



Three Rivers District Local Plan
Regulation 18 Part 4
Sustainability Appraisal Working Note

October 2023

Report details

Report prepared for:		Three Rivers District Council	
Project/customer reference:		Three Rivers Local Plan SA/SEA	
Copyright:		© TRL Limited	
Report date:		October 2023	
Report status/version:		Final	
Quality approval:			
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1 Introduction

1.1 Background

Three Rivers District Council (TRDC) are preparing a single Local Plan which will replace the Core Strategy (adopted on 17th October 2011), the Development Management Policies Local Development Document (adopted on 26th July 2013) and the Site Allocations Local Development Document (adopted on 25th November 2014). The new Local Plan will incorporate strategic policies, development management policies and site allocations into a single document.

During its preparation this Local Plan must be subject to both Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) under the 'Planning and Compulsory Purchase Act' (2004) and 'The Environmental Assessment of Plans and Programmes Regulations' (2004)¹ respectively.

Both the SA and the SEA processes help planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans through a structured assessment of the Plan against key sustainability issues.

Independent consultants TRL Ltd have been appointed by Three Rivers District Council to undertake the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) in support of the new Local Plan. This has resulted in the production of an SA Scoping Report (May 2017, updated July 2017); an SA Working Note to accompany the Issues and Options consultation (July 2017); an SA Working Note to accompany the 'Potential Sites for Consultation' (October 2018, updated July 2019); an Initial SA Report alongside the Local Plan Regulation 18 Part 1 and Part 2 consultation (June 2021); and an SA Working Note to accompany the Part 3 'Additional Sites for Potential Allocation' (January 2023). These SA documents are available at the following weblink:

<https://www.threerivers.gov.uk/egcl-page/new-local-plan>

1.2 This SA Working Note

The Council are undertaking an additional Regulation 18 consultation in autumn 2023 on the 'Local Plan Part 4: Three Rivers' Preferred Local Plan Lower Housing Growth Option Protecting More Green Belt Land'.

This new SA Working Note (October 2023) is a focused document which has been produced to contribute to the ongoing plan-making process, by providing an independent assessment of the Part 4 Local Plan, with a view to guiding the production of next stage of its development. It has been prepared to accompany the Part 4 consultation.

The Working Note adds to the information provided in the Initial SA Report (June 2021) and the SA Working Note (January 2023). Sustainability Appraisal is a decision aiding tool rather than a decision making one and the contents of this report should therefore be considered in this light.

¹ This regulation implements European Directive 2001/42/EC, known as the Strategic Environmental Assessment (SEA) Directive

The format of this Working Note is as follows:

- Section 1: Introduction;
- Section 2: provides a summary of the SA methodology;
- Section 3: provides details of the options/alternatives considered for the level of housing growth;
- Section 4: provides details of the assessments of the sites proposed in the Local Plan Part 4;
- Section 5: provides details on the next steps for the SA.

2 Methodology

For the Local Plan options an assessment has been undertaken, with each 'Policy/Site option v. SA objective relationship' being 'scored' using the significance criteria shown in Figure 2-1. The assessment scoring is supported by a brief assessment commentary to provide the rationale behind the scores allocated.

Significance Assessment	Description
✓✓	The option is likely to have a significant positive effect
✓	The option is likely to have a positive effect which is not significant
?	Uncertain – It is uncertain how or if the option impacts on the SA/SEA objective
–	Neutral – The option is unlikely to impact on the SA/SEA objective
✗	The option is likely to have a negative effect which is not significant
✗✗	The option is likely to have a significant negative effect
✓/✗	The option is likely to have some positive and some negative effects, none of which are significant

Figure 2-1: Significance criteria

2.1 SA Framework of Objectives

Informed by the issues identified, a framework of SA/SEA objectives has been developed covering a range of environmental, social and economic topics.

The main objectives (shown in Table 2-1) are supported by a series of sub-objectives and site-specific questions, which provide greater detail on the issues to consider during the assessments. These SA objectives will be used to structure and inform the assessment of the Local Plan through all stages of its development. The full SA Framework can be found in Appendix A.

Table 2-1 SA Framework of Objectives

The SA/SEA Objectives against which the options have been assessed are as follows:	
SA1	To protect, maintain and enhance biodiversity and geodiversity at all levels
SA2	To protect, maintain and enhance water resources (including water quality and quantity)
SA3	To reduce flood risk
SA4	Reduce greenhouse gas emissions and adapt to the effects of climate
SA5	Achieve good air quality, especially in urban areas
SA6	Make efficient use of land and protect soils
SA7	To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible
SA8	To identify, maintain and enhance the historic environment and heritage assets
SA9	To conserve and enhance landscape and townscape character and encourage local distinctiveness
SA10	To improve the health and wellbeing of the local population
SA11	To develop in sustainable locations
SA12	To improve community cohesion through reducing inequalities, promoting social inclusion and reducing crime and the fear of crime
SA13	Ensure that everyone has access to good quality housing that meets their needs
SA14	Achieve sustainable levels of prosperity and economic growth
SA15	To ensure local residents have employment opportunities and access to training

3 Consideration of Alternatives

3.1 Introduction

In developing the Local Plan the Council have considered a range of alternative strategies, policies and potential sites, with the SA feeding into this process. The following sections provide details of the options associated with this Local Plan Part 4 stage as well as a summary of the findings of the SA. Further details of the SA are provided in Appendix B to this SA Working Note.

3.2 Housing Growth Options

Up to this point in the Local Plan preparation process the following options for housing growth have been assessed through the sustainability appraisal process:

2017 Issues and Options Stage (SA Working note July 2017):

- 411 dpa (20% below the Objectively Assessed Need (OAN) of 514 dpa at that time)
- 514 dpa (OAN at that time)
- 617 dpa (20% above OAN of 514 dpa at that time)

2021 Part 1 Local Plan (Interim SA Report June 2021):

- 8,973 new homes, 84% of OAN (529 dpa)
- 10,678 new homes, 100% of OAN (630 dpa)

The options which are being assessed in this new round of sustainability appraisal are as follows:

- 270 dpa ('Low Growth Option'. 42% of OAN of 637 dpa)
- 415 dpa ('Moderate Growth Option', 65% of OAN on 637 dpa)
- 637 dpa ('High Growth Option', 100% of OAN (637 dpa))

The moderate growth option of 415 dpa is very similar to the Low Growth option of 411 dpa in 2017, whilst the High Growth option (637dpa) is similar to the High Growth option in 2017 (630dpa). However it should be recognised that the 2017 figures were in the context of an OAN of 514 dpa, whilst the 2023 options are in the context of an OAN of 637.

Whilst the 270 dpa Low Growth level is therefore the one option for which sustainability appraisal of an equivalent growth level has not yet been undertaken, this SA Working Note provides assessments of the Low, Medium and High Growth Options for purposes of completeness and in order to provide a comparison of the 'performance' of each option against the SA objectives.

At this Part 4 Local Plan stage the preferred approach of the Council is the Low Growth option.

On the basis of the constraints faced by the District in terms of Green Belt coverage the Council do not consider it to be a reasonable alternative to deliver a higher level of growth than OAN that could help to meet the needs of neighbouring authorities – as it would require high levels of Green Belt release.

The Council also consider that an option which would have no Green Belt release is not a reasonable alternative, given that it would only result in a housing growth level of 190 dpa.

3.2.1 Growth Options Assessment

The detailed assessments of the three growth options against each of the SA objectives are provided in Appendix B, with a summary being provided in Table 3-1. It should be noted that where the growth levels 'score' the same for a particular objective, there can be different levels of effects within that 'score', with that detail provided in Appendix B.

Table 3-1: Growth Options Assessment Summary

Growth Option	SA Objectives														
	SA1: Biodiversity	SA2: Water	SA3: Flood Risk	SA4: Climate Change	SA5: Air Quality	SA6: Soils	SA7: Resource Efficiency	SA8: Historic Environment	SA9: Landscape & Townscape	SA10: Health and Wellbeing	SA11: Sustainable Location	SA12: Community Cohesion	SA13: Housing	SA14: Sustainable Prosperity	SA15: Employment and Skills
270 dpa	x	x	-	x	x	x	x	?	x	?	?	?	xx	✓	x
415 dpa	x	x	-	x	x	x	x	?	x	?	?	✓	✓/x	✓	?
637 dpa	x	x	-	x	x	x	x	?	x	✓	?	✓	✓✓	✓	✓

The key differences between the three assessments are associated with the social SA objectives, in particular SA13 Housing. For the option which would meet the full local housing need a significant positive score has been predicted, whilst for the Moderate Growth option a mixed positive / negative score has been predicted, as whilst it would provide much needed new housing in the District it would only meet 65% of the District's Objectively Assessed Need (OAN) for housing which would have negative implications for the supply of affordable housing. For the Council's preferred Low Growth option a significant negative effect has been predicted on the basis that it would only meet 42% of the OAN, thereby have major implications for the delivery of much need affordable housing.

The low level of growth is also predicted to have greater negative implications for the other social objectives, given that it would result in the provision of less new health and community infrastructure as well as limiting the opportunity to reduce inequalities by meeting the need for affordable housing. It could also have economic implications, resulting from a lack of opportunities for people to stay living in the area and benefit from the planned expansion of jobs in the District.

In relation to the environmental objectives all the options would have some adverse effects associated with new development, hence the negative 'scores' across all three options. However, in general terms these would be the least for the Low Growth option, although there could be cases where the delivery of larger strategic sites could result in benefits that may not be provided by smaller sites. The assessment commentary for each objective provides details on the potential differences in effects that each option would have in relation to each environmental objective.

3.2.2 Sites required to deliver each option

Delivery of the Low Growth option would require development of all the sites included in Sections 4-16 of the Part 4 Local Plan. These are brownfield sites or sites in areas of low to moderate harm to the Green Belt, which includes the categories of sites assessed by the Green Belt Review as 'low harm', 'low-moderate harm' or 'moderate harm'. Through careful consideration which included further Call for Brownfield Sites consultation in spring 2023, no alternative sites meeting these criteria were found that could have been included but have been excluded.

To deliver the Moderate Growth option would require all those sites from the Low Growth option but would also include sites that fall within areas of 'moderate-high' harm or 'high' harm to the Green Belt, where those sites would be strategic in scale and could provide benefits in terms of infrastructure provision and sustainability. No alternatives strategic sites were found which would meet those criteria.

The High Growth option is the standard method target which all the sites included in the 2021 Reg 18 consultation aimed to meet, but which was unsuccessful due to a lack of suitable sites.

The options tested therefore comprised a range that were sufficiently distinct so as to allow a meaningful comparison to be made between the different growth options.

In summary, the three options ranged from 270 to 637 dwellings per annum [dpa]. Whilst it is understood that the quantum of growth assessed could have been higher, or indeed lower, it is essentially for the Council to define the content of the reasonable alternatives to be assessed. Whether or not an alternative is 'reasonable' is ultimately a matter of law but the determining factor is whether the process of identifying and assessing reasonable alternatives has followed and how far it is logically progressed.

3.2.3 *Spatial distribution of development*

Given the Green Belt constraints and other constraints such as flood risk that exist across the District it has not been possible to consider a range of spatial options for the delivery of housing for the new Local Plan.

Whilst the focus of the spatial strategy included in the current Core Strategy (adopted in 2011) is to direct new development towards the areas of the Principal Town (Rickmansworth) and Key Centres (South Oxhey, Croxley Green, Abbots Langley, Chorleywood, Leavesden and Garston and Mill End), as these were identified as the most sustainable locations in the District, there are now very limited opportunities to continue with this strategy. Because of the restricted availability of the sites it has not been considered possible to provide new housing in each key settlement. Nor has it been possible to apportion housing broadly equivalent to population levels within settlements.

The approach now being taken is one to limit harm to the Green Belt which has resulted in some larger sites associated with settlements lower down the settlement hierarchy being proposed for development due to their lesser harm to the Green Belt.

4 Assessment of Sites

4.1 Introduction

In line with Local Plan Part 1 and Part 2 Interim SA Report (June 2021) and the Local Plan Part 3 SA Working Note (January 2023) this section provides information on the assessments of sites which have been proposed by the Council for allocation in the Local Plan to deliver the new dwellings required for the 'Low Growth' option.

The assessments have been undertaken using the same methodology as previously used for the assessment of sites in the SA Working Note to accompany the 'Potential Sites for Consultation' (October 2018, updated July 2019), the Initial SA Report (June 2021) which assessed the sites proposed for allocation in the Regulation Part 2 Local Plan, as well as sites which were not selected for allocation in Part 2, and the SA Working Note (January 2023) to Accompany the Part 3 Local Plan.

The reasons for not proposing to allocate certain sites at this stage are provided in Appendix 1 of the Local Plan Part 4.

4.2 Site Assessment Summary

The detailed assessments for the 'Sites for Potential Allocation' are included in Appendix C, with the findings summarised in Table 4-1 below. The detailed assessments for the 'Sites not Proposed for Development by TRDC' are included in Appendix D.

