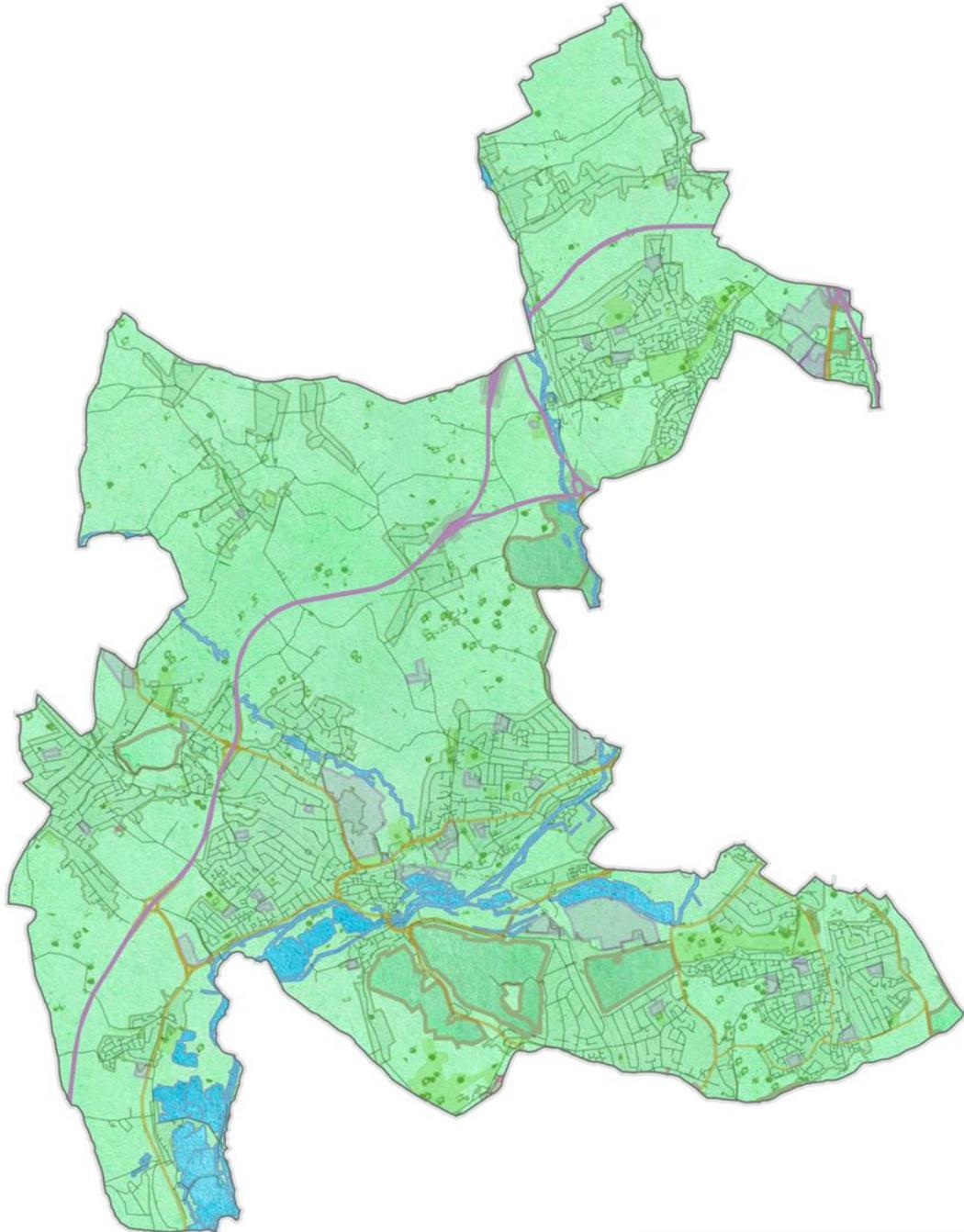


Local Plan 2026-2041 Part II – Site Allocations



February 2026



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1 Introduction

- 1.1 The Local Plan is presented in two parts. Please refer to the introduction, background and context sections in Part I of the Local Plan for an overall explanation of the Local Plan, its purpose and requirements and how the council has arrived at the final combined document.
- 1.2 This document forms Part II of the Local Plan and sets out the sites where development will take place, how much development will take place, and when.
- 1.3 The sites in this document are the sites identified for allocation for the following land uses: housing, gypsy & traveller and travelling showpeople accommodation, employment (including Warner Bros. Studios), town centre and retail development, open space, education and other infrastructure such as Maple Lodge Wastewater Treatment Works.
- 1.4 Individual site assessments for the site allocations for housing (including gypsy & traveller and travelling showpeople accommodation), employment (including Warner Bros. Studios) and education have been undertaken as part of the Strategic Housing & Employment Land Availability Assessment (SHELAA), which can be viewed within the Local Plan's evidence base. These sites have been identified through various sources including several call for sites exercises, a review of refused and withdrawn application sites, the Urban Capacity Study (2020), the Edge of Settlement and New Settlement Scoping Report (2020), as well as from the Brownfield Land Register and from sites which were previously considered in the preparation of the Site Allocations LDD (2014).
- 1.5 The SHELAA pro-forma is only one part of the site assessment process and pertains to a more technical assessment of a site, for example policy, environmental and physical constraints and whether the site is available, achievable and suitable. Whilst allocated sites which are located in the Green Belt are categorised as being unsuitable in the SHELAA pro-formas due to their Green Belt designation, it is not to say that these sites should be omitted from the Local Plan process. Instead, national policy is then considered, which sets out that "Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans". National Policy outlines that exceptional circumstances include when an authority cannot meet its identified need for homes, commercial or other development through other means (such as prioritising brownfield and underutilised land; optimising density of development and discussing with neighbouring authorities about whether they could accommodate some of the identified need for development). National Policy further sets out that "where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations". The council has examined fully all other reasonable options for meeting its identified need for development, and it is considered that exceptional circumstances exist to release Green Belt land for development and allocate appropriate sites in the Green Belt (even if categorised as "unsuitable" on Green Belt grounds in the SHELAA pro-formas).

- 1.6 Another important part of the site assessment process is the individual assessment of each site in terms of its accessibility to services through distance measurements based on walking and cycling. This provides an indication of the sustainability of a site's location in terms of its access to services. Further information can be found within the Access to Services Study (February 2026). It must be noted that this study includes all of the sites submitted for consideration during the Local Plan process and not just those which have been allocated.
- 1.7 Sustainable development is the key principle underpinning the Local Plan and is critical to the delivery of many of the council's and community's aspirations. It requires social progress which recognises the needs of everyone, including housing, effective protection of the environment, appropriate use of natural resources and the maintenance of stable levels of economic growth and employment. The Local Plan has been subject to a Sustainability Appraisal (including working notes and addendums) at each stage of production (including during every public consultation) to assess the sustainability of the options and to inform plan preparation and the decision-making process.
- 1.8 The introduction to Part I of the Local Plan sets out the considerations and evidence base studies taken into account in arriving at the sites for allocation that are included in this document. The sites identified as site allocations for development have been arrived at following extensive technical work and evidence gathering. Subsequently, and in line with national planning policy, these sites are considered to be the most appropriate for development.

2 Housing

- 2.1 National planning policy requires that the district, as a minimum, meets objectively assessed needs for housing (OAN), including any unmet needs from neighbouring authorities.
- 2.2 With a growing population, an ageing population and future changes in household make-up, the need for housing within Three Rivers continues to be high and is increasing. New development is an important responsibility that we have in order to help ensure that future generations can find homes of their own.
- 2.3 The new Local Plan is anticipated to be adopted in summer/autumn 2026 in accordance with the Local Development Scheme (December 2024). National policy requires that a Local Plan should plan for a 15-year period following adoption. The new Local Plan period will therefore be 2026 – 2041.
- 2.4 For the 15-year plan period following adoption of the Local Plan, the Government's Standard Method for calculating housing needs has been used, which is a figure of 832 dwellings per annum. The Housing Target for the Local Plan will therefore be 12,480 dwellings based on the standard method for calculating local housing need.
- 2.5 However, taking account of commitments through unimplemented planning permissions, together with a windfall allowance, the residual Housing Target is 10,312 dwellings. This residual Housing Target is to be met via housing site allocations. The council seeks to meet as much of the identified need for housing as possible given the ecological, environmental and policy constraints within the district.
- 2.6 There is therefore a need to plan for and allocate land for housing in order to meet this housing target. The Housing Allocation Policy is set out below.

Housing Allocations
<ol style="list-style-type: none"> 1) Allocated housing sites will be safeguarded for housing development. 2) Sites should be developed at an overall capacity which accords generally with the dwelling capacity given for that site. 3) Proposals for the development of sites should have regard to the phasing strategy for the site, the Housing Supply Policy and the latest monitoring information on housing supply which may result in alteration to the indicative phasing of sites through the Annual Monitoring Report. 4) The earlier release of identified housing sites will only be considered if:

- a) The Annual Monitoring Report projects that there will not be a five year supply of land for housing;
 - b) The sites can realistically be delivered in the short-term;
 - c) It can be clearly demonstrated that the early release of sites will achieve significant benefits in terms of sustainability and other objectives of the Local Plan;
 - d) It does not unduly impact on other sites coming forward in accordance with the Spatial Strategy.
- 5) In the case of sites not being required in the plan period sites will be safeguarded for future development beyond the plan period.

2.7 The housing site allocations are shown in site tables below for each settlement area, as listed below:

Abbots Langley & Leavesden
Bedmond
Carpenders Park
Chorleywood
Croxley Green
Garston
Hunton Bridge
Kings Langley
Maple Cross
Mill End
Oxhey Hall
Rickmansworth
Sarratt
South Oxhey

2.8 The site tables for the housing allocations include the following information:

- Site reference, name and map
- Site size (ha)
- Proposed use(s)

- Indicative dwelling capacity
- Anticipated phasing
- Information on whether the site is greenfield or brownfield land (or mixed)
- Information on whether the site is located within the Green Belt or is considered to be grey belt
- The main development requirements of the site
- Site constraints and other requirements and considerations

2.9 The comments section in the site tables set out site-specific requirements and/or measures that would need to be addressed by future proposals for the sites. It should be noted that these are in addition to matters set out in the detailed policies presented in Part I of the Local Plan document, including requirements relating to affordable housing, sustainable transport provision and biodiversity net gain. The site-specific requirements/measures are not exhaustive but seek to aid future considerations by identifying key constraints and issues which are specific to sites. All future proposals, including allocated sites, would need to comply with the full suite of policies in the Local Plan.

2.10 The housing allocation policies included below provide for a total indicative capacity of 4,849 dwellings.

2.11 The site tables for the housing allocations are shown below.

ABBOTS LANGLEY AND LEAVESDEN

H1 – Garage Courts, Parsonage Close

H1 – Garage Courts, Parsonage Close	
<p>SHELAA Reference: AB18</p> <p>Size: 0.09ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 5</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	
<p>Green Belt / Grey Belt: N/A (Not in Green Belt)</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> Indicative dwelling capacity of 5 <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> Access is to be provided from Parsonage Close A Public Right of Way (PROW) runs adjacent to the north of the site, which should be considered in the early stage of design <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> The Abbots Langley Conservation Area is situated to the south of the Site. A Heritage Impact Assessment/Heritage Statement may be required at the planning application stage (and ideally pre-application) stage <p><u>Green Infrastructure, Biodiversity and TPOs</u></p> <ul style="list-style-type: none"> There are protected trees along the northern boundary of the site (TPO317). Future development will need to take account of the TPO along the northern boundary with appropriate buffer distances and mitigation measures. An Arboricultural Impact Assessment will be required at the planning application (and preferably pre-application) stage 	

H2 – Garages, Tibbs Hill Road

H2 – Garages, Tibbs Hill Road	
<p>SHELAA Reference: AB26</p> <p>Size: 0.1ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 5</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	
<p>Green Belt / Grey Belt N/A (Not in Green Belt)</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 5 <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • Access is to be provided from Tibbs Hill Road <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> • The Abbots Langley Conservation Area is situated in close proximity to the west of the site, which any future development must have regard to. A Heritage Impact Assessment/Heritage Statement may be required at the planning application stage (and ideally pre-application stage) 	

H3 – Garages, Jacketts Field

H3 – Garages, Jacketts Field	
<p>SHELAA Reference: AB31</p> <p>Size: 0.08ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 9</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	
<p>Green Belt/ Grey Belt: N/A (Not in Green Belt)</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> Indicative dwelling capacity of 9 <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> Access is to be provided from Jacketts Field <p><u>Flooding</u></p> <ul style="list-style-type: none"> There is a high risk of surface water flooding to the east of the site along Jacketts Field, where ponding occurs. Suitable mitigation measures should be provided as part of future development to address surface water flood risk at the site The council's Level 2 SFRA (2026) has concluded that due to a quarter of the site being within the 'design' flood event for surface water (1% Annual Exceedance Probability (AEP) plus climate change) a Flood Risk Assessment (FRA) must be submitted at the planning application (and preferably pre-application) stage. The FRA should demonstrate avoidance of the highest risk areas or flood resilience and resistance measures that need to demonstrate no increase in flood risk off site. If this cannot be achieved, given the size of the site, a small reduction in dwelling capacity may be required 	

H4 – Garages. Rosehill Gardens

H4 – Garages, Rosehill Gardens	
<p>SHELAA Reference: AB39</p> <p>Size: 0.08ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 6</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	 <p><small>© Crown copyright and database right. 2020 OS 10002800000000. This area prohibited to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, re-browse, distribute or sell any of the data to third parties in any form.</small></p>
<p>Green Belt / Grey Belt N/A (Not in Green Belt)</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 6 <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • Access is to be from Rosehill Gardens • A Public Right of Way (PROW) is located adjacent to the south of the site. Any development would need to take account of the presence of Public Rights of Way without affecting its access <p><u>Flooding</u></p> <ul style="list-style-type: none"> • The site falls within the Groundwater Source Protection Zone (GPSZ) 1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the application (and preferably pre-application) stage to determine whether there is contamination of the site, and whether remediation works would be needed 	

- Groundwater levels are between 0.025 and 0.5m below the surface, which may lead to groundwater flood risk. Future development proposals would need to satisfactorily address the groundwater flood risk, providing suitable mitigation where necessary

Green Infrastructure, Biodiversity and TPOs

- There are protected trees in close proximity to northwestern corner of the Site (TPO724). Future development will need to take account of the TPO near the northwestern corner of the site

H5 – Little How Croft

H5 – Land off Little How Croft	
<p>SHELAA Reference: ACFS9b</p> <p>Size: 1ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 35</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Greenfield</p>	
<p>Green Belt / Grey Belt:</p> <p>The site was located within the Green Belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p>	
<p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 35 • Provision of open space/play space is required 	
<p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • There is no existing access to the site from Little How Croft. Access is to be from the cul-de-sac at Little How Croft which may require road improvement works <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> • Dickinson House, a Grade II Listed Building, is located near to the south-west of the Site. A Heritage Impact Assessment/Heritage Statement would be required at the planning application (and preferably pre-application) stage • HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment 	

Flooding

- Groundwater levels are between 0.025 and 0.5m below the surface, which may lead to groundwater flood risk
- Development proposals would need to satisfactorily address surface water and groundwater flood risk and provide suitable mitigation

Green Infrastructure, Biodiversity and TPOs

- There is a protected tree at the northeastern portion of the Site (TPO089). Future developments will need to take account on the TPO in the site. An Arboricultural Impact Assessment may be required at the planning application (and preferably pre-application) stage

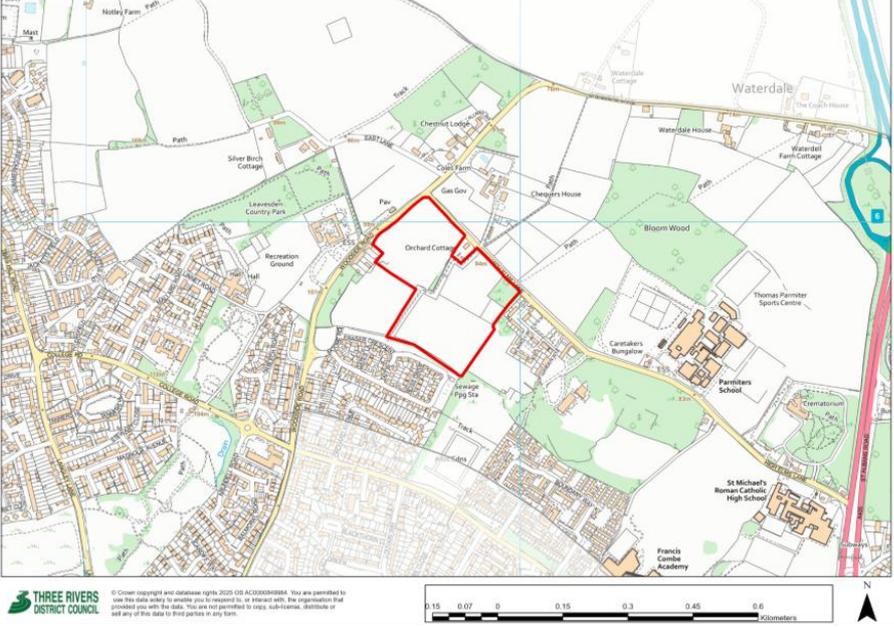
Environmental Health and Pollution

- Any development of the site would need to take account the presence of potential noise and air quality issues arising from the site's close proximity to the M25. Relevant assessments and reports, including details of mitigation measures may be required at a planning (and preferably pre-application) stage

Minerals and Waste

- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

H6– Land adjacent to Fraser Crescent and Woodside Road

H6 – Land adjacent to Fraser Crescent and Woodside Road	
<p>SHELAA Reference: CFS3</p> <p>Size: 7.1ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 249</p> <p>Phasing: 0 – 10 years</p> <p>Greenfield/Brownfield: Greenfield</p>	
<p>Green Belt / Grey Belt:</p> <p>The site is considered to be grey belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p>	
<p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 249 • Provision of open space / play space is required 	
<p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The site should be accessed from Woodside Road • The submission of a transport assessment will be required • Upgrades to and creation of pedestrian and cycle routes will be required • There is a Public Right of Way that runs along the northwestern section of the site, connecting High Elms Lane and Woodside Road through the site. The design and layout of any development would need to take account of the presence of Public Rights of Way in the site, bearing in mind the timescales if any diversions are necessary 	

Historic Environment

- There is a Grade II Listed Building located to the east of the site. The council's high-level Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as any urban development may potentially impact the setting of the Listed Building. A Heritage Impact Assessment/Heritage Statement would be required at the planning application (and preferably pre-application) stage in order to identify the impacts on the heritage assets. Appropriate mitigation on the eastern side of the site would be required

Flooding

- Given the site is a large greenfield site, below ground SuDS will not be accepted. All surface water attenuation is to be delivered above-ground, with above-ground conveyance prioritised
- Suitable mitigation to address surface water and groundwater flood risk on areas of the site will be required, including the submission of Flood Risk Assessments at the planning application (and preferably pre-application) stage where appropriate
- The site falls within Groundwater Source Protection Zone (GSPZ) 1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination of the site, and whether remediation works would be needed

Green Infrastructure, Biodiversity and TPOs

- There are protected trees located across the site, along all boundaries and within the centre of site (TPO354). Future development will need to take account of the protected trees on site and any future planning application (and preferably pre-application) will require the submission of an Arboricultural Impact Assessment

Landscape

- The council's Landscape Sensitivity Assessment classified the site as having medium sensitivity to built development. As such at the planning application stage a Landscape and Visual Impact Assessment (LVIA) may be required

Environmental Health and Pollution

- Thames Water have advised that there is a large sewer to the west of the site, which would need to be incorporated into design at an early stage. Thames Water should also be engaged at an early stage

Mineral and Waste

- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

Others

- The HWE Integrated Care Board is likely to seek a financial contribution towards medical infrastructure in Abbots Langley

H7 – Land at Warren Court, Woodside Road

H7 – Warren Court, Woodside Road	
<p>SHELAA Reference: CFS4</p> <p>Size: 0.54ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 19</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Greenfield</p>	
<p>Green Belt / Grey Belt:</p> <p>The site is considered to be grey belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt.</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> Indicative dwelling capacity of 19 <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> The existing access into the site from Woodside Road should be utilised HCC Growth and Infrastructure stated that an access strategy may be needed to mitigate the severance of Woodside Road for vulnerable road users. Pedestrian improvements may also be required <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment <p><u>Flooding</u></p>	

- The Site falls within Groundwater Source Protection Zone (GSPZ) 1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the application (and preferably pre-application) stage to determine whether there is contamination of the site, and whether remediation works would be needed
- Groundwater levels are between 0.5 and 5m below the ground surface, which may lead to groundwater flood risk. Suitable mitigation will be required

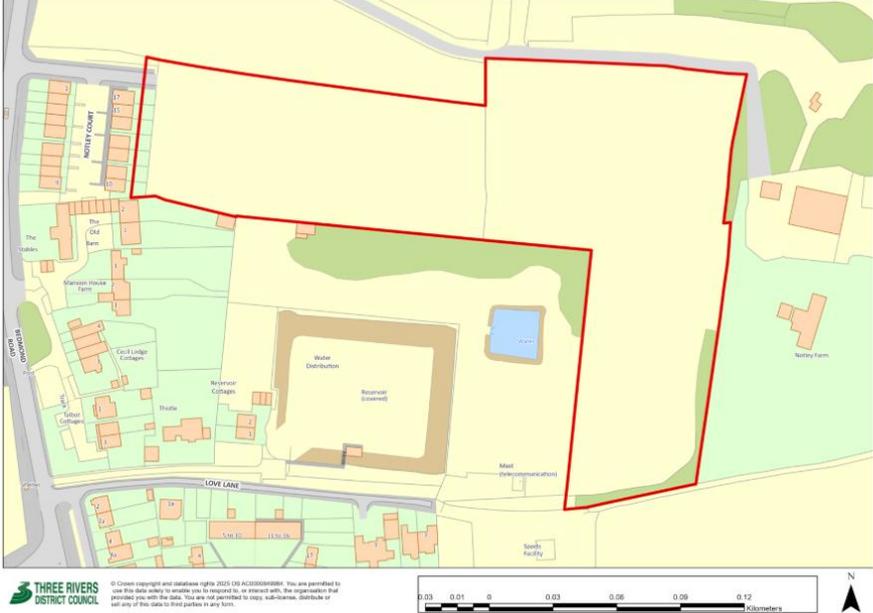
Green Infrastructure, Biodiversity and TPOs

- There is an area TPO covering all trees within the Site (TPO284). Trees should be retained with suitable buffers from future development. An Arboricultural Impact Assessment will be required at the planning application (and preferably pre-application) stage

Mineral and Waste

- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

H8 – Land at Mansion House Equestrian Centre

H8 – Land at Mansion House Equestrian Centre	
<p>SHELAA Reference: CFS6</p> <p>Size: 2.8ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 98</p> <p>Phasing: 0 - 10 years</p> <p>Greenfield/Brownfield: Greenfield</p>	
<p>Green Belt / Grey Belt:</p> <p>The site is considered to be grey belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt.</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 98 • Provision of open space / play space is required in future development • The site will have to come forward with H9, in order to provide access for H9. This will increase the dwelling capacity of the combined sites to 144 • The site is within the Chilterns Beechwoods SAC zone of influence. As the indicative dwelling capacity exceeds 100 (when combined with H9), it is required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same). Given the limited size of the site, a financial contribution will be required <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • Access to the site should utilise the existing access from Notley Court. Early engagement with Herts County Council, including the development of an access strategy is strongly encouraged 	

- A Public Right of Way (PROW) runs along the south of the site, from Love Lane. This PROW must be considered during the design process and protected
- HCC have set out that high quality active travel links should be provided to enable access within the recommended accessibility criteria of 400m to the closest bus services

Historic Environment

- Mansion House Farmhouse, a Grade II Listed Building, lies immediately to the west of the site. The council's high-level Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as development of the site would separate the heritage asset from its setting within the historic agrarian landscape. The design of the scheme should mitigate the impact on the heritage asset. A detailed Heritage Impact Assessment/Heritage Statement would be required at the planning application (and preferably pre-application) stage
- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the Site should be accompanied by a pre-application or pre-determination archaeological assessment

Flooding

- The LLFA states that given the site is a large greenfield site, below ground SuDS will not be accepted. All surface water attenuation is to be delivered above-ground, with above-ground conveyance prioritised
- Suitable mitigation to address groundwater flood risk on areas of the site will be required

Green Infrastructure, Biodiversity and TPOs

- The site is within the Chilterns Beechwoods SAC zone of influence. As the indicative dwelling capacity exceeds 100 (when combined with H9), it is required to deliver suitable mitigation and/or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and/or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same). Given the limited size of the site, a financial contribution will be required

Mineral and Waste

- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

Utilities/ Infrastructure

- The HWE Integrated Care Board is likely to seek a financial contribution towards medical infrastructure in Abbots Langley
- The potential to utilise a heat network from the nearby Data Centre (not yet commenced but approved at appeal under planning application reference 23/1068/OUT) should be explored

H9 – Land at Love Lane

H9 – Land at Love Lane	
<p>SHELAA Reference: PCS21</p> <p>Size: 1.3ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 46</p> <p>Phasing: 0 – 5 years</p> <p>Greenfield/Brownfield: Mixed (Mainly Greenfield)</p>	 <p>© Crown copyright and database right 2025 OS. All rights reserved. You are permitted to use this data solely to enable you to reproduce or extract data, in any form or by any means, provided you do not copy, sub-license, distribute or sell any of this data to third parties in any form.</p> <p>THREE RIVERS DISTRICT COUNCIL</p> <p>0.03 0.01 0 0.03 0.06 0.09 0.12 Kilometers</p>
<p>Green Belt / Grey Belt:</p> <p>The site is considered to be grey belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 46 • Provision of open space / play space is required • The site will have to come forward with H8, as H8 will provide access to H9 (as access via Love Lane is not acceptable). This will increase the dwelling capacity of the combined sites to 144. • The site is within the Chilterns Beechwoods SAC zone of influence. As the indicative dwelling capacity exceeds 100 (when combined with H8), it is required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and/or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same). Given the limited size of the site, a financial contribution will be required <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • HCC Highways state that access from Love Lane will not be acceptable. Access will have to be provided from Notley Court via site H8 	

- A Public Right of Way (PROW) runs along the south of the site, from Love Lane. This PROW must be considered during the design process and protected
- HCC have stated that high quality active travel links should be provided to enable access within the recommended accessibility criteria of 400m to the closest bus services

Flooding

- The LLFA states that given the site is a large greenfield site, below ground SuDS will not be accepted. All surface water attenuation is to be delivered above-ground, with above-ground conveyance prioritised
- Suitable mitigation to address groundwater flood risk on areas of the site will be required

Historic Environment

- The site abuts the northern end of the Abbots Langley Conservation Area and immediately west lies Mansion House Farmhouse, a Grade II Listed Building. There are also several Locally Listed Buildings to the west of the site. The design of the scheme should mitigate the impact on the heritage asset(s). A detailed Heritage Impact Assessment/ Heritage Statement would be required at the planning application (and preferably pre-application) stage
- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the Site should be accompanied by a pre-application or pre-determination archaeological assessment

Mineral and Waste

- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

Utilities/ infrastructure

- As the site will have to come forward with H8, given the combined dwelling capacity, the HWE Integrated Care Board is likely to seek a financial contribution towards medical infrastructure in Abbots Langley
- The potential to utilise a heat network from the nearby Data Centre (not yet commenced but approved at appeal under planning application reference 23/1068/OUT) should be explored

