency on flood risk					

Site Ref.	CFS77	Site	Rickmansworth Library	Size (ha)	0.1
				Current use	Library
				Dwelling Capacity	7
				Phasing	11-15 years
				Green Belt	No. Brownfield
Reason for removal: Site removed as no agreement has reached with the leaseholder over possible new location for the library, so the site is not available.					

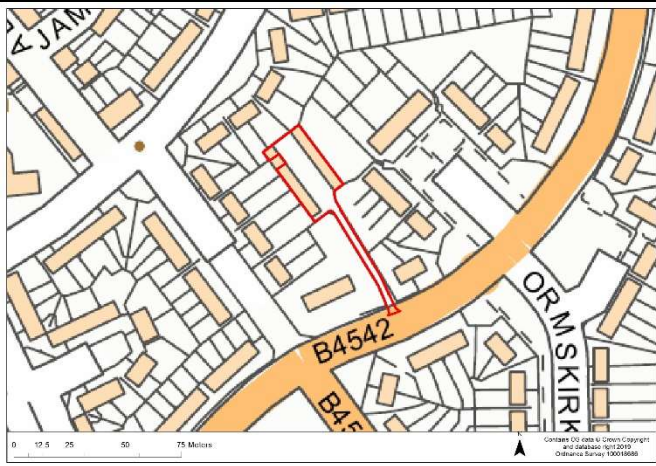
Site Ref.	NSS21	Site	Land between Adams House and Five Oaks London Road	Size (ha)	0.24
				Current use	Former garden land (Brownfield)
				Dwelling Capacity	5
				Phasing	1-5 years
				Green Belt	Yes. Assessed as moderate-high harm if released
Reason for not being brought forward: Rejected by the Council as at least moderate-high Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.					

Site Ref.	H22	Site	Depot, Stockers Farm Road	Size (ha)	0.8
				Current use	Affinity Water depot
				Dwelling Capacity	60
				Phasing	1-5 years
				Green Belt	No. Brownfield
Reason for removal: Boundary amended to exclude the Local Wildlife Site to the west of the site. Now going forward under reference H22a.					

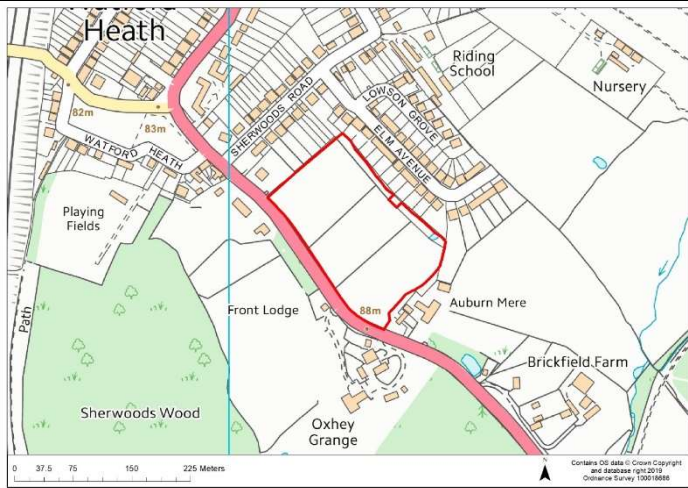
Croxley Green


Site Ref.	CFS19	Site	Land adjacent 62-84 & 99-121 Sycamore Road	Size (ha)	0.27
				Current use	Greenfield
				Dwelling Capacity	17
				Phasing	1-5 years
				Green Belt	No. Brownfield garden land.
Reason for removal: Removed following planning appeal decision supporting the council's refusal of development and loss of amenity land.					