Table 4-1 Summary of Site Assessments

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															

Abbots Langley and Leavesden

Site Ref: AB18 Parsonage Close Garages	?	-	-	✓	-	✓	-	?	?	?	✓	-	✓	-	-
Site Ref: AB26 Tibbs Hill Road Garages	-	-	-	✓	-	✓	-	?	?	✓	✓	-	✓	-	-
Site Ref: AB31 Jacketts Field Garages	-	-	?	✓	-	✓	-	-	?	?	✓	-	✓	-	-
Site Ref: AB32 Yard Tibbs Hill Road	-	-	?	✓	-	✓	-	-	-	?	✓	-	✓	-	-
Site Ref: AB39 Rosehill Gardens Garages, Abbots Langley	?	-	-	✓	-	✓	-	-	?	✓	✓	-	✓	-	-
Site Ref: H3 Pin Wei	-	-	-	✓	-	✓	-	?	-	✓	✓	-	✓	✗	✗
Site Ref: H4 Furtherfield Depot	-	-	-	✓	-	✓	-	-	?	✓	✓	✓	✓	-	-
Site Ref: H6 Hill Farm Industrial Estate	-	-	-	✓	-	✓	-	-	?	✓	✓	✓	✓	?	?
Site Ref: NSS14 Margaret House, Abbots Langley	?	-	-	✓	-	✓	-	?	✗	✓	✓	✓	✓	?	?
Site Ref: CFS4 Land at Warren Court, Woodside Road	✗	-	-	✗	-	✗	-	?	?	✓	✗	✓	✓	-	-
Site Ref: CFS3 Land adjacent to Fortunes Farm, High Elms Lane, Abbots Langley	✗	-	-	✗	-	✗	-	?	✗	?	✗	✓	✓	-	-
Site Ref: CFS6 Land at Mansion House Farm Equestrian Centre	✗	-	-	✓	-	✗	-	✗	?	✓	✓	✓	✓	-	-
Site Ref: PCS21 Land at Love Lane	✗	-	-	✓	-	✗	-	?	?	✓	✓	✓	✓	-	-

Garston

Site Ref: CFS65 Land north of Bucknalls Lane	✗	-	-	✓	?	✗	-	-	✗	?	✓	✓	✓	-	-
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Bedmond

Site Ref: NSS2 56 High Street, Bedmond	?	?	?	✓	-	✓	-	?	?	?	✓	?	✓	✗	✗
Site Ref: NSS6a North Cott, East Lane, Bedmond	✗	?	-	✓	?	✓	-	?	-	?	✓	✓	✓	-	-

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															

Kings Langley

Site Ref: NSS10 Land at Mill Place, Watford Road	?	?	-	x	?	✓	-	?	-	?	x	-	✓	x	x
Site Ref: ACFS8b Flowerhouse	-	-	x	✓	?	✓	-	x	-	?	✓	-	✓	-	x

Langleybury

Site Ref: H7 Langleybury House	-	-	-	x	-	✓	-	?	-	✓	x	✓	✓	-	-
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Chorleywood

Site Ref: CFS16 Land at Chorleywood Station (Station car park and adjoining land)	-	-	?	✓	-	✓	-	?	?	?	✓	✓	✓	-	-
Site Ref: CW9 Garages at Copmans Wick	-	-	?	✓	-	✓	-	-	?	✓	✓	-	✓	-	-
Site Ref: CFS18c Hill Farm, Stag Lane, Chorleywood	-	?	-	✓	-	✓	-	?	x	?	✓	-	✓	-	-
Site Ref: ACFS1 Heath House	-	-	-	✓	-	✓	-	x	?	-	✓	-	✓	-	-
Site Ref: NSS23 Chorleywood Telephone Exchange, Shire Lane, Chorleywood	-	-	-	✓	-	✓	-	?	?	-	✓	-	✓	?	?

Maple Cross

Site Ref: EOS12.4 Land to the west and south of Maple Cross (combined sites)	x	?	?	x	?	x	-	x	x	?	x	✓	✓	✓	✓
Site Ref: MC11 40-42 Longcroft Road	-	?	-	x	-	✓	-	-	-	✓	x	-	✓	-	-

Mill End

Site Ref: EOS7.0 Land to the south of Shepherds Lane and west of M25	x	?	-	✓	?	x	-	?	x	?	✓	✓	✓	-	-
Site Ref: P4a Quickwood Close Garages (Larger Site)	-	?	-	✓	-	✓	-	-	?	✓	✓	-	✓	-	-
Site Ref: P33 Chiltern Drive	-	?	-	✓	-	✓	-	-	-	✓	✓	-	✓	-	-
Site Ref: P38 Garages at Whitfield Way	-	?	-	✓	-	✓	-	-	?	✓	✓	-	✓	-	-
Site Ref: P39 The Queens Drive Garages, Mill End	-	?	-	✓	?	✓	-	-	?	?	✓	-	✓	-	-
Site Ref: RW31 Garden land off Uxbridge Road	x	?	?	✓	-	x	-	?	-	?	✓	-	✓	-	-

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
Site Ref: H15 Garages rear of Drillyard, West Way	?	-	-	✓	-	✓	-	-	?	✓	✓	-	✓	-	-

Rickmansworth

Site Ref: CFS59 Land on London Road	✗	?	-	✓	-	✗	-	?	?	✓	✓	-	✓	-	-
Site Ref: CFS40a Land at Park Road (Revised Boundary)	✗	?	-	✓	-	?	-	✗	?	?	✓	✓	✓	-	-
Site Ref: H17 Police Station, Rectory Road	-	?	?	✓	-	✓	-	?	-	✓	✓	✓	✓	-	-
Site Ref: H18 Royal British Legion, Ebury Road	-	?	-	✓	-	✓	-	✗	-	✓	✓	-	✓	-	-
Site Ref: H22a Depot, Stockers Farm Road	?	-	?	✓	-	✓	-	?	?	✓	✓	✓	✓	?	?

Croxley Green

Site Ref: CFS20 Land at Croxley Station	-	?	-	✓	-	✓	-	-	?	?	✓	✓	✓	-	-
Site Ref: CG16 Garages rear of Owens Way	-	-	?	✓	-	✓	-	-	?	✓	✓	-	✓	-	-
Site Ref: CG47 Garages off Grove Crescent	-	-	?	✓	-	✓	-	-	?	✓	✓	✓	✓	-	-
Site Ref: CG65 British Red Cross, Community Way	-	-	-	✓	-	✓	-	?	-	✓	✓	✓	✓	-	-
Site Ref: H9 33 Baldwins Lane	-	?	?	✓	-	✓	-	-	?	?	✓	✓	✓	?	?
Site Ref: CFS61 Cinnamon House, Cassiobridge	-	?	?	✓	-	✓	-	-	-	✓	?	✓	✓	-	-

Carpenders Park

Site Ref: CFS12 Kebbell House and Land to Rear, Delta Gain	-	-	?	✓	-	✓	-	-	?	?	✓	✓	✓	✓	✓
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South Oxhey

Site Ref: AS13 Garages at Blackford Road	-	-	?	✓	-	✓	-	-	?	✓	✓	-	✓	-	-
Site Ref: AS31 Garages at Woodhall Lane	-	-	?	✓	-	✓	-	-	?	?	✓	-	✓	-	-
Site Ref: BR20 Northwick Day Centre	?	-	?	✓	-	✓	-	-	-	✓	✓	?	✓	-	-

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															

Oxhey Hall

Site Ref: PCS16 Vivian Gardens	x	?	-	✓	-	-	-	-	?	✓	✓	-	✓	-	-
Site Ref: H24 The Fairway, Green Lane	?	?	-	✓	-	✓	-	?	-	✓	✓	✓	?	-	-

The assessments of 'Sites for Potential Allocation' identified the following significant effects against the SA Objectives:

- 'SA13: Ensure that everyone has access to good quality housing that meets their needs', Significant positive (✓✓) in relation to housing allocation sites:
 - EOS7.0 Land to the south of Shepherds Lane and east of M25; and
 - EOS12.4 Land to the west and south of Maple Cross.

Both of these sites have a capacity to support 500 or more dwellings and make a significant contribution towards providing housing in the District.

4.3 Settlement level effects

In addition to the site-specific effects associated with the proposed housing allocations, as summarised in Section 4.2 it is also necessary to consider any 'settlement level' effects, for example the cumulative effects that might result from the overall housing increase in a settlement. The approach taken by the SA at the Regulation 18 stage has been to base such assessments on the percentage level of dwelling number increase in a settlement which would result from the delivery of the proposed housing allocations in the Regulation 18 Local Plan Part 2 Sites for Potential Allocation, updated for the Part 3 consultation and now further updated for this additional 2023 Part 4 consultation.

Table 4-2 and Figure 4-1 provide details of the approximate percentage increase to the settlements for which there are proposed housing allocations. The estimates are based on the assumption of there being 2.3 people per new dwelling and are therefore an approximation.

Table 4-2: Approximate percentage population increase by settlement

Settlement	Potential Future Growth (indicative no. of dwellings)	Approximate Potential Future Growth (no. of persons)	Current Population	Approximate % Increase in Population at end of plan period
Abbots Langley & Leavesden	670	1,541	13,737	11%
Bedmond	32	74	1,547	5%
Garston	144	331	1,632	20%
Kings Langley*	39	90	7,095	1%
Langleybury	25	58	2,183	3%
Croxley Green	337	775	13,554	6%
Rickmansworth	242	557	8,198	7%
Mill End	601	1,382	10,056	14%
Chorleywood	259	596	6,895	9%
Maple Cross & West Hyde	855	1,967	2,907	68%
Moor Park & Eastbury	0	0	6,251	0%
Oxhey Hall	40	92	3,316	3%
South Oxhey	61	140	13,842	1%
Carpenders Park	68	156	5,224	3%

*for Kings Langley the figures are based on the overall population of the settlement and not just the part that is in Three Rivers District. If the 'Three Rivers only' population were to be used it would equate to an approximate 6% increase in population.

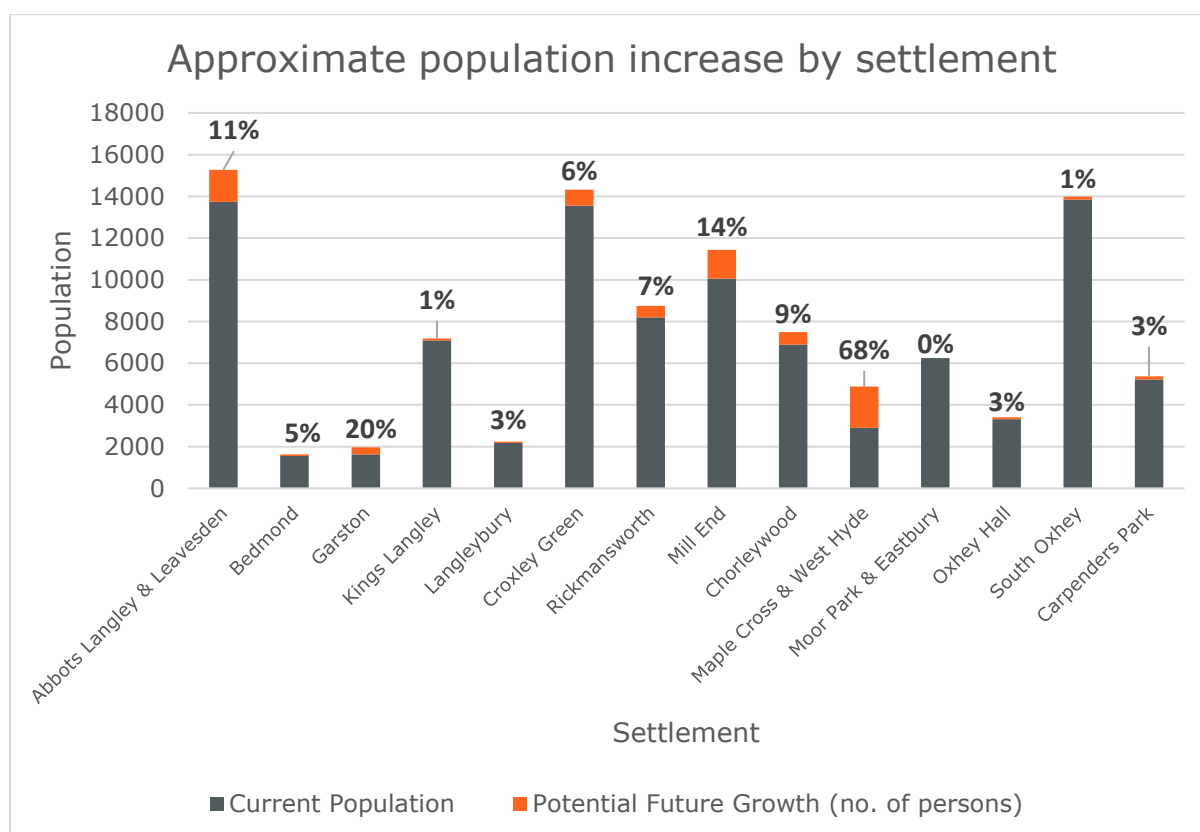


Figure 4-1: Approximate percentage population increase by settlement

As previously reported in the Interim SA Report (June 2021) and the SA Working Note (January 2023) it can be seen from Table 4-2 and Figure 4-1 that the settlement which would see the largest percentage increase to their overall population over the Local Plan period is Maple Cross & West Hyde (68% increase), although it should be noted that this has reduced from 145% at the Part 2 and Part 3 stages when larger areas of Green Belt release were being proposed.

At the Part 2 and Part 3 stages there was also significant increase proposed for the population of Carpenders Park (65% in Part 2, reducing to 63% in Part 3), however that is not the case now, given that no Green Belt release is now proposed for this area of the District.

5 Next steps

The SA will form one source of evidence/assessment that will help to inform the Council in their decisions relating to the policy details and the sites which should be allocated in the Local Plan.

Following the consultation on the 'Local Plan Part 4: Three Rivers' Preferred Local Plan Lower Housing Growth Option Protecting More Green Belt Land', accompanied by this SA Working Note, further work will be undertaken by the Council to develop the Regulation 19 Publication version of the Local Plan, taking into account feedback received through the Part 1 – Part 4 Regulation 18 consultations. As with all previous stages this process will be informed by the ongoing SA.

When the Local Plan is published at the Regulation 19 stage, planned for August 2024, it will be accompanied by a full SA Report (with a Non-Technical Summary) which will provide a detailed assessment of all the proposed policies and sites in the Publication document and which will fully meet

the requirements for an Environmental Report as specified by the SEA Regulations. The SA Report will build on feedback received through the Regulation 18 consultation as well as the additional evidence base studies that are currently being undertaken.