H10 – Land south of the M25

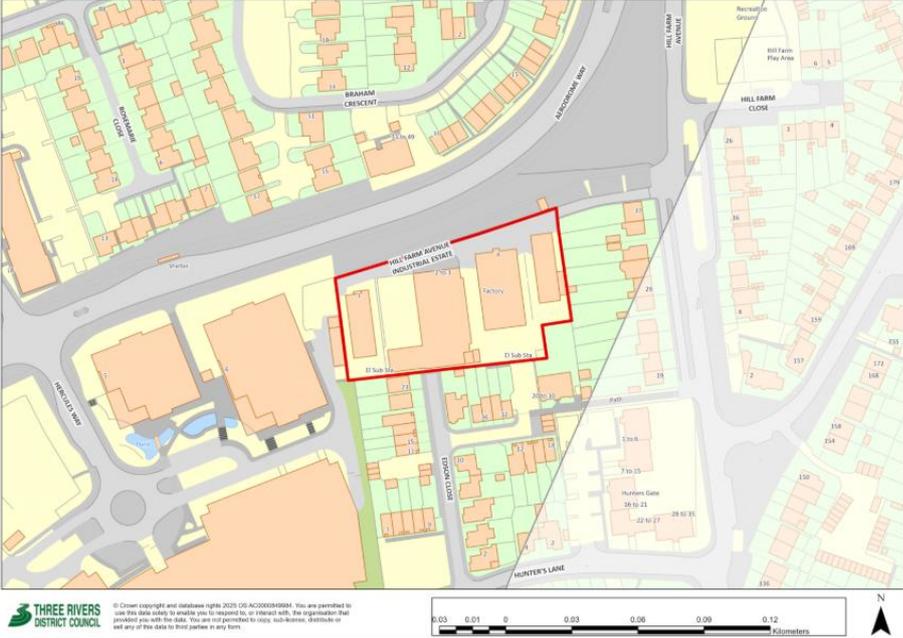
H10 – Land South of the M25	
<p>SHELAA Reference: CFS7</p> <p>Size: 2.8ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 20</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Mixed</p>	
<p>Green Belt / Grey Belt:</p> <p>The site is located within the Green Belt. Given that it's not edge of settlement and the site constraints, the site was retained within the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> Indicative dwelling capacity of 20. <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> The existing access to the site should be utilised, although improvement works to the access may be required <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> There are a number of Locally Listed Buildings directly to the south of the site and a listed building slightly further south, which any development must take account of. A Heritage Impact Assessment/Heritage Statement would be required at the planning application (and preferably pre-application) stage 	

- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment

Environmental Health and Pollution

- Any development of the site would need to take account the presence of potential noise and air quality issues arising from the site's close proximity to the M25. Relevant assessments and reports, including details of mitigation measures would be required at a planning application (and preferably pre-application) stage

H11 – Hill Farm Industrial Estate

H11 – Hill Farm Industrial Estate, Hill Farm Avenue	
<p>SHELAA Reference: H6</p> <p>Size: 0.57ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 60</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	
<p>Green Belt / Grey Belt: N/A (Not in Green Belt).</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 60 • Play space/open space would not be required given the brownfield nature of the site and proximity to open space and play space, however, a financial requirement to improve local open space/play space may be required <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The existing access via Hill Farm Avenue should be utilised <p><u>Minerals and Waste</u></p> <ul style="list-style-type: none"> • HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported • A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage 	

Utilities/ Infrastructure

- The site is located close to Affinity Water apparatus. Developers will be expected to engage with Affinity Water as early as is practicable to ensure that these are taken into consideration as plans are developed

BEDMOND**H12 – Church Hill Road**

H12 – Church Hill Road	
<p>SHELAA Reference: CFS56</p> <p>Size: 2.9ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 102</p> <p>Phasing: 0 - 10 years</p> <p>Greenfield/Brownfield: Greenfield</p>	
<p>Green Belt / Grey Belt:</p> <p>The site is grey belt. Given its location adjoining a washed over Green Belt village and grey belt categorisation, the site has been retained in the Green Belt</p>	
<p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 102 • Provision of open space/play space is required • The site is within the Chilterns Beechwoods SAC zone of influence. As the indicative dwelling capacity exceeds 100 it is required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same). Given the limited size of the site, a financial contribution will be required 	
<p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • There is an existing access from Church Hill Road which would require improvement works such as widening in order to facilitate the scale of development proposed 	

- A Public Right of way runs along the southern boundary of the site, which must be considered during the design process and protected

Historic Environment

- There are two Listed Buildings on the opposite side of Church Hill Road to the east of the site (Church of the Ascension and White Hart), which should be considered in the design of any proposals at the site at the earliest stage. Given the proximity of the Listed Buildings, any planning application (and preferably pre-application) would need to be accompanied by a Heritage Impact Assessment/Heritage Statement thoroughly examining any impacts to the heritage assets (including possible mitigation) and there should be early discussions with the conservation officer on layout and height of development
- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment

Flooding

- Given the site is a large greenfield site, below ground SuDS will not be accepted. All surface water attenuation is to be delivered above-ground, with above-ground conveyance prioritised
- There is a surface water flow path at low-medium risk of surface water flooding; this flows from the north-eastern corner to the centre of the site. Any development would need to provide suitable mitigation to address surface water flood risk on areas of the site

Biodiversity, Green Infrastructure and TPOs

- The site is within the Chilterns Beechwoods SAC zone of influence. As the indicative dwelling capacity exceeds 100, it is required to deliver suitable mitigation and/or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and/or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same). Given the limited size of the site, a financial contribution will be required
- There are several protected trees spread around the centre of the site, and a row of protected trees along the western boundary (TPO901). Future development will need to take account of these protected trees and an Arboricultural Impact Assessment will be required at the planning application stage (and preferably pre-application stage)

Landscape

- The council's Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. A Landscape and Visual Impact Assessment may be required at the planning application (and preferably pre-application) stage

Minerals and Waste

- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

H13 – 56 High Street

H13 – 56 High Street, Bedmond	
<p>SHELAA Reference: NSS2</p> <p>Size: 0.4ha</p> <p>Proposed use(s): Mainly residential with potential provision of Class E Commercial space</p> <p>Indicative Dwelling Capacity: 20</p> <p>Phasing: 0 – 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	 <p>© Crown copyright and database right 2023. OS: All rights reserved. You are permitted to use this data solely to enable you to request or, in certain cases, the organisation that provided you with the data. You are not permitted to copy, distribute or sell any of the data to third parties in any form.</p> <p>THREE RIVERS DISTRICT COUNCIL</p> <p>0 0.01 0.02 0.03 0.04 0.05 0.06 0.07 0.08 0.09 0.10 Kilometers</p>
<p>Green Belt / Grey Belt:</p> <p>The site is grey belt. Given its brownfield nature, location within a washed over Green Belt village and grey belt categorisation, the site has been retained in the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 20 • Provision of Class E commercial space (viability dependent) <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • There is an existing vehicular access from the High Street on the western boundary of the site which should be utilised <p><u>Flooding</u></p> <ul style="list-style-type: none"> • The site falls within the Groundwater Source Protection Zone 1 (GPSZ) which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application stage (and preferably pre-application stage) to determine whether there is contamination of the site, and whether remediation works would be needed 	

- There is a low to high surface water flood risk to the south of the site. Suitable mitigation to address surface water flooding and ground water flooding would be required

Historic Environment

- Grade II Listed Buildings are situated to the north and south of the site respectively. Additionally, Locally Listed Buildings are located to the south along the High Street. Development would need to take into consideration the heritage assets adjacent to the site. Whilst the council's high-level Heritage Impact Assessment considers the site to have a neutral impact on the historic environment, a Heritage Impact Assessment/Heritage Statement would be required at the planning application (and preferably pre-application) stage, given the proximity to heritage assets

Green Infrastructure, Biodiversity and TPOs

- There is a TPO along the southern boundary of the site (TPO371). Protected trees on the southern boundary are required to be retained. The submission of an Arboricultural Impact Assessment may be required at the planning application (and preferably pre-application) stage

Mineral and Waste

- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

- The enhancement of crossing facilities of the High Street may be expected by HCC Highways
- Early engagement with HCC Highways (including the submission of a Highways Pre-App) is strongly recommended

Flooding

The site falls within the Groundwater Source Protection Zone 1 (GPSZ) which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application stage (and preferably pre-application stage) to determine whether there is contamination of the site, and whether remediation works would be needed

- There is a small area within the east of the site at low-medium risk of surface water flooding. Development would be subject to appropriate mitigation measures to address the risk of surface water flooding

Historic Environment

- There are a number of Grade II and Locally Listed Buildings along the High Street to the north of the site A Heritage Impact Assessment/Heritage Statement would be required at the planning application (and preferably pre-application) stage examining the potential impacts on nearby heritage assets and possible mitigation measures
- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment

Green Infrastructure and Biodiversity

- HCC Ecology state that illumination should be kept to a minimum to protect adjacent habitats

Mineral and Waste

- HCC Mineral and Waste stated the encouragement on opportunistic extraction of minerals for use on site prior to non-mineral development
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

CARPENDERS PARK

H15 – Land at Oxhey Lane

H15 – Land at Oxhey Lane	
<p>SHELAA Reference: CFS13</p> <p>Size: 2.8ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 98</p> <p>Phasing: 0 - 10 years</p> <p>Greenfield/Brownfield: Greenfield</p>	 <p><small>© Crown copyright and database rights 2015 OS AC0000000000. You are permitted to use this data solely to enable you to request it, or interact with it, the organization that provides you with the data. You are not permitted to copy, re-form, distribute or sell any of this data to third parties in any form.</small></p>
<p>Green Belt / Grey Belt:</p> <p>The site is considered to be grey belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 98 • Provision of open space/play space is required <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • Access is required to be from Oxhey Lane <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> • A Grade II Listed Building situated to the western side of Oxhey Lane directly opposite the Site. The council's high-level Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as the setting of the Listed Building would have historically been in an agricultural landscape. A Heritage Impact Assessment/Heritage Statement would be required at the planning application (and preferably 	

pre-application) stage to identify the impacts on the heritage assets and appropriate mitigation measures

- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment

Flooding

- Whilst there is low risk of surface water flooding along the southern boundary of the site, proposals would need to provide suitable mitigation to address any potential surface water flood risk

Green Infrastructure, Biodiversity and TPOs

- There are protected trees at the southwestern tip of the Site (TPO181). Future developments will need to take account on the TPO in the site

Landscape

- The council's Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development

Minerals and Waste

- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

Utilities and Infrastructure

- A medium pressure gas pipeline runs along the northern and eastern boundaries of the Site. An appropriate buffer distance is likely to be required from the pipeline to any development. Cadent Gas must be consulted as part of any application

H16 – Land North of Oxhey Lane

H16 – Land North of Oxhey Lane	
<p>SHELAA Reference: CFS14</p> <p>Size: 3.4ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 96</p> <p>Phasing: 0 - 10 years</p> <p>Greenfield/Brownfield: Mixed (mainly greenfield)</p>	
<p>Green Belt / Grey Belt:</p> <p>The site is considered to be grey belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p> <p>Main Development Requirements</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 96 • Provision of open space/play space is required • Provision of community space <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • Access is required to be from Oxhey Lane <p><u>Social and Community</u></p> <ul style="list-style-type: none"> • Provision of community space is required. <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> • Listed Buildings associated to Oxhey Grange are located on the western side of A4008. The council's high-level Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and the setting of the Listed Building. Any 	

scheme will have to consider the impact on the setting of Oxhey Hall and building heights may need to be limited to ensure that the setting is not harmed. At the planning application stage (and preferably pre-application stage), a Heritage Impact Assessment/ Heritage Statement would be required to identify the impacts on the listed buildings and their setting, as well as to recommend appropriate mitigation measures

- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment

Flooding

- There are small, scattered areas at high-low risk of surface water flooding located to the north. A strip of land at high risk of surface water flooding is present along the south eastern boundary. Mitigation measures will be necessary to prevent surface water flooding

Green Infrastructure, Biodiversity and TPOs

- There are protected trees to the east and south of the site (TPO181) and a large coverage of trees throughout the site. Future development will need to take account of the TPOs and other trees within the site. An Arboricultural Impact Assessment will be required at the planning application stage (and preferably pre-application stage)

Minerals and Waste

- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

Environmental Health and Pollution

- HCC Minerals & Waste have identified that the site coincides with a historic landfill site and is adjacent to another landfill site. Detailed investigation and consultations are required to determine the extent of possible contamination and measures required to mitigate and remediate contamination

Utilities and Infrastructure

- A medium pressure gas pipeline runs through the north of the site. An appropriate buffer distance is likely to be required from the pipeline to any development. Cadent Gas must be consulted as part of any application

H17 – Grange Wood

H17 – Grange Wood, Oxhey Lane, WD19 5RA	
<p>SHELAA Reference: NCFS11</p> <p>Size: 1.4ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 50</p> <p>Phasing: 0 – 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	 <p>© Crown copyright and database rights 2023 OS. All rights reserved. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.</p>
<p>Green Belt / Grey Belt:</p> <p>The site was located within the Green Belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 50 • Provision of open space/play space is required <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The existing access is via Oxhey Lane, which should be utilised, although improvement works will be required to facilitate the scale of development proposed <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> • There are two Grade II Listed Buildings to the south of the site and the Watford Heath Conservation Area (located outside of Three Rivers) adjoins the north of the site. The council's high-level Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment 	

- A Heritage Impact Assessment/Heritage Statement would be required at the planning application (and ideally pre-application) stage to identify the impacts on the heritage assets and appropriate mitigation measures including planting of vegetation and the density and siting of development

Flooding

- There is low to high surface water flood risk on Pinner Road/Oxhey Lane and this could impact access and egress of the site. As advised by the LLFA, an access and egress assessment is recommended to be submitted at a planning application (including possible mitigation measures). Suitable mitigation to address the risk of surface water flooding would be required for any development at the site

Green Infrastructures and Biodiversity

- Sherwood Park, an Ancient Woodland, is situated to the east of the Site. It is a mixed deciduous woodland and light spill on adjacent trees / woody habitats should be avoided. Additionally, there should be a buffer zone between development and the Ancient Woodland

There is a local wildlife site adjacent to the west of the site. HCC Ecology stated that a Preliminary Ecological Appraisal and/or Preliminary Roost Assessment may be required to determine ecological interest and impacts of any development at the planning application (and preferably pre-application) stage

Mineral and Waste

- HCC Minerals and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

II Listed Building, Christ Church to the west of the site and a Grade II Listed Building, The Court, to the east of the site. The site is also situated within the Chorleywood Common Conservation Area. A Heritage Impact Assessment/Heritage Statement would be required at the planning application (and preferably pre-application) stage to identify the impacts on the heritage assets and appropriate mitigation measures. Early engagement with the council's conservation officer is also strongly encouraged

- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment

Flooding

- There is low-medium risk of surface water flooding within the northern portion of the site and along the northern and eastern boundaries. Future development would be subject to appropriate mitigation measures to address the risk of surface water flooding
- The council's Level 2 SFRA (2026) has concluded that arrangements for safe access and escape will need to be provided for the 1% AEP surface water events with an appropriate allowance for climate change, considering depth, velocity, and hazard. Design and access arrangements will need to incorporate measures, so development and occupants are safe. This information will need to be submitted at the planning application (and preferably pre-application) stage

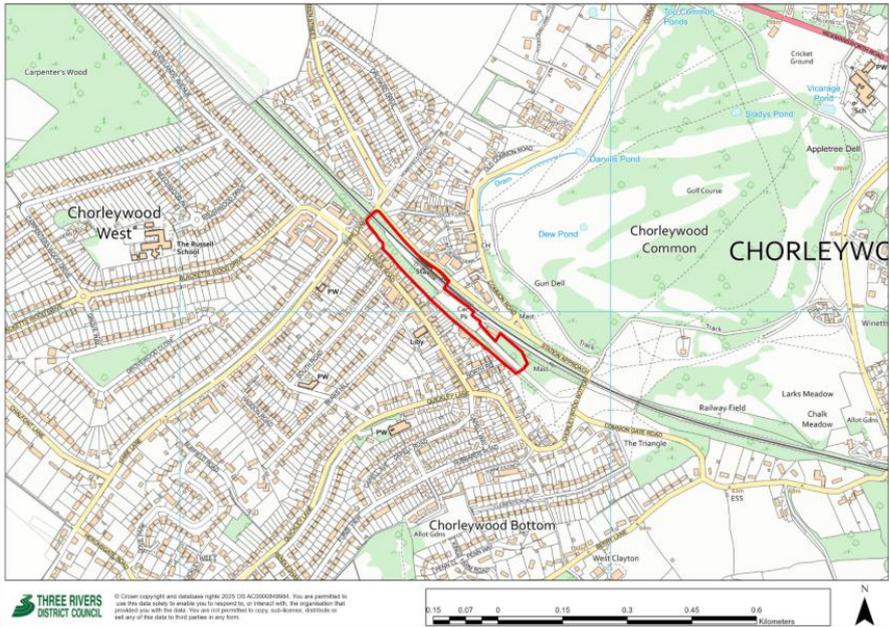
Green Infrastructure, Biodiversity and TPOs

- The eastern, southern and western boundaries of the site are surrounded by area TPOs (TPO932 and TPO005). Additionally, given its location within the Chorleywood Common Conservation Area, mature trees within the site are also protected. As such, an Arboricultural Impact Assessment would be required at the planning application (and preferably pre-application) stage

Mineral and Waste

- HCC Minerals and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported

H20 – Land at Chorleywood Station

H20 – Land at Chorleywood Station	
<p>SHELAA Reference: CFS16</p> <p>Size: 2.3ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 81</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	
<p>Green Belt / Grey Belt N/A (Not in Green Belt)</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 81 • A 3 metre development buffer area (except vehicular access) from the railway is required • The existing level of parking serving the station should be retained unless a proposal is accompanied by a parking survey and associated report providing robust evidence justifying any reduction in the level of station parking. • Due to the nature of the site and proximity to open space, on-site provision of open space/ play space will not be required, however, a financial contribution to improve nearby open space/ play space may be required <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The site is accessible via an access road off Chorleywood Bottom, which is a single track road with passing places. Improvement works to this access road (such as widening) may be limited due to the protected status of the Common surrounding the access road. Early engagement with HCC Highways (including a Highways pre-application) is strongly encouraged. The submission of a Transport Assessment should be submitted at the planning application (and preferably pre-application) stage 	

- The existing level of parking serving the station should be retained unless a proposal is accompanied by a parking survey and associated report robustly justifying any reduction in the level of station parking
- Retention of the current pedestrian access through the site would be required
- National Highways stated that the submission of a transport assessment may be required at the planning application stage (relating to potential impact on the Strategic Road Network)

Flooding

There is a stretch of medium-high risk of surface water flooding along the western boundary of the site. The LLFA state that improved drainage of this area is required to prevent such flooding. A suitable Flood Risk Assessment and drainage strategy would be required at the planning application stage. Development would require suitable mitigation to address surface water flood risk across the site

Historic Environment

- The site is located between two conservation areas (Chorleywood Station Estate to the southwest and Chorleywood Common to the northeast) The council's high-level Heritage Impact Assessment states that development on the site would have a minor adverse impact on the historic environment and states that the design of any development should take into account the adjacent conservation areas. A Heritage Impact Assessment/ Heritage Statement should be submitted at the planning application (and preferably pre-application) stage

Green Infrastructure, Biodiversity and TPOs

- There is an area TPO covering all trees along the southern boundary of the Site (TPO054). Future development will need to take account on the TPO along the southern boundary. An Arboricultural Impact Assessment will be required at the planning application (and preferably pre-application) stage
- The eastern boundary is adjacent to Chorleywood Common Local Wildlife site and the site is in close proximity to the Chorleywood Common. HCC Ecology stated that the site has high ecological sensitivity due to the presence of the Chorleywood Common Local Nature Reserve and Local Wildlife Site. As such a Preliminary Ecological Appraisal (or similar) should be submitted at the planning application (and preferably pre-application) stage

Environmental Health and Pollution

- Potential noise and vibrations caused by the use of the station/railway line would need to be addressed through mitigation measures. Relevant assessments and reports (such as Noise Assessments) would be required at a planning application (and preferably pre-application) stage

Mineral and Waste

- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

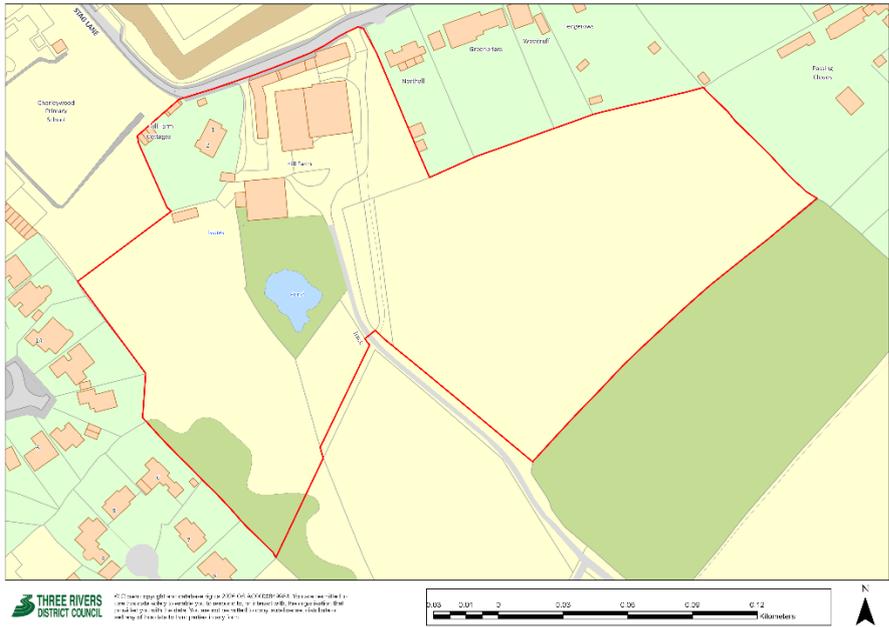
Utilities and Infrastructure

- Thames Water have advised that the scale of future development/s is likely to require upgrades to the wastewater network. The Developer (in conjunction with the Local Planning Authority)

should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan in the site. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development

- The HWE Integrated Care Board is likely to seek a financial contribution towards medical infrastructure in Chorleywood

H21 – Hill Farm, Stag Lane

H21 – Hill Farm, Stag Lane, Chorleywood	
<p>SHELAA Reference: CFS18a</p> <p>Size: 8.7ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 40</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Greenfield</p>	
<p>Green Belt / Grey Belt:</p> <p>The site is considered to be grey belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 40 • Provision of play space / open space <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The site would be accessed from Stag Lane, which is a narrow road with capacity for single-file traffic for most of its length. Further highway improvement work would likely be required. Engagement with HCC Highways (including a Highways pre-application) at the earliest stage is strongly recommended • A Transport Assessment would likely be required at the planning application (and preferably pre-application) stage • There are Public Rights of Way running through the centre of the site, which need to be considered during the earliest stages of the design process 	

Historic Environment

- Heronsgate Conservation Area is located to the south of the site (to the south of Long Lane). A planning application (and preferably pre-application) should be supported by a Heritage Impact Assessment/Heritage Statement
- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the site should be accompanied by a pre-determination archaeological assessment

Flooding

- Mitigation measures to address surface water flooding within the site would be required

Green Infrastructure, Biodiversity and TPOs

- HCC Ecology state that the site has high ecological sensitivity due to the Shepherd's Lane Wood Local Wildlife Site which abuts the south-eastern boundary. There should be a development buffer from this Local Wildlife Site. At the planning application (and preferably pre-application) stage an Ecological Appraisal/ Ecological Impact Assessment would be required
- The site provides a key connection between the Wearing's Field Local Wildlife Site and the wider countryside. To protect the biodiversity of this Local Wildlife Site, development of the site should ensure a green corridor between Wearing's Field and the wider countryside is maintained. Part of this should include the pond on the site as this is unique on the south-west side of Chorleywood and is a key ecological feature

H22 – Land off Solesbridge Lane

H22 – Land off Solesbridge Lane, Chorleywood	
<p>SHELAA Reference: CFS72</p> <p>Size: 0.4ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 14</p> <p>Phasing: 0 – 5 years</p> <p>Greenfield/Brownfield: Greenfield</p>	
<p>Green Belt / Grey Belt</p> <p>The site is considered to be grey belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 14 • Access and highway improvements including improved pedestrian infrastructure along Solesbridge Lane and The Readings • A minimum 5 metre development buffer will be required from the ordinary watercourse. <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The existing access off Solesbridge Lane would be utilised • The access and highway improvements (including increased pedestrian infrastructure and connections along Solesbridge Lane and The Readings) agreed by HCC Highways during the Local Plan process must be implemented. Prior to the submission of a planning application, an access strategy and schedule of works must be agreed with HCC Highways. The details of any agreed highways proposals should be provided at the planning application (and preferably pre-application) stage • A public Right of Way (PROW) runs along the western boundary must be considered 	

Flooding

- An unnamed ordinary watercourse is located at the eastern boundary of the site. Whilst the majority of the Site (74% of the Site area) is in Flood Zone 1, a portion of the site to the northeast (25% of the Site area) fall within Flood Zone 3b. No development will be permitted in Flood Zone 3b and appropriate mitigation measures will need to be implemented to address flood risk issues from various sources on the site. A minimum 5 metre development buffer will be required from the ordinary watercourse
- The majority of the site is at moderate risk of groundwater flooding except in northeast, which is considered as very high risk. Appropriate mitigation measures will need to be implemented to address flood risk issues

Historic Environment

- There is a Grade II Listed Building (Solesbridge House) located in the adjacent plot to the southwest. Any future design would need to take into account both the position and setting of the Listed Building. Given the proximity of the Listed Building, a Heritage Impact Assessment/ Heritage Statement would be required at the planning application (and ideally pre-application) stage

Landscape

The site is situated to the edge of Chilterns National Landscape to the immediate north and northeast and has been identified as having medium sensitivity to built-development. Future development at the Site would need to be sympathetically designed to mitigate any impact to the National Landscape. A Landscape and Visual Impact Assessment would be required at a planning application (and ideally pre-application) stage

Environmental Health and Pollution

- Any development of the site would need to take account the presence of potential noise and air quality issues arising from the site's close proximity to the M25. Relevant assessments and reports, including details of mitigation measures may be required at a planning (and ideally application) stage

H23 – Garages at Copmans Wick

H23 – Garages, Copmans Wick	
<p>SHELAA Reference: CW9</p> <p>Size: 0.1ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 5</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	
<p>Green Belt / Grey Belt: N/A (Not in Green Belt)</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 5 <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The existing access via Copman's Wick should be utilised • A public Right of Way (PROW) runs parallel to the north of the site, which any future development must consider <p><u>Green Infrastructure, Biodiversity and TPOs</u></p> <ul style="list-style-type: none"> • There are protected trees close to the eastern boundary of the site and future development will need to take account of these TPOs (including mitigation of buffer distances as appropriate). An Arboricultural Impact Assessment will be required at the planning application stage (and preferably pre-application stage) <p><u>Flooding</u></p>	

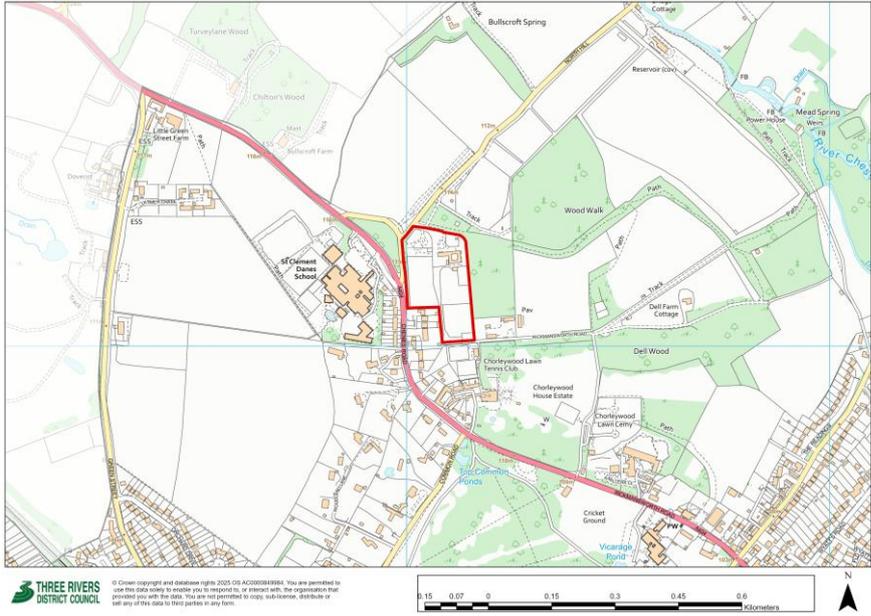
- The southern and eastern areas of the site are at risk of surface water flooding from a surface water flow path originating to the southwest. The eastern portion of the site is at high risk, and the western portion of the site is at medium and high risk. Mitigation measures will be required address the risk of surface water flooding across the site