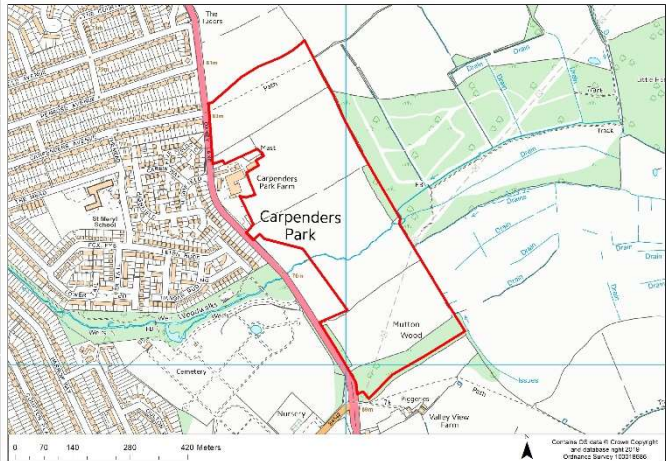
South Oxhey

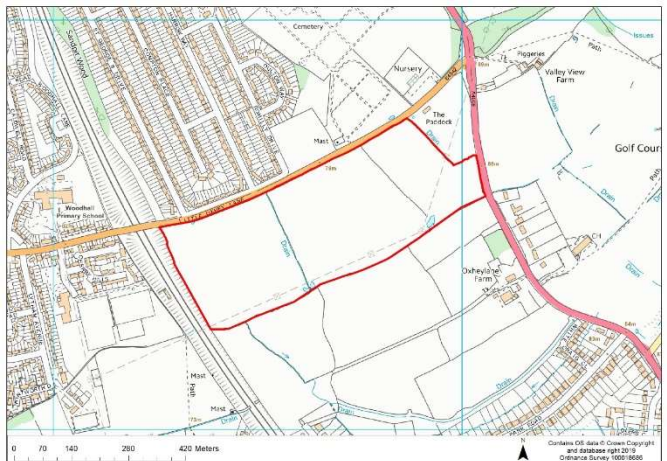
Site Ref.	NW34a	Site	Garages rear of Dick Whittington	Size (ha)	0.06
				Current use	Garages
				Dwelling Capacity	6
				Phasing	1-5 years
				Green Belt	No. Brownfield
Reason for removal: Garage in private ownership so site is not available.					

Carpenders Park

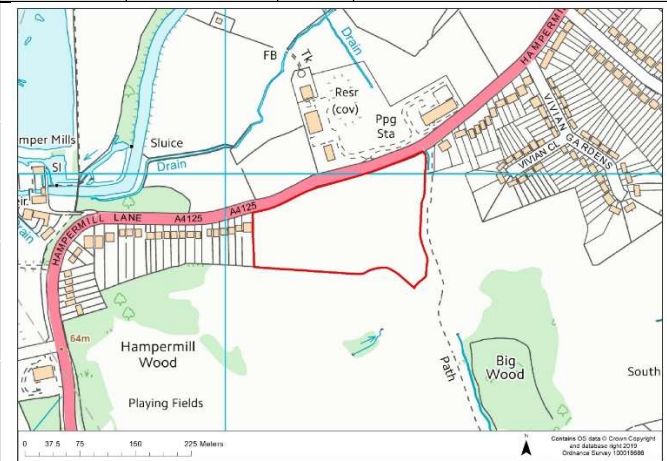
Site Ref.	CFS13	Site	Land at Oxhey Lane Watford Heath	Size (ha)	2.8
				Current use	Greenfield
				Dwelling Capacity	100
				Phasing	1-5 years
				Green Belt	Yes. Assessed as moderate-high harm if released
Reason for removal: Rejected by the Council as at least moderate-high Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.					

Site Ref.	CFS14	Site	Land north of Oxhey Lane	Size (ha)	3.4
				Current use	Greenfield and historic landfill
				Dwelling Capacity	149
				Phasing	1-5 years
				Green Belt	Yes. Assessed as high harm if released
Reason for removal: Rejected as falls into area of very high Green Belt harm.					

Site Ref.	CFS69a	Site	Land at Carpenders Park Farm	Size (ha)	22.5
				Current use	Agricultural
				Dwelling Capacity	485
				Phasing	6-15 years
				Green Belt	Yes. Assessed as very high harm if released
Reason for removal: Rejected as falls into area of very high Green Belt harm.					

Site Ref.	PCS47	Site	South of Little Oxhey Lane	Size (ha)	19.4
				Current use	Greenfield
				Dwelling Capacity	678
				Phasing	1-15 years
				Green Belt	Yes. Assessed as very high harm if released
Reason for removal: Rejected as falls into area of very high Green Belt harm.					

Oxhey Hall

Site Ref.	ACFS13b	Site	Land at Hampermill Lane	Size (ha)	2.8
				Current use	Greenfield and historic landfill
				Dwelling Capacity	133
				Phasing	6-10 years
				Green Belt	Yes. Assessed as high harm if released
Reason for removal: : Rejected as falls into area of high Green Belt harm and concerns about access.					

Commitments

These sites have been removed as they have been granted planning permission or on appeal.

Settlement	Site Ref.	Site Address	Dwellings
Chorleywood	CW24	Green Street Garages	7
Chorleywood	CW25	Ryman Court Garages	7
Croxley Green	H10	Killingdown Farm (granted on appeal)	267
Kings Langley	PSCFS23	Former Chicken Processing Plant Woodlands Road	62
Maple Cross	CFS31	24 Denham Way and land to rear	55
Mill End	P7	Oakfield Garages	6
Moor Park & Eastbury	CFS22	Knoll Oak Sandy Lane Northwood	35
Oxhey Hall	RWA6	165-167 Hampermill Lane	6
Rickmansworth	RWA13	Banstead Down Old Chorleywood Road	12
Rickmansworth	H21	Bridge Motors Church Street	39
South Oxhey	CFS52a	Former Sir James Altham School Little Oxhey Lane	43