Appendix A SA Framework

This SA framework was originally published for consultation the SA/SEA Scoping Report which was subject to consultation from 12th May to 16th June 2017. Following that consultation the framework has been updated to take on-board comments received. The updated Scoping Report Update (July 2017) provides a summary of the consultation responses received along with an explanation of how each comment has been taken into account. The Scoping Report Update is available on the Council's website at the following link:

<http://www.threerivers.gov.uk/egcl-page/new-local-plan>

Objective	Sub-objectives / Appraisal Criteria	Site specific questions
Biodiversity, including flora and fauna, and geodiversity		
1. To protect, maintain and enhance biodiversity and geodiversity at all levels [Biodiversity & geodiversity]	To protect, maintain and enhance designated wildlife and geological sites (international, national and local) and protected species to achieve favourable condition	<p>Would development of the site:</p> <p>provide opportunities for enhancement of biodiversity or biodiversity gain?</p> <p>avoid fragmentation & improve connectivity?</p> <p>contribute to a wider green infrastructure strategy, for example through the provision of green walls and roofs?</p> <p>protect woodlands, hedgerows, trees and watercourses?</p> <p>Is it likely that there are any protected species or habitats on or near the site?</p> <p>Would development of the site affect designated sites?</p> <p>Would development of the site impact on a recognised site of geological / geomorphological importance?</p>
	To help achieve targets set by the Biodiversity Action Plan (BAP)	
	To support farming and countryside practices that enhance wider biodiversity and landscape quality by economically and socially valuable activities (e.g. grazing, coppicing, nature reserves)	
	To manage woodlands and other habitats of value for biodiversity in a sustainable manner and protect them against conversion to other uses	
	To conserve and enhance the green infrastructure and blue infrastructure within the District.	
	To recognise the social/environmental value and increase access to woodlands, wildlife & geological sites and green spaces particularly near/in urban areas, including encouraging people to come into contact with, understand, and enjoy nature	
	To consider the effects of light pollution on night flying fauna	
	To recognise the potential biodiversity value of brownfield land and identify appropriate mitigation measures	

	To actively seek to promote ecological connectivity between existing greenspaces	
Water		
2. To protect, maintain and enhance water resources (including water quality and quantity) [Water quality/quantity]	To encourage higher water efficiency and conservation in new and existing developments; promoting local water recycling initiatives and rain water harvesting	Would development of the site: lead to positive effects on water quality be of a sufficient size to act as an exemplar for sustainable water management? operate within the existing and planned future capacities for water supply and wastewater treatment? enable resolution of existing wastewater infrastructure problems?
	To ensure water consumption does not exceed levels which can be supported by natural processes and storage systems	
	To improve ecological status and flow of rivers and encourage practices which reduce nitrate levels in groundwater	
	To reduce the number and severity of pollution incidents and reduce the risks to groundwater resource from contamination	
	To take account of the existing and future capacity of sewerage network	
3. To reduce flood risk [Flood risk]	To avoid developments in areas which at risk from fluvial, sewer, groundwater flooding (for instance natural flood plains) or storm surges while taking into account the impacts of climate change	Is the site located outside of an area at risk from flooding? (e.g. flood zones 3a and 3b, or areas of known pluvial flooding) Would development of the site: reduce the risk of flooding to people and property? resolve an existing drainage problem? involve an increase impermeable surfaces? be at risk from flooding arising from climate change?
	To ensure that developments which are at risk from flooding, or are likely to be at risk in future due to climate change, are sufficiently adapted	
	To take account of additional surface water generated by new development	
	To promote properly designed and maintained sustainable drainage systems (SUDs) to reduce flood risk, surface water runoff and contribute to improved water quality, green and blue infrastructure and function	
	To seek opportunities for Natural Flood Management where appropriate	
Climatic Factors		
4. Reduce greenhouse gas emissions and adapt to the effects of climate	To minimise greenhouse gas emissions (particularly CO ₂) for instance through more energy efficient design and promoting carbon neutral development	Is the site of sufficient size to act as an exemplar of sustainable development?
	To enable the use of sustainable modes of transport	

[Climate change]	To promote increased carbon sequestration e.g. through increases in vegetation cover	Does the site location encourage sustainable modes of travel?
	To encourage technological development to provide clean and efficient use of resources	Is the site located within reasonable walking distance of public transport?
	To adopt lifestyle changes which help to mitigate and adapt to climate change, such as promoting water and energy efficiency (through for instance higher levels of home insulation)	Is the site of sufficient size to provide on or off-site CHP?
	To promote the incorporation of renewable energy technology into all new developments	Is the site located such that it could be linked to an existing CHP facility?
	To encourage positive attitudes towards renewable energy schemes (e.g. biomass and wind energy)	Will it develop significant renewable energy resources?
	To promote design measures which enable developments to withstand and accommodate the likely impacts and results of climate change (for instance through robust and weather resistant building structures)	Would development of the site: be able to support the generation & use of renewable resources? be able to take advantage of passive solar gain through orientation? be able to minimise use of energy through design and occupation? Is the site suitable for promoting the use of a travel plan?
Air Quality		
5. Achieve good air quality, especially in urban areas [Air quality]	To reduce transport related air quality problems	Would development of the site affect an AQMA or lead to its designation?
	To ensure that development proposals do not make existing air quality problems worse and where possible improve the quality	Would development of the site be likely to improve air quality within an area of poor air quality?
	To avoid siting sensitive developments in areas with poor air quality	Will the proposed use increase air pollution (from traffic or industrial processes)?
	To address existing or potential air quality problems	
Soil and Material Assets		
6. Make efficient use of land and protect soils [Soils]	To safeguard high quality soils, such as agricultural land grades 1, 2 and 3a, from development	Would development of the site involve the loss of best and most versatile agricultural land?
	To limit contamination/degradation/loss of soils due to development	Is the site on previously developed land?
	To concentrate new developments on previously developed land (PDL)	Is the site capable of supporting higher density development and/or a mix of uses?
	To minimise use of greenfield sites for development	

	To optimise the efficient use of land by measures such as higher densities and mixed use developments	Would development of the site: restore vacant / contaminated land?
	To encourage the remediation of contaminated and derelict land and buildings	clean up contaminated land? involve the loss of greenfield land involve the loss of gardens? allow re-use of existing buildings?
7. To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible [Resource efficiency]	To encourage maximum efficiency and appropriate use of materials, particularly from local and regional sources, using sustainable design and construction techniques	Would development of the site: be of a size to support waste to energy options? be able to minimise demand for primary minerals & aggregates?
	To encourage new developments to incorporate renewable, secondary, locally sustainably sourced or materials of lower environmental impact in buildings and infrastructure	be able to use materials from nearby sources? be able to recycle local stone to reinforce local character?
	To safeguard reserves of exploitable minerals from sterilisation by other developments	Is the site in a mineral safeguarding zone?
	To increase recycling and composting rates and encourage easily accessible recycling systems as part of new developments	
	To encourage all developments and occupants to minimise waste and optimise the recovery and recycling of waste.	
Historic Environment		
8. To identify, conserve and enhance the historic environment and heritage assets [Historic environment]	To safeguard and enhance the historic environment and restore historic character where appropriate, based on sound historical evidence	Could development of the site enhance features & settings of historical, archaeological or cultural importance and the enjoyment of such assets?
	To promote local distinctiveness by maintaining and restoring historic buildings and areas, encouraging the re-use of valued buildings and thoughtful high quality design in housing and mixed use developments – to a density which respects the local context and townscape character, and includes enhancement of the public realm	Would development of the site adversely affect a Conservation Area, Listed Building, RPG, area of archaeological importance, or SM?
	To promote public education, enjoyment and access of the built heritage and archaeology	Would development adversely affect a building, structure or area of local heritage significance?

Landscape & Townscape		
9. To conserve and enhance landscape and townscape character and encourage local distinctiveness [Landscape & townscape]	To protect and enhance landscape and townscape character	Would development of the site: have the potential to enhance the quality & diversity of landscape / townscape? lead to coalescence of existing towns/villages? be likely to adversely affect an area of landscape importance? Would development of the site affect townscapes? Would development of the site provide green infrastructure as part of wider strategy?
	To protect the purpose for which the Chilterns AONB is designated	
	To evaluate the sensitivity of the landscape to new/inappropriate developments and avoid inappropriate developments in these areas	
	To protect ‘dark skies’ from light pollution, and promote less invasive lighting sources while considering the balance between safety and environmental impacts	
	To minimise the visual impact of new developments	
	To encourage contribution of public art	
Population & Human Health, and Social Factors		
10. To improve the health and wellbeing of the local population [Health & wellbeing]	To include measures which will improve everyone’s access to high quality health care facilities	Would development of the site: provide new healthcare facilities or enable access to existing ones? provide opportunities to extend or improve the cycle/footpath network? affect public rights of way? provide open space for informal and/or formal recreation? enable enhanced access to existing open / recreational space? provide open space for allotments? integrate with a wider green infrastructure strategy? Would the site involve locating a noisy or polluting land use next to a sensitive land use?
	To promote and enable the health advantages of walking and cycling and community based activities	
	To identify, protect and enhance open spaces, such as rivers and canals, parks and gardens, allotments and playing fields, and the links between them, for the benefit of people and wildlife	
	To minimise noise and odour pollution, particularly in residential areas	
	To narrow the income gap between the poorest and wealthiest parts of the area and to reduce health differential	
	To take health and access issues into account in new developments	
11. To develop in sustainable locations [Sustainable locations]	To reduce the need to travel, particularly by private car, through closer integration of housing, jobs and services	Would development of the site help to reduce the need to travel? Is the site within a main settlement?
	To enable and encourage walking, cycling and the use of public transport	

	To ensure that services and facilities are accessible by sustainable modes of transport	Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc.)?
	To encourage provision of new and support existing local centres	Is the site suitable for the promotion of Green Transport Plans, including car pools, car sharing and choice of non-fossil fuel powered vehicles, as part of new developments?
	To encourage well-designed mixed-use developments in the heart of urban areas, create viable and attractive town centres that have vitality and life, and discourage out-of-town developments	Does the site have the potential for facilities for cycle parking and storage?
12. To improve community cohesion through reducing inequalities, promoting social inclusion and reducing crime and the fear of crime [Community cohesion]	To include measures which will improve everyone's access to high quality education, community facilities and public transport	<p>Would development of the site:</p> <p>provide local community services & facilities or enable access to existing ones?</p> <p>provide facilities that existing communities could share?</p> <p>help support existing community facilities?</p> <p>promote mixed tenure & mixed use?</p> <p>include provision of religious / cultural uses?</p> <p>Could development of the site:</p> <p>reduce crime through design measures?</p> <p>increase the frequency of nuisance complaints and criminal / anti-social activity (noise pollution, vandalism, anti-social behaviour orders)?</p>
	To recognise the value of the multi-cultural/faith diversity of the peoples in the District	
	To improve the quality of life in urban areas by making them more attractive places in which to live and work, and to visit	
	To encourage community cohesion	
	To encourage high quality design in new developments, including mixed uses, to create local identity and encourage a sense of community pride	
	To ensure facilities and services are accessible by people with disabilities and minority groups	
	To encourage people to access the learning and skills they need for high quality of life	
	To ensure that the Plan does not discriminate on the basis of disability, ethnic minority, or gender	
	To tackle deprivation in the District's most deprived areas	
	To plan new developments to help reduce crime and fear of crime through thoughtful design of the physical environment, and by promoting well-used streets and public spaces	
	To support crime/safety initiatives to tackle anti-social behaviour	

13. Ensure that everyone has access to good quality housing that meets their needs [Housing]	To contribute towards meeting the District’s housing needs	Would development of the site secure: affordable homes? Lifetime Homes?
	To provide a range of housing types, size and tenure, including high quality affordable and key worker housing that meet the needs of all communities with the District	
	To reduce the percentage of unfit/non-decent homes	
	To help reduce homelessness	
	Meet the needs of the gypsy and traveller communities	
Economic Factors		
14. Achieve sustainable levels of prosperity and economic growth [Sustainable prosperity]	To support an economy in the District which draws on the knowledge base, creativity and enterprise of its people	Would development of the site: lead to the loss of viable employment/jobs? contribute employment floorspace? support the vibrancy of the town and local centres?
	To promote and support economic diversity, micro, small and medium sized enterprises, community-based enterprises and local investment	
	To support the economy with high quality infrastructure and a high quality environment	
	To improve the competitiveness of the rural economy	
	To promote the role of town centres as centres for sustainable development providing services, housing and employment, drawing on the principles of urban renaissance	
	To strengthen the District’s retail offering in order to reduce outflow of retail spending	
	To encourage complementary hierarchy of retail centres and promote cohesive economic development	
15. To ensure local residents have employment opportunities and access to training [Employment & skills]	To encourage local provision of and access to jobs	Would development of the site: encourage provision of jobs for local people? enable local people to work near their homes? encourage provision of local skills development and training?
	To reduce levels of out-commuting	
	To enable the provision of new and enhanced educational facilities	
	To provide training that will help people acquire the skills needed to find and remain in employment	

Appendix B Housing Growth Options Assessment

The table below provides an assessment of the following housing growth options:

- 'Low Growth' option of 270 dwellings per annum over the 18 year Local Plan period;
- 'Moderate Growth' option of 415 dwellings per annum over the 18 year Local Plan period;
- 'High Growth' option of 637 dwellings per annum over the 18 year Local Plan period.

For consistency with previous sustainability appraisals of housing growth options, this assessment is based on the growth level 'per se' and does not consider the effects relating to specific site allocations.