H24 – Chorleywood Library

H24 – Chorleywood Library	
<p>SHELAA Reference: NCFS15</p> <p>Size: 0.1ha</p> <p>Proposed use(s): Residential / Community (Library)</p> <p>Indicative Dwelling Capacity: 5</p> <p>Phasing: 0 – 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	
<p>Green Belt / Grey Belt: N/A (Not in Green Belt)</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 5 • The public library is required to be retained at the ground floor <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The existing access of Lower Road should be utilised <p><u>Social and Community</u></p> <ul style="list-style-type: none"> • The public library is required to be retained at the ground floor <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> • Chorleywood Station Estate Conservation Area is situated to the northeast of the site. A Heritage Impact Assessment/Heritage Statement would be required at a planning application (and preferably pre-application) stage <p><u>Flooding</u></p>	

- There is a low to medium surface water flood risk in the north, east and southeast of the site due to a flow path along Lower Road
- The council's Level 2 SFRA (2026) has concluded that development should be steered away from areas of significant surface water flooding and groundwater monitoring is suggested to determine emergence risk. A Flood Risk Assessment (FRA) must be submitted at the planning application (and preferably pre-application) stage
- Safe access may not be possible during the 1% AEP plus climate change event, which must be considered during the site-specific FRA. Additionally, as set out by the LLFA, an access & egress assessment and hazard assessment should be submitted prior to determination

H25 – North Hill Farm

H25 – North Hill Farm, Chorleywood	
<p>SHELAA Reference: NCFS17</p> <p>Size: 3.24ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 57</p> <p>Phasing: 0 – 5 years</p> <p>Greenfield/Brownfield: Mixed</p>	
<p>Green Belt / Grey Belt:</p> <p>The site is considered to be grey belt. Given that the site is not edge of settlement, its predominantly brownfield nature and grey belt categorisation, the site has been retained in the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 57 • Development should be limited to the previously developed areas of the site (northern section of the site), whilst the greenfield areas (central to southern section of the site) should be used for open space, BNG and similar uses • Provision of open Space / play Space <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The site can be accessed via the existing access off North Hill, although the access road would need improvement works to accommodate the proposed scale of development <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> • The site is located circa 100m from the Chorleywood Common Conservation Area, located to the south of the site. The council's high-level Heritage Impact Assessment considers that development of the site would have a minor adverse impact on the historic environment 	

- A Heritage Impact Assessment/Heritage Statement would be required at the planning application (and preferably pre-application) stage, including details of potential mitigation measures (such as increased planting) to limit the impact on nearby heritage assets

Flooding

- The site is partially impacted by a 1 in 1000 surface water flood risk designation. Accordingly, any future proposal at the site is likely to require a supporting Flood Risk Assessment

Green Infrastructure and Biodiversity

- There are protected trees situated to the immediate southeastern, southwestern and northern boundaries of the site respectively. Although there are no TPOs within the site, future development will need to take account of the adjacent protected trees. An Arboricultural Impact Assessment should be submitted at a planning application (and ideally pre-application) stage
- HCC Ecology advised that a Preliminary Roost Assessment and Preliminary Ecological Appraisal may be required at the planning application stage

Landscape

- The site is located within the Chilterns National Landscape. Accordingly, it will be necessary to submit a Landscape and Visual Impact Assessment at the planning application (and preferably pre-application) stage

Mineral and Waste

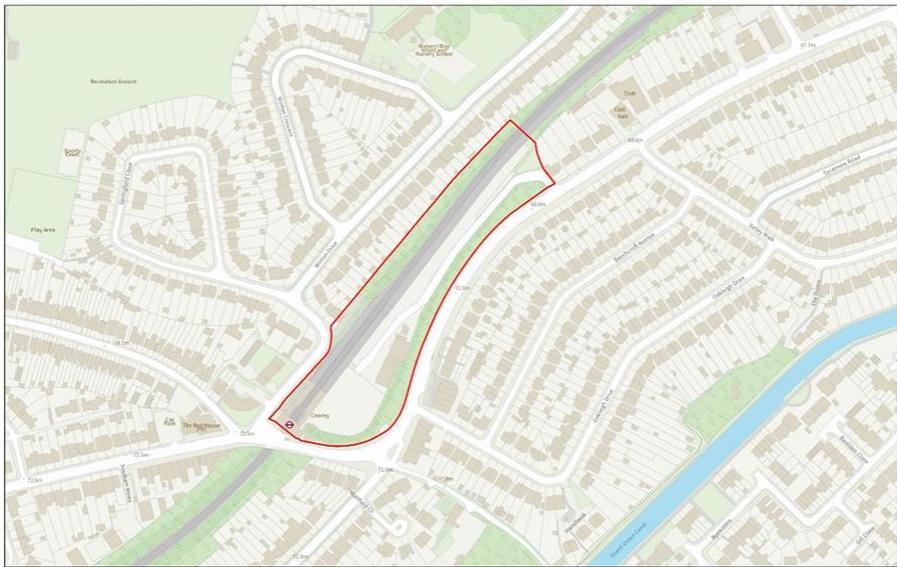
- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage

H26 – Chorleywood Telephone Exchange, Shire Lane

H26 – Chorleywood Telephone Exchange, Shire Lane	
<p>SHELAA Reference: NSS23</p> <p>Size: 0.11ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 10</p> <p>Phasing: 0 – 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	
<p>Green Belt / Grey Belt: N/A (Not in Green Belt)</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> Indicative dwelling capacity of 10 <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> The existing access to the site off Shire Lane should be utilised Given the site context and sustainable location of the site, reduced parking levels would be acceptable <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> The Chorleywood Station Estate Conservation Area is located to the southeast of the site, which any future development must take account of. A Heritage Impact Assessment/Heritage Statement may be required at the planning application (and preferably pre-application) stage <p><u>Mineral and Waste</u></p> <ul style="list-style-type: none"> HCC Mineral and Waste stated that a Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage 	

CROXLEY GREEN

H27 – Land at Croxley Station, Watford Road

H27 – Land at Croxley Station, Watford Road, Croxley Green	
<p>SHELAA Reference: CFS20</p> <p>Size: 2.3ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 163</p> <p>Phasing: 0 – 10 years</p> <p>Greenfield/Brownfield: Brownfield</p>	 <p><small>© Crown copyright and database right 2014. All rights reserved. No warranty is made by the copyright holder as to the accuracy or completeness of the information contained in this document. The information is provided for general information only and should not be relied upon for any specific purpose. For more information, please contact the relevant authority.</small></p>
<p>Green Belt / Grey Belt: N/A (Not in Green Belt)</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 163 • Due to the nature of the site and proximity to open space, on-site provision of open space/ play space will not be required • A 3 metre development buffer area (except vehicular access) from the railway is required • The existing level of parking serving the station should be retained unless a proposal is accompanied by a parking survey and associated report provide robust evidence justifying any reduction in the level of station parking • Allow space for a transport interchange for the proposed Watford to Croxley Link <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways, Parking and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The existing access via Watford Road should be utilised • The existing level of parking serving the station should be retained unless a proposal is accompanied by a parking survey and associated report robustly justifying any reduction in the level of station parking 	

- Allow space for a transport interchange for the proposed Watford to Croxley Link

Design

- A 3 metre development buffer area (except vehicular access) from the railway is required

Flooding

- There is a small area at the north of the site at risk of surface water flooding. Ponding along the embankment also occurs during heavy rainfall events. Any development would be required to provide suitable mitigation to address surface water flood risk
- The council's Level 2 SFRA (2026) has concluded that development should be steered outside the areas of surface water flood risk on the site. Where this is not possible, flood resilience and resistance measures should be implemented. Arrangements for safe access and escape will need to be provided for the 1% AEP surface water events with an appropriate allowance for climate change, considering depth, velocity, and hazard. A Flood Risk Assessment (FRA) must be submitted at the planning application (and preferably pre-application) stage
- The LLFA have indicated that the site has high potential for groundwater emergence. Site-specific ground investigations should be conducted to assess groundwater levels at the earliest stage
- The site is wholly within GSPZ1, which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning (and preferably pre-application stage) to determine whether there is contamination of the site, and whether remediation works would be needed

Green Infrastructure, Biodiversity and TPOs

- Natural England state that the site triggers the SSSI Impact Risk Zones for residential development. Natural England should be consulted at the planning application stage

Historic Environment

- Croxley Station is a Locally Listed Building. A Heritage Impact Assessment/ Heritage Statement may be required at a planning application (and preferably pre-application) stage

Environmental Health and Pollution

- Potential noise and vibrations caused by the use of the station/railway line would need to be addressed through mitigation measures. Relevant assessments and reports (such as Noise Assessments) would be required at a planning application (and preferably pre-application) stage

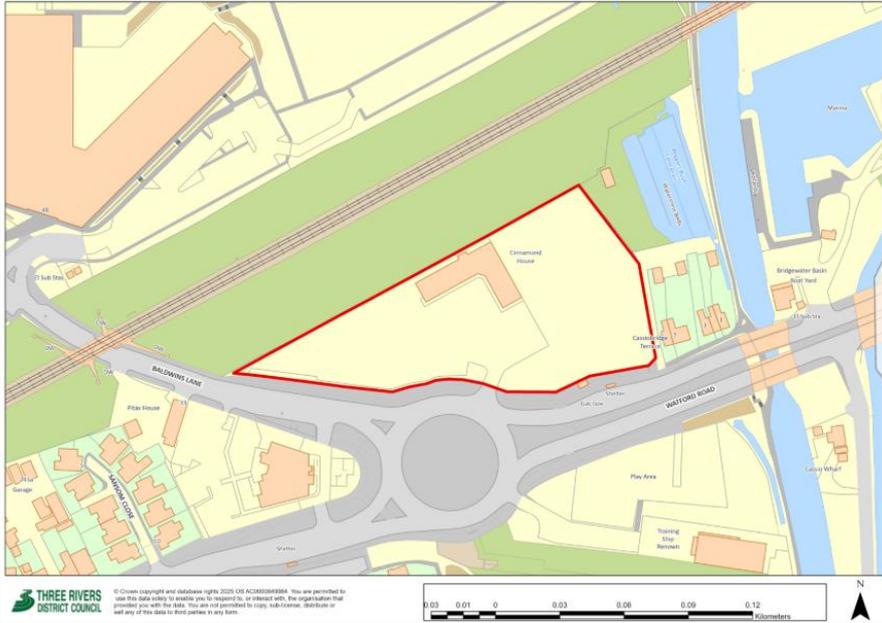
Mineral and Waste

- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

Utilities/ Infrastructure

- The HWE Integrated Care Board is likely to seek a financial contribution towards a new premises solution for the New Road Surgery

H28 – Cinnamond House

H28 – Cinnamond House	
<p>SHELAA Reference: CFS61</p> <p>Size: 1ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 80</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Mixed (mainly brownfield)</p>	
<p>Green Belt / Grey Belt:</p> <p>The site is considered to be grey belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 80 • Play space/ open space would not be required given the brownfield nature of the site and proximity to open space and play space, however, a financial requirement to improve local open space/ play space may be required <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The existing access from Watford Road should be utilised • Hertfordshire County Council state that an agreed access strategy should be agreed prior to determination, and the developer is encouraged to undertake pre-application discussions with HCC Highways <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> • There are two Grade II Listed Buildings to the north of the site, which should not be impacted as views from the site are blocked by the railway embankment. Another Grade II Listed Building is 	

situated to the east of the site, with the impact on this heritage asset dependent on the proposed building height. Any future developer should consult the Conservation Officer at an early design stage. A Heritage Impact Assessment/ Heritage Statement may be required at a planning application (and preferably pre-application) stage

- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment

Flooding

- The majority of the site is at risk of surface water flooding ranging from medium-high risk at the western portion and low-medium risk at the southern portion respectively.. The LLFA also state that the site is indicated to have high potential (>50%) for groundwater emergence due to the shallow groundwater levels. Site-specific ground investigations should be conducted to assess groundwater levels at the earliest stage. Any development would be required to provide suitable mitigation to address surface water flood risk and groundwater flood risk on the site
- The council's Level 2 SFRA (2026) has concluded that the site is at significant surface water flood risk. A Flood Risk Assessment (FRA) must be submitted at the planning application (and preferably pre-application) stage. Future proposals will need to carefully consider this risk and demonstrate users of the site can be kept safe during the lifetime of the development through a detailed site-specific FRA including detailed surface water modelling. Development should be steered away from the areas identified to be at highest risk of surface water flooding within the site. Arrangements for safe access and escape will need to be provided for the 1% AEP surface water events with an appropriate allowance for climate change, considering depth, velocity, and hazard
- The site is wholly within GSPZ1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning (and preferably pre-application) stage to determine whether there is contamination of the site, and whether remediation works would be needed

Green Infrastructure, Biodiversity and TPOs

- Natural England state that the site triggers the SSSI Impact Risk Zones for residential development. Natural England should be consulted at the planning application stage

Environmental Health and Pollution

- Noise and vibrations caused by the close proximity of the railway line may have an impact on the Site and its future occupiers (although there is an existing tree buffer between the site and railway). Noise mitigation measures should be further considered as part of any future proposals

Mineral and Waste

- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

Other

- The HWE Integrated Care Board is likely to seek a financial contribution towards a new premises solution for the New Road Practice

potential is mainly on the access road, so safe access will need to be demonstrated in the FRA, without increasing flood risk elsewhere

Mineral and Waste

- HCC Minerals and Waste stated the consideration must be given to the use of material on-site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

Utilities / Infrastructure

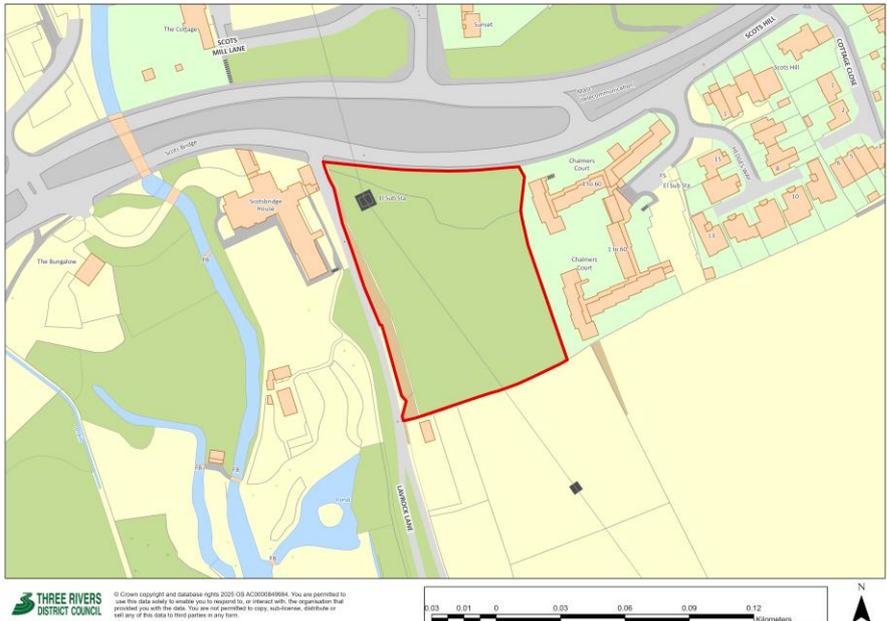
- The site is located close to Affinity Water apparatus. Developers will be expected to engage with Affinity Water as early as is practicable to ensure that these are taken into consideration

- Dickinson Square Conservation Area is located to the south of the site, although this is beyond development on New Road and is unlikely to be impacted by the development. A Heritage Impact Assessment/Heritage Statement may be required at the planning (and preferably pre-application) stage

Social and Community

- Community space must be provided and maintained on the ground floor (unless robust evidence demonstrates that there is no current or future forecast demand, including an impact assessment to show why the site cannot support the social or community use and identify impacts on users)

H31 – Land South of Scots Hill

H31 – Land South of Scots Hill	
<p>SHELAA Reference: NCFS21</p> <p>Size: 0.87ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 30</p> <p>Phasing: 0 – 5 years</p> <p>Greenfield/Brownfield: Greenfield</p>	 <p>Green Belt / Grey Belt:</p> <p>The site was located within the Green Belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 30 • Play space/ open space would not be required given the proximity to open space and play space, however, a financial requirement to improve local open space/ play space may be required <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The site currently does not have vehicular access, although future vehicular access could be created off Scots Hill / Park Road. The developer is strongly encouraged to engage with HCC Highways as early in the design process as possible <p><u>Flooding</u></p> <ul style="list-style-type: none"> • The majority of the site falls within Groundwater Source Protection Zone (GSPZ) 1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk

assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination, and whether remediation works would be needed

Green Infrastructure, Biodiversity and TPOs

- There are protected trees along the northern and western boundaries of the site, which future development must take account of. An Arboricultural Impact Assessment would be required at a planning (and preferably pre-application) stage
- HCC Ecology stated that Preliminary Roost Assessments and Preliminary Ecological Appraisals may be required prior to determination of a planning application

Minerals and Waste

- HCC Mineral and Waste state that a Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

Utilities and Infrastructures

- An electrical substation is located within the site with connecting overhead powerlines. Development must take account the siting of the overhead powerlines and developers should engage with the relevant utilities/infrastructure providers who are responsible for the overhead powerlines as early in the design process as possible

GARSTON

H32 – Land North of Bucknalls Lane

H32 – Land north of Bucknalls Lane, Garston	
<p>SHELAA Reference: CFS65</p> <p>Size: 5.8ha (whole site)</p> <p>Proposed use(s): Residential and employment</p> <p>Indicative Dwelling Capacity: 144</p> <p>Phasing: 0 - 10 years</p> <p>Greenfield/Brownfield: Greenfield</p>	 <p><small>© Crown copyright and database right 2014 Ordnance Survey 100019111. This document is not to be used for any other purpose without the permission of the copyright owner. All rights reserved. No warranty is made by the copyright owner as to the accuracy or completeness of the information contained herein.</small></p> <p>50 25 0 50 100 150 200 Metres</p> <p>THREE RIVERS DISTRICT COUNCIL</p>
<p>Green Belt / Grey Belt:</p> <p>The site is considered to be grey belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p>	
<p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 144 • The northern section of the site should be used for employment use • A minimum 100m buffer distance between the nearest dwellings and the boundary of the Waterdale Waste Transfer Station & Household Waste Recycling Centre (located to the north) would be required as part of any development • Access to the site must be via the A405 and not Bucknalls Lane, with only pedestrian access considered acceptable from Bucknalls Lane. • Provision of play space / open space is required 	
<p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p>	

- Access to the site must be via the A405 and not Bucknalls Lane, with only pedestrian access considered acceptable from Bucknalls Lane
- Any planning application (and preferably pre-application) will require the submission of a Transport Assessment

Historic Environment

- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment

Flooding

- There are small, localised areas of surface water ponding within the site which should be mitigated by any proposed drainage designs. As a large greenfield site, below ground SuDS will not be accepted. All surface water attenuation is to be delivered above-ground, with above-ground conveyance prioritised
- Groundwater levels are between 0.025 and 5m below the ground surface across the Site. Ground investigations should be undertaken at the earliest stage. A suitable Flood Risk Assessment and drainage strategy would be required at the planning application (and preferably pre-application) stage
- The site is wholly within GSPZ1, which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination of the site, and whether remediation works would be needed

Green Infrastructure, Biodiversity and TPOs

- There are protected trees concentrated within the north and north-eastern corner of the site (TPO162A). Future development will need to take account of the protected trees and an Arboricultural Impact Assessment will be required at a planning application (and preferably pre-application) stage
- Natural England state that the site triggers the SSSI Impact Risk Zones for residential development. Natural England should be consulted at the planning application stage

Landscape

- The council's Landscape Sensitivity Assessment classifies the Site as having a medium-high sensitivity to built development. A Landscape and Visual Impact Assessment should be submitted at a planning application (and preferably pre-application) stage

Environmental Health and Pollution

- Potential noise and air quality issues arising from the site's proximity to the A405 and M1 and Waterdale Waste Transfer Station & Household Waste Recycling Centre would need to be addressed as part of any development. Relevant Assessments and reports (such as Noise and Air Quality) may be required at the planning application (and preferably pre-application) stage
- The site adjoins an existing operational waste site and Allocated Strategic Site for Future Waste Use in the HCC Waste Site Allocations document 2014. HCC Waste seek to prevent incompatible development taking place within the vicinity of the operational waste site which could compromise their continued operation in accordance with Policy 5 (Safeguarding of Sites)

- As part of any planning application, there would be a requirement for a buffer distance (of a minimum 100m) between the nearest dwellings and the boundary of the waste site to ensure that the waste site can operate in association with any housing on the adjacent site. The future developers is required to provide a 100m buffer distance to the HWRC. Employment uses, open space and SuDS can be proposed in the buffer zone area

Mineral and Waste

- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- HCC Mineral and Waste state that a Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

Utilities/ Infrastructure

The HWE Integrated Care Board is likely to seek developer contributions due to impacts of new development upon Garston Medical Centre

HUNTON BRIDGE

H33 – Land at Mill Place

H33 – Land at Mill Place, Watford Road	
<p>SHELAA Reference: NSS10</p> <p>Size: 0.6ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 10</p> <p>Phasing: 0 – 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	
<p>Green Belt / Grey Belt:</p> <p>The site is considered to be grey belt. Given that the site is not edge of settlement, its brownfield nature and grey belt categorisation, the site has been retained in the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 10 • A 10-metre buffer area is required between development and the River Gade to the east of the site <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • There are two existing accesses into the site from the A41. Engagement with HCC Highways at the earliest stage is strongly encouraged. An Access Strategy and Transport Assessment would likely be needed at a planning application (and preferably pre-application) stage <p><u>Flooding</u></p> <ul style="list-style-type: none"> • The Site is adjacent to a Main River (River Gade/Grand Union Canal) which is classified as Flood Zone 3b. A 10-metre buffer would be required between residential development and the river 	

- There is a risk of groundwater flooding due to the shallow ground water level. Development would be subject to appropriate mitigation measures to address the risk of groundwater flooding
- The council's Level 2 SFRA (2026) has concluded that development should be steered away from the areas of highest surface water flood risk in the 100 year plus climate change flooding event. A Flood Risk Assessment (FRA) must be submitted at the planning application (and preferably pre-application) stage
- The site falls within the Groundwater Source Protection Zone 1 (GPSZ1) which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination, and whether remediation works would be needed

Historic Environment

- There are Grade II Listed Buildings close to the northern and southern boundaries of the site (Bridge over the Grand Union Canal to the south and North Grove Lock House to the north). The council's high-level Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment although sets out that it is likely that the impact could be mitigated through good design including appropriate scale, massing and positioning of development, which may include setbacks of housing from the canal and use of appropriate landscaping boundary treatments
- A Heritage Impact Assessment/ Heritage Statement should be submitted at the planning application (and preferably pre-application) stage, including details of mitigation measures to reduce the impact on nearby heritage assets

Landscape

- The council's Landscape Sensitivity Assessment classified the site as medium-high sensitivity to built development. It is also classified that the site as having a high sensitivity to the historic character. As such, the submission of a Landscape and Visual Impact Assessment should be submitted at the planning application (and preferably pre-application) stage

Green Infrastructure, Biodiversity and TPOs

- HCC Ecology state that illuminating waterways and riparian margins should be avoided.
- A Local Wildlife Site is located adjacent to the east of the site. Given the close proximity to the Local Wildlife Site, an Ecological Impact Assessment will be required at the planning application (and preferably pre-application) stage

Environmental Health and Pollution

- Noise and air quality issues caused by the site's proximity to the A41 may have an impact on the site and its future occupiers and as such noise reduction measures should be considered as part of the design. Relevant assessments and reports, including details of mitigation measures would be required at the planning application (and preferably pre-application) stage.

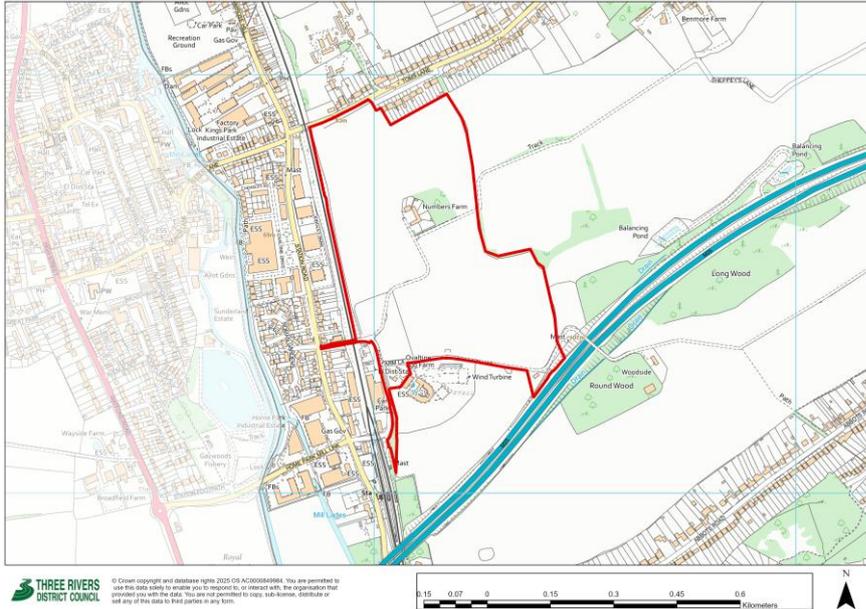
Mineral and Waste

- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage.

- The site is located on an area of Historic Landfill (reference: EAHLD12879). The presence of and risk from contaminative materials should be considered at the earliest stage. The submission of a Land Contamination Report (or similar) will likely be required at the planning application (and preferably pre-application) stage

KINGS LANGLEY

H34 – West of the Kings Langley Estate

H34 – West of the Kings Langley Estate	
<p>SHELAA Reference: CFS26c</p> <p>Size: 58.5ha</p> <p>Proposed use(s): Residential (including provision of SANG within adjoining land and community centre)</p> <p>Indicative Dwelling Capacity: 400</p> <p>Phasing: 0 15 years</p> <p>Greenfield/Brownfield: Mixed (Mainly Greenfield)</p>	
<p>Green Belt / Grey Belt</p> <p>The site was located within the Green Belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 400 • Provision of open space / play space • Provision of Suitable Alternative Natural Greenspace (SANG) within adjoining open space allocation (treated as “on-site” provision) • Provision of Community Centre <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The existing vehicular access to the site is via Egg Farm Lane. A new access could also be created off Toms Lane to the north of the site. Engagement with HCC Highways (and submission of a Highways pre-application) at the earliest stage is strongly encouraged 	

- Poor design could result in a car dependent site, so enabling permeability to Kings Langley Station and the surrounding area should be a key consideration. Upgrades to and creation of pedestrian and cycle routes will be required
- A Public Right of Way runs along part of the eastern and southern boundaries as well as through the site to the south-east and south-west. Design layout of any development would need to take account of the presence of Public Rights of Way in the Site, bearing in mind the timescales if any diversions are necessary
- National Highways state given the site has a boundary with or close to the SRN; there will be various requirements for Highways England to assess which are likely to include issues regarding ground conditions, drainage, lighting, noise and vibration, in addition to cumulative traffic impacts. Highways England should be consulted during the planning application stage
- The submission of a Transport Assessment will be required

Social and Community

- The site is required to provide a community centre

Historic Environment

- To the west of the site, there are Grade II Listed Buildings and Locally Listed buildings located within the site and to the south. The Locally Listed Buildings within the site should be retained as part of any future development proposal, unless their demolition is robustly justified
- The council's high-level Heritage Assessment considers that the development of the site would result in a moderate adverse impact on the historic environment. A Heritage Impact Assessment/ Heritage Statement should be submitted at the planning application (and preferably pre-application) stage, including details of mitigation measures to limit the harm to nearby heritage assets
- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment

Flooding

- There is a surface water flow path, ranging from low to medium risk, running through the north of the site, which ponds at the north-west of the site. Another surface water flow path ranging from low-medium risk runs through the south of the site and ponds in the central-southern area. Suitable mitigation measures should be provided as part of future development to address surface water flood risk at the site
- Given that the site is a large (predominantly) greenfield site, below ground SuDS will not be accepted. All surface water attenuation is to be delivered above-ground, with above-ground conveyance prioritised
- The site falls within Groundwater Source Protection Zone 1 (GSPZ1). A preliminary risk assessment is required at the planning application (and ideally pre-application) stage to determine whether there is contamination of the site, and whether remediation works would be needed.

Green Infrastructure, Biodiversity and TPOs

- There are protected trees at various locations across the site (TPO317). Future development will need to take account of protected trees within the site and future proposals will require the submission of an Arboricultural Impact Assessment at the planning application (and preferably pre-application) stage
- There is a Local Wildlife Site (Numbers Farm Area) located in the central-northern area of the site. Design of development must consider this LWS from the earliest stage and provide a buffer area from the Local Wildlife Site. The submission of Ecological Impact Assessments (or similar) will be required at the planning application (and/ or pre-application) stage
- The Site is within the Beechwoods SAC zone of influence. As the indicative dwelling capacity exceeds 100, it is required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same). Given the size of the site, SANG provision would be expected on the land immediately to the east of the site a set out in the open space allocation. Early engagement with Natural England and developers of other sites in the vicinity requiring a financial contribution to SANG is strongly recommended. The on-site provision of SANG is required to be completed prior to commencement of any other development on site

Landscape

- The council's Landscape Sensitivity Assessment scored the site as having a medium-high sensitivity to built development. Given this and the scale of development, a Landscape and Visual Impact Assessment (LVIA) should be submitted at a planning application (and preferably pre-application) stage

Environmental Health and Pollution

- Any development of the site would need to take account the presence of potential noise and air quality issues arising from the site's close proximity to the M25 and railway. Relevant assessments and reports, including details of mitigation measures may be required at a planning (and preferably pre-application) stage

Utilities and Infrastructure

- Given the scale of future development, it may require upgrades to the wastewater network. The Developer (in consultation with the Local Planning Authority) should liaise with Thames Water to determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development
- The site is located close to Affinity Water apparatus. Developers will be expected to engage with Affinity Water as early as is practicable to ensure that these are taken into consideration during the design process

H35 – Flower House, Station Road

H35 – Flower House, 2 – 3 Station Road

SHELAA Reference:
ACFS8b

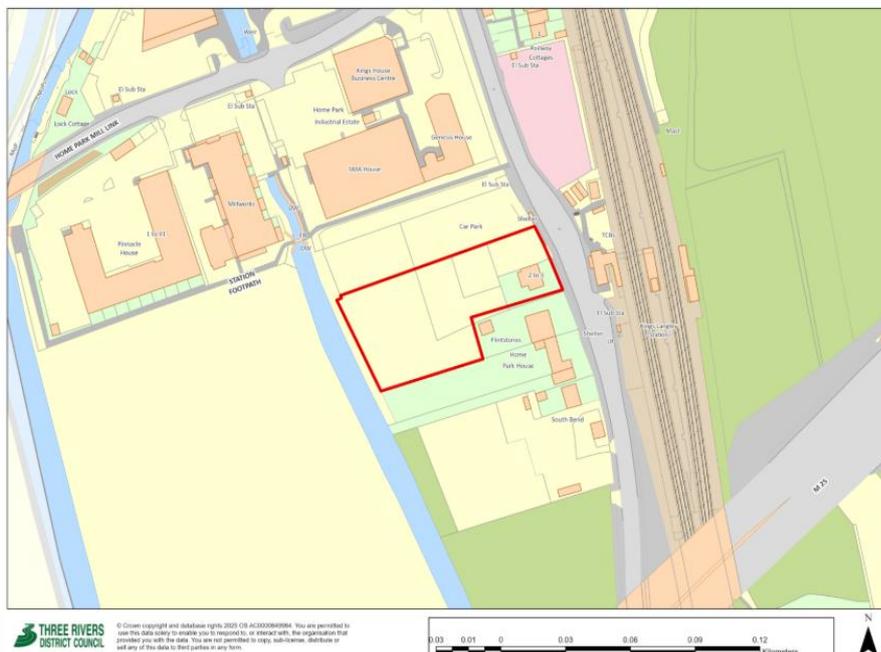
Size: 0.4ha

Proposed use(s):
Residential

Indicative Dwelling Capacity: 10

Phasing: 0 – 5 years

Greenfield/Brownfield:
Mixed



Green Belt / Grey Belt:

The site is considered to be grey belt. Given its brownfield nature and grey belt categorisation, the site has been retained in the Green Belt.

Main Development Requirements:

- Indicative dwelling capacity of 10
- Development should focus on the brownfield portion of the site, with the remainder of the site for biodiversity net gain and amenity space.
- There should be a 10 metre buffer area between the part of the site which falls within Flood Zone 3b and any future development

Site Constraints and Other Requirements and Considerations:

Design

- Development should focus on the brownfield portion of the site, with the remainder of the site for biodiversity net gain and amenity space

Access, Highways and Sustainable Transport

- The existing access off Station Road should be utilised, although improvement works may be necessary

Flooding

- Part of the site along the western boundary falls within Flood Zone 3b (approximately 6% of the total site area). Therefore, no development would be permitted on Flood Zone 3b and a 10m buffer would be required between any development and Flood Zone 3b
- There is a risk of groundwater flooding to surface and subsurface assets due to the shallow ground water level, as well as the possibility of groundwater emerging at the surface locally. Development would be subject to appropriate mitigation measures to address the risk of groundwater flooding on the site
- The site falls within Groundwater Source Protection Zone 1 (GSPZ1). A preliminary risk assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination of the site, and whether remediation works would be needed

Historic Environment

- There is a Scheduled Monument to the west and two Grade II Listed buildings to the north-west. There is also a Locally Listed Buildings to the south of the site. The council's high-level Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as the site has direct views to the Scheduled Monument. A Heritage Impact Assessment/Heritage Statement would be required at the planning application (and preferably pre-application) stage
- Pre-application or pre-determination archaeological assessments should be included as part of any development proposals

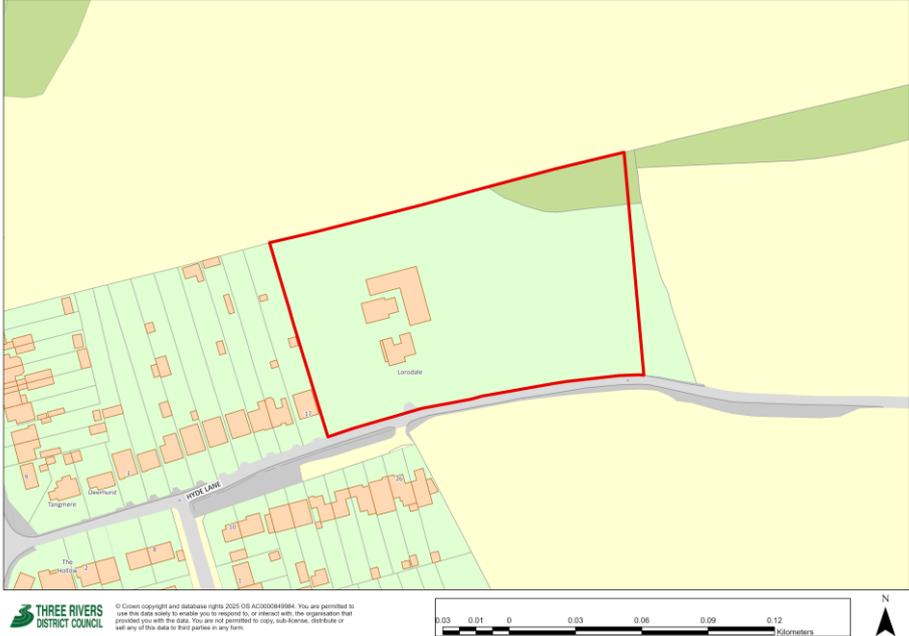
Environmental Health and Pollution

- Any development of the site would need to take account the presence of potential noise and air quality issues due to the close proximity to the M25 and Kings Langley Railway Station. Relevant assessments and reports, including details of mitigation measures would be required at a planning application (and preferably pre-application) stage

Mineral and Waste

- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

H36 – Lonsdale, Hyde Lane

H36 – Lonsdale, Hyde Lane	
<p>SHELAA Reference: NCFS20</p> <p>Size: 1.6ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 10</p> <p>Phasing: 0 – 5 years</p> <p>Greenfield/Brownfield: Mixed</p>	 <p style="font-size: small; text-align: left;">© Crown copyright and database rights 2025 OS AC200049084. You are permitted to use this data solely to enable you to request to, or attend with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.</p>
<p>Green Belt / Grey Belt:</p> <p>The site is considered to be partially grey belt (brownfield land). Given that the site is not edge of settlement, its partial brownfield nature and partial grey belt categorisation, the site has been retained in the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 10 • Development should be limited to the brownfield area of the site (including the buildings and associated hardstanding), predominantly confined to the western side of the site <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The existing access via Hyde Lane should be utilised, although improvement works such as widening would be necessary <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> • HCC Historic Environment state that the archaeological interest of this Site can be appropriately managed through planning requirements should planning be granted. An Archaeological Evaluation would likely be requested post-determination 	

- HCC Historic Environment state that the archaeological interest of this site can be appropriately managed through planning requirements should planning be granted. An Archaeological Evaluation would likely be requested post-determination

Green Infrastructure, Biodiversity and TPOs

- There are protected trees (TPO599) clustered around the west and south of the site. Future development will need to take account of the protected trees, including root protection areas/zones. An Arboricultural Impact Assessment will be required at a planning application (and preferably pre-application) stage
- A Local Wildlife Site (Pimlico House Woods & New Plantation) is located adjacently to the east of the site. An Ecological Impact Assessment may be required at a planning application (or pre-application) stage

Mineral and Waste

- HCC Mineral and Waste state that a Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

H37 – Land adjacent to RES Site, Egg Farm Lane

H37 – Land adjacent RES Site, Egg Farm Lane

SHELAA Reference:
NSS20

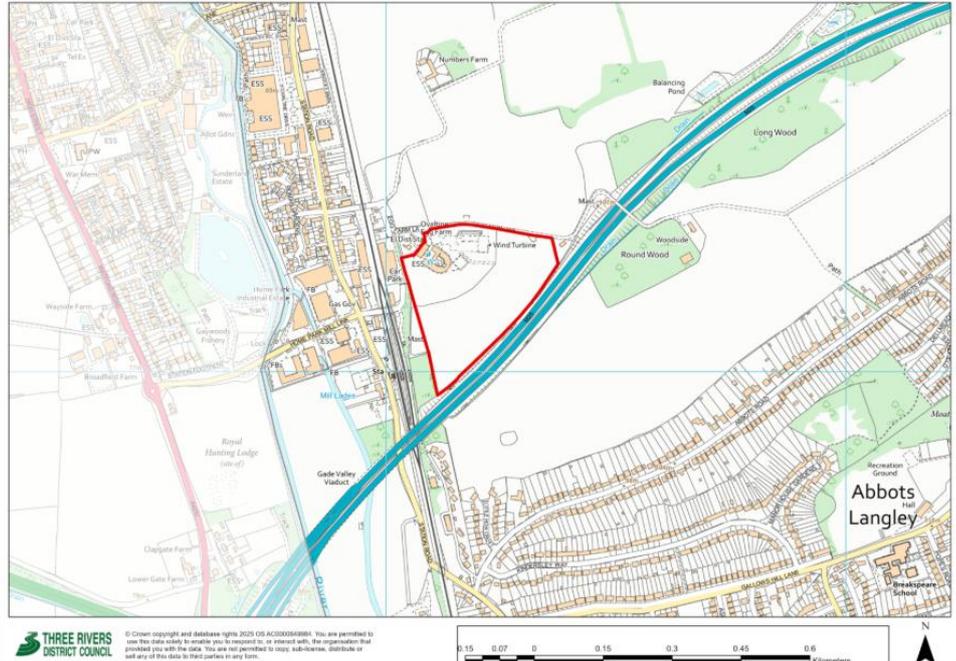
Size: 7.0ha

Proposed use(s):
Residential

Indicative Dwelling Capacity: 100

Phasing:
0 – 10 years

Greenfield/Brownfield:
Mixed



Green Belt / Grey Belt

The site was located within the Green Belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt

Main Development Requirements:

- Indicative dwelling capacity of 100
- A buffer area (from residential development) along the southern boundary of the site will be required due to the proximity of the M25
- The site is located within the Chilterns Beechwoods SAC zone of influence. Due to the indicative dwelling capacity of 100, development at the site would be required to deliver suitable mitigation and/or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance at the Chilterns Beechwoods SAC. This includes provision, improvement and/or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same). Given the limited size of the site, a financial contribution will be required
- Provision of open space / play space is required

Site Constraints and Other Requirements and Considerations:

Access, Highways and Sustainable Transport

- The existing access via Egg Farm Lane should be utilised, although improvements may be required to facilitate the scale of development
- A public right of way (PROW) runs along the northern boundary of the site. The design and layout of any scheme would need to take account of the presence of the PROW

Historic Environment

- There are several Locally Listed Buildings within the site and near the site. The Locally Listed Buildings within the site should be retained as part of any future development proposal, unless their demolition is robustly justified
- The council's high-level Heritage Impact Assessment considers that development of the site would result in a moderate adverse impact on the historic environment. A Historic Impact Assessment/Heritage Statement will be required at the planning application (and preferably pre-application) stage, including details of mitigation measures to limit the harm to nearby heritage assets

Flooding

- The level of groundwater is shallow. Future proposals would need to satisfactorily address the groundwater flood risk with providing suitable mitigation where necessary

Green Infrastructure, Biodiversity and TPOs

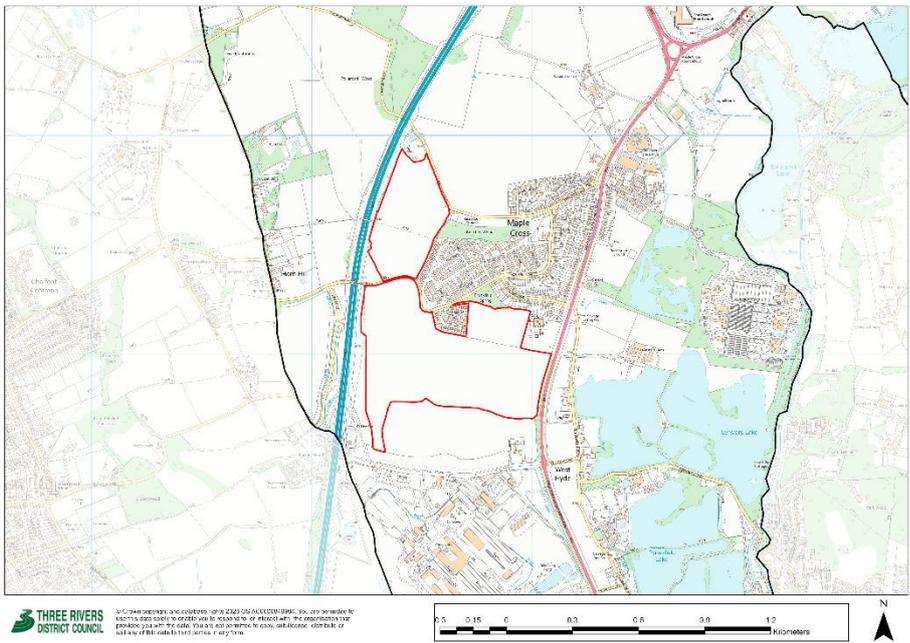
- The trees which form the western boundary of the site are protected under TPO727. There are two further groups of trees at the northern edge of the site which are protected under TPO317. Future developments will need to take account of the TPOs. An Arboricultural Impact Assessment may be required at the planning application (and preferably pre-application) stage
- The site is located within the Chilterns Beechwoods SAC zone of influence. Due to the indicative dwelling capacity of 100, development at the site would be required to deliver suitable mitigation and/or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance at the Chilterns Beechwoods SAC. This includes provision, improvement and/or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same). Given the limited size of the site, a financial contribution will be required

Environmental Health and Pollution

- Noise and air pollution caused by the proximity to the M25 and the railway line may have an impact on development within the site and its future occupiers. Relevant assessments and reports, including details of mitigation measures will be required at the planning application (and preferably pre-application) stage

MAPLE CROSS

H38 – Land to the West and South of Maple Cross

H38 – Land to the West and South of Maple Cross	
<p>SHELAA Reference: EOS12.2</p> <p>Size: 52.2ha</p> <p>Proposed use(s): Residential with supporting mixed uses to include Primary Education, Community, Retail and Commercial</p> <p>Indicative Dwelling Capacity: 1,500</p> <p>Phasing: 0 – 10 years</p> <p>Greenfield/Brownfield: Greenfield</p>	 <p>THREE RIVERS DISTRICT COUNCIL</p> <p>0 0.15 0.3 0.45 0.6 0.75 0.9 1.2 Kilometers</p>
<p>Green Belt / Grey Belt</p> <p>The site is considered to be mostly grey belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p>	
<p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of up to 1,500 • The site should comprise various uses including primarily residential with supporting mixed uses to include primary education, community, retail and commercial. • The site is strategic in scale and should provide the following on-site infrastructure: <ul style="list-style-type: none"> ○ New primary school (3FE) or new primary school (3FE) in addition to 2FE extension to Maple Cross JMI and Nursery School (subject to further evidence from HCC). Both options to provide SEND places and nursery provision ○ Public open space; ○ A local centre including local shops; ○ GP surgery/ medical centre ○ Community facilities; ○ Childcare setting (50 places) ○ Flexible commercial space; ○ 1 nursing home setting (approximately 70-80 residents per setting) ○ 2 settings of extra care housing (approximately 70-80 units per setting); 	

- Improved bus stops and an extended bus route through the site as well as pedestrian and cycle routes;
- Allotments

Site Constraints and Other Requirements and Considerations:

Access, Highways and Sustainable Transport

- There is no existing suitable access into the site. Access from Denham Way is proposed as the primary route leading to the northern part of the site. A secondary access could be provided from Hornhill Road and an emergency access could be provided off Chalfont Road to the north of the site, subject to transport modelling and a detailed access and movement strategy in consultation with HCC to support the application masterplan
- Upgrades to the bus network including re-routing of services and new bus stops will likely be required
- Upgrades to and creation of pedestrian and cycle routes will be required
- There are Public Right of Ways across the site in an east – west direction and within the northern part of the site. A Public Right of Way also runs along the eastern boundary of the northern part of the site. The design and layout of any development would need to take account of the presence of Public Rights of Way in the site, bearing in mind the timescales if any diversions are necessary

Historic Environment

- The Church of St Thomas of Canterbury, a Grade II Listed Building is situated to the east of the site. The council's high-level Heritage Impact Assessment stated that development of the whole land parcel would have a minor adverse impact on the historic environment, as there would be a change in the agrarian landscape by development. The assessment also stated that careful design has the potential to limit the harm, especially at the eastern side of the development. Any application would need to be accompanied by a Heritage Impact Assessment/ Heritage Statement thoroughly examining the impacts and there should be early discussions with the conservation officer on layout and height of development
- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. An outline planning application should be accompanied by an archaeological assessment to assess impact and mitigation

Flooding

- There are small areas along the eastern site boundary and the north-east portion of the site at high risk of surface water flooding. Any future development would need to satisfactorily address the surface water flood risk, providing suitable drainage mitigation where necessary
- Various areas within the site (including the northern part of northern portion, the eastern and central area of southern portion) have a shallow groundwater level. The south-eastern area of the southern portion of the site is at high risk of groundwater flooding. Future development proposals would need to satisfactorily address the groundwater flood risk with providing suitable drainage mitigation where necessary
- The majority of the site falls within Groundwater Source Protection Zone (GSPZ) 1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination, and whether remediation works would be needed. A small area of the northeastern corner of the site falls within GSPZ2

Green Infrastructure, Biodiversity and TPOs

- There are protected trees at the western part of the site, adjacent to the north of Hornhill Road (TPO044). Future development will need to take account of the TPOs and the trees should be protected and retained. An Arboricultural Impact Assessment would be required at the planning application (and preferably pre-application) stage

Landscape

- The northern parcel of land was not assessed as part of the Landscape Sensitivity Assessment. The council's Landscape Sensitivity Assessment classified the southern section of the Site as having medium-high sensitivity to built development. Therefore, the application masterplan will need to be supported by a Landscape and Visual Impact Assessment in support of the proposal with appropriate landscape and visual impact mitigations

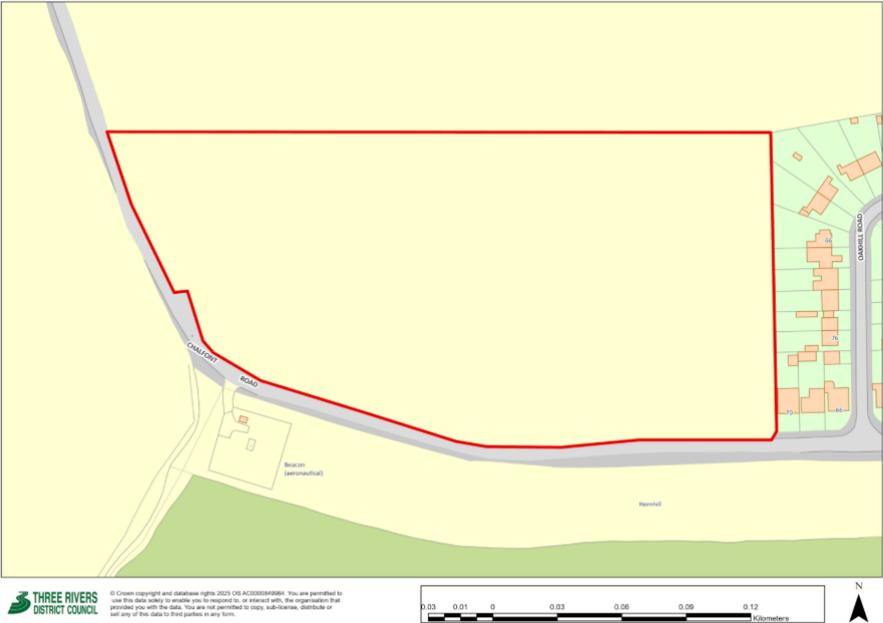
Environmental Health and Pollution

- Noise and air quality caused by close proximity to the M25 may have an impact on the site and its future occupiers. Noise and air quality assessments with appropriate design and other mitigation strategies incorporated will be required as part of the application masterplan/ submission documents

Utilities and Infrastructure

- Given the scale of future development, it is likely to require upgrades to the wastewater network. The Developer (in consultation with the Local Planning Authority) should liaise with Thames Water to determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development
- The HS2 safeguarding zone is adjacent to the western boundary of the southern section of the site. The developer is required to notify HS2 Limited prior to commencement and enter discussions prior to the planning application stage, as required

H39 – Land to the North of Chalfont Road

H39 – Land to the North of Chalfont Road	
<p>SHELAA Reference: EOS12.3</p> <p>Size: 3.7ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 130</p> <p>Phasing: 0 – 10 years</p> <p>Greenfield/Brownfield: Greenfield</p>	
<p>Green Belt / Grey Belt:</p> <p>The site was located within the Green Belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p>	
<p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 130 	
<p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • Access to the site should be from Chalfont Road <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> • There is a Locally Listed Building to the northeast of the site, although this is situated beyond existing residential development. A Heritage Impact Assessment/Heritage Statement may be required at the planning application (and preferably pre-application) stage <p><u>Flooding</u></p> <ul style="list-style-type: none"> • The site falls within Groundwater Source Protection Zone (GSPZ) 1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the 	

planning application (and preferably pre-application) stage to determine whether there is contamination of the site, and whether remediation works would be needed

- Along the southern boundary of the site, there is low to medium risk of surface water flooding. Suitable mitigation measures should be provided as part of future development to address surface water flood risk at the site

Landscape

- The council's Landscape Sensitivity Assessment assessed the site as having medium-high sensitivity to built development. A Landscape and Visual Impact Assessment should be submitted at the planning application (and preferably pre-application) stage

Environmental Health and Pollution

- Noise and air pollution caused by the proximity to the M25 may have an impact on development within the site and its future occupiers. Relevant assessments and reports (i.e noise and air quality), including details of mitigation measures will be required at the planning application (and preferably pre-application) stage

H40 – Garages rear of Longcroft Road

H40 – Garages to rear of Longcroft Road	
<p>SHELAA Reference: MC11</p> <p>Size: 0.06ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 5</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	 <p>© Crown copyright and database rights 2015 OS AC20000000000000000000. You are permitted to use this data only for the purposes you request it, or directly with, the organisation that provides you with the data. You are not permitted to copy, sublicense, distribute or sell any of this data to third parties in any form.</p>
<p>Green Belt / Grey Belt N/A (Not in Green Belt)</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> Indicative dwelling capacity of 5 <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> There is an existing access off Longcroft Road which should be utilised. Some improvement works may be necessary, and regard must be had to the electrical apparatus close to the existing access, which may need re-locating <p><u>Design</u></p> <ul style="list-style-type: none"> The design of development should consider the residential dwellings in close proximity to the southeast and southwest, particularly with regards to overlooking <p><u>Biodiversity, Green Infrastructure and TPOs</u></p> <ul style="list-style-type: none"> Future development must consider Beechen Wood to the north. Given the close proximity to this woodland, an Arboricultural Impact Assessment would be required at the planning application (and preferably pre-application) stage 	

Flooding

- The Site falls within the Groundwater Source Protection Zone 1 (GPSZ1), which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination of the site, and whether remediation works would be needed

MILL END**H41 – Land to the South of Shepherds Lane and East of the M25****H41 – Land to the South of Shepherds Lane and east of M25**

SHELAA Reference:
EOS7.0

Size: 20.8ha

Proposed use(s):

Residential with supporting mixed uses including gypsy & traveller pitches, medical centre/ GP surgery, extra care housing, public open space and green infrastructure

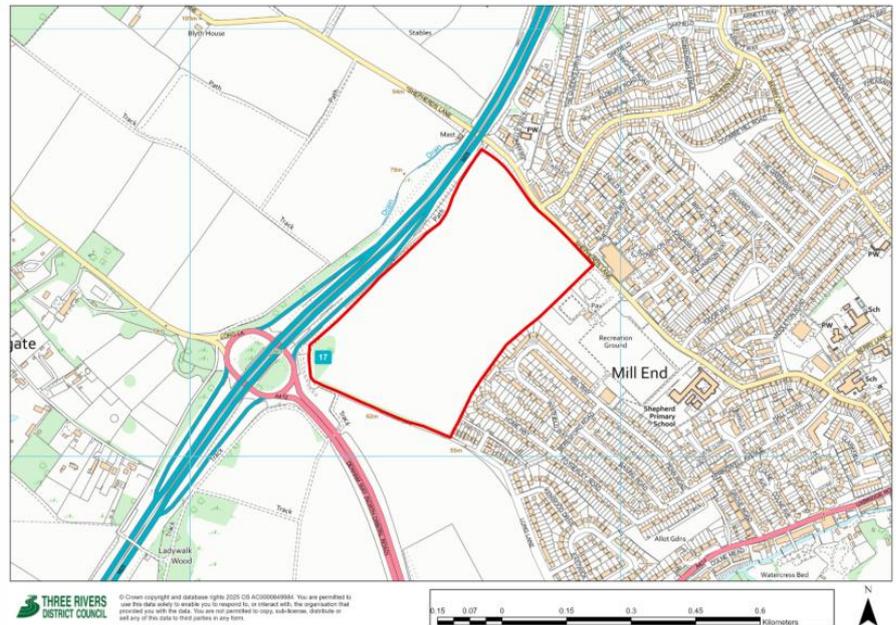
Indicative Dwelling Capacity: 520

Phasing:

6 – 15 years

Greenfield/Brownfield:

Greenfield

**Green Belt / Grey Belt**

The site is considered to be grey belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt

Main Development Requirements:

- Indicative dwelling capacity of 520
- Provision of at least 7 gypsy & traveller pitches
- The site is strategic in scale and should provide the following on-site infrastructure:
 - Medical centre/ GP surgery;
 - 1 setting of extra care housing (approximately 70-80 units per setting)
 - Public open space
 - Allotments

Site Constraints and Other Requirements and Considerations:

Access, Highways and Sustainable Transport

- There is currently no suitable access to the site. Vehicular access to the site should be located off Shepherds Lane. Early engagement (and a pre-application) with HCC Highways is strongly encouraged
- Upgrades to the bus network including new bus stops may be required
- Upgrades to and creation of pedestrian and cycle routes will be required
- A public Right of Way runs along the western boundary to the north of the site. The design and layout of any development would need to take account of the presence of Public Rights of Way in the site, bearing in mind the timescales if any diversions are necessary
- National Highways would require a transport assessment as part of any planning application

Historic Environment

- Heronsgate Conservation Area is located to the southwest of the site opposite the M25. Despite the separation distance, given the scale of the proposed development a Heritage Impact Assessment/ Heritage Statement should be submitted at a planning application (and preferably pre-application) stage
- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment

Flooding

- Given that the site is a large greenfield site, below ground SuDS will not be accepted. All surface water attenuation is to be delivered above-ground, with above-ground conveyance prioritised
- The site falls within Groundwater Source Protection Zone (GSPZ) 1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination, and whether remediation works would be needed

Green Infrastructure, Biodiversity and TPOs

There are protected trees at the southwestern corner (TPO048) and at the northwestern corner (TPO069) of the site respectively. Given the proposed scale of development an Arboricultural Impact Assessment should be submitted at the planning application (and ideally pre-application) stage

- The provision of public open space and allotments will be required

Landscape

- The council's Landscape Sensitivity Assessment assessed the site as having medium-high sensitivity to built development. A Landscape and Visual Impact Assessment with appropriate landscape and visual impact mitigations should be submitted at the planning application (and preferably pre-application) stage

Environmental Health and Pollution

- Any development of the site would need to take account the potential noise and air quality issues arising from the site's close proximity to the M25. Relevant assessments and reports, including details of mitigation measures may be required at the planning application (and preferably pre-application) stage

Minerals and Waste

- HCC Mineral and Waste state that a site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

Utilities and Infrastructure

- The site is located close to Affinity Water apparatus. Developers will be expected to engage with Affinity Water as early as is practicable to ensure that these are taken into consideration during the design process
- Given the scale of future development, it may require upgrades to the wastewater network. The Developer (in consultation with the Local Planning Authority) should liaise with Thames Water to determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development
- The HWE Integrated Care Board state that health infrastructure must be provided in the form of on-site provision for a new medical centre/ GP surgery

H42 – Garages Rear of Drillyard, West Way

H42 – Garages rear of Drillyard, West Way

SHELAA Reference:
H15

Size: 0.22ha

Proposed use(s):
Residential

Indicative Dwelling Capacity: 6

Phasing: 0 - 5 years

Greenfield/Brownfield:
Brownfield



Green Belt / Grey Belt

N/A (Not in Green Belt)

Main Development Requirements:

- Indicative dwelling capacity of 6

Site Constraints and Other Requirements and Considerations:

Access, Highways and Sustainable Transport

- The existing access is a track road accessed from West Way, which should be utilised for future development. Given the long and narrow nature of the access road, the scale of development has been reduced to 6 dwellings

Flooding

- The site falls within the Groundwater Source Protection Zone 1 (GPSZ1), which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination of the site, and whether remediation works would be needed

Green Infrastructure, Biodiversity and TPOs

- There are protected trees located outside of the site to the east and north (TPO480). Future development will need to take account on the presence of TPOs adjoining the site. Given the close proximity of TPOs, an Arboricultural Impact Assessment would need to be submitted at the planning application (and preferably pre-application) stage

Mineral and Waste

- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage, given the long access road

H43 – Quickwood Close Garages

H43 – Quickwood Close Garages	
<p>SHELAA Reference: P4a</p> <p>Size: 0.16ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 16</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	
<p>Green Belt / Grey Belt N/A (Not in Green Belt)</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> Indicative dwelling capacity of 16 <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> The existing access from Quickwood Close should be utilised <p><u>Design</u></p> <ul style="list-style-type: none"> Any development on the site must take into account nearby residential dwellings (and associated gardens), given the close proximity, particularly in relation to overlooking <p><u>Flooding</u></p> <ul style="list-style-type: none"> There is a low risk of surface water flooding along the southern boundary of the site and on the access road which leads into the site. Suitable mitigation to address surface water flood risk on the site would be required The Site falls within the Groundwater Source Protection Zone 1 (GPSZ1), which may affect the use of infiltration SuDS, deep foundations and underground development. A preliminary risk assessment to determine whether there is contamination of the Site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site 	

H44 – Garden Land off Uxbridge Road

H44 – Garden land off Uxbridge Road

SHELAA Reference:
RW31

Size: 0.17ha

Proposed use(s):
Residential

Indicative Dwelling Capacity: 6

Phasing: 0 - 5 years

Greenfield/Brownfield:
Brownfield



Green Belt / Grey Belt

N/A (Not in Green Belt)

Main Development Requirements:

- Indicative dwelling capacity of 6

Site Constraints and Other Requirements and Considerations:

Access, Highways and Sustainable Transport

- There is no existing vehicular access to the site. However, there is an access to a track road from Uxbridge Road which serves garages to the east of the site. The use of this access road could provide vehicular access along the eastern boundary of the site

Biodiversity, Green Infrastructure and TPOs

- To the west of the site, there is a TPO (TPO052), which any future development of the site must be mindful of. Given the proximity to the TPO and other trees, an Arboricultural Impact Assessment would be required at the planning application (and preferably pre-application) stage

Flooding

- The north of the site is at high risk of surface water flooding (13% of the site area). Other areas of the site are at a lower risk of surface water flooding, although the extent of the flood risk area

increases and forms a flow path at the north-eastern corner of the site. Suitable mitigation to address surface water flood risk and groundwater flood risk on the site would be required

- The site falls within the Groundwater Source Protection Zone 1 (GPSZ1), which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination of the site, and whether remediation works would be needed

Historic Environment

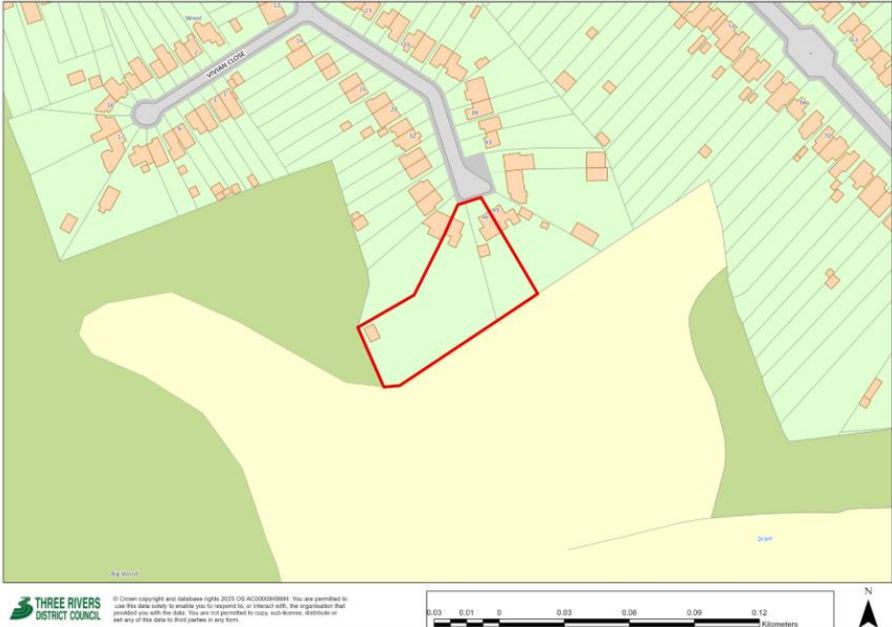
- To the south-east of the site, on the opposite side of Uxbridge Road, is a Grade II Listed Building (The Waterside, formerly The Whip and Collar). The council's high-level Heritage Impact Assessment states that development would have a neutral impact on the historic environment. Given the close proximity to the Listed Building, a Heritage Impact Assessment/Heritage Assessment may be required at the planning application (and preferably pre-application) stage

Mineral and Waste

- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported

OXHEY HALL

H45 – Vivian Gardens

H45 – Vivian Gardens	
<p>SHELAA Reference: PCS16</p> <p>Size: 0.33ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 8</p> <p>Phasing: 0-5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	
<p>Green Belt / Grey Belt N/A (Not in Green Belt)</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> Indicative dwelling capacity of 8 <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> Access to the site is currently via the driveway of No.44 Vivian Gardens. Improvement works to the access would be required as part of any development proposal, which may also involve works to the driveway to No.46 Vivian Gardens to accommodate the scale of development <p><u>Flooding</u></p> <ul style="list-style-type: none"> The Site falls within the Groundwater Source Protection Zone 1 (GPSZ1) which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required during a planning application (and preferably pre-application) to determine whether there is contamination of the site, and whether remediation works would be needed <p><u>Historic Environment</u></p>	

- The site lies immediately to the south of the Oxhey Hall Conservation Area. A Heritage Impact Assessment/Heritage Statement may be required if any proposals are considered to have a potential impact on the setting of the conservation area

Green Infrastructure, Biodiversity and TPOs

- There are protected trees in the northwest and southwest of the site, as well as close to the southern boundary, just outside of the site (TPO677). Future development will need to take account of the TPOs and an Arboricultural Impact Assessment will be required at the planning application (and preferably pre-application) stage

H46 – Land at Hampermill Lane

H46 – Land at Hampermill Lane

SHELAA Reference:
ACFS13b

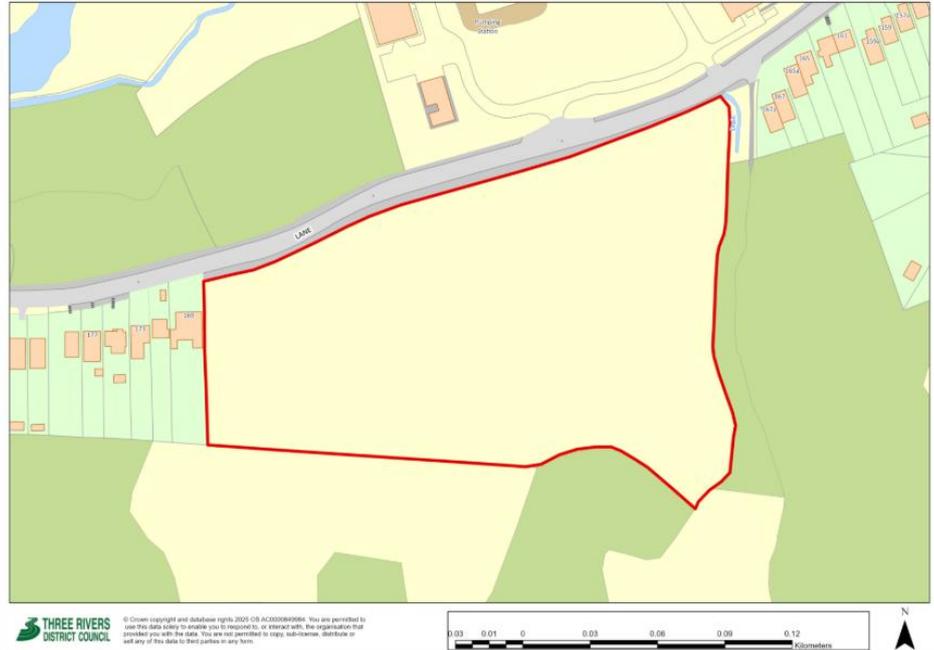
Size: 2.8ha

Proposed use(s):
Residential

Indicative Dwelling Capacity: 100

Phasing:
0 – 10 years

Greenfield/Brownfield:
Greenfield



Green Belt / Grey Belt

The site was located within the Green Belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt

Main Development Requirements:

- Indicative dwelling capacity of 100
- Provision of open space / play space is required

Site Constraints and Other Requirements and Considerations:

Access, Highways and Sustainable Transport

- The existing access to the site is a rural style gate within the northwest of the site. In order to facilitate the scale of development proposed, improvement works would be required or a new access created along Hampermill Lane

Historic Environment

- Two groups of Grade II Listed Buildings are located to the northeast and west of the site respectively, but a relatively significant distance away, as is the Oxhey Hall Conservation Area to the west. As such, a proposal may need to provide a Heritage Impact Assessment/ heritage Statement if it was considered that the development may have an impact on the setting of the nearby heritage assets

Flooding

- To the east of the site there is a large surface water flowpath ranging from low to high risk of surface water flooding. Any proposals would need to provide suitable mitigation to address surface water flood risk on areas of the site
- The site falls within Groundwater Source Protection Zone (GSPZ) 1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination, and whether remediation works would be needed

RICKMANSWORTH

H47 – Affinity Water Depot, Church Street

H47 – Affinity Water Depot, Church Street

SHELAA Reference:
CFS60

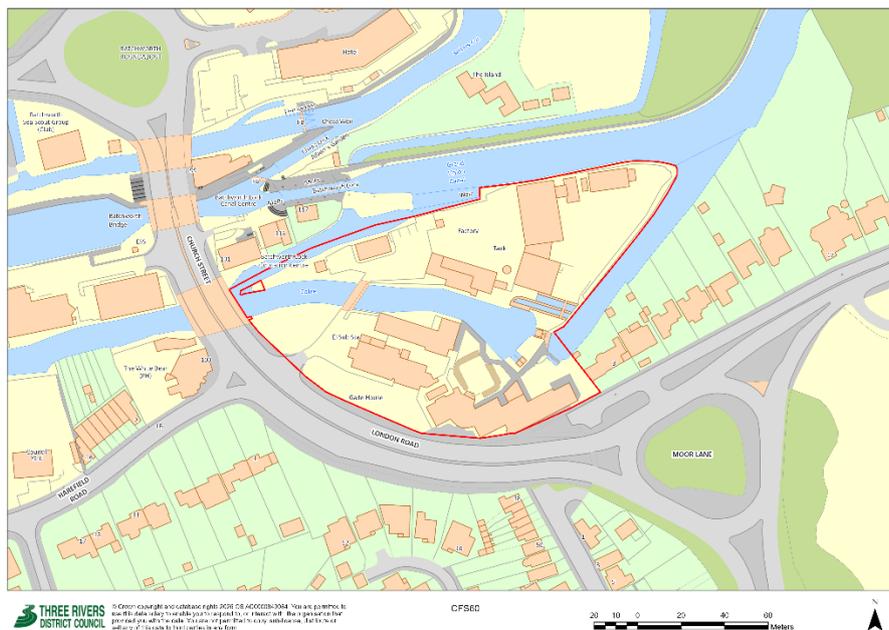
Size: 1.5ha

Proposed use(s):
Residential (with continued water treatment and utility uses)

Indicative Dwelling Capacity: 75

Phasing:
0 – 5 years

Greenfield/Brownfield:
Brownfield



Green Belt / Grey Belt

N/A (not in Green Belt)

Main Development Requirements:

- Indicative dwelling capacity of 75
- Residential development will be delivered through the conversion of existing buildings only, with no residential uses at ground floor
- The northern areas of the site will retain its current water treatment and utility uses
- Play space/ open space would not be required given the brownfield nature of the site and proximity to open space and play space, however, a financial requirement to improve local open space/ play space may be required

Site Constraints and Other Requirements and Considerations:

Access, Highways and Sustainable Transport

- There is an existing access from Church Street/London Road (A404) which should be utilised, although improvement works (such as widening) may be required

Design

- Residential development will be delivered through the conversion of existing buildings only, with no residential uses at ground floor level

Historic Environment

- Rickmansworth Conservation Area is located to the north-west of the site. There are Grade II Listed Buildings to the north-west of the Site (99 Church Street), as well as to the south-east and east (1 Batchworth Hill, 17 Moor Lane and Obelisk in Garden of 17 Moor Lane) respectively
- The council's high-level Heritage Impact Assessment stated that the complex of buildings within the site should be considered a non-designated heritage asset, as they form an important historic industrial complex. Furthermore, the assessment also stated that the site's development would have a minor adverse impact on the historic environment. At the planning application (and preferably pre-application) stage a Heritage Impact Assessment/ Heritage Statement would be required

Flooding

- The River Colne flows through the centre of the Site and the Grand Union Canal flows along the northern boundary. The whole Site is within Flood Zone 2. Flood Zone 3a also extends to cover the majority of the site. Flood Zone 3b is focused in the northern and eastern areas of the site and covers approximately 53% of the site area. The site is also at moderate to high risk of groundwater flooding, especially in the northwestern and central area of the site
- The council's Level 2 SFRA (2026) has concluded that the site is significantly impacted by fluvial flood risk, with the majority of the site in Flood Zone 3b. A Flood Risk Assessment (FRA) must be submitted at the planning application (and preferably pre-application) stage. For the FRA, detailed site-specific hydraulic modelling will be required, building on the recent River Colne model and incorporating culvert and sluice blockage modelling, as well as groundwater monitoring, due to the shallow groundwater in the area, for example. To ensure safe access and egress during the 1% AEP fluvial and surface water flood events, works outside of the boundary of the site may be required. Subsequently, early discussions will be required with relevant bodies
- The SFRA advises that the site will only be appropriate for the reuse/conversion of existing buildings, or the redevelopment of buildings on the same footprint (subject to heritage impacts) and that any development should only have commercial uses (non-residential uses) on the ground floor, given the high flood risk across most of the site
- A Flood Risk Assessment must demonstrate that the site would be safe for the proposed residential use, with provision of safe access and escape routes
- The site is wholly within GSPZ1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination of the site, and whether remediation works would be needed

Environmental Health and Pollution

- Potential noise and vibrations caused by the use of the remainder of the site for commercial purposes would need to be addressed through mitigation measures. Relevant assessments and reports (such as Noise Assessments) would be required at a planning application (and preferably pre-application) stage

Mineral and Waste

- HCC Mineral and Waste stated that a Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

and 2m metres are predicted within the eastern site boundary between the 3.33% and 0.1% flood events. A Flood Risk Assessment (FRA) must be submitted at the planning application (and preferably pre-application) stage. Detailed surface water modelling will be required, building on the national broader scale mapping. This may reduce the extent and depth of surface water flood risk, however, it is still possible that a reduction in site capacity may be required following detailed modelling (as avoidance may be a more appropriate response to higher flood risk)

Green Infrastructure, Biodiversity and TPOs

- There are protected trees adjacent to the western boundary of the site (TPO636), which future development will need to take account of. Depending on the proximity of future development to the protected trees (woodland) to the west of the site, an Arboricultural Impact Assessment may be required at the planning application (and preferably pre-application) stage

Mineral and Waste

- HCC Mineral and Waste stated that a Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

H49 – Land on London Road (Care Home)

H49 – Land on London Road	
<p>SHELAA Reference: CFS59</p> <p>Size: 1.1ha</p> <p>Proposed use(s): Residential Care Home (C2)</p> <p>Indicative Capacity: 75 bedrooms (40 dwelling equivalent)</p> <p>Phasing: 0 - 5 years</p> <p>Greenfield/Brownfield: Greenfield</p>	
<p>Green Belt / Grey Belt</p> <p>The site is considered to be grey belt. Given it's not located at the edge of settlement and its grey belt categorisation, the site has been retained in the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative capacity of 75 bedrooms (equivalent to 40 dwellings) • Provision of open space / amenity area for care home is required <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • There is an existing access off London Road towards the northeast of the site, however, this consists of a rural-style farm gate. Improvement works to this access would be required or a new access created along London Road <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> • Moor Park Registered Park and Gardens is located to the east of the site opposite London Road (and behind existing residential development). The council's high-level Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. However, Historic England state that a Heritage Impact Assessment/Heritage 	

Statement may be required at a planning application stage given the proximity of the site to the heritage asset

Flooding

- The site is located within GSPZ1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination of the site, and whether remediation works would be needed

Mineral and Waste

- HCC Mineral and Waste stated that a Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

H50 – Former Police Station, Rectory Road

H50 – Former Police Station, Rectory Road, Rickmansworth

SHELAA Reference: H17

Size: 0.29ha

Proposed use(s): Mixed-use Residential and Retail (supermarket)

Indicative Dwelling Capacity: 18

Phasing:
0 – 5 years

Greenfield/Brownfield:
Brownfield



Green Belt / Grey Belt
N/A (Not in Green Belt)

Main Development Requirements:

- Indicative dwelling capacity of 18
- A mixed-use of residential and retail development (supermarket). The retail floorspace should be at ground floor level, with residential development above

Site Constraints and Other Requirements and Considerations:

Access, Highways and Sustainable Transport

- The existing access to the site is via Rectory Road, which should be utilised. Improvement works may be necessary to facilitate the proposed mixed-use development. Early engagement with HCC Highways is strongly encouraged

Historic Environment

- Two conservation areas, namely Nightingale Road Conservation Area and Rickmansworth Town Conservation Area are located to the immediate west and east of the site respectively. Given the close proximity to the conservation areas, a Heritage Impact Assessment/ Heritage Statement would be required at the planning application (and preferably pre-application) stage

Flooding

- The site falls within Groundwater Source Protection Zone (GSPZ) 1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination, and whether remediation works would be needed
- There is a risk of surface water flooding, particularly within the western portion of the site. Suitable mitigation to address surface water flood risk and groundwater flood risk on the site would be required
- Groundwater levels are particularly close to the surface in some areas, just 0.25m below ground level, which could preclude below ground development and deep foundations

Environmental Health and Pollution

- Potential noise and disturbance towards the occupiers of the residential development resulting from the retail use must be fully considered and mitigated against. Relevant assessments and reports will be required at a planning application stage

Mineral and Waste

- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

H51 – Depot, Stockers Farm Road

H51 – Depot, Stockers Farm Road	
<p>SHELAA Reference: H22a</p> <p>Size: 0.76ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 40</p> <p>Phasing: 0 – 5 years</p> <p>Greenfield/Brownfield: Brownfield</p>	 <p>© Crown copyright and database right (2023) OS AC320030000000. You are permitted to use this data solely to enable you to respond to, or react with, the information that provided you with this data. You are not permitted to copy, sub-license, distribute or sell any of this data or third parties in any form.</p> <p>THREE RIVERS DISTRICT COUNCIL</p> <p>0 0.01 0.02 0.03 0.04 0.05 0.06 0.07 0.08 0.09 0.10 0.11 0.12 Kilometers</p>
<p>Green Belt / Grey Belt (N/A) Not in the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 40 • Provision of open space / play space will likely be required <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • The existing access from Stockers Farm Road should be utilised • A Public Right of Way runs through the southwestern part of the site, which should be accounted for during the design of any proposal <p><u>Historic Environment</u></p> <ul style="list-style-type: none"> • Stockers Lock and Farm Conservation Area is located to the west of the site and several Grade II Listed Buildings are situated within the conservation area. A Heritage Impact Assessment/ Heritage Statement may be required at the planning application (and preferably pre-application) stage <p><u>Flooding</u></p>	

- Although most of the Site is in Flood Zone 1, there is a small area at the southwestern corner within Flood Zone 2. The northwest area of the site and part of the western and eastern boundaries fall within Flood Zone 3a. Areas in Flood Zone 3a would only be suitable for open amenity space, biodiversity net gain area, or similar uses within the site. Groundwater levels are between 0.5m and 5m below the ground surface. Furthermore, there is a small area in the southern-central part of the site is at high risk of surface water flooding. Suitable mitigation to address surface water flood risk and groundwater flood risk on the site would be required
- The council's Level 2 SFRA (2026) has concluded that there is significant risk of surface and fluvial flooding, with the majority of the site at risk in both surface water and fluvial design flood events, so development will need to avoid the higher risk areas and provide resilience and mitigation in the lower flood risk areas. A Flood Risk Assessment (FRA) must be submitted at the planning application (and preferably pre-application) stage
- Safe access and egress is not possible in the design flood event, so a flood warning and evacuation plan must be prepared to assess how residents can be safely evacuated or shelter safely on site. It is possible that given the size of the site and extent of flood risk, that site capacity may need to be reduced following a detailed FRA, that should include more detailed surface water and fluvial modelling
- The site is in GSPZ1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application (and preferably pre-application stage) to determine whether there is contamination of the site, and whether remediation works would be needed

Green Infrastructure, Biodiversity and TPOs

- A Local Wildlife Site (Stockers Farm Meadow) is situated to the immediate west and north of the site. Given the proximity to the Local Wildlife Site, an Ecological Impact Assessment would be required at the planning application (and preferably pre-application) stage

Mineral and Waste

- HCC Mineral and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

H52 – Meresworth (Care Home)**H52 – Meresworth Care Home, Rickmansworth**

SHELAA Reference:
NCFS26

Size: 0.33ha

Proposed use(s): Care Home (C2)

Indicative Dwelling Capacity 51 bed care home (27 dwelling equivalent)

Phasing:
0 – 5 years

Greenfield/Brownfield:
Brownfield

**Green Belt / Grey Belt**

N/A (Not in Green Belt)

Main Development Requirements:

- Indicative number of care home beds is 51 (27 dwelling equivalent)

Site Constraints and Other Requirements and Considerations:Access, Highways and Sustainable Transport

- The existing access is via Dellwood branched off from Field Way which should be utilised

Historic Environment

- 179 – 181 Uxbridge Road, a Grade II Listed Building, is located to the south of the site across Uxbridge Road. Given the proximity to the Listed Building, a Heritage Impact Assessment/Heritage Assessment may be required at the planning application (and preferably pre-application) stage

Flooding

- The site falls within Groundwater Source Protection Zone (GSPZ) 1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the planning application (and preferably pre-application) stage to determine whether there is contamination, and whether remediation works would be needed

Green Infrastructure, Biodiversity and TPOs

- There are protected trees within the site, along the boundary of Uxbridge Road and Field Way (TPO616 and TPO709). Future development will need to take account of the TPOs on site and an Arboricultural Impact Assessment may be required at the planning application (and preferably pre-application) stage

Mineral and Waste

- HCC Minerals and Waste stated that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported
- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

SARRATT

H53 – Adams Nurseries, Church Lane

H53 – Adams Nurseries, Church Lane, Sarratt

SHELAA Reference:
CFS47c

Size: 0.9ha

Proposed use(s):
Residential

Indicative Dwelling Capacity: 15

Phasing: 0 - 5 years

Greenfield/Brownfield:
Mixed



Green Belt / Grey Belt:

The site is considered to be grey belt. Given its location adjoining a washed over Green Belt village, predominantly brownfield nature and grey belt categorisation, the site has been retained in the Green Belt

Main Development Requirements:

- Indicative dwelling capacity of 15
- Development should be limited to the brownfield area of the site, with amenity space and BNG located within the greenfield areas

Site Constraints and Other Requirements and Considerations:

Access, Highways and Sustainable Transport

- The access is an existing single-width road adjacent to residential properties and gardens branched off from Church Lane. Improvements to this access road will likely be necessary including the provision of overtaking spaces
- There is a public right of way running along eastern boundary of the site which must be taken account of during the design process

Historic Environment

- Sarratt (The Green) Conservation Area is situated adjacent to the site's eastern boundary. Given the proximity to the conservation area, a Heritage Impact Assessment/ Heritage Assessment would be required at the planning application (and preferably pre-application) stage

Flooding

- The centre of the site is at risk of surface water flooding, ranging from low-medium risk. Suitable mitigation to address surface water flood risk would be required

Mineral and Waste

- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

SOUTH OXHEY

H54 – Northwick Day Centre, Northwick Road**H54 – Northwick Day Centre, Northwick Road****SHELAA Reference:** BR20**Size:** 0.56ha**Proposed use(s):**
Residential**Indicative Dwelling Capacity:** 50**Phasing:**
0 – 5 years**Greenfield/Brownfield:**
Brownfield**Green Belt / Grey Belt**

N/A (not in Green Belt)

Main Development Requirements:

- Indicative dwelling capacity of 50
- Northwick Road Day Centre facility must be re-provided in the local area as part of any development
- Given the brownfield nature of the site and proximity to play space, the provision of open space/ play space would not be required, however, a financial requirement to improve local open space/ play space may be required

Site Constraints and Other Requirements and Considerations:Access, Highways and Sustainable Transport

- There are existing accesses from Northwick Road which should be utilised

Social and Community

- Northwick Road Day Centre facility must be re-provided in the local area as part of any development

Flooding

- Along the southern boundary, there is low-medium risk of surface water flooding. Northwick Road, to the north of the site, ranges from low to high risk of surface water flooding. Development would need to provide suitable mitigation to address surface water flood risk

Green Infrastructure, Biodiversity and TPOs

- There are protected trees to the northeast and southwest of the site (TPO178). Future development will need to take account on the protected trees on site. An Arboricultural Impact Assessment will be required at the planning application (and ideally pre-application) stage

Minerals and Waste

- HCC Minerals and Waste stated that a Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

H55 – Former Sir James Altham School

H55 – Former Sir James Altham School

SHELAA Reference:
CFS52a

Size: 1.3ha

Proposed use(s):
Residential

Indicative Dwelling Capacity: 30

Phasing:
0 – 5 years

Greenfield/Brownfield:
Brownfield



Green Belt / Grey Belt

N/A (not in Green Belt)

Main Development Requirements:

- Indicative dwelling capacity of 30
- The existing car park to the north of the site is in share use with Oxhey Jets Football Club. Future development of the site will likely include a requirement to provide additional 15 car parking spaces as well as a coach parking space to serve Oxhey Jets Football Club.
- Given the brownfield nature of the site and proximity to play space, the provision of open space/ play space would not be required, however, a financial requirement to improve local open space/ play space may be required