SA objective	Option	Nature of Effect	Significance of Effects
1. Biodiversity	'Low Growth'	Development of some greenfield land, which has an inherent value for biodiversity, that would be required to deliver this level of growth could have adverse impacts on habitats and species. In addition, previously developed land can also have a high biodiversity value. The effects will be dependent on the location and biodiversity characteristics of the sites to be developed – although it should be noted that new development would be required to deliver a net-gain in biodiversity.	x
	'Moderate Growth'	Development of greenfield land, which has an inherent value for biodiversity, that would be required to deliver this level of growth could have adverse impacts on habitats and species. In addition, previously developed land can also have a high biodiversity value. The effects will be dependent on the location and biodiversity characteristics of the sites to be developed – although it should be noted that new development would be required to deliver a net-gain in biodiversity.	x
	'High Growth'	Development of large areas of greenfield land, which has an inherent value for biodiversity, that would be required to deliver this level of growth could have adverse impacts on habitats and species. In addition, previously developed land can also have a high biodiversity value. The effects will be dependent on the location and biodiversity characteristics of the sites to be developed – although it should be noted that new development would be required to deliver a net-gain in biodiversity.	x
	Any development of greenfield land could have adverse impacts on habitats and species due to landtake, habitat fragmentation and urban pollution issues. The higher the level of housing provision the greater the amount of greenfield land that is likely to be required. Therefore, when compared to higher levels of growth the 'Low Growth' option should have a more minor level of adverse effects – although conversely it		

	<p>could also result in fewer biodiversity enhancement opportunities that might come with larger strategic sites that would be needed to deliver the higher growth levels, particularly the 'High Growth' option.</p> <p>With all the options, once the new houses are occupied there will be increased pressure on the natural environment associated with recreational activities of new residents, as well as impacts from increased numbers of domestic pets. In addition, there could be some adverse secondary effects on biodiversity as a result of increased pressure on water resources that would result from additional dwellings in the District, when considered alongside new developments in neighbouring local authorities.</p>		
2. Water	'Low Growth'	Providing 270 dpa would put some additional pressure on water resources and which could cause issues with potable water supply.	x
	'Moderate Growth'	Providing 415 dpa would put some additional pressure on water resources and which could cause issues with potable water supply.	x
	'High Growth'	Providing 637 dpa would put some additional pressure on water resources and which could cause issues with potable water supply.	x
	<p>Three Rivers is within an area already identified as 'over-abstracted' (Colne CAM, EA) and the area has been designated as being under serious water stress. The Chilterns Chalk Streams are particularly susceptible to over abstraction.</p> <p>The effects for all options are likely to increase over time as more dwellings are built and the risks of periodic water shortages increase.</p> <p>New development could also result in the pollution of water courses both during construction and when developments are occupied, as well as affecting groundwater resources, particularly if the development is in a Source Protection Zone (SPZ). New development increases the potential for water pollution, associated with increased run-off from impermeable surfaces and the potential for sewer flooding in high rainfall events. The likelihood and level of such effects will be dependent on the specific development locations and on the actions/mitigations implemented in the development.</p>		
3. Flood risk	'Low Growth'	No predicted effects	-
	'Moderate Growth'	No predicted effects	-
	'High Growth'	No predicted effects	-
	<p>Whilst parts of the District lie within areas of flood risk, which may expand due to the implications of climate change, all options for growth could be delivered without having to build new dwellings in areas at risk from flooding.</p>		
4. Climate Change	'Low Growth'	Providing 270 dpa over the Local Plan period would inevitably result in an increase in greenhouse gas emissions from energy used in the construction and occupation of new housing and associated activities, including increases in traffic.	x

	'Moderate Growth'	<p>Providing 415 dpa over the Local Plan period would inevitably result in an increase in greenhouse gas emissions from energy used in the construction and occupation of new housing uses and associated activities, including increases in traffic.</p> <p>Delivering this number of new dwellings would require some development in the Green Belt. This could result in increased car use to access town centre services and places of work and education with associated increases in CO₂ emissions, particularly if existing congestion is exacerbated.</p>	x
	'High Growth'	<p>Providing 637 dpa over the Local Plan period would inevitably result in an increase in greenhouse gas emissions from energy used in the construction and occupation of new housing and associated activities, including increases in traffic.</p> <p>Delivering this number of new dwellings would require some development in the Green Belt. This could result in increased car use to access town centre services and places of work and education with associated increases in CO₂ emissions, particularly if existing congestion is exacerbated.</p>	x
	<p>Housing development will result in an increase in greenhouse gas emissions from energy used in new housing and associated activities including increases in traffic. The higher the level of housing the greater this increase will be.</p> <p>However, any large developments required to deliver the higher levels of growth may provide opportunities for improvements to transport infrastructure and a step change in sustainable travel and could also potentially increase the viability of existing public transport services and/or provide contributions towards new services. All this would help to reduce the levels of growth of transport related CO₂ emissions from new development.</p>		
5. Air Quality	'Low Growth'	Providing 270 dpa over the Local Plan period would inevitably contribute to background pollutant emissions through an increase in the number of vehicles on the road.	x
	'Moderate Growth'	Providing 415 dpa over the Local Plan period would inevitably contribute to background pollutant emissions through an increase in the number of vehicles on the road.	x
	'High Growth'	Providing 637 dpa over the Local Plan period would inevitably contribute to background pollutant emissions through an increase in the number of vehicles on the road.	x
<p>Whilst overall levels of pollutants are low across the District, there is still an Air Quality Management Area (AQMA) around junction 18 of the M25 where annual mean nitrogen dioxide concentrations and particulate (PM10) levels are being monitored for exceedances of the relevant Air Quality Objective.</p> <p>Road transport emissions are the major contribution to the burden of air pollution encountered in the district. Building additional new homes will contribute to background emissions through an increase in vehicles on the road. The higher the level of housing the greater the potential effects will be. However to counter this, as the overall vehicle fleet becomes cleaner, through higher emissions standards for the newer vehicles and the increase in the number of hybrid and electric vehicles, so emissions of harmful pollutants should reduce overall.</p>			

	During construction there would also be potential adverse effects on local air quality close to the development sites.		
6. Soils	'Low'	This level of growth will require some development on greenfield sites with associated soil sealing. Any development that takes place on previously developed land will help to reduce the adverse effects. Any adverse effects would be less than those resulting from higher growth levels.	x
	'Mod.'	This level of growth will require development on greenfield sites with associated soil sealing. Any development that takes place on previously developed land will help to reduce the adverse effects. Any adverse effects would be less than those resulting from higher growth levels.	x
	'High'	This level of growth will require development on greenfield sites with associated soil sealing. Any development that takes place on previously developed land will help to reduce the adverse effects. Any adverse effects would be less than those resulting from higher growth levels.	x
	Housing development will result in soil sealing from new housing and associated infrastructure. Development on brownfield sites may provide opportunities for remediating contaminated land, where it exists. The larger the housing requirement the greater would be the levels of soil sealing.		
7. Resource efficiency	'Low Growth'	Any level of growth would result in resource use in construction and waste generation once the dwellings are occupied.	x
	'Moderate Growth'	Any level of growth would result in resource use in construction and waste generation once the dwellings are occupied.	x
	'High Growth'	Any level of growth would result in resource use in construction and waste generation once the dwellings are occupied.	x
	The larger the housing requirement the greater would be the demands for natural resource use in construction, as well as the subsequent energy usage and waste generation once the dwellings are occupied. Higher levels of growth would also put the greatest strain on waste and sewerage infrastructures. The District's location in the sand and gravel belt needs to be taken into consideration when planning for new development.		
8. Historic Environment	'Low Growth'	New developments could have adverse effects on known or undiscovered heritage assets. Effects will however be dependent on the specific sites taken forward for development and the design of new developments.	?
	'Moderate Growth'	New developments could have adverse effects on known or undiscovered heritage assets. Effects will however be dependent on the specific sites taken forward for development and the design of new developments.	?

	'High Growth'	New developments could have adverse effects on known or undiscovered heritage assets. Effects will however be dependent on the specific sites taken forward for development and the design of new developments.	?
	<p>The higher the level of housing the greater the potential there is for adverse effects on the historic environment.</p> <p>The historic built environment, including heritage assets, is under pressure from development and regeneration and associated traffic congestion, air quality and noise pollution. This puts heritage assets at risk of neglect or decay. The threat of infilling and replacement with new buildings and the erosion of historic features in the public realm need to be carefully mitigated and managed.</p> <p>Development may result in significant loss or erosion of the landscape or townscape character or quality, which is likely to also have significant impact (direct and or indirect) upon the historic environment and people's enjoyment of it.</p>		
9. Landscape/ Townscape	'Low Growth'	This level of growth would require development on some greenfield sites in the Green Belt which could have associated adverse effects on local landscapes, tranquillity and light pollution.	x
	'Moderate Growth'	This level of growth would require development on greenfield sites in the Green Belt which could have associated adverse effects on local landscapes, tranquillity and light pollution.	x
	'High Growth'	This level of growth would require development on greenfield sites in the Green Belt which could have associated adverse effects on local landscapes, tranquillity and light pollution.	x
	<p>The higher the level of housing the greater the potential there is for adverse effects on the local townscapes and landscapes. The higher levels of growth would require increased levels of Green Belt release.</p> <p>Development would inevitably result in effects on the local landscapes and townscapes in those areas where new development takes place. The effects against this objective will be dependent on how the growth is delivered in terms of design, scale and location of the new developments. Development could also have the potential to result in adverse effects on the wider landscapes, potentially including the setting of the Chilterns AONB.</p> <p>Larger sites which would be required to deliver the higher levels of growth could provide opportunities to enhance the local landscape and also improve access to the natural environment, for example by providing new public open space and by improving the provision of walking and cycling routes outside the urban areas.</p> <p>Depending on location, new housing developments could contribute towards townscape improvements.</p>		
10. Health and Wellbeing	'Low Growth'	The number of new dwellings proposed under this option would fall well short of meeting the OAN and as a result health and wellbeing issues related to a lack of appropriate housing could be exacerbated (e.g. through overcrowding and stress related to inadequacy of housing provision).	?
	'Moderate Growth'	The number of new dwellings proposed under this option would fall short of meeting the OAN and as a result health and wellbeing issues related to a lack of appropriate housing could be exacerbated (e.g. through overcrowding and stress related to inadequacy of housing provision).	?

	'High Growth'	The number of new dwellings proposed under this option would help to meet the housing needs of the local population and reduce issues of overcrowding and stress related to any inadequacy of housing provision.	✓
	<p>Effects on the health objective would be dependent on how the different levels of growth are delivered in terms of a variety of factors such as: the provision of new health facilities that ensure that existing services are not over-stretched; the design of developments to enable the take up of active travel modes; provision of a range of homes to meet the needs of all groups in society etc.</p> <p>The higher levels of housing growth would help to meet the housing needs of the local population and reduce any existing issues of overcrowding and stress related to inadequacy of housing provision. This would enhance the general well-being of those affected.</p> <p>However, the higher levels of housing provision would put pressure on existing health care facilities, although if new neighbourhoods were to be created there would be opportunities for the provision of new healthcare facilities that could be accessed by both the new and existing residents of the area concerned.</p> <p>New open space provided through new developments, particularly large developments that would be required to deliver the higher levels of growth, would help to encourage healthy recreation activities and support improvements in health and wellbeing across the District.</p>		
11. Sustainable locations	'Low Growth'	This level of growth would require a limited number of edge of settlement sites with the majority of the dwellings therefore being in relatively sustainable locations. However the generally smaller scale housing developments under this option would provide limited opportunities for integrating new local services and facilities into developments, thereby increasing the need to travel.	?
	'Moderate Growth'	Opportunities to locate the scale of development to meet this level of housing growth within urban areas close to town centre facilities are limited. This means that edge of town sites that are the next most sustainable locations would in most instances be at a distance from the town centre facilities and services. However, a few sites would be of a scale such that new services and facilities could be provided in the development, thereby reducing the need to travel.	?
	'High Growth'	Opportunities to locate the scale of development to meet this level of housing growth within urban areas close to town centre facilities are limited. This means that edge of town sites that are the next most sustainable locations would in most instances be at a distance from the town centre facilities and services. However, some sites would be of a scale such that new services and facilities could be provided in the development, thereby reducing the need to travel.	?
	The effects against this objective are difficult to assess based on housing number alone. Much will be dependent on the distribution of the new housing, particularly in relation to the need to travel to access services and facilities.		
12. Community cohesion	'Low Growth'	This level of growth may provide limited opportunities for new community facilities to come forward as a result of developer contributions, and from strategic sites, and could reduce the viability of existing facilities and services. This would have the greatest effect on those without	?

		<p>access to private transport. Conversely this option would put less strain on existing services and infrastructure across the District.</p> <p>This level of growth would have limited support for the objective to reduce inequalities, through the provision of affordable housing across the District, given that it only meets 42% of the District's Objectively Assessed Need (OAN).</p>	
	'Moderate Growth'	<p>This level of housing growth should result in levels of developer contributions which could result in an increased provision of health, education, recreation and community facilities, as well as supporting the viability of existing services and facilities. Conversely this option would put some strain on existing services and infrastructure across the District.</p> <p>This level of growth would help to support the objective to reduce inequalities, by providing affordable housing across the District, although the positive effect will not be as great as it would be if the District's Objectively Assessed Need (OAN) were to be met – given that the option would only deliver 65% of the OAN.</p>	?
	'High Growth'	<p>This level of housing growth should result in levels of developer contributions which could result in an increased provision of health, education, recreation and community facilities, as well as supporting the viability of existing services and facilities. Conversely this option would put increased strain on existing services and infrastructure across the District.</p> <p>This level of growth would help to support the objective to reduce inequalities, by meeting the District's Objectively Assessed Need (OAN) and providing affordable housing across the District.</p>	?
	Larger new developments (strategic sites) have a greater potential to provide major on-site new community infrastructure when compared to a series of smaller developments, which although they would contribute to new infrastructure through CIL and s.106 would not be able to provide the land required for the new infrastructure.		
13. Housing	'Low Growth'	This level of housing would meet only 42% of the District's objectively assessed need. This would have major implications for the supply of affordable housing, of which there is a large shortage.	xx
	'Moderate Growth'	This level of housing would meet only 65% of the District's objectively assessed need. A mixed positive / negative 'score' has therefore been identified.	✓/x
	'High Growth'	Making provision for 637 dpa over the Local Plan period would meet the District's Objectively Assessed Need (OAN) for housing (i.e. 100%) and therefore significant positive effects have been identified against this objective.	✓✓
	The greater the level of housing, the greater the contribution towards achieving the objective to ensure that everyone has access to good quality housing that meets their needs - in terms of the number, range and type of housing.		

	The provision of an average of 637 dpa across the Local Plan period (High Growth option) would fully meet the need of the District as identified by central Government, whilst levels below this figure would leave some of that need being left unmet – to varying degrees depending on the level concerned. The higher levels of housing would provide proportionately higher levels of affordable housing which would help to address this issue.		
14. Sustainable prosperity	'Low Growth'	Housing growth will help support the vitality and viability of the local economy. Providing new homes will support the economy by providing necessary dwellings for local workers.	✓
	'Moderate Growth'	Housing growth will help support the vitality and viability of the local economy. Providing new homes will support the economy by providing necessary dwellings for local workers.	✓
	'High Growth'	Housing growth will help support the vitality and viability of the local economy. Providing new homes will support the economy by providing necessary dwellings for local workers.	✓
	Any increase in housing numbers will help to support the vitality and viability of the local economy, including local and town centres, through increased spending that supports local facilities, services and enterprises as well as the enhancement of the local economic offering. The larger the number of houses the greater that this effect will be. There would also be economic benefits associated with the construction of the housing. Development of new services and facilities to support new and existing residents would provide benefits for the local economy, both at the construction stage and into the future. The higher the level of growth the larger these benefits would be.		
15. Employment and skills	'Low Growth'	The level of new dwellings provided under this option could limit the opportunities for people to stay living in the area and benefit from the planned expansion of jobs in the District and result in a lack of skilled workers in the District.	✗
	'Moderate Growth'	This level of housing growth should enable people to remain living in the area and therefore have improved access to existing and newly created employment opportunities.	?
	'High Growth'	This level of housing growth should enable people to remain living in the area and therefore have improved access to existing and newly created employment opportunities.	✓
	The increased economic activity associated with housing growth would help in the creation of new employment opportunities as well as in the retention of existing jobs. The effects against this objective, in relation to encouraging the provision of and access to jobs and services, will be dependent on the balance between new housing provision and the provision of new jobs. Development of new services and facilities to support new and existing residents would provide new employment opportunities, both at the construction stage and provision of jobs in new shops, schools and healthcare facilities etc. . These opportunities would be greater for the higher levels of housing growth. The provision of new homes could result in increased levels of out-commuting, but this would be dependent on the number, type and location of new jobs that are created alongside housing through the delivery of the Three Rivers Local Plan strategy.		

Summary of assessment	<p>The key differences between the three assessments are associated with the social SA objectives, in particular SA13 Housing. For the option which would meet the full local housing need a significant positive score has been predicted, whilst for the Moderate Growth option a mixed positive / negative score has been predicted, as whilst it would provide much needed new housing in the District it would only meet 65% of the District's Objectively Assessed Need (OAN) for housing which would have negative implications for the supply of affordable housing. For the Council's preferred Low Growth option a significant negative effect has been predicted on the basis that it would only meet 42% of the OAN, thereby have major implications for the delivery of much need affordable housing.</p> <p>The low level of growth is also predicted to have greater negative implications for the other social objectives, given that it would result in the provision of less new health and community infrastructure as well as limiting the opportunity to reduce inequalities by meeting the need for affordable housing. It could also have economic implications, resulting from a lack of opportunities for people to stay living in the area and benefit from the planned expansion of jobs in the District.</p> <p>In relation to the environmental objectives all the options would have some adverse effects associated with new development, hence the negative 'scores' across all three options. However, in general terms these would be the least for the Low Growth option, although there could be cases where the delivery of larger strategic sites could result in benefits that may not be provided by smaller sites. The assessment commentary for each objective provides details on the potential differences in effects that each option would have in relation to each environmental objective.</p>
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Appendix C ‘Sites for Potential Allocation’

This appendix provides the assessments for the sites which have been proposed for allocation in the Local Plan Part 4 Regulation 18 consultation.

The detailed Strategic Housing and Employment Land Availability Assessment (SHELAA) forms for each site can be found in the Local Plan Evidence Base at the following link:

[New Local Plan | Three Rivers District Council](#)

C.1 Abbots Langley & Leavesden

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: AB18 Parsonage Close Garages	?	-	-	✓	-	✓	-	?	?	?	✓	-	✓	-	-	<p>⚠ The site contains TPOs along its northern boundary (SA1) and is located near to Abbots Langley Conservation Area (SA8). Redevelopment of the garages may help improve the local townscape (SA9). The site is at some distance to open space (SA10).</p> <p>✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 & SA11) and would deliver 7 new dwellings (SA13).</p>
Site Ref: AB26 Tibbs Hill Road Garages	-	-	-	✓	-	✓	-	?	?	✓	✓	-	✓	-	-	<p>⚠ The site is adjacent to Abbots Langley Conservation Area (SA8). Redevelopment of the garages may help improve the local townscape (SA9).</p> <p>✓ The site is classified as previously developed land (SA6). The site is in close proximity to open space (SA10), local facilities and services, though is at a distance from a rail station (SA4 & SA11) and would deliver 7 new dwellings (SA13).</p>
Site Ref: AB31 Jacketts Field Garages	-	-	?	✓	-	✓	-	-	?	?	✓	-	✓	-	-	<p>⚠ There is a risk of surface water flooding across the site (SA3). Redevelopment of the garages may help improve the local townscape (SA9). The site is at some distance from open space (SA10).</p> <p>✓ The site is in close proximity to local facilities and services, though is at a distance from a railway station (SA4 & SA11) and makes use of previously developed land (SA6). The development would deliver 6 new dwellings (SA13).</p>

Site Ref: AB32 Yard Tibbs Hill Road	-	-	?	✓	-	✓	-	-	-	?	✓	-	✓	-	-	<p>⚠ A small area of the site is at risk of surface water flooding (SA3). The site is at some distance from open space (SA10).</p> <p>✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 & SA11) and would deliver 10 new dwellings (SA13).</p>
Site Ref: AB39 Rosehill Gardens, Abbots Langley	?	-	-	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	<p>⚠ There are TPOs in place in close proximity to the site (SA1). Redevelopment of the garages may help improve the local townscape (SA9).</p> <p>✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 & SA11), open space (SA10), and would deliver 6 new dwellings (SA13).</p>
Site Ref: H3 Pin Wei	-	-	-	✓	-	✓	-	?	-	✓	✓	-	✓	✗	✗	<p>✗ The site is currently in use as a retail unit and restaurant, loss of this commercial enterprise could have some adverse effects on the local economy and jobs (SA14 & SA15).</p> <p>⚠ The site is within an area of archaeological interest and the Abbots Langley Conservation Area which includes the Grade I Listed Building (Church of St Lawrence the Martyr) and several Grade II and Locally Listed Buildings close to the site (SA8).</p> <p>✓ The site is located next to services and facilities including a bus stop (SA4 & SA11), open space (SA10), and is on previously developed land (SA6). The development would deliver 11 new dwellings (SA13).</p>
Site Ref: H4 Furtherfield Depot	-	-	-	✓	-	✓	-	-	?	✓	✓	✓	✓	-	-	<p>⚠ The redevelopment of the depot unit may improve the local townscape (SA9).</p> <p>✓ The site is located next to services and facilities including a bus stop (SA4 & SA11) as well as open space for recreation (SA10 & SA12) and is on previously developed land (SA6). The development would deliver 36 new dwellings (SA13).</p>
Site Ref: H6 Hill Farm Industrial Estate	-	-	-	✓	-	✓	-	-	?	✓	✓	✓	✓	?	?	<p>⚠ The redevelopment of an industrial unit may improve the local townscape (SA9). The site is currently in use as an industrial unit, loss of this unit may result in a small number of job losses (SA14 & SA15).</p> <p>✓ The site is located next to services and facilities including a bus stop, though is at a distance from a railway station (SA4 & SA11) and is on previously developed land (SA6). The development is close to open space and play space (SA10 & SA12) and would deliver 38 new dwellings (SA13).</p>

Site Ref: NSS14 Margaret House, Abbots Langley	?	-	-	✓	-	✓	-	?	x	✓	✓	✓	✓	?	?	<p>x The site is considered to have a medium sensitivity to built development (SA9).</p> <p>? The site is adjacent to the Abbots Langley Churchyard Local Wildlife Site (SA1). The site is within an area of archaeological interest and the Abbots Langley Conservation Area which includes the Grade I Listed Building (Church of St Lawrence the Martyr) to the south of the site and several Grade II and Locally Listed Buildings to the south of the site (SA8). The site was formerly in use as a residential care home, so there is some uncertainty as how the loss of this could affect the local economy and jobs (SA14 & SA15).</p> <p>✓ The site is located in close proximity to services and facilities including a bus stop (SA4 & SA11), although it is some distance from a railway station. The site is on previously developed land (SA6). The development would provide new open space and play space (SA10 & SA12) and deliver approximately 25 net new dwellings (SA13).</p>
Site Ref: CFS4 Land at Warren Court, Woodside Road	x	-	-	x	-	x	-	?	?	✓	x	✓	✓	-	-	<p>x Development of this greenfield site, which contains a number of TPOs, would have adverse effects on biodiversity (SA1) and result in the loss of undeveloped land (SA6). The site is at a distance from services and facilities, though is close to a bus stop with a regular service (SA4 & SA11).</p> <p>? The site may contain heritage assets of archaeological interest (SA8) and is of medium-low sensitivity to built development (SA9).</p> <p>✓ The development is close to open space and play space (SA10 & SA12) and would deliver 26 new dwellings (SA13).</p>
Site Ref: CFS3 Land adjacent to Fortunes Farm, High Elms Lane, Abbots Langley	x	-	-	x	-	x	-	?	x	?	x	✓	✓	-	-	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Abbots Langley into open countryside in an area with medium sensitivity to built development (SA9). The site is at a distance from services and facilities, though is reasonably close to a bus stop with a regular service (SA4 & SA11).</p> <p>? The development may affect the setting of the nearby Grade II Listed Buildings (SA8). Development could adversely affect users of the public right of way that runs through the site (SA10).</p> <p>✓ The development is close to open space and play space (SA10 & SA12) and would deliver 303 new dwellings (SA13).</p>

Site Ref: CFS6 Land at Mansion House Farm Equestrian Centre	x	-	-	✓	-	x	-	x	?	✓	✓	✓	✓	-	-	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of undeveloped land (SA6). A Grade II listed building lies immediately to the west of the site and development would adversely affect its historic agrarian setting. The site has potential to include heritage assets of archaeological interest (SA8).</p> <p>? The site is of medium-low sensitivity to built development (SA9). Development could adversely affect users of the public right of way that runs along part of the southern boundary of the site (SA10).</p> <p>✓ The site is close to facilities and services including a bus stop, though is at a distance from a railway station (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 133 new dwellings (SA13).</p>
Site Ref: PCS21 Land at Love Lane	x	-	-	✓	-	x	-	?	?	✓	✓	✓	✓	-	-	<p>x Development at this greenfield site would result in a loss of some open grassland with biodiversity value (SA1) and undeveloped land (SA6).</p> <p>? The development of the site may impact the setting of nearby heritage assets such as a Grade II Listed Building and several Locally Listed Buildings to the west and the Abbots Langley Conservation Area to the south. There may be heritage assets of archaeological interest. (SA8). Development here would affect the landscape which is of medium-low sensitivity to built development (SA9). Development could adversely affect users of the public right of way that runs along the southern boundary of the site (SA10).</p> <p>✓ The site is reasonably close to services and facilities including a bus stop, though is at a distance from a railway station (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 62 new dwellings (SA13).</p>

C.2 Garston

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: CFS65 Land north of Bucknalls Lane	✗	-	-	✓	?	✗	-	-	✗	?	✓	✓	✓	-	-	<p>✗ Development of this greenfield (former golf-course) site would have adverse effects on biodiversity (SA1), would result in the loss of undeveloped land (SA6) and would affect local landscape which is of medium-high sensitivity to built development (SA9).</p> <p>⚠ The site is in close proximity to the M1 and A405 which could result in air quality and noise issues for residents of new housing (SA5 & SA10).</p> <p>✓ The site is reasonably close to local facilities and services including a bus stop (SA4 & SA11) The development will provide new open space and play space (SA10 & SA12) and would deliver 144 new dwellings (SA13).</p>

C.3 Bedmond

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NSS2 56 High Street, Bedmond	?	?	?	✓	-	✓	-	?	?	?	✓	?	✓	✗	✗	<p>✗ Development of this site would result in the loss of employment floorspace and associated job opportunities (SA14 & SA15).</p> <p>⚠ There are TPOs along the south of the site (SA1). The site is within GSPZ1 which risks contamination of the groundwater source (SA2). To the south of the site, there is an area at risk of surface water flooding (SA3). Development may affect the setting of two Grade II Listed Buildings adjacent to the site (SA8). Redevelopment of the site, which is considered to have a medium-low sensitivity to built development, may improve the local village-scape (SA9). There is the possible provision of local shops and community uses (dentist or health centre) (SA10 & SA12).</p> <p>✓ The site is located in close proximity to local services and facilities as well as a bus stop, though is at a distance from a railway station (SA4 & SA11) and is relatively close to open space and play space (SA10). The site is previously developed land (SA6). The development would deliver 20 new dwellings (SA13).</p>
Site Ref: NSS6a North Cott, East Lane, Bedmond	✗	?	-	✓	?	✓ / ✗	-	?	-	?	✓	✓	✓	-	-	<p>✗ The site is mainly undeveloped grassland (SA1 & SA6).</p> <p>⚠ The site is within GSPZ1 which risks contamination of the groundwater source (SA2). There are a number of Grade II and Locally Listed Buildings nearby to the site and the site may contain heritage assets of archaeological interest (SA8). The site is in close proximity to the M25 which could result in air quality and noise issues for residents of the new housing (SA5 & SA10).</p> <p>✓ The site is within reasonable proximity of facilities and services including a bus stop, though is at a distance to a railway station (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 12 new dwellings (SA13).</p> <p>† The Landscape Sensitivity Assessment classifies Site PCS25, which is located within the NSS6 site, as having low sensitivity to built development.</p>

C.4 Kings Langley

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NSS10 Land at Mill Place, Watford Road	?	?	-	x	?	✓	-	?	-	?	x	-	✓	x	x	<p>✗ Whilst the site is located within relative close proximity of a local shop it is at a distance from most services and facilities, including a railway station (SA4 & SA11). Development would result in the loss of some commercial 'floorspace' (SA14 and SA15).</p> <p>?</p> <p>The site is located adjacent to the Grand Union Canal / River Gade Local Wildlife Site (SA1). The site is adjacent to the River Gade/Grand Union Canal and is within GSPZ1 which risks contamination of the groundwater source (SA2). The sites is close to Grade II Listed Buildings (Bridge over the Grand Union Canal to the south and North Grove Lock House to the north) (SA8). The site is adjacent to the A41 which could result in air quality and noise issues for residents of the new housing. The site is some distance from open space and play space (SA5 & SA10).</p> <p>✓ The site is previously developed land, although it includes a historic landfill site which will need to be taken into consideration (SA6) and would deliver 20 new dwellings (SA13).</p>
Site Ref: ACFS8b Flowerhouse	-	-	x	✓	?	✓	-	x	-	?	✓	-	✓	-	x	<p>✗ A small part of the site along the western boundary is within Flood Zone 3b (SA3). The development may disrupt views to a Scheduled Monument to the west of the site. There are also two Grade II Listed Buildings and a Locally Listed Building close to the site (SA8). The loss of a retail unit on the site may lead to a small number of job losses (SA15).</p> <p>?</p> <p>The site's location close to Kings Langley railway station and the M25 may impact residents' health and wellbeing due to the noise and air quality (SA5 & SA10) and the site is at some distance from open space (SA10).</p> <p>✓ The site is close to facilities and services including the train station, though is at a distance from a primary school (SA4 & SA11) and is partially on previously developed land (SA6). The development would deliver 19 new dwellings (SA13).</p>