Site Constraints and Other Requirements and Considerations:

Access, Highways and Sustainable Transport

- There is an existing access to the site from Altham Way which should be utilised, although improvement works such as widening may be required
- The existing car park to the north of the site is in share use with Oxhey Jets Football Club. Future development of the site will likely include a requirement to provide additional 15 car parking spaces as well as a coach parking space to serve Oxhey Jets Football Club

Historic Environment

- HCC Historic Environment advised that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the Site should be accompanied by a pre-application or pre-determination archaeological assessment

Mineral and Waste

- HCC Minerals and Waste stated that a Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

H56 – Pinewood Lodge

H56 – Pinewood Lodge

SHELAA Reference:
NCFS34

Size: 0.517ha

Proposed use(s):
Residential

Indicative Dwelling Capacity: 40

Phasing:
0 – 5 years

Greenfield/Brownfield:
Brownfield



Green Belt/ Grey Belt:

The site is considered to be grey belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt

Main Development Requirements:

- Indicative dwelling capacity of 40
- Provision of open space / play space is required

Site Constraints and Other Requirements and Considerations:

Access, Highways and Sustainable Transport

- There is an existing access from Oxhey Drive, which should be utilised. Improvement works such as widening may be necessary to facilitate future development

Flooding

- There is a low to high surface water flood risk across the site. Suitable mitigation to address the risk of surface water flooding would be required
- The council's Level 2 SFRA (2026) has concluded that development should be steered outside the areas of surface water flood risk on the site. Where this is not possible, flood resilience and resistance measures can be implemented. However, this will not be appropriate in the area of deep ponding in the south of the site, unless works can be undertaken that do not increase flood risk elsewhere. Arrangements for safe access and escape will need to be provided for the 1% AEP surface water events with an appropriate allowance for climate change. A Flood Risk Assessment (FRA) must be submitted at the planning application (and preferably pre-application) stage

Green Infrastructure, Biodiversity and TPOs

- The site is adjacent to the Local Wildlife Site and Local Nature Reserve of Oxhey Woods. The site is adjacent to an Ancient Woodland namely Abbots Wood (ASNW), which is a mixed deciduous woodland. Any demolition would require careful consideration and mitigation measures. A buffer zone from the ancient woodland, LWS and Local Nature Reserve would be required

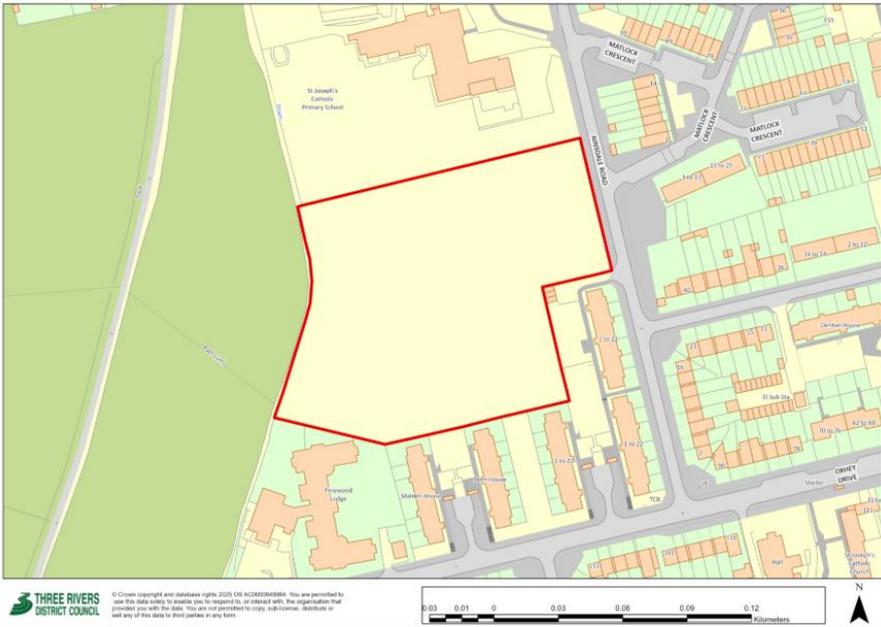
Minerals and Waste

- HCC Mineral and Waste state that a Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

Other

- During the allocation process, the promoter has suggested that the site may come forward with the allocated site to the north (H57). This is encouraged as it would allow the sites to integrate, allowing for more efficient use of land and better design, including multiple accesses

H57 – Land South of St Josephs

H57 – Land South of St Josephs	
<p>SHELAA Reference: PCS18</p> <p>Size: 1.5ha</p> <p>Proposed use(s): Residential</p> <p>Indicative Dwelling Capacity: 80</p> <p>Phasing: 0 – 5 years</p> <p>Greenfield/Brownfield: Greenfield</p>	
<p>Green Belt/ Grey Belt:</p> <p>The site is considered to be grey belt. During the Local Plan process the Green Belt boundaries were altered, and the site was entirely removed from the Green Belt</p> <p>Main Development Requirements:</p> <ul style="list-style-type: none"> • Indicative dwelling capacity of 80 • Provision of open space / play space is required • The design of development must take into account the primary school to the north (particularly with regards to overlooking) <p>Site Constraints and Other Requirements and Considerations:</p> <p><u>Access, Highways and Sustainable Transport</u></p> <ul style="list-style-type: none"> • There is existing access to the site via Ainsdale Road. The existing access would need to be improved or a new vehicular access would be required along Ainsdale Road <p><u>Design</u></p> <ul style="list-style-type: none"> • The design of development must take into account the primary school to the north (particularly with regards to overlooking) <p><u>Flooding</u></p> <ul style="list-style-type: none"> • The majority of the Site falls within Groundwater Source Protection Zone (GSPZ) 1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required during a planning application (and preferably pre-application) 	

to determine whether there is contamination of the site, and whether remediation works would be needed

Historic Environment

- HCC Historic Environment advises that the site includes/has potential to include heritage assets of archaeological interest. Any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment

Green Infrastructure, Biodiversity and TPOs

- Oxhey Woods, a Local Nature Reserve, Local Wildlife Site and Ancient Woodland, is situated to the west of the Site. An appropriate buffer from development would be required

Mineral and Waste

- A Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage

Other

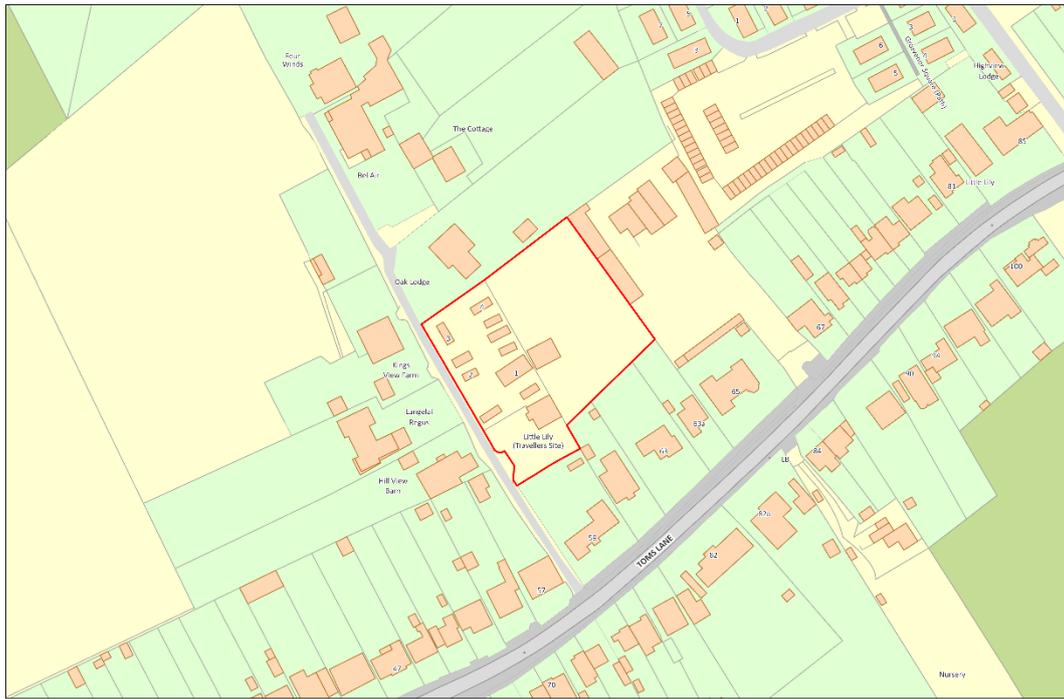
- During the allocation process, the promoter has suggested that the site may come forward with the allocated site to the south (H56). This is encouraged as it would allow the sites to integrate, allowing for more efficient use of land and better design, including multiple accesses

Gypsies, Travellers and Travelling Showpeople

- 3.1 National Policy sets out that within the context of establishing need (housing), the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies and specifically refers to travellers as one of these groups.
- 3.2 The council will seek to meet identified needs on suitable sites in sustainable locations and to maintain a five-year supply of deliverable pitches/plots taking into account the findings of the council's Gypsy and Traveller Accommodation Assessment (July 2025) and any subsequent updates. All the identified Gypsy, Traveller and Travelling Showpeople sites/yards within the district will be 'safeguarded' to ensure that the permitted use as a traveller site is not lost through the grant of any subsequent planning permission whilst there remains a need for sites.
- 3.3 There are a range of different methods to meet identified need, and often a combination of methods is often most effective. The approaches can be categorised as a criteria-based policy approach, extension of existing sites/yards, allocating entirely new gypsy and traveller sites/travelling showpeople yards, or allocating parts of strategic general needs housing sites. A combination of approaches will be utilised in order to meet the need identified within the GTAA.

Gypsies and Travellers

- 3.4 The GTAA concluded that there is a need of 37 pitches arising from those households who meet the planning definition and a need of 4 pitches arising from households with undetermined need.
- 3.5 Several existing gypsy and traveller sites including GT1, GT2, GT4 and GT8 have been safeguarded. However, given their site constraints they cannot be expanded or intensified.
- 3.6 Other gypsy and traveller sites including GT3 and GT5 have been safeguarded but also have been expanded in the case of GT3 and intensified in the case of GT5.
- 3.7 There are two newly allocated gypsy and traveller sites, namely GT6 and GT7.
- 3.8 Whilst not formally allocated as a gypsy and traveller site, housing site allocation H41 is required to provide at least 7 gypsy and traveller pitches on-site as part of the development of the site.
- 3.9 The gypsy and traveller site allocations can be seen below.

GT2 – Little Lily (Land rear of 59 Toms Lane), Kings Langley


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Size: 0.48ha

Existing use(s): Gypsy & Traveller Site

Proposed Use: Gypsy & Traveller Site

Existing Number of Pitches: 9

Indicative Pitch Capacity: 9

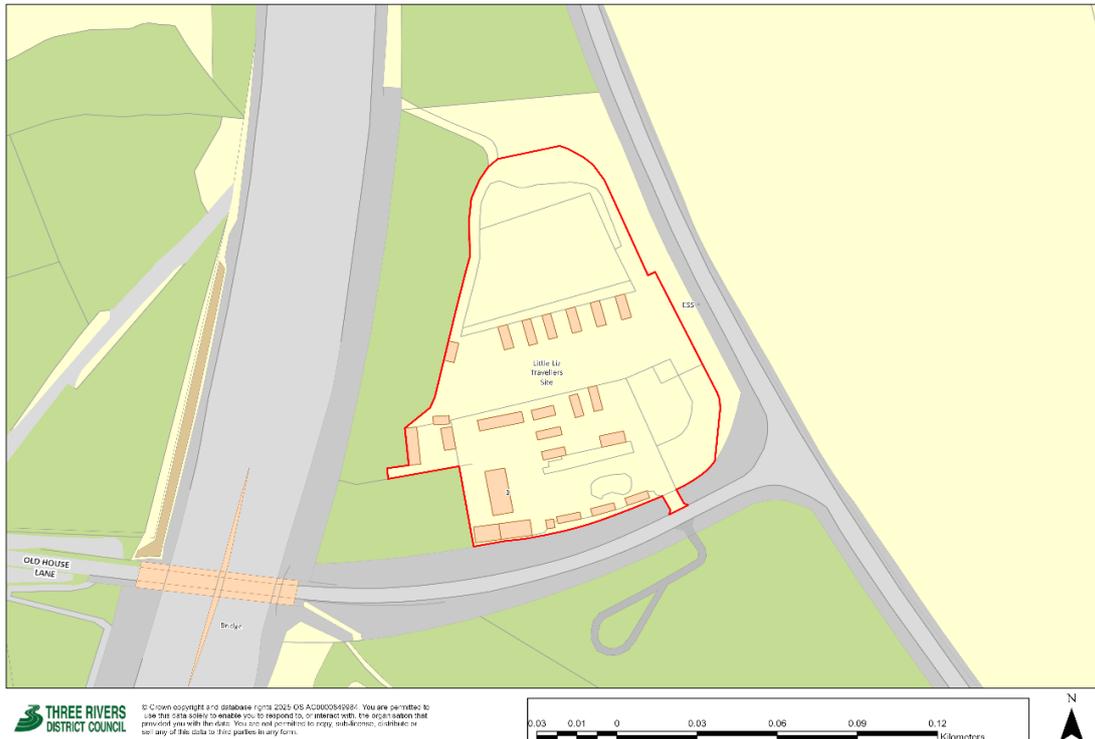
Phasing: n/a

Green Belt: The site is located within the Green Belt

Greenfield/Brownfield: Brownfield

Comments:

Prior to allocation the site was permanently permissioned and had 9 pitches. The site has reached its capacity in terms of number of pitches.

GT3 – Little Liz, Old House Lane, Kings Langley


Size: 1.2ha

Existing use(s): Gypsy & Traveller Site

Proposed Use: Gypsy & Traveller Site

Existing Number of Pitches: 17

Indicative Pitch Capacity: 25 (net gain of 8)

Phasing: 1-5 years

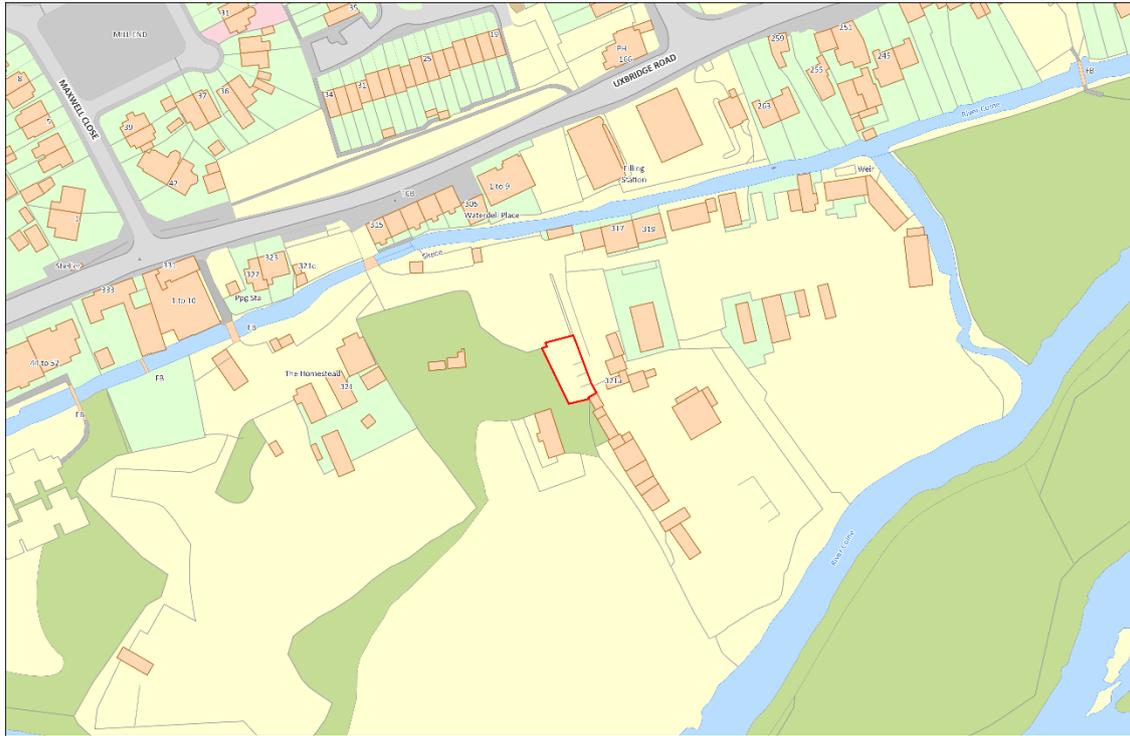
Green Belt: The site is located within the Green Belt

Greenfield/Brownfield: Mixed

Comments:

Prior to allocation the site was permanently permissioned and had 17 pitches. The site has an indicative pitch capacity of up to 25 pitches.

Any future planning application (and preferably pre-application) should include a Master Plan of the whole site (including but not limited to details of the site layout, amenity buildings, parking areas, landscaping, play space and amenity areas).

GT4 – Land adjacent 321B Uxbridge Road, Mill End


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Size: 0.03ha

Existing use(s): Gypsy & Traveller Site

Proposed Use: Gypsy & Traveller Site

Existing Number of Pitches: 1

Indicative Pitch Capacity: 1

Phasing: n/a

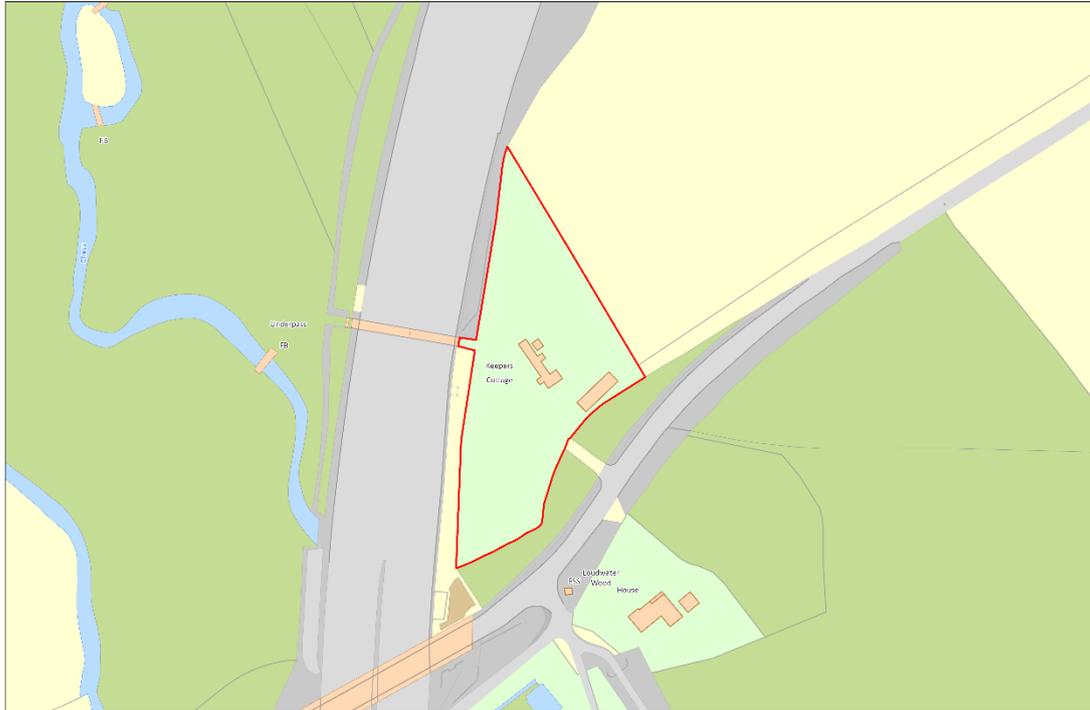
Green Belt: The site is located within the Green Belt

Greenfield/Brownfield: Brownfield

Comments:

Prior to allocation the site was permanently permissioned and had 1 pitch. The site has reached its capacity in terms of number of pitches.

GT5 – Keepers Cottage, Solesbridge Lane, Chorleywood



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Size: 0.55ha

Existing use(s): Gypsy & Traveller Site

Proposed Use: Gypsy & Traveller Site

Existing Number of Pitches: 1

Indicative Pitch Capacity: 3 (net gain of 2)

Phasing: 1-5 years

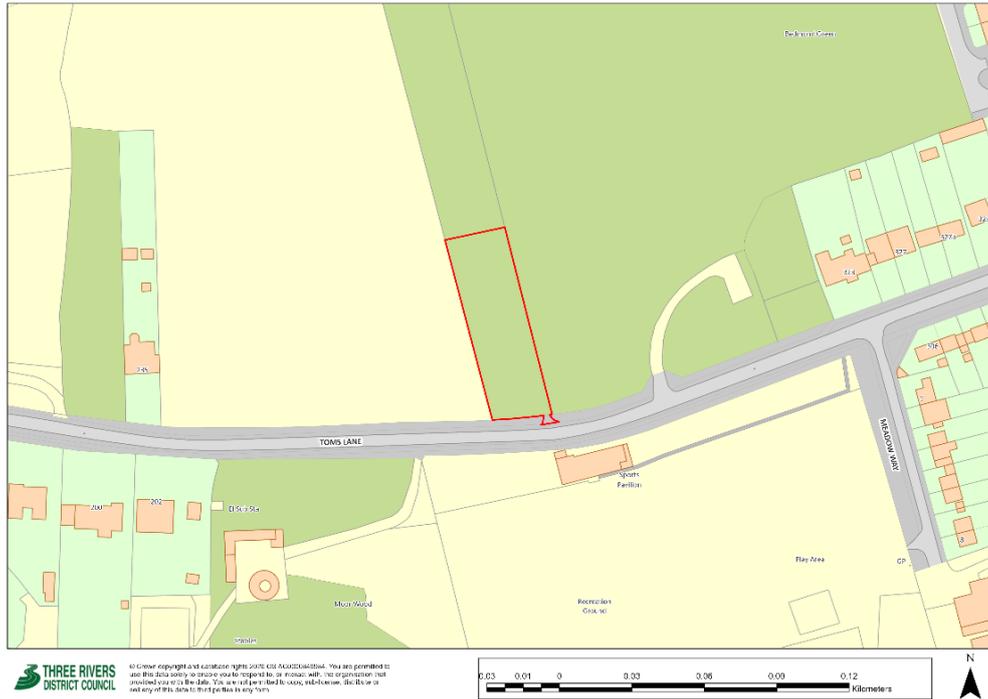
Green Belt: The site is located within the Green Belt

Greenfield/Brownfield: Brownfield

Comments:

Prior to allocation the site was permanently permissioned and had 1 pitch. The site has an indicative pitch capacity of up to 3 pitches.

GT6 – Land To The North Of Toms Lane, Kings Langley



Size: 0.2ha

Existing use(s): Undeveloped Scrubland

Proposed Use: Gypsy & Traveller Site

Existing Number of Pitches: 0

Indicative Pitch Capacity: 4

Phasing: 1-5 years

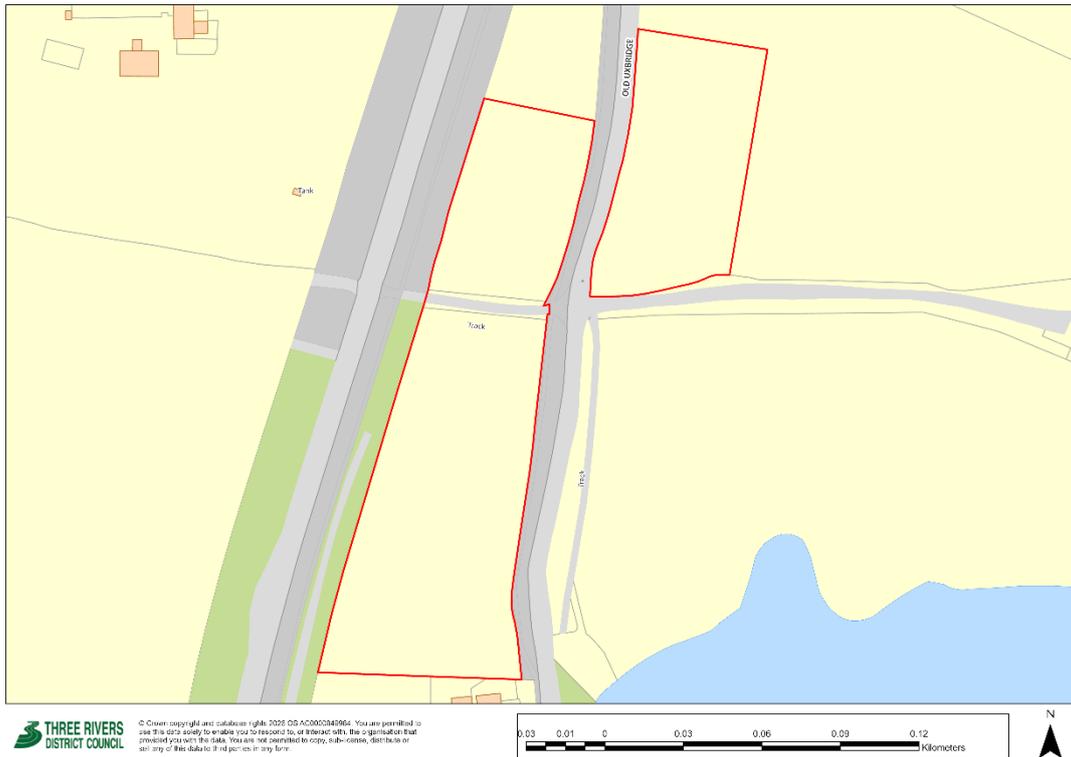
Green Belt: The site is located within the Green Belt

Greenfield/Brownfield: Greenfield

Comments:

The site has an indicative pitch capacity of up to 4 pitches. The site is a former landfill site and a Contaminated Land Report (or similar) would be required at the planning application stage. Any development would also need to take into account the presence of the adjacent Local Wildlife Sites.

GT7 – Land East of Denham Way, Maple Cross



Size: 1.71ha

Existing use(s): Agricultural/ Grazing Land

Proposed Use: Gypsy & Traveller Site

Existing Number of Pitches: 0

Indicative Pitch Capacity: 15

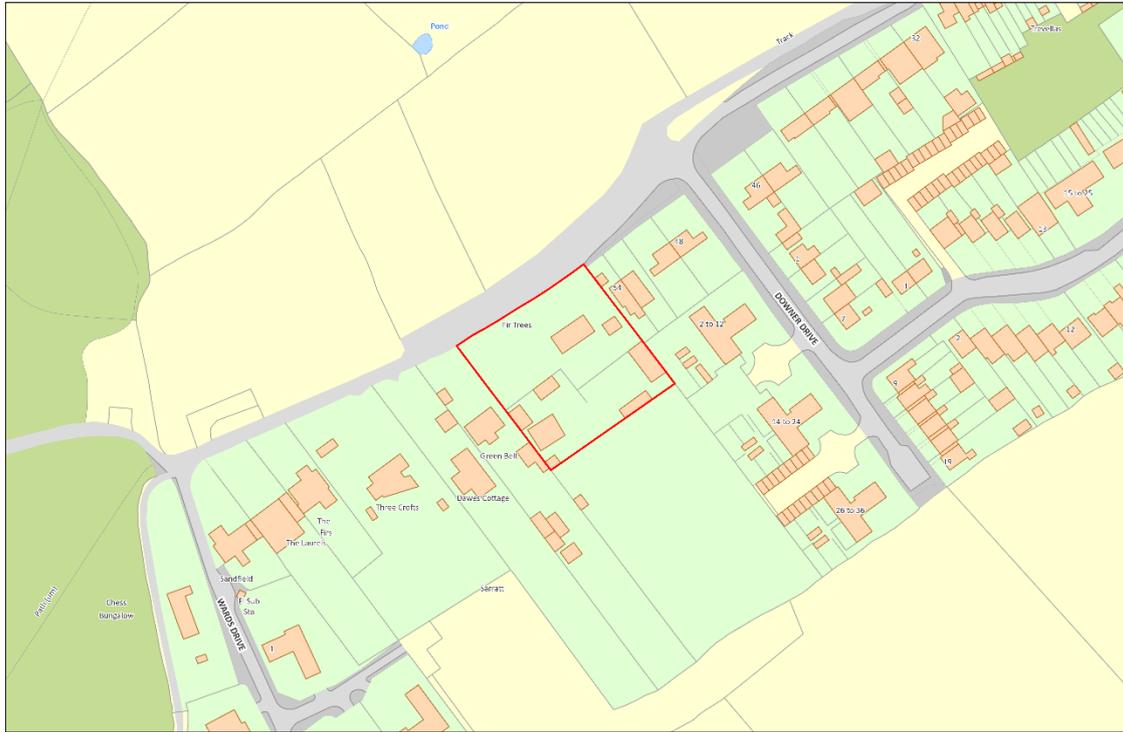
Phasing: 0-10 years

Green Belt: The site is located within the Green Belt

Greenfield/Brownfield: Greenfield

Comments:

The site has an indicative pitch capacity of up to 15 pitches.