C.5 Langleybury

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: H7 Langleybury House	-	-	-	x	-	✓	-	?	-	✓	x	✓	✓	-	-	<p> The site is located at some distance from services and facilities, though is reasonably close to a bus stop (SA4 & SA11).</p> <p> Within the site there is a Grade II* Listed Building which is on Historic England's Heritage At Risk Register and other Grade II Listed Buildings (SA8).</p> <p> The development makes use of previously developed land (SA6). The development will provide new open space and play space (SA10 & SA12) and would deliver 25 new dwellings (SA13).</p>

C.6 Chorleywood

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: CFS16 Land at Chorleywood Station (Station car park and adjoining land)	-	-	?	✓	-	✓	-	?	?	<div> <div>?</div> <div>✓</div> </div>	✓	✓	✓	-	-	<p> The area of the site along the south-west boundary is at a high risk of surface water flooding (SA3). A small area of the south-east of the site is in Chorleywood (Station Estate) Conservation Area and the site is close to a number of Grade II Listed Buildings as well as Chorleywood Common Conservation Area (SA8). The site is within 400m of the Chilterns AONB and is of medium-low sensitivity to built development; the redevelopment of the car park site may improve local townscape (SA9). Noise and vibration from the railway may affect the wellbeing of new residents (SA10).</p> <p> The site is previously developed land (SA6) which is in close proximity to local facilities and services including a bus stop and railway station (SA4 & SA11). The development will provide new open space and play space (SA10 & SA12) and would deliver 190 new dwellings (SA13).</p>

Site Ref: CW9 Garages at Copmans Wick	-	-	?	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	<p>⚠ The eastern part of the site is at high risk of surface water flooding due to a surface water flow path through the site (SA3). Redevelopment of the garages may help improve the local townscape (SA9).</p> <p>✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 & SA11), open space (SA10), and would deliver 6 new dwellings (SA13).</p>
Site Ref: CFS18c Hill Farm, Stag Lane, Chorleywood	-	?	-	✓	-	✓	-	?	✗	✓	✓	-	✓	-	-	<p>✗ The site is considered as having medium sensitivity to built development (SA9).</p> <p>⚠ Part of the site is in SPZ1 (SA2). The site may contain heritage assets of archaeological interest (SA8). Development could adversely affect users of the public right of way that runs through the site (SA10).</p> <p>✓ The majority of the site is previously developed land (SA6). The site is located reasonably close to services and facilities, though is not well served by buses (SA4 & SA11). The site is close to open space (SA10) and the development would deliver 38 new dwellings (SA13).</p>
Site Ref: ACFS1 Heath House	-	-	-	✓	-	✓	-	✗	?	-	✓	-	✓	-	-	<p>✗ The site is located within Chorleywood Conservation Area and is in close proximity to Grade II and II* Listed Buildings (SA8).</p> <p>⚠ The site contains important landscape features and is within 100m of the Chilterns AONB and therefore may affect the AONB's setting, although it is of medium-low sensitivity to built development (SA9).</p> <p>✓ The site is close to facilities and services including a bus stop (SA4 & SA11) and is on previously developed land (SA6). The development would deliver 10 new dwellings (SA13).</p>
Site Ref: NSS23 Chorleywood Telephone Exchange, Shire Lane, Chorleywood	-	-	-	✓	-	✓	-	?	?	-	✓	-	✓	?	?	<p>⚠ Development could affect the setting of the Chorleywood Station Conservation Area (SA8). Development could improve the local townscape (SA9). The site was formerly in use as a telephone exchange (Class B1 and B2), so there is some uncertainty as how the change of use to residential could affect the local economy and jobs (SA14 & SA15).</p> <p>✓ The site is located in close proximity to services and facilities as well as bus stops and railway station (SA4 & SA11). The site is on previously developed land (SA6). Development would deliver approximately 15 new dwellings (SA13).</p> <p>* Landscape Sensitivity Assessment outstanding</p>

C.7 Maple Cross

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: EOS12.4 Land to the west and south of Maple Cross (combined sites)	x	?	?	x ✓	?	x	-	x	x	? ✓	x ✓	✓	✓ ✓	✓	✓	<p>x The site is greenfield and has biodiversity value, with protected trees within the site (SA1) and it is currently in use as agricultural land (SA6). The development would extend Maple Cross into open countryside, the southern section of the western parcel is of medium-high sensitivity to built development, although the eastern parcel is classified as having medium-low sensitivity to built development (SA9). A Grade II Listed Building is adjacent to the site and the site itself includes heritage assets of archaeological interest. A Heritage Impact Assessment found that development here would have adverse impact on the historic environment due to its disruption of the historic agrarian setting (SA8). Though the site is reasonably close to a local shop and primary and secondary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11).</p> <p>? The site is in a GSPZ1 (SA2) and small areas of the site are at high risk of surface water flooding due to a surface water flow path running through the site (SA3). The western parcel of the site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA5 & SA10).</p> <p>✓ The site would be required to provide primary education facilities, a local centre (including local shops, community facilities, a nursery and flexible commercial space), a GP surgery, open space, play space (SA10, SA12, SA14 & SA15) and improvements to bus stops and an extended bus route through the sites (SA4 & SA11). This new local infrastructure would help reduce the need to travel (SA4 & SA11).</p> <p>✓✓ The development would deliver 850 new dwellings (SA13).</p>
Site Ref: MC11 40-42 Longcroft Road	-	?	-	x	-	✓	-	-	-	✓	x	-	✓	-	-	<p>x Though the site is reasonably close to a local shop and primary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11).</p> <p>? The site is in a GSPZ1 which risks contamination to the groundwater source (SA2).</p> <p>✓ The site is classified as previously developed land (SA6). The site is close to open space (SA10) and would deliver 5 new dwellings (SA13).</p>

C.8 Mill End

Site Ref: EOS7.0 Land to the south of Shepherds Lane and west of M25	x	?	-	✓	?	x	-	?	x	?	✓	✓	✓	-	-	<p>x The site is greenfield and has biodiversity value and there are TPOs in place in the south-west and north-west parts of the site (SA1) and is currently in use as agricultural land (SA6). The area is of medium-high sensitivity to built development (SA9).</p> <p>? The site is in a GSPZ1 which risks contamination to the groundwater source (SA2) and is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing and a public right of way runs along the northern boundary (SA5 & SA10). Heronsgate Conservation Area is located to the south-west but is separated from the site by the M25, although the site has potential to include heritage assets of archaeological interest (SA8).</p> <p>✓ The site is in close proximity to local facilities and services including a bus stop (SA4 & SA11), open space and a play area (SA10) and the development would be required to provide a primary school and/or a health centre, open space and play space (SA12).</p> <p>✓✓ The development would deliver 550 new dwellings (SA13).</p>
Site Ref: P4a Quickwood Close Garages (Larger Site)	-	?	-	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	<p>? The site is in a GSPZ1 which risks contamination to the groundwater source (SA2). Redevelopment of the garages may help improve the local townscape (SA9).</p> <p>✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 & SA11), open space (SA10), and would deliver 7 new dwellings (SA13).</p>
Site Ref: P33 Chiltern Drive	-	?	-	✓	-	✓	-	-	-	✓	✓	-	✓	-	-	<p>? The site is in a GSPZ1 which risks contamination to the groundwater source (SA2).</p> <p>✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 & SA11), open space (SA10), and would deliver 6 new dwellings (SA13).</p>
Site Ref: P38 Garages at Whitfield Way	-	?	-	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	<p>? The site is in a GSPZ1 which risks contamination to the groundwater source (SA2). Redevelopment of the garages may help improve the local townscape (SA9).</p> <p>✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 & SA11), open space (SA10), and would deliver 6 new dwellings (SA13).</p>
Site Ref: P39 The Queens Drive Garages, Mill End	-	?	-	✓	?	✓	-	-	?	?	✓	-	✓	-	-	<p>? The site is within GSPZ1 which risks contamination to the groundwater source (SA2). The proximity to the M25 may have noise and air quality impacts which affect the health and wellbeing of residents (SA5 & SA10). Redevelopment of the garages may help improve the local townscape (SA9).</p> <p>✓ The site is part of an existing settlement with good access to facilities and services (SA4 & SA11) and makes use of previously developed land (SA6). The development is close to open space (SA10) and would deliver 7 new dwellings (SA13).</p>

Site Ref: RW31 Garden land off Uxbridge Road	x	?	?	✓	-	x	-	?	-	?	✓	-	✓	-	-	<p>x There would be a loss of a small area of greenfield land which has some biodiversity value (SA1) and is currently undeveloped (SA6).</p> <p>? The site is in a GSPZ1 which risks contamination to the groundwater source (SA2). There is a high risk of surface water flooding across 13% of the site and the rest of the site is at low risk with a flow path in the north-eastern corner (SA3). A Grade II Listed Building is located close to the south-eastern edge of the site (SA8). The site is at a distance from open space (SA10).</p> <p>✓ The site is in close proximity to local facilities and services (SA4 & SA11) and would deliver 12 new dwellings (SA13).</p>
Site Ref: H15 Garages rear of Drillyard, West Way	?	-	-	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	<p>? There are TPOs in place in the east of the site and along the northern boundary (SA1). The redevelopment of the garages may be beneficial for the local townscape (SA9).</p> <p>✓ The site is located close to services and facilities including a bus stop (SA4 & SA11), open space (SA10), and makes use of previously developed land (SA6). The development would deliver 13 new dwellings (SA13).</p>

C.9 Rickmansworth

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	
Site Ref: CFS59 Land on London Road	x	?	-	✓	-	x	-	?	?	✓	✓	-	✓	-	-	<p>x Development would result in the loss of greenfield land with some biodiversity value (SA1) and is currently undeveloped (SA6).</p> <p>? The site is partly within GSPZ1 which risks contamination to the groundwater source (SA2). Development may affect the setting of the adjacent Moor Park Registered Park and Garden (SA8) and is of medium-low sensitivity to built development (SA9).</p> <p>✓ The site is reasonably close to services and facilities including a bus stop (SA4 & SA11) and would include new open space (SA10). The development of a 75 bed residential care home facility would deliver the equivalent of 40 new dwellings (SA13).</p>

Site Ref: CFS40a Land at Park Road (Revised Boundary)	x	?	-	✓	-	?	-	x	?	?	✓	✓	✓	-	-	<p>x Part of the site is greenfield which has biodiversity value and contains some TPOs (SA1). The site has potential to include assets of archaeological significance and part of the site is adjacent to the Rickmansworth Town Conservation Area (SA8).</p> <p>? The site is within GSPZ1 which risks contamination to the groundwater source (SA2). A small part of the site was previously railway land and development could provide an opportunity for remediation of any contamination (SA6). The site is of medium-low sensitivity to built development, though has potential to improve the townscape by redeveloping the disused buildings and depot part of the site (SA9). The proximity to the railway station may cause noise and vibration that affects residents' wellbeing (SA10).</p> <p>✓ The site is within an existing settlement with good access to services and facilities including a bus stop and railway station (SA4 & SA11). The development would provide additional open space and play space (SA10 & SA12) and 112 new dwellings (SA13).</p>
Site Ref: H17 Police Station, Rectory Road	-	?	?	✓	-	✓	-	?	-	✓	✓	✓	✓	-	-	<p>? The site is in GSPZ1 which risks contamination to the groundwater source (SA2), and two surface water flow paths run across the site and there is high risk of surface water flooding (SA3). The site is adjacent to the Nightingale Road Conservation Area and the Rickmansworth Town Conservation Area (SA8).</p> <p>✓ The site is located close to services and facilities including a bus stop (SA4 & SA11) and makes use of previously developed land (SA6). The development will provide new open space and play space (SA10 & SA12) and would deliver 24 new dwellings (SA13).</p>
Site Ref: H18 Royal British Legion, Ebury Road	-	?	-	✓	-	✓	-	x	-	✓	✓	-	✓	-	-	<p>x The site is within the Rickmansworth Town Conservation Area and there is a Grade II Listed Building and several Locally Listed Buildings nearby (SA8).</p> <p>? The site is in GSPZ1 which risks contamination to the groundwater source (SA2).</p> <p>✓ The site is located within an existing settlement with good access to facilities and services including a bus stop (SA4 & SA11), open space (SA10), and makes use of previously developed land (SA6). The development would deliver 6 new dwellings (SA13).</p>
Site Ref: H22a Depot, Stockers Farm Road	?	-	?	✓	-	✓	-	?	?	✓	✓	✓	✓	?	?	<p>? The site is adjacent to the Stockers Farm Meadow LWS on the north and western sides (SA1). The site is adjacent to Flood Zone 3a. There is a small area at the south at high risk of surface water flooding (SA3). The site is next to Stockers Lock and Farm Conservation Area which contains several Grade II Listed Buildings (SA8). Development of the depot site may improve the local townscape (SA9). The site is currently in use as an industrial unit, loss of this may cause job loss (SA14 & SA15).</p> <p>✓ The site is reasonably close to services and facilities including a bus stop (SA4 & SA11) and makes use of previously developed land (SA6). The development will provide new open space and play space (SA10 & SA12) and would deliver 60 new dwellings (SA13).</p>

C.10 Croxley Green

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: CFS20 Land at Croxley Station	-	?	-	✓	-	✓	-	-	?	?	✓	✓	✓	-	-	<p>⚠ The site is within GSPZ1 which risks contamination of the groundwater source (SA2). The site is of low sensitivity to built development; the redevelopment of the car park site may improve local townscape (SA9). Noise and vibration from the railway may affect the wellbeing of new residents (SA10).</p> <p>✓ The site is previously developed land (SA6). The site is within close proximity to local facilities and services including a bus stop and railway station (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 163 new dwellings (SA13).</p>
Site Ref: CG16 Garages rear of Owens Way	-	-	?	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	<p>⚠ The northern part of the access road to the site is at high risk of surface water flooding (SA3). Redevelopment of the garages may help improve the local townscape (SA9).</p> <p>✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services including a regular bus service (SA4 & SA11) and open space (SA10), and would deliver 6 new dwellings (SA13).</p>
Site Ref: CG47 Garages off Grove Crescent	-	-	?	✓	-	✓	-	-	?	✓	✓	✓	✓	-	-	<p>⚠ The access road to the south of the site is at high risk of surface water flooding (SA3). Redevelopment of the garages may help improve the local townscape (SA9).</p> <p>✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services including a regular bus service (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 19 new dwellings (SA13).</p>
Site Ref: CG65 British Red Cross, Community Way	-	-	-	✓	-	✓	-	?	-	✓	✓	✓	✓	-	-	<p>⚠ Dickinson Square Conservation Area is located to the south of the site (SA8).</p> <p>✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services including a regular bus service (SA4 & SA11) and open space (SA10). Whilst development of this site would result in the loss of a community facility there is the requirement for a new improved replacement facility to be provided on site (SA12). The site would deliver 6-9 new dwellings (SA13).</p>