GT8 – Fir Trees, Dawes Lane, Sarratt

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Size: 0.31ha

Existing use(s): Gypsy & Traveller Site

Proposed Use: Gypsy & Traveller Site

Existing Number of Pitches: 2

Indicative Pitch Capacity: 2

Phasing: n/a

Green Belt: The site is located within the Green Belt

Greenfield/Brownfield: Brownfield

Comments:

Prior to allocation the site was permanently permissioned and had 2 pitches. The site is not available for intensification or expansion.

Travelling Showpeople

- 3.10 The GTAA concluded there is a need of 6 plots arising from those households who meet the planning definition and a need of 10 plots arising from households with undetermined need.
 - 3.11 Several existing travelling showperson yards including TSP3, TSP4 and TSP5 have been safeguarded. However, given their site constraints they cannot be expanded or intensified.
 - 3.12 Two existing travelling showperson yards, TSP1 and TSP2 have been safeguarded and intensified.
 - 3.13 The travelling showpeople yard allocations can be seen below.
- 

TSP1 – Rear of 317-319 Uxbridge Road, Mill End



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Size: 1.92ha

Existing use(s): Travelling Showperson Yard

Proposed Use: Travelling Showperson Yard

Existing Number of Plots: 16

Indicative Plot Capacity: 19 (net gain of 3)

Phasing: 1-5 years

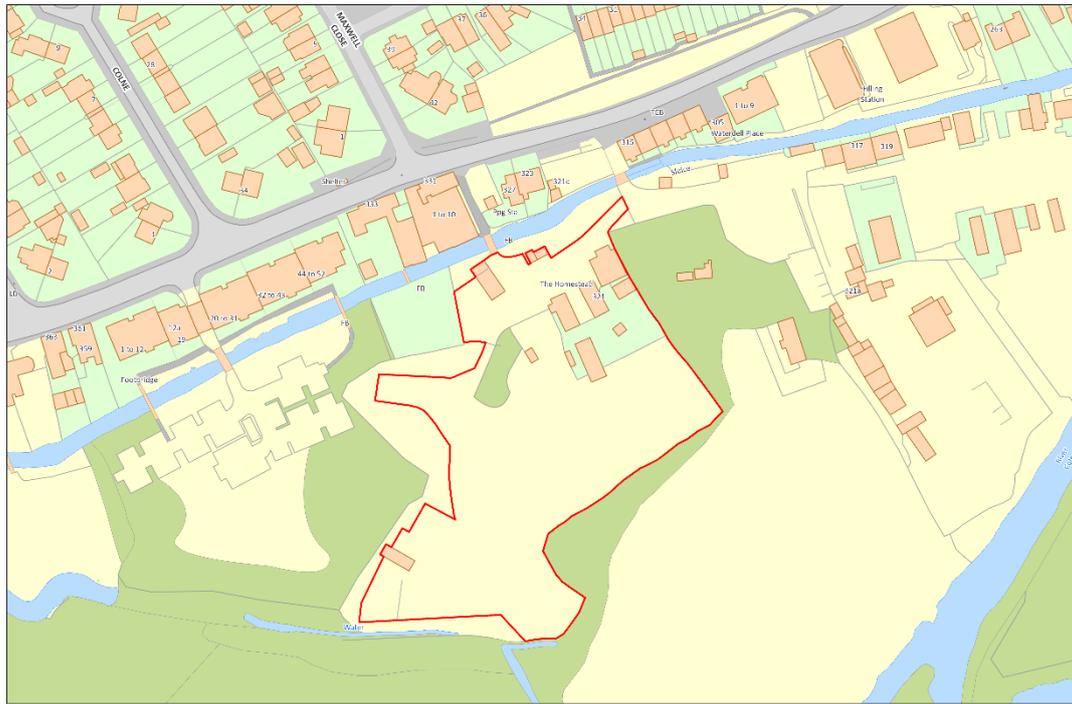
Green Belt: The yard is located within the Green Belt

Greenfield/Brownfield: Brownfield

Comments:

Prior to allocation the yard was permanently permissioned and had 16 plots. The yard has an indicative capacity of 19 plots. Intensification of the yard must take into consideration the watercourse adjoining the southern boundary.

TSP2 – Rear of 321 Uxbridge Road, Mill End



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Size: 1.13ha

Existing use(s): Travelling Showperson Yard

Proposed Use: Travelling Showperson Yard

Existing Number of Plots: 2

Indicative Plot Capacity: 11 (net gain of 9)

Phasing: 1-5 years

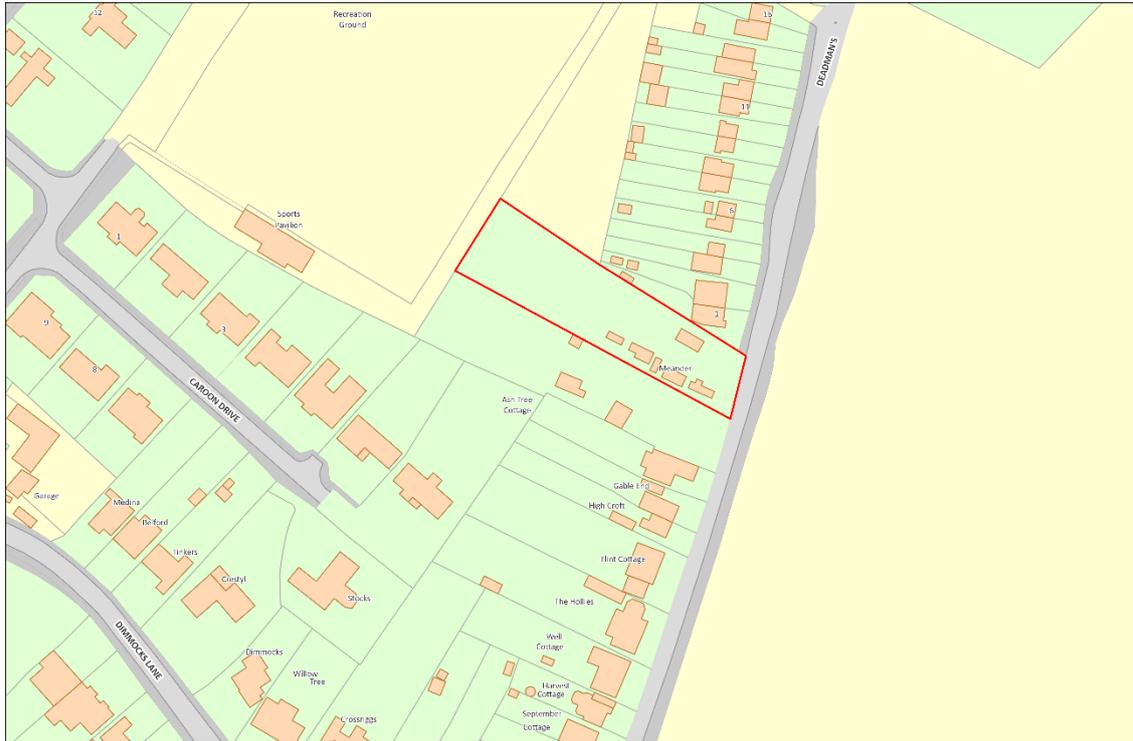
Green Belt: The yard is located within the Green Belt

Greenfield/Brownfield: Brownfield

Comments:

Prior to allocation the yard was permanently permissioned and had 2 plots. The yard has an indicative capacity of 11 plots. Intensification of the yard must take into consideration the watercourse adjoining the southwestern boundary.

TSP4 – Meander, Deadmans Ash Lane, Sarratt



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Size: 0.29ha

Existing use(s): Travelling Showperson Yard

Proposed Use: Travelling Showperson Yard

Existing Number of Plots: 2

Indicative Plot Capacity: 2

Phasing: n/a

Green Belt: The yard is located within the Green Belt

Greenfield/Brownfield: Brownfield

Comments:

Prior to allocation the yard was tolerated. The yard has reached its capacity in terms of number of plots.

4 Employment

- 4.1 In order to maintain and improve the economic performance of the district, it is important to make provision for future employment and economic development alongside housing growth and protection of the environment. Economic development includes office space, industry and warehousing uses, public and community uses, leisure and tourism uses and main town centre uses. It also includes any other development which provides employment opportunities, generates wealth or produces or generates an economic output or product.
- 4.2 Three Rivers has a predominantly office-based economy with different market conditions in comparison to the rest of the South West Hertfordshire region. This has meant that while office space vacancies have risen from 2019 to 2023, availability has fallen and remains much lower than other areas. The South West Herts Economic Study (2024) found that as of July 2023, there was 162,000 sqm of available office space in South West Hertfordshire, of which 124,000 sqm was identified as vacant. There was also a further 36,000 sqm of office space with planning permission in the form of commitments. As such, the Economic Study concluded that there is not a need to identify additional sites for office development. In terms of office space need, the Economic Study recommends that in Three Rivers any loss of office space be resisted due to low vacancy rates and increasing labour supply.
- 4.3 The main employment locations in Three Rivers offer very high-quality office space in large floorplates. This, together with the highly skilled workforce in Three Rivers, has attracted a number of headquarters to the district. The majority of this office floorspace is spread across the existing allocated employment sites which should be retained to ensure that Three Rivers remains an attractive destination for businesses and to keep a check on the existing high levels of out-commuting by Three Rivers' residents. While there is not a need to identify additional sites for office development, there may still be demand for office space, particularly from smaller sized businesses which should be supported.
- 4.4 The South West Herts Economic Study (2024) sets out that demand for industrial and storage & distribution space in South West Hertfordshire is strong, driven mainly by demand for large scale storage & distribution space which increased during the pandemic. The study identifies a need for 413,400 sqm of storage & distribution space between 2021 and 2041. After taking account of the existing employment land supply, the study considered two employment land scenarios. In Scenario 1, there is no need to identify additional employment sites over the 2021-41 period. In Scenario 2 (which is the preferred option), there is a shortfall of 9.5 hectares across South West Hertfordshire. There are no local need figures identified for individual authorities and the study found that there are no suitable sites identified in Three Rivers to address that shortfall.
- 4.5 There are several employment allocations in the district which were allocated in the pre-existing Site Allocations LDD (2014) and remain key employment areas for the district and should be safeguarded. These sites E1, E2, E3, E4 (formerly E(a) E(b), E(d) & E(e) respectively) have been brought forward into this Local Plan.

- 4.6 As set out above, the Local Plan seeks to safeguard allocated employment sites for business, industrial and storage or distribution uses whilst also focusing new employment provision on allocated employment sites through intensification and expansion where appropriate. Employment site E1 will be expanded via site allocations E5 and E6 respectively.
 - 4.7 Additionally, following a non-immediate Article 4 Direction which was confirmed in March 2024 to remove permitted development rights regarding the change of use from class E use (commercial, business and service uses) to C3 use (dwellinghouses) and the proliferation of office and commercial buildings, Leavesden Employment Area (E7) has been allocated as an employment site.
 - 4.8 The South West Herts Economic Study (2024) did not estimate forecast need for data centres within the district or South West Hertfordshire more generally, as they are more of a strategic consideration and applications for them will be considered on a case-by-case basis.
 - 4.9 The specific site allocations for employment sites can be found below.
- 

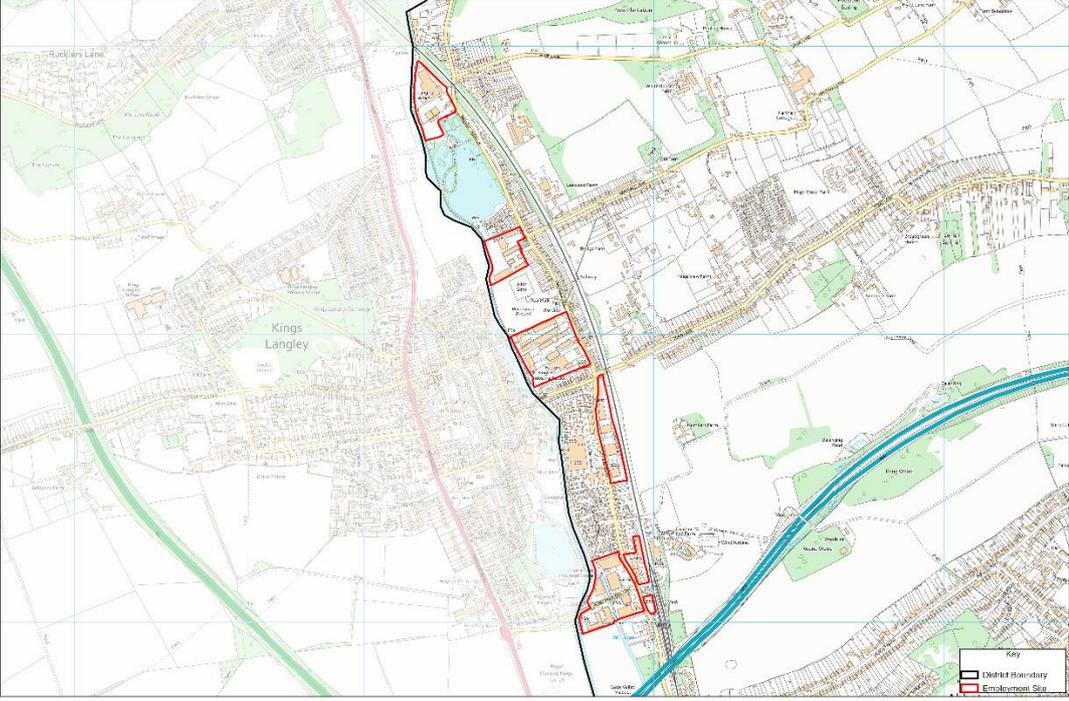
Site Ref.	E2	Site	Tolpits Lane	Size (ha)	22.2
				Allocation Use	Employment

The map displays a site bounded by Tolpits Lane to the west and south, and Old's Close and Old's Approach to the east. The site is outlined in red, indicating its allocation for employment. Surrounding areas include residential streets like Crayton Way and Greenhill Crescent, and a railway line to the southwest. A river flows through the site. A key in the bottom right corner identifies the red outline as the 'Employment Site' and a black outline as the 'District Boundary'. A scale bar shows 0, 60, 120, and 240 meters, and a north arrow is present.

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E2

Site Ref.	E3	Site	Maple Cross / Maple Lodge	Size (ha)	9
				Allocation Use	Employment
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Site Ref.	E4	Site	Kings Langley Employment Area	Size (ha)	15.5
Allocation Use		Mixed use – Individual employment sites within the broad area have not been specifically identified.			
 <p>The map displays the Kings Langley area with a district boundary outlined in black and several employment sites outlined in red. The River Thames is visible on the right side of the map. A key in the bottom right corner identifies the symbols for the district boundary and employment sites. Below the map, there is a scale bar (0 to 620 meters) and a north arrow. The Three Rivers District Council logo and copyright information are located in the bottom left corner.</p> <p>THREE RIVERS DISTRICT COUNCIL <small>© Crown copyright and database right is 2008 OS AC0000649594. You are permitted to use this data solely to enable you to respond to, or in contact with, the organisation that provided you with the data. You are not permitted to copy, re-publish, distribute or sell any of this data to third parties in any form.</small></p> <p>E4</p> <p>310 155 0 310 620 Meters</p>					

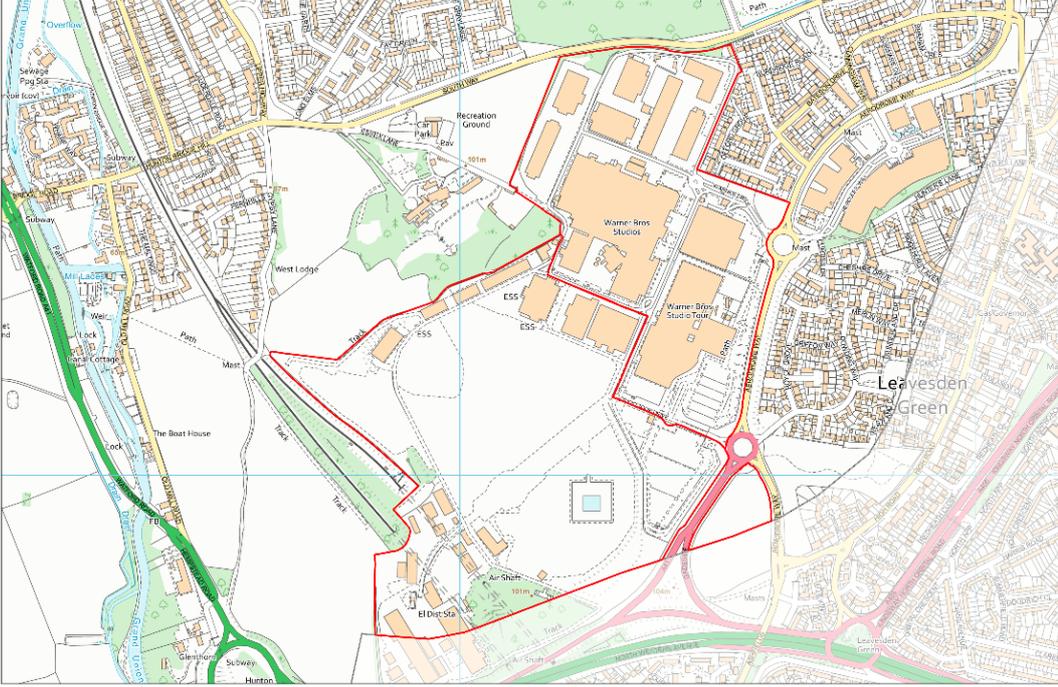
Site Ref.	E5	Site	Croxley Business Park, Hatters Lane, Croxley Green	Size (ha):	0.4
				Current Use	Overflow car park (serving employment area)
				Proposed Use	Storage & distribution and office uses
				Green Belt	The site was located in the Green Belt, but was removed from the Green Belt as part of the allocation process
<p>Comments</p> <p>The allocated site is an extension to the existing employment site allocation (Croxley Business Park, Site E1). The site has an existing outline permission for the construction of a storage and distribution building (18/0820/OUT), although this has not yet been implemented. A 10 metre buffer distance between the main river (adjacent to the western boundary) and any development would be required and no development will be permitted on the area of the site in Flood Zone 3. Development would need to provide suitable mitigation to address surface water flood risk and groundwater flood risk on areas of the site as well as taking account of protected trees on/adjacent to the site. The site is in Groundwater Source Protection Zone 1; a preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required to support any proposals on the site.</p>					

Site Ref.	E6	Site	Croxley Business Park, Hatters Lane, Croxley Green	Size (ha):	0.4
				Current Use	Grassland, compost area, hardstanding
				Proposed Use	Ancillary space to Croxley Green Business Park
				Green Belt	The site is located within the Green Belt
<p>Comments</p> <p>The site is an extension to the existing employment site allocation (Croxley Business Park, Site E1), for ancillary amenity space. The site has an existing permission for leisure use to support Croxley Business Park (18/1415/FUL)</p>					

Site Ref.	E7	Site	Leavesden Park	Size (ha):	5.3		
						Current Use	Offices
						Proposed Use	Offices
						Green Belt	Not located within the Green Belt
<p>Comments</p> <p>An Article 4 Direction has been made by the Secretary of State to remove permitted development rights regarding the change of use from class E use (Commercial, Business and Service uses) to C3 use (dwellinghouses).</p> <p>Leavesden Park is an employment hub created as part of the Leavesden aerodrome redevelopment. The site comprises Leavesden Studios, now owned by Warner Brothers, together with MEPC's Leavesden Park office development. The site supports strategic activities relating to the creative industries sector and future investment will enable an enhanced role. The area is protected through Article 4 Direction that came into effect in March 2024. The site is connected to the strategic road network, with access from M25 Junction 19 (restricted) and Junction 20 via the A41, however access by public transport is limited. Any further development should consider impact on nearby residential neighbourhoods including enhanced biodiversity measures.</p>							

5 Warner Bros. Studios

- 5.1 The South West Herts Economic Study Update (2024) confirms that the Studios in Leavesden are a key asset for South West Herts' creative industries and there is forecast increased demand for studio space which is a significant opportunity for expansion to support the sector and the local and national economy. It also notes that the Warner Bros Film Studios is one of only a few locations in the UK where large-scale film productions can be made. The site has also become a major visitor destination since the opening of 'Warner Bros. Studio Tour – The Making of Harry Potter' which receives over 6,000 visitors a day at peak times.
- 5.2 There is likely to be significant growth in demand for studio space over the next 15 years and there is still significant growth potential at the site. This is therefore a key asset for South West Hertfordshire and key to the future growth of creative industries in the economic market area. Warner Bros. has already invested significantly in the Studios and has further plans to increase its size by around a quarter, including new sound stages workshops, postproduction facilities and an extension of the studios tour.
- 5.3 In order not to compromise the ability of Warner Bros. Studios at Leavesden to contribute to the local and national economy, both as a local employer and as a centre to contribute to the economic growth of the district over the Local Plan period, it is essential that the existing studios and associated land (WB1) are safeguarded and sites WB2 and WB3 are allocated to allow the expansion of the studios and safeguarded for Warner Bros. Studio Use. Site WB3 has the benefit of planning permission and the site has been developed as part of the permission for the provision of new sound stages, workshops, production, post-production offices and associated works (22/0491/FUL and 23/1897/FUL).
- 5.4 The specific site allocation policies for sites WB1, WB2 and WB3 can be found below.

Site Ref.	WB1	Site	Warner Bros. Studios	Size (ha)	63
Allocation Use		Warner Bros. Studios, tour use and other associated uses			
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Site Ref	WB2	Site	Land at Gypsy Lane, Hunton Bridge	Size (ha):	8
				Current Use	Open land
				Proposed Use	Warner Bros. Studios & tour use and green infrastructure (public open space)
				Green Belt	The entire site was located in the Green Belt, but the southern portion was removed from the Green Belt as part of the allocation process
<p>Comments</p> <p>A detailed heritage impact assessment and an archaeological assessment would be required prior to any development in order to protect and mitigate any potential adverse impacts to heritage assets. Development would need to take account of protected trees within the site. The site is located in Groundwater Source Protection Zone 1 which may limit the use of SuDS, deep foundations and below ground development. A preliminary risk assessment is required at the pre-application stage (or prior to determination) to ascertain whether there is contamination, and whether remediation works would be needed. Due to the location of the Local Wildlife which is adjacent to the site and partially within the site, measures to avoid adverse impacts and enhance biodiversity would need to be provided. Land to the north of the site should be for green infrastructure, specifically public open space and land to the south of the site should be for Warner Bros. Studios and tour use.</p>					

Site Ref.	WB3	Site	Land west of Leavesden Aerodrome	Size (ha):	41.88		
						Current Use	Open land
						Proposed Use	Warner Bros. Studios & tour use, green infrastructure and ecological reserve (public open space)
						Green Belt	The entire site was located in the Green Belt, but the southern portion was removed from the Green Belt as part of the allocation process
<p>Comments</p> <p>Site WB3 has the benefit of planning permission, and the southern portion of the site has been developed as part of the consent for the provision of new sound stages, workshops, production, post-production offices and associated works (22/0491/FUL and 23/1897/FUL). The northern section of the site has been developed into a public open space named "Gypsy Lane Ecological Park". This site has been allocated to safeguard the specific use(s) of the land.</p>							

6 Town Centres and Retail

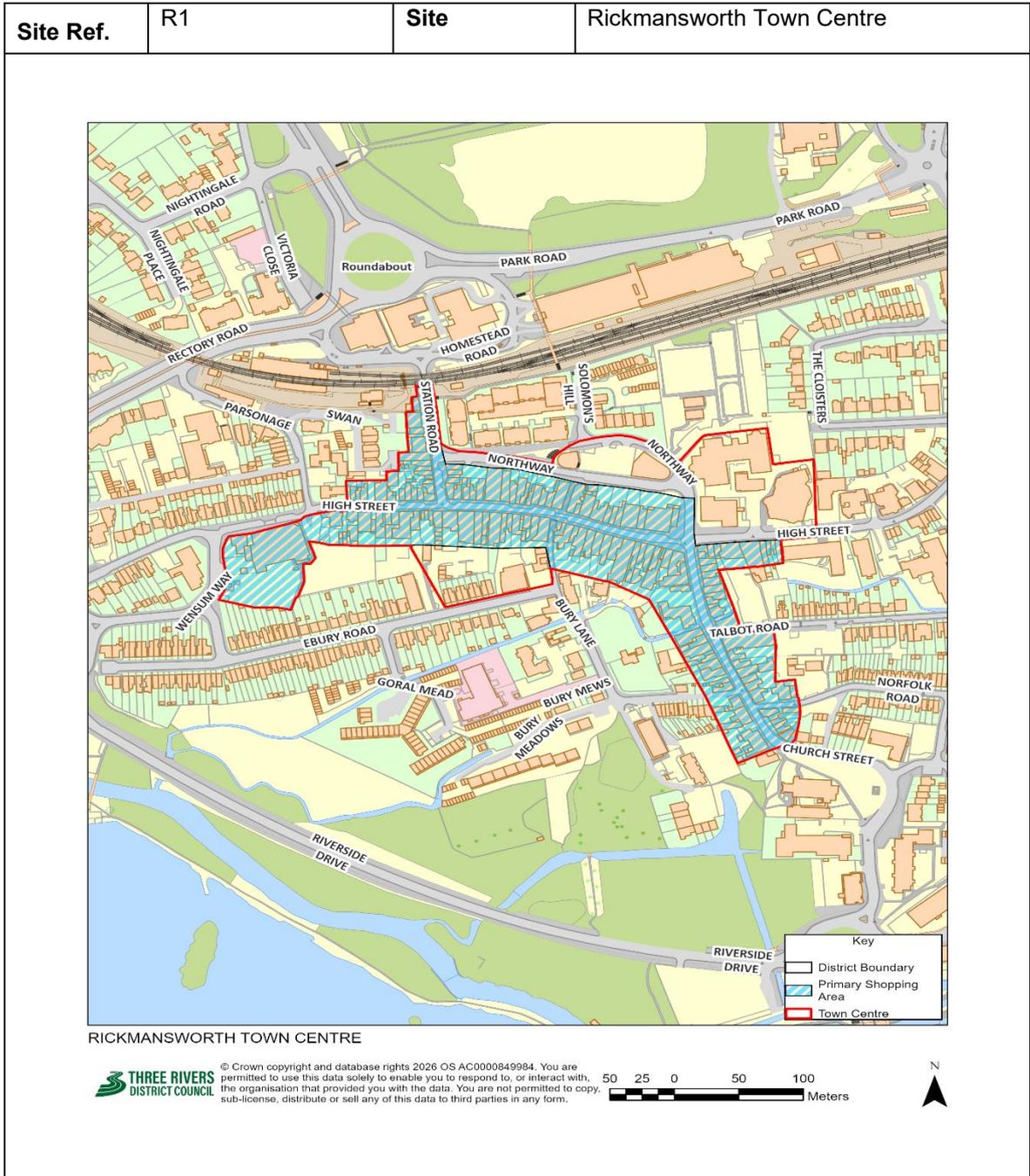
- 6.1 The Retail Hierarchy (see below) reflects the size and relative importance of retail centres in the district.