Site Ref: H9 33 Baldwins Lane	-	?	?	✓	-	✓	-	-	?	?	✓	✓	✓	?	?	<p>⚠ The site is in GSPZ1 which risks contamination to the groundwater source (SA2) and there is high risk of surface water flooding to the north of the site (SA3). The redevelopment of the car sales unit may improve the local townscape (SA9). Noise and vibration from the railway line close to the west of the site may have adverse effects on residents' wellbeing (SA10). The site is currently in use as a car-sales centre, loss of this may cause job losses (SA14 & SA15).</p> <p>✓ The site is located close to services and facilities including a bus stop (SA4 & SA11) and makes use of previously developed land (SA6). The development is close to open space and play space (SA10 & SA12) and would deliver 10 new dwellings (SA13).</p>
Site Ref: CFS61 Cinnamond House, Cassiobridge	-	?	?	✓	-	✓	-	-	-	✓	✓	✓	✓	-	-	<p>⚠ The site is in Groundwater Protection Zone 1 (Inner Protection Zone) (SA2). The western part of the site is at a high risk of surface water flooding (SA3). Noise and vibration from the railway may affect the wellbeing of new residents (SA10).</p> <p>✓ The site is previously developed land (SA6). The site is within close proximity to local facilities and services including a bus stop (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 133 new dwellings (SA13).</p>

C.11 Carpenters Park

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: CFS12 Kebbell House and Land to Rear, Delta Gain, Carpenters Park	-	-	?	✓	-	✓	-	-	?	?	✓	✓	✓	✓	✓	<p>⚠ Most of the site is in Flood Zone 2, with a small portion to north of site in Flood Zone 3b. Parts of the site are at a high risk of surface water flooding (SA3). The site is of low sensitivity to built development and the redevelopment of a former car park may improve the local townscape (SA9). Noise and vibration from the railway may affect the wellbeing of new residents (SA10).</p> <p>✓ The majority of the site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services including a bus stop and railway station (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 68 new dwellings (SA13). In addition, there may be new employment development, which would support the local economy and job creation (SA14 & SA15).</p>

C.12 South Oxhey

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: AS13 Garages at Blackford Road	-	-	?	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	<p>⚠ Approximately 10% of the site is at high risk of surface water flooding and approximately 50% of the site is medium-low risk of surface water flooding (SA3). Redevelopment of the garages may help improve the local townscape (SA9).</p> <p>✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services, including a regular bus service (SA4 & SA11) and open space (SA10), and would deliver 7 new dwellings (SA13).</p>
Site Ref: AS31 Garages at Woodhall Lane	-	-	?	✓	-	✓	-	-	?	?	✓	-	✓	-	-	<p>⚠ The southern half of the site (51% of the site) is at high risk of surface water flooding (SA3). Redevelopment of the garages may help improve the local townscape (SA9). The site is at some distance from open space (SA10).</p> <p>✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services, including a regular bus service and train station (SA4 & SA11), and would deliver 6 new dwellings (SA13).</p>
Site Ref: BR20 Northwick Day Centre	?	-	?	✓	-	✓	-	-	-	✓	✓	?	✓	-	-	<p>⚠ TPOs are in place to the north and north-west of the site (SA1) and there is a risk of surface water flooding on the road to the north (SA3). Northwick Day Centre will be lost but the facility will be re-provided elsewhere in the community (SA12).</p> <p>✓ The site is within an existing settlement, close to facilities and services including a bus stop (SA4 & SA11) and is on previously developed land (SA6). The development is close to open space and play space (SA10 & SA12) and would deliver 48 new dwellings (SA13).</p>

C.13 Oxhey Hall

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: PCS16 Vivian Gardens	x	?	-	✓	-	-	-	-	?	✓	✓	-	✓	-	-	<p>✗ The site is mostly greenfield with some biodiversity value and there are TPOs in place to the north and south west of the site (SA1).</p> <p>⚠ The site is in a GSPZ1 which risks contamination to the groundwater source (SA2). The site is considered to be of medium-low sensitivity to the built environment (SA9).</p> <p>✓ The site is located within a reasonable distance of facilities and services, though is at a distance from a primary school and has an infrequent bus service (SA4 & SA11). The site is close to open space (SA10) and the development would deliver 8 new dwellings (SA13).</p>
Site Ref: H24 The Fairway, Green Lane	?	?	-	✓	-	✓	-	?	-	✓	✓	✓	?	-	-	<p>⚠ There are TPOs in place to the north of the site (SA1). The site is in GSPZ1 which risks contamination to the groundwater source (SA2) and Oxhey Hall Conservation Area is adjacent to the north-west (SA8). The site is currently in use as a residential care home, however the Local Plan would require alternative provision of the care home being made before it could provide housing (SA13).</p> <p>✓ The site is reasonably close to services and facilities including a bus stop (SA4 & SA11) and makes use of previously developed land (SA6) which is next to open space for recreation (SA10) and a new play area would be built (SA12). The development would deliver 32 new dwellings (SA13).</p>

Appendix D ‘Sites not Proposed for Development by TRDC’

This appendix provides the assessments for the sites which have been proposed for allocation in previous Regulation 18 consultations but which are not now being proposed, given the lower level of growth being planned for the District in the Local Plan Part 4 consultation. In addition the appendix includes sites that have been newly submitted for the Council’s consideration (NSS sites), and rejected by the Council, following the Regulation 18: Part Three consultation in 2023.

The detailed Strategic Housing and Employment Land Availability Assessment (SHELAA) forms for each site can be found in the Local Plan Evidence Base at the following link:

[New Local Plan | Three Rivers District Council](#)

D.1 Bedmond

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: CFS10 Land between Millhouse Lane and Bell Lane, Bedmond	✗	-	-	✓	-	✗	-	?	?	✓	✓	✓	✓	-	-	<p>✗ Development of this greenfield site with high ecological sensitivity, which contains a number of TPOs and open grassland and woodland would have adverse effects on biodiversity (SA1). Development would result in the loss of undeveloped land (SA6).</p> <p>? Development may affect the setting of a number of Grade II Listed Buildings which sit close to the site (SA8) and the site is of medium-low sensitivity to built development (SA9).</p> <p>✓ The site is located reasonably close to services and facilities including a bus stop, though is at a distance from a railway station (SA4 & SA11). The development will provide new open space and play space (SA10 & SA12) and would deliver 34 new dwellings (SA13).</p>

Site Ref: CFS56 Church Hill Road, Bedmond	x	-	-	✓	-	-	-	?	x	?	✓	✓	✓	-	-	<p>x Development of this greenfield site, which contains TPOs along the northern, southern and eastern boundaries, would have adverse effects on biodiversity (SA1) and would extend Bedmond into open countryside at a site with medium sensitivity to built development (SA9).</p> <p>? There are two Grade II Listed Buildings close to the site and the site may include heritage assets of archaeological interest (SA8). Development may disrupt access to the public right of way which runs through the site (SA10).</p> <p>✓ The site is reasonably close to facilities and services, though is at a distance from a railway station (SA4 & SA11). The development will provide new open space and play space (SA10 and SA12) and the development would deliver 71 new dwellings (SA13).</p>
Site Ref: ACF59e Land west of Bedmond Road	x	-	-	✓	-	x	-	-	x	✓	✓	✓	✓	-	-	<p>x The site is on greenfield land with a number of TPOs to the west of the site (SA1) and is currently undeveloped (SA6). Development would extend Bedmond into the countryside (SA9).</p> <p>✓ The site is relatively close to facilities and services, though is at a distance to a railway station (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 48 new dwellings (SA13).</p>
Site Ref: NSS6 North Cott, East Lane, Bedmond	x	-	-	✓	?	x	-	?	-	?	✓	✓	✓	-	-	<p>x The site is made up of grassland with some biodiversity value (SA1) and is currently used as agricultural land (SA6).</p> <p>? There are a number of Grade II and Locally Listed Buildings nearby to the site and the site may contain heritage assets of archaeological interest (SA8). The site is in close proximity to the M25 which could result in air quality and noise issues for residents of the new housing (SA5 & SA10).</p> <p>✓ The site is within reasonable proximity of facilities and services including a bus stop, though is at a distance to a railway station (SA4 & SA11). The development is close to open space and play space and may provide additional open space / play space (SA10 & SA12) and would deliver 12 new dwellings (SA13).</p> <p>† The Landscape Sensitivity Assessment classifies Site PCS25, which is located within the NSS6 site, as having low sensitivity to built development.</p>

D.2 Kings Langley

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: CFS26c Land to the west of the Kings Langley Estate	x	-	-	✓	?	x	-	?	x	?	✓	✓	✓	-	✓	<p> Development of this greenfield site, which contains a Local Wildlife site and TPOs, would have adverse effects on biodiversity (SA1), would result in loss of agricultural land (SA6) and would extend Abbots Langley into open countryside (SA9).</p> <p> The site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA5 & SA10). There are several Locally Listed Buildings within the site boundary (SA8).</p> <p> The site is reasonably close to services and facilities, though is at a distance from a bus stop (SA4 & SA11). Development would provide new facilities including open space (SA10), play space (SA12) and a new primary school (SA15).</p> <p> The site would deliver 893 new dwellings (SA13).</p>
Site Ref CFS26e The Kings Langley Estate, Abbots Langley (Amended and reconsidered site)	x	?	-	✓	?	x	-	?	x	?	✓	✓	✓	-	-	<p> Development of this greenfield site, which contains an area of woodland covered by a TPO, would have adverse effects on biodiversity (SA1), would result in loss of agricultural land (SA6) and would extend Abbots Langley into open countryside in an area with medium-high sensitivity to built development (SA9).</p> <p> The site is within GSPZ1 which risks contamination of the groundwater source (SA2). The site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA10). The site is in close proximity Grade II Listed Buildings (SA8).</p> <p> The site is in close proximity to local facilities and services, though is at some distance from a bus stop (SA4 & SA11). Development of the site would provide considerable new open space as well as play space (SA10) and a new primary school (SA12). Development of the site would deliver 380 new dwellings (SA13).</p>

Site Ref: NSS20 Land adj. RES site, Egg Farm Lane, Kings Langley	x	-	-	✓	?	✓ /x	-	?	x*	?	✓	?	✓	-	-	<p>x The majority of this site is made up of greenfield land with Local Wildlife Sites to the north and east of the site and TPOs on the edge of the site (SA1). The majority of the development would be in open countryside (SA9).</p> <p>✓/x The site is made up of a mix of greenfield and previously developed land (SA6).</p> <p>? The site contains listed buildings which could be affected by the development (SA8). The site is in very close proximity to the M25 which could result in air quality and noise issues for residents of the new housing (SA5 & SA10). Development may disrupt the public right of way which runs along the northern boundary of the site (SA10). The site is some distance from open space and there is uncertainty as to whether new open space and other community infrastructure would be provided (SA12).</p> <p>✓ Whilst the site is some distance from services and facilities it is close to a railway station (SA4 & SA11). The site would deliver 350 new dwellings (SA13).</p> <p>* Landscape Sensitivity Assessment outstanding</p>
Site Ref: NSS22 Lonsdale, 19 Hyde Lane, Kings Langley	x	-	-	x	-	x	-	-	?*	x	x	x	✓	-	-	<p>x The majority of this site is made up of undeveloped land (SA1 and SA6). The site is at some distance from local services and facilities (SA4 & SA11) as well as open space (SA10 and SA12).</p> <p>? Effects on landscape are uncertain (SA9).</p> <p>✓ The site would deliver 63 new dwellings (SA13).</p> <p>* Landscape Sensitivity Assessment outstanding</p>

D.3 Abbots Langley & Leavesden

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: CFS8d Notley Farm (combined sites) (Amended and reconsidered site)	x	?	-	✓	-	x	-	?	x	?	✓	✓	✓	-	-	<p>✗ This site is made up of greenfield land which has TPOs along the boundary, veteran trees and an ancient tree within the site (SA1). The land is currently in use for agriculture (SA6). Development here would extend Abbots Langley into open countryside (SA9).</p> <p>?</p> <p>?</p> <p>✓ The site is in close proximity to most local facilities and services and is close to a bus stop, though is at a distance from any railway station (SA4 & SA11). The development would provide considerable new open space and play space (SA10 & SA12) and would deliver 450 new dwellings (SA13).</p>
Site Ref: EOS4.0 Land adjacent to Bedmond Road	x	-	-	✓	?	x	-	?	x	?	✓	✓	✓	-	-	<p>✗ Development of this greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6) and extend Abbots Langley into open countryside (SA9).</p> <p>?</p> <p>?</p> <p>✓ The site is in close proximity to local facilities and services, though is at a distance from a railway station (SA4 & SA11). The development will provide new open space and play space (SA10 & SA12) and would deliver 319 new dwellings (SA13).</p>

D.4 Chorleywood

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: CFS18b Hill Farm, Stag Lane, Chorleywood	x	-	-	✓	-	x	-	x	x	✓ ?	✓	-	✓	-	-	<p>x The site, which is adjacent to an LWS to the south-west, is made up of greenfield land (SA1) and is currently in use as agricultural land (SA6) which is considered as having medium sensitivity to built development (SA9). The development may disrupt the setting of the adjacent Heronsgate Conservation Area and the site may contain heritage assets of archaeological interest (SA8).</p> <p>? Development could adversely affect users of the public rights of way that run through/alongside the site (SA10).</p> <p>✓ The site is located reasonably close to services and facilities, though is not well served by buses (SA4 & SA11). The site is close to open space (SA10) and the development would deliver 228 new dwellings (SA13).</p>
Site Ref: CFS57 Pheasants Ridge Gap, Berry Lane	x	?	-	✓	?	x	-	?	x	? ✓	✓	✓	✓	-	-	<p>x Development of this greenfield site, which is adjacent to a Local Wildlife Site to the south, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would affect local landscape (SA9).</p> <p>? The site is within GSPZ1 which risks contamination of the ground water source (SA2). The proximity to the M25, as well as the railway line, risks noise and air quality impacts that might affect local residents' health and wellbeing (SA5 & SA10). The Chorleywood Common Conservation Area is close to the north of the site (SA8).</p> <p>✓ The site is reasonably close to facilities and services, though is at a distance from a railway station (SA4 & SA11). The development will provide new open space and play space (SA10 & SA12) and 40 new dwellings (SA13).</p>

Site Ref: CFS72 Land off Solesbridge Lane, Chorleywood	x	-	x	x	?	x	-	?	x	?	x	-	✓	-	-	<p>x Development would result in a loss of greenfield land with biodiversity value (SA1) which is currently undeveloped (SA6). Development here would affect the setting of the AONB to which it is immediately adjacent and the area is of medium sensitivity to built development (SA9). A watercourse runs through the site and 25% of the area is in Flood Zone 3b (SA3). The site is not located close to services and facilities, though is reasonably close to a bus stop (SA4 & SA11).</p> <p>? The site is in close proximity to Chorleywood NO₂ AQMA and PM₁₀ AQMA and the M25. Noise and Air Quality may impact upon residents' health and wellbeing (SA5 & SA10). The development may affect the setting of the adjacent Outer Loudwater Conservation Area and a nearby Grade II Listed Building (SA8).</p> <p>✓ The development would deliver 19 new dwellings (SA13).</p>
Site Ref: PSCFS19 Land south west of Berry Lane, Chorleywood	x	-	-	✓	?	x	-	?	x	?	✓	-	✓	-	-	<p>x This greenfield site contains a number of TPOs along the southern boundary (SA1). And development would result in the loss of agricultural land (SA6).</p> <p>? The site's proximity to the M25 and railway line may have noise and air quality implications which affect the health and wellbeing of residents (SA5 & SA10). The site is close to the Chorleywood Common Conservation Area and may include heritage assets of archaeological interest (SA8) and is of medium-low sensitivity to built development (SA9).</p> <p>✓ The site is within a reasonable distance of services and facilities, though is at a distance from a primary school and does not have a bus stop nearby (SA4 & SA11). The site is close to open space (SA10) and the development would deliver 15 new dwellings (SA13).</p>
Site Ref: NSS18 Catlips Farm, Berry Lane, Chorleywood	x	-	-	x	?	x	-	-	x*	?	x	✓	✓	-	-	<p>x The majority of this site is made up of greenfield land with a woodland part of the site being a Local Wildlife Site (SA1). The land is currently in use for agriculture (SA6). Development would be in open countryside (SA9). The site is at some distance from local services and facilities (SA4 & SA11).</p> <p>? The site is in very close proximity to the M25 which could result in air quality and noise issues for residents of the new housing (SA5 & SA10). Development would affect the open space which forms part of the site (SA10).</p> <p>✓ Development would provide new open space and community facilities and deliver 300 new dwellings (SA13).</p> <p>* Landscape Sensitivity Assessment outstanding</p>

D.5 Maple Cross

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: EOS12.2 Land to the west and south of Maple Cross (combined sites)	x	?	?	x ✓	?	x	-	x	x	? ✓	x ✓	✓	✓ ✓	✓	✓	<p> The site is greenfield and has biodiversity value (SA1) and it is currently in use as agricultural land (SA6). The development would extend Maple Cross into open countryside and the area is of medium-high sensitivity to built development (SA9). A Grade II Listed Building is adjacent to the site and the site itself includes heritage assets of archaeological interest. A Heritage Impact Assessment found that development here would have adverse impact on the historic environment due to its disruption of the historic agrarian setting (SA8). Though the site is reasonably close to a local shop and primary and secondary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11).</p> <p> A majority of the site is in a GSPZ1 (SA2) and small areas of the site are at high risk of surface water flooding due to a surface water flow path running through the site (SA3). A large part of the site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA5 & SA10).</p> <p> The site is of a scale that could provide new services including open space and play space for recreation, a GP Surgery (SA10), a primary school, care home and community facilities (SA12) and a new local centre with shops (SA14 & SA15). This could reduce the need to travel (SA4 & SA11).</p> <p> The development would deliver 1,500 new dwellings and a 90-bedroom care home (equivalent to 47 dwellings) (SA13).</p>

Site Ref: EOS12.3 Land to the north of Chalfont Lane	x	?	-	x	?	x	-	?	x	?	x	✓	✓	-	-	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1) and the land is in use as agricultural land (SA6). The development would extend Maple Cross into open countryside (SA9). Though the site is reasonably close to a local shop and primary and secondary school, residents would need to travel to access other services and facilities and the site is not well served by public transport (SA4 & SA11).</p> <p>? The site is within GSPZ1 (SA2). The proximity to the M25 to the west of the site may have adverse effects in terms of air quality and noise pollution which may affect the health and wellbeing of residents (SA5 & SA10). There is a Locally Listed Building to the north-east of the site (SA8).</p> <p>✓ The site would provide new open space and play space (SA10 & SA12) and would deliver 176 new dwellings (SA13).</p>
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D.6 Rickmansworth

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: OSPF22 Batchworth Park Golf Course	x	?	-	✓	-	x	-	?	?	x	✓	✓	✓	x	x	<p>x Development would result in the loss of greenfield land with some biodiversity value (SA1) and the land is currently undeveloped (SA6). Development of the site would result in the loss of a recreation facility (SA10) and the loss of this commercial enterprise could have some adverse effects on the local economy and jobs (SA14 & SA15).</p> <p>? The site is partly within GSPZ1 which risks contamination to the groundwater source (SA2). Development may affect the setting of the Moor Park Registered Park and Garden (SA8) and the site is of medium-low sensitivity to built development (SA9).</p> <p>✓ The site is reasonably close to services and facilities including a bus stop (SA4 & SA11). The development would provide new open space and play space (SA10) and a new primary school (SA12).</p> <p>✓✓ The development would deliver 618 new dwellings (SA13).</p>

Site Ref: CFS41 Rickmansworth Station, Station Approach	?	?	-	✓	-	?	-	x	?	?	✓	✓	✓	-	-	<p>x Development here may affect the setting of the Rickmansworth Town Conservation Area which the site is partly within (SA8).</p> <p>? There is a TPO on the site (SA1) and the site is within GSPZ1 which risks contamination to the groundwater source (SA2). The site was previously railway land and development could provide an opportunity for remediation of any contamination (SA6). The site is of medium-low sensitivity to built development, though has potential to improve the townscape by redeveloping the area around the station and car park (SA9). The proximity to the railway station may cause noise and vibration that affects residents' wellbeing (SA10).</p> <p>✓ The site is within an existing settlement with good access to services and facilities including a bus stop and railway station (SA4 & SA11). The development is close to open space and play space (SA10 & SA12) and would deliver 70 new dwellings (SA13).</p>
Site Ref: CFS60 Affinity Water Depot, Church Street	-	?	x x	✓	-	✓	-	?	x	✓	✓	✓	✓	-	-	<p>xx The River Colne flows through the site, which is entirely within Flood Zone 2, Flood Zone 3a (78% of the area) and Flood Zone 3b (53% of the north and eastern area) (SA3).</p> <p>x The site is of medium sensitivity to built development despite previous development on the site; the site contains important landscape features which may be disrupted (SA9).</p> <p>? The site is wholly within GSPZ1 which risks contamination to the groundwater source (SA2). The development may affect the setting of the nearby Rickmansworth Town Centre Conservation Area and a number of Grade II Buildings and Locally Listed Buildings (SA8).</p> <p>✓ The site is close to services and facilities including a bus stop (SA4 & SA11) and makes use of previously developed land (SA6). The development is close to open space and play space (SA10 & SA12) and would deliver 65 new dwellings (SA13).</p>
Site Ref: CFS77 Rickmansworth Library	-	?	-	✓	-	✓	-	x	?	✓	✓	✓	✓	-	-	<p>x The site is within a Site of Known Archaeological Interest and the Rickmansworth Town Conservation Area. Nearby the site are several Grade II listed buildings (SA8).</p> <p>? The site is wholly within GSPZ1 which risks contamination to the groundwater source (SA2). The development may affect the local townscape and the area is of medium-low sensitivity to built development (SA9).</p> <p>✓ The site is within an urban area close to services and facilities including a bus stop (SA4 & SA11) and makes use of previously developed land (SA6). The development is close to open space (SA10). Development would require the provision of a new, improved library facility (SA12) and would deliver 7 new dwellings (SA13).</p>

Site Ref: NSS21 Land between Adams House and Five Oaks	x	-	-	x	-	✓	-	-	?*	-	x	-	✓	-	-	<p>x The site is undeveloped garden land and is adjacent to a Local Wildlife Site as well as being covered by a TPO (SA1). The site is located at some distance from local services and facilities as well as from bus stops (SA4 & SA11).</p> <p>? Effects on landscape are uncertain (SA9).</p> <p>✓ The site is classified as previously developed land (SA6). The site would deliver 5 new dwellings (SA13).</p> <p>* Landscape Sensitivity Assessment outstanding</p>
Site Ref: H22 Depot, Stockers Farm Road	x	-	?	✓	-	✓	-	?	?	✓	✓	✓	✓	?	?	<p>x Part of the site lies within a LWS and is adjacent to the LWS on the north and eastern sides (SA1).</p> <p>? A small area of the site is in Flood Zone 2 and the western and eastern boundaries are adjacent to Flood Zone 3a. There is a small area at the south at high risk of surface water flooding (SA3). The site is next to Stockers Lock and Farm Conservation Area which contains several Grade II Listed Buildings (SA8). Development of the depot site may improve the local townscape (SA9). The site is currently in use as an industrial unit, loss of this may cause job loss (SA14 & SA15).</p> <p>✓ The site is reasonably close to services and facilities including a bus stop (SA4 & SA11) and makes use of previously developed land (SA6). The development will provide new open space and play space (SA10 & SA12) and would deliver 60 new dwellings (SA13).</p>

D.7 Croxley Green

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: CFS19 Land adjacent to 62-84 & 99- 121 Sycamore Road	x	?	-	✓	-	x	-	-	-	✓	✓	-	✓	-	-	<p>x Development of this greenfield site, which contains a TPO, would have adverse effects on biodiversity (SA1) and would result in the loss of undeveloped land (SA6).</p> <p>? The site is within GSPZ1 which risks contamination of the groundwater source (SA2).</p> <p>✓ The site is located reasonably close to services and facilities including a bus stop (SA4 & SA11) and open space (SA10) and development would deliver 17 new dwellings (SA13).</p>

D.8 South Oxhey




SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NW34a Garages r/o The Dick Whittington	-	-	-	✓	-	✓	-	-	?	✓	✓	-	✓	-	-	<p>✗ Redevelopment of the garages may help improve the local townscape (SA9).</p> <p>✓ The site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services including public transport (SA4 & SA11), open space (SA10), and would deliver 6 new dwellings (SA13).</p>

D.9 Carpenders Park

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: CFS13 Land at Oxhey Lane, Watford Heath	✗	-	-	✓	-	-	-	✗	✗	✓	✓	✓	✓	-	-	<p>✗ Development of this greenfield site would have adverse effects on biodiversity (SA1) and would extend Watford Heath, eroding the gap with Carpenders Park (SA9). Development may disrupt the historic agrarian setting of a Grade II Listed Building opposite the site and the site may contain heritage assets of archaeological interest (SA8).</p> <p>✓ The site is located reasonably close to services and facilities (SA4 & SA11). The development will provide new open space and play space (SA10 & SA12) and would deliver 100 new dwellings (SA13).</p>

Site Ref: CFS14 Land North of Oxhey Lane, Carpenders Park	x	?	?	✓	-	x	-	-	x	✓	✓	✓	✓	-	-	<p>x Development of this greenfield site, with a wooded area, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Watford Heath, eroding the gap with Carpenders Park (SA9).</p> <p>? The Oxhey Brook runs along the site's south-eastern boundary (SA2) and some small parts of the site are at a high risk of surface water flooding (SA3).</p> <p>✓ The site is in relatively close proximity to local facilities and services, though is at a distance from a primary school (SA4 & SA11). The development will provide new open space and play space (SA10 & SA12) and would deliver 149 new dwellings (SA13).</p>
Site Ref: CFS69a Land at Carpenders Park Farm - Revised Boundary	x	-	?	✓	-	x	-	?	x	✓	✓	✓	✓	-	-	<p>x The site is greenfield land likely to have some biodiversity value and there is a Local Wildlife Site close to the south of the site (SA1). It is in use as agricultural land (SA6). Development would extend Carpenders Park into open countryside at a site with medium-high sensitivity to built development (SA9).</p> <p>? Flood Zone 3b is located approximately 10 metres to the south of the site (SA3). The site was previously a dairy farm and development could provide an opportunity for remediation of any contamination (SA6). There are three Grade II Listed Buildings and a Scheduled Monument close to the south of the site and there is potential for the site to include heritage assets of archaeological interest (SA8).</p> <p>✓ The site is reasonably close to local facilities and services and a London overground station (SA4 & SA11). The site is of a size that it could provide new open space and play space (SA10) and a primary school (SA12). The site would deliver 485 new dwellings (SA13).</p>
Site Ref: PCS47 South of Little Oxhey Lane, Carpenders Park	x	-	?	✓	-	x	-	-	x	✓	✓	✓	✓	-	-	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Carpenders Park into open countryside (SA9).</p> <p>? Part of the site is at a high risk of surface water flooding (SA3).</p> <p>✓ The site is in close proximity to local facilities and services including a bus stop (SA4 & SA11) and would provide new open space, play space and potentially a primary school (SA10 & SA12).</p> <p>✓✓ Development would deliver 678 new dwellings (SA13).</p>

D.11 Oxhey Hall

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: ACFS13b Hampermill Lane (Larger Site)	x	?	-	✓	-	x	-	?	x	✓	✓	✓	✓	-	-	<p> Development of this greenfield site would have adverse effects on biodiversity (SA1) and the site is currently used as agricultural land (SA6) and would extend Oxhey Hall into open countryside, eroding the gap between Oxhey Hall and existing housing on Hampermill Lane (SA9).</p> <p> The site is in GSPZ1 which risks contamination to the groundwater source (SA2). There is potential that the site includes heritage assets of archaeological interest (SA8).</p> <p> The site is reasonably close to facilities and services including a bus stop, though has an infrequent bus service and is at a distance from a primary school (SA4 & SA11) and is adjacent to open land and playing fields that could be used for recreation (SA10). The development would deliver additional play space (SA12) and 133 new dwellings (SA13).</p>