Retail Hierarchy

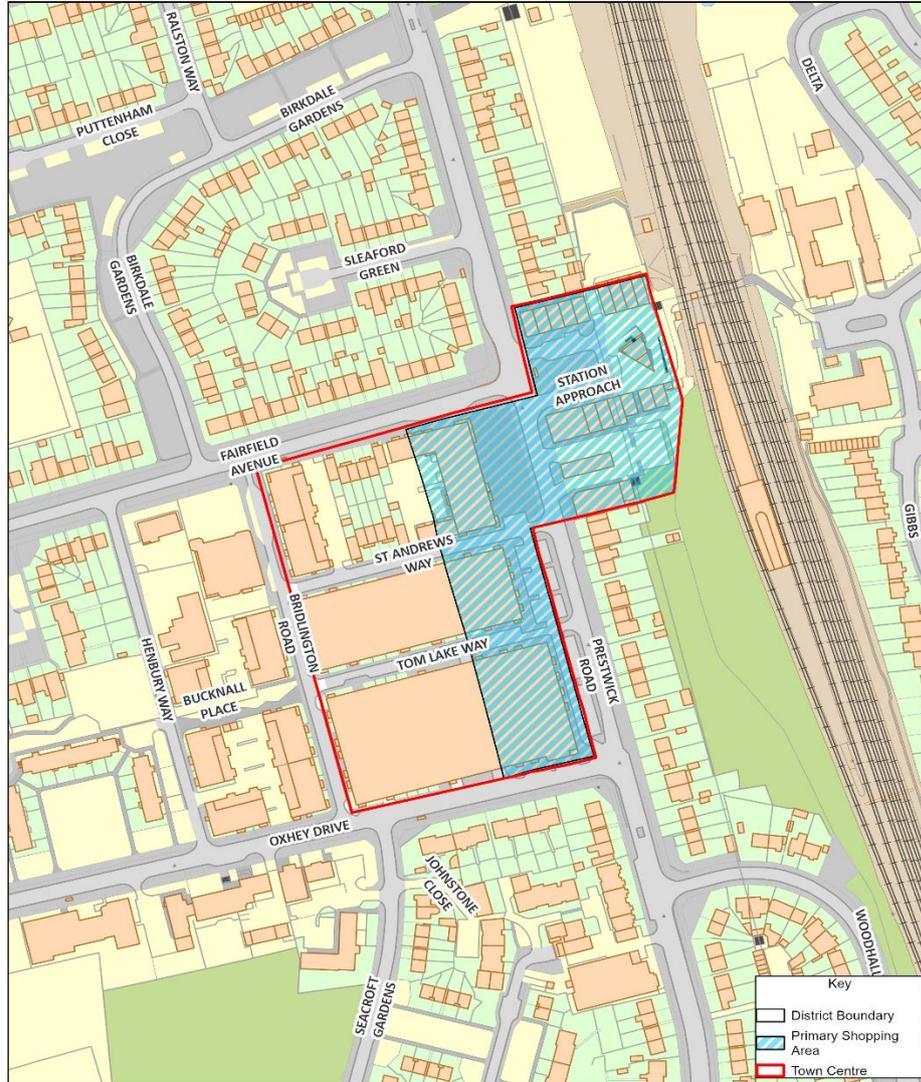
Town Centre
<p>Rickmansworth Town Centre</p> <p>The principal shopping and service centre in Three Rivers containing a range of facilities and services, serving a district-wide catchment area.</p>
District Centres
<p>South Oxhey</p> <p>Abbots Langley</p> <p>Chorleywood</p> <p>Centres comprising a varied but more limited range of shops and services and serving a smaller catchment area.</p>
Local Centres
<p>Croxley Green (Watford Road)</p> <p>Croxley Green (New Road)</p> <p>Mill End (Money Hill Parade)</p> <p>Smaller centres serving more local needs.</p>
Local Shops
<p>A range of local shopping parades, groups or individual shops distributed throughout the district normally serving very local convenience needs.</p>

- 6.2 As set out in policy EE2 (Retail) within Part I, the Town and District Centres will be the focus for new town centre development and retail development will specifically be directed to the Primary Shopping Area within these centres in the first instance. In addition to these larger retail centres, there are a number of smaller local shopping parades and individual shops throughout the district. Whilst these have not been designated as site allocations, policy EE2 (Retail) also seeks to protect and enhance these shops where they cater for local day to day needs.
- 6.3 There may be opportunities for new provision as part of development proposals where this would help to meet the needs of the existing and new community and rectify local deficiencies in provision. The locations of any new provision of retail floorspace may depend on housing site allocations and subsequent planning permissions that may be granted. It is intended for any new centres to be included in the Retail Hierarchy at the nearest appropriate and possible time.

6.4 The Town Centre Boundaries and Primary Shopping Areas for the Town Centre (Rickmansworth) and District Centres (South Oxhey, Abbots Langley and Chorleywood) are set out below, in line with the recommendations of the South West Hertfordshire Retail and Leisure Study (2018). The proposed Local Centres at Croxley Green (Watford Road and New Road) and Mill End (Moneyhill Parade) are also set out below.



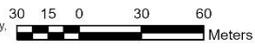
Site Ref.	R2	Site	South Oxhey District Centre
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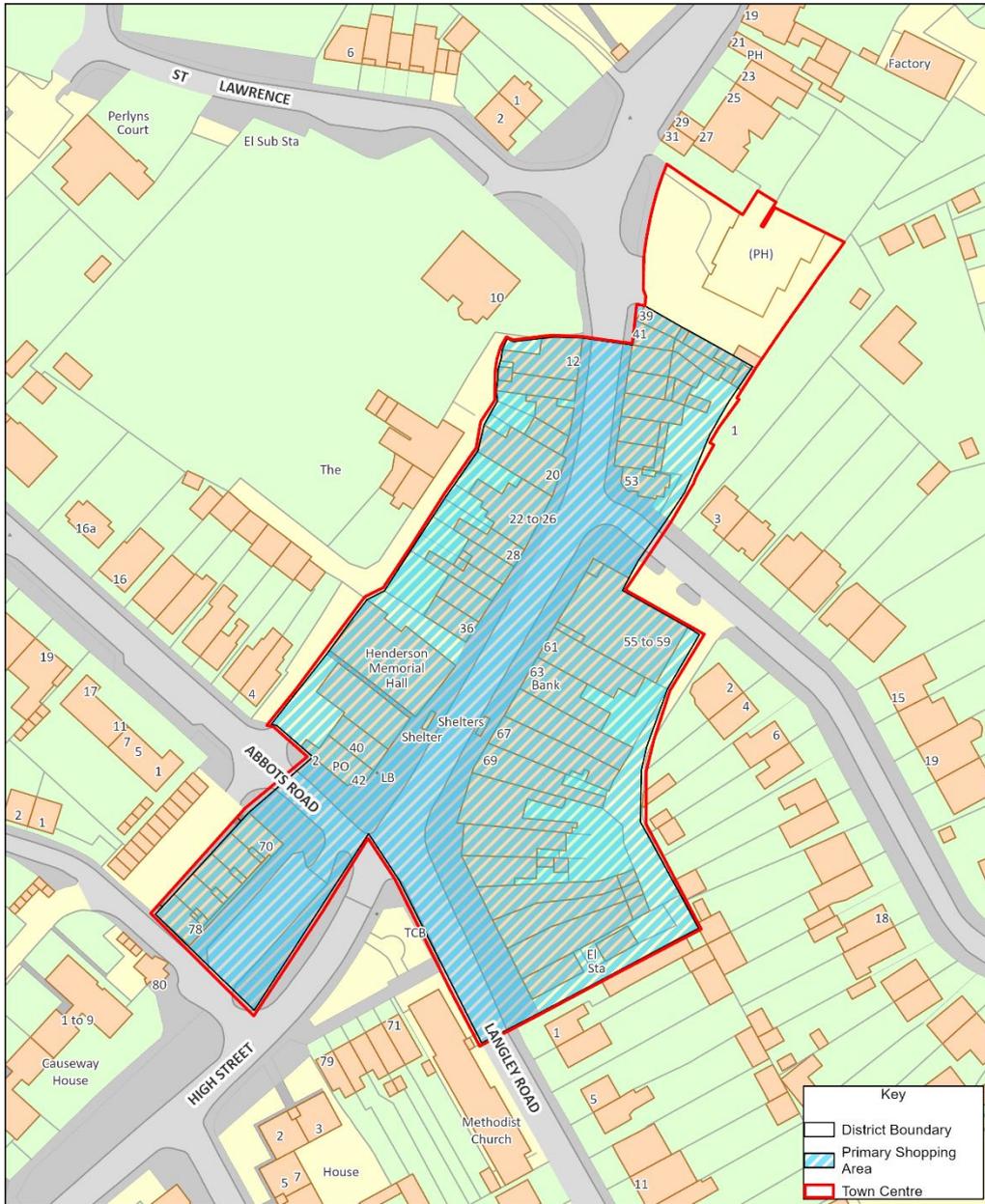
SOUTH OXHEY DISTRICT CENTRE



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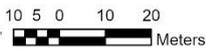
Site Ref.	R3	Site	Abbots Langley District Centre
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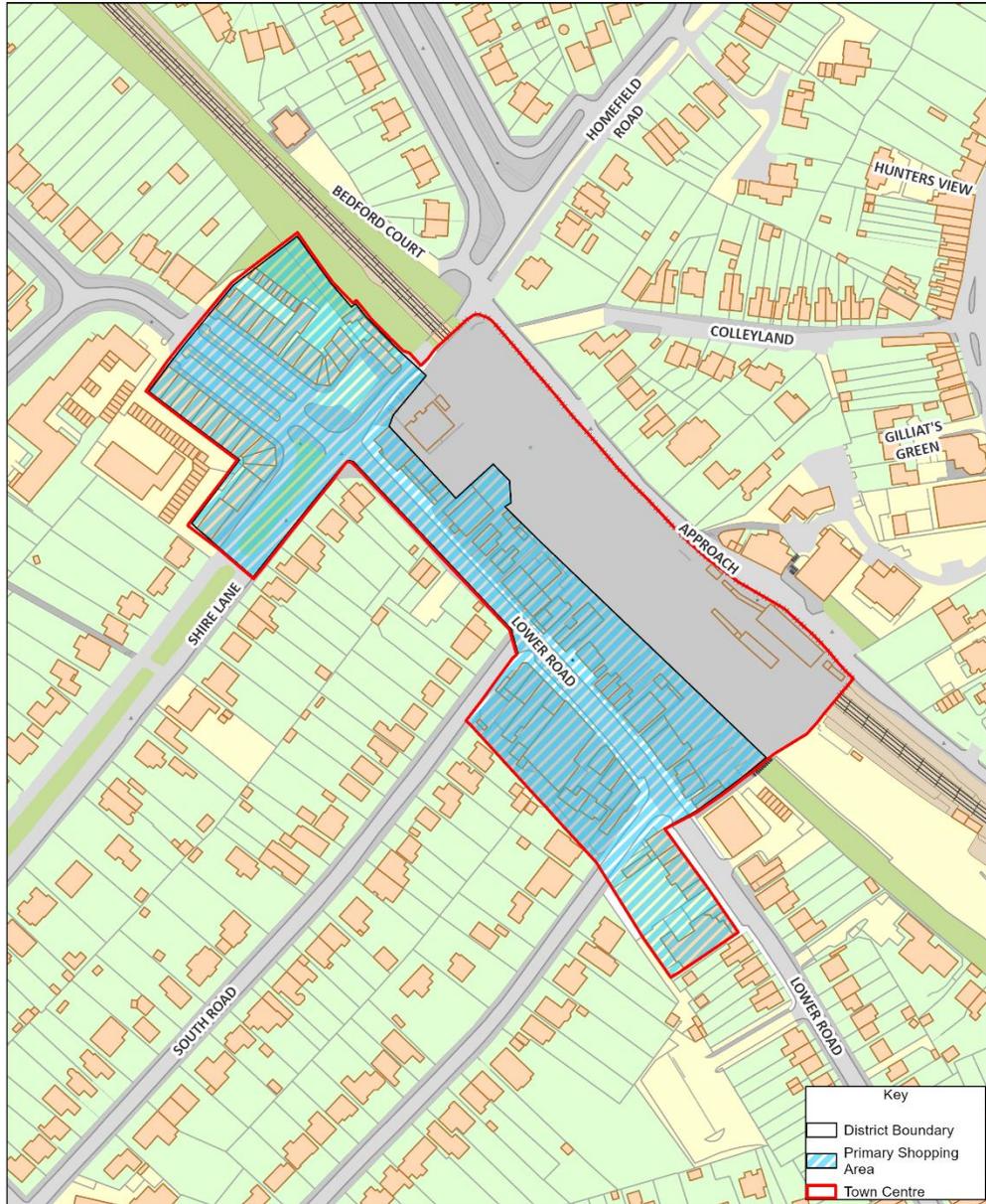
ABBOTS LANGLEY DISTRICT CENTRE



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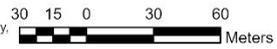
Site Ref.	R4	Site	Chorleywood District Centre
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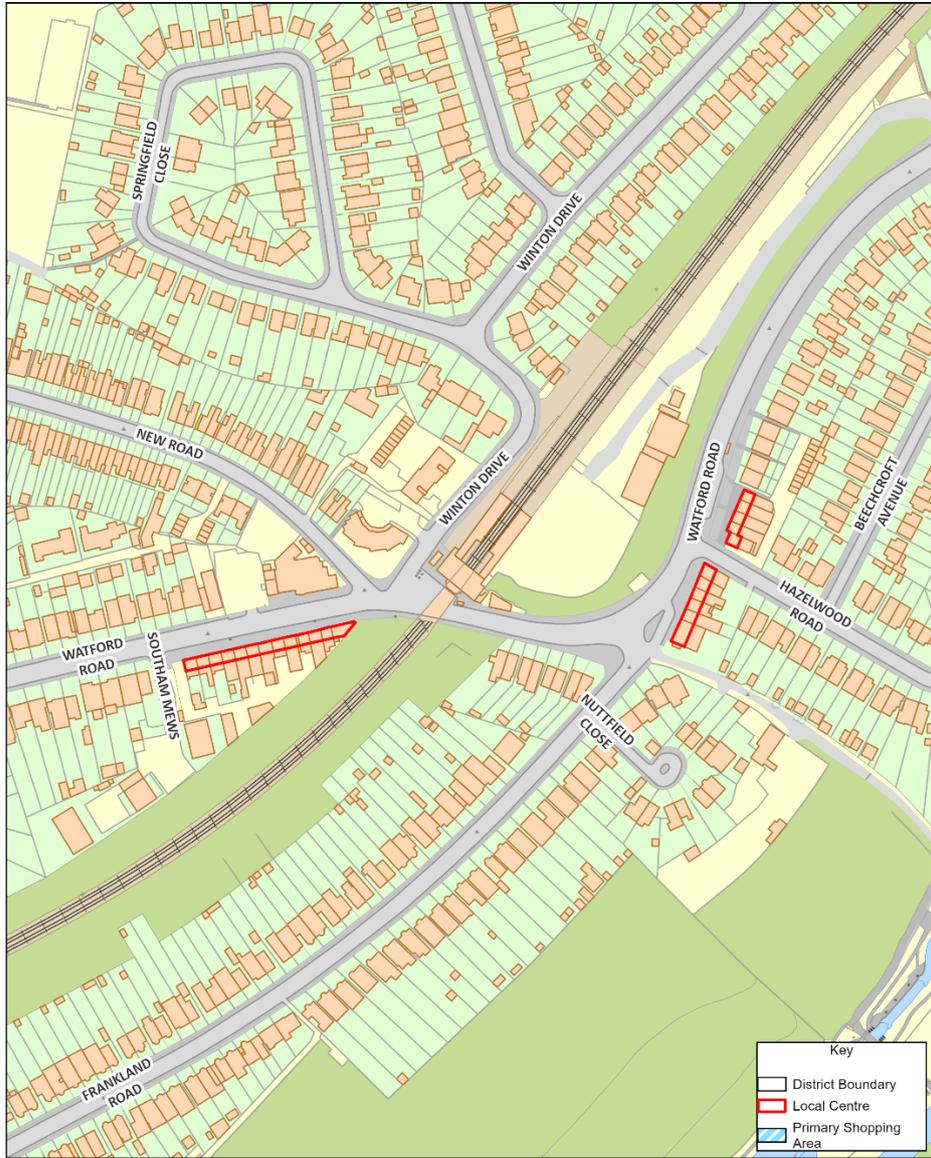
CHORLEYWOOD DISTRICT CENTRE



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Site Ref.	R5	Site	Watford Road, Croxley Green (Local Centre)
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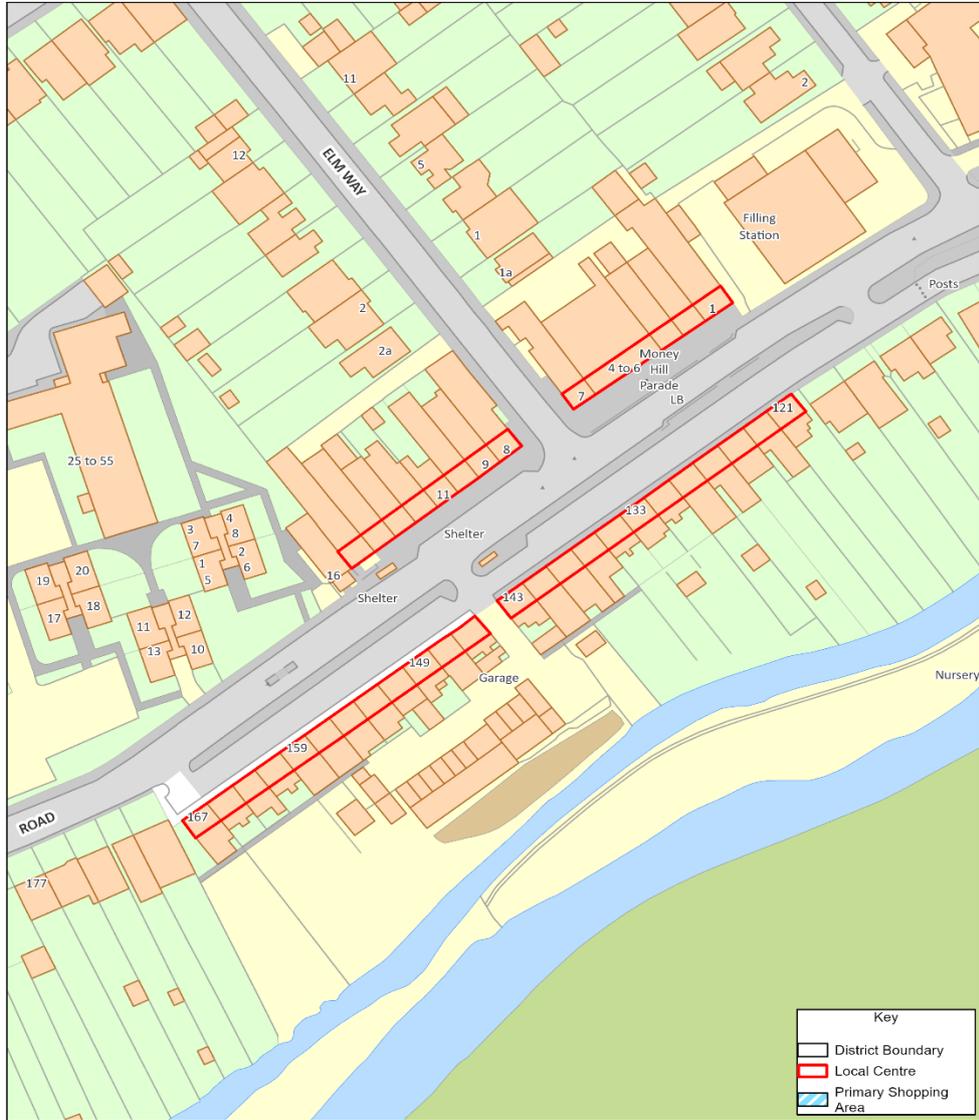
WATFORD ROAD, CROXLEY GREEN



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Site Ref.	R6	Site	Moneyhill Parade, Mill End (Local Centre)
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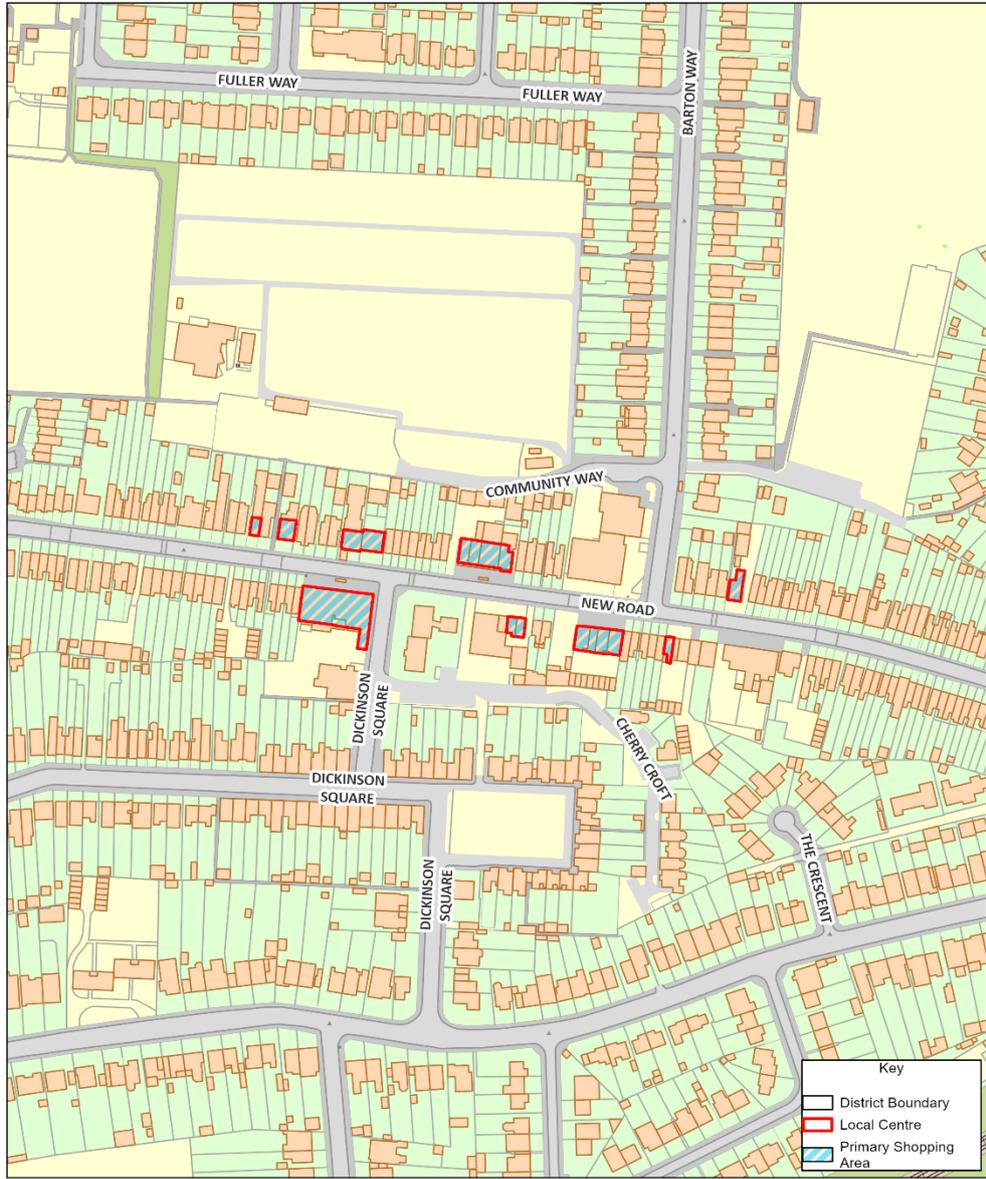
MONEYHILL PARADE, MILL END



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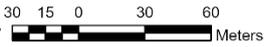
<p>Site Ref.</p>	<p>R7</p>	<p>Site</p>	<p>New Road, Croxley Green (Local Centre)</p>
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NEW ROAD, CROXLEY GREEN



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7 Open Space

- 7.1 The pre-existing Site Allocations LDD (adopted 2014) set out the allocated public open spaces across the district. These pre-existing open space allocations have been carried over into this Local Plan. Additionally, three new open space allocations have been added. Two of the new allocations are the open spaces associated with the two respective Warner Bros. Studios allocations (WB2 and WB3). The third allocation is the Suitable Alternative Natural Greenspace (SANG) associated with housing allocation site H34 (West of the Kings Langley Estate). The allocated open spaces are shown in the policies map.
- 7.2 The Open Space, Play Space, Sport and Recreation policy within Part I of the Plan seeks to safeguard open spaces for this use and sets out that future development proposals will be required to contribute to new provision of open space and children's play space where justified by the scale of development. Site-specific comments on the housing sites above identifies where a housing site would be required to contribute to open space and play space provision.
- 7.3 The location of new future provision of open space and play space depends on a council decision on housing site allocations and on planning permissions that may be granted both for windfall sites and future allocation sites (where such provision is required). As the designation of any new open and play spaces through future development proposals is uncertain, it is intended for any new open spaces and play spaces to be allocated as public open space and be included in the Policies Map at the nearest appropriate and possible time.
- 7.4 Additionally, the council will be updating its Open Space, Sport and Recreation Study following adoption of the Local Plan. This will inform an update to the open space allocations, which will be administered through a supplementary planning document (SPD), or similar.
- 7.5 National and local planning policy will guide planning decisions on sites which are not specifically allocated as open spaces.

8 Education

- 8.1 It is vital that necessary infrastructure and services, including education, are integrated into new developments. Proposals must address such requirements for new and improvements to infrastructure directly through on-site provision or through the Community Infrastructure Levy which applies to certain forms of new development.
- 8.2 Where education provision is required on-site, this may be in the form of a new education facility or the expansion of an existing facility. Site-specific comments on the housing site allocation policies identify where housing sites would be required to contribute to meeting education needs through the provision of a new facility or the expansion of an existing facility.
- 8.3 In addition to the housing sites which would be required to provide education facilities, there is a site which has been allocated for a secondary school located to the northeast of Carpenders Park (ED1). Hertfordshire County Council is responsible for the provision of schools in the district and has identified a need for a secondary school facility in this location in order to serve the future secondary education needs of the education catchment area (including Carpenders Park, South Oxhey and Eastbury in Three Rivers as well as areas in the Hertsmere and Watford Boroughs). The district has education facilities with capacity for either extensions to existing schools or the building of new schools. The remainder of land, for example at Long Lane, has been retained as an education allocation in the Plan to facilitate a new secondary school (or expansion of the Reach Free School) to meet additional demand arising from new development in the west of the district. This has been given the site reference ED2.
- 8.4 The pre-existing Site Allocations LDD (adopted 2014) allocated a site reference S(c) (Woodside Road, Abbots Langley), for primary education, however, this has not yet commenced. As such, this allocation has been retained within this Local Plan and given the site reference ED3.
- 8.5 The Education Allocations policy and education site allocation policies can be seen below.

Education Allocations
<p>1) Three Rivers District Council will continue to work with the County Council, adjoining authorities and other interested parties to identify the most appropriate sites to meet identified educational needs.</p> <p>2) Identified education sites for new primary or secondary schools will be safeguarded for educational use.</p>

Site Ref	ED1	Site	Carpenders Park Farm, Oxhey Lane	Size (ha):	8.2
				Current Use	Agricultural
				Proposed Use	Secondary education
				Green Belt	The site is in the Green Belt
				Phasing	1-10 years
<p>Comments</p> <p>The site is suitable to accommodate up to a 10 form entry secondary school. A detailed heritage impact assessment and an archaeological assessment would be required prior to any development in order to protect and mitigate any potential adverse impacts to heritage assets. Development would need to satisfactorily address surface water flood risk on the site by providing suitable mitigation. Measures to avoid adverse impacts and enhance biodiversity would need to be provided due to the location of a Local Wildlife Site which is adjacent to the site. Maps provided by Cadent Gas shows Low/Medium pressure gas pipes in the vicinity of the site (west of the site along edge of Oxhey Lane) and it is likely that there are gas services and associated apparatus in the vicinity so their presence should be anticipated. This does not prevent development of the site but will require an appropriate buffer from the pipeline to development and is an issue to be addressed at the planning application stage.</p>					

Site Ref	ED2	Site	Land including and adjoining The Reach Free School	Size (ha):	19.3ha
				Current Use	Secondary School & associated land and agricultural land
				Proposed Use	Secondary education
				Green Belt	The southern section of the site is not located within the Green Belt. The remainder of the site is in the Green Belt.
				Phasing	1-10 years
<p>Comments</p> <p>To the southwest of the site is the Reach Free Secondary School. The school and ancillary uses including playing fields and car park form an approximate “L” shape from the western boundary to the southeastern boundary of the site. The remainder of the site is currently agricultural land. The entire parcel of land within the red line boundary is being allocated to safeguard future secondary education use either via the expansion of The Reach Free School (additional 4FE) or the construction of a new secondary school.</p>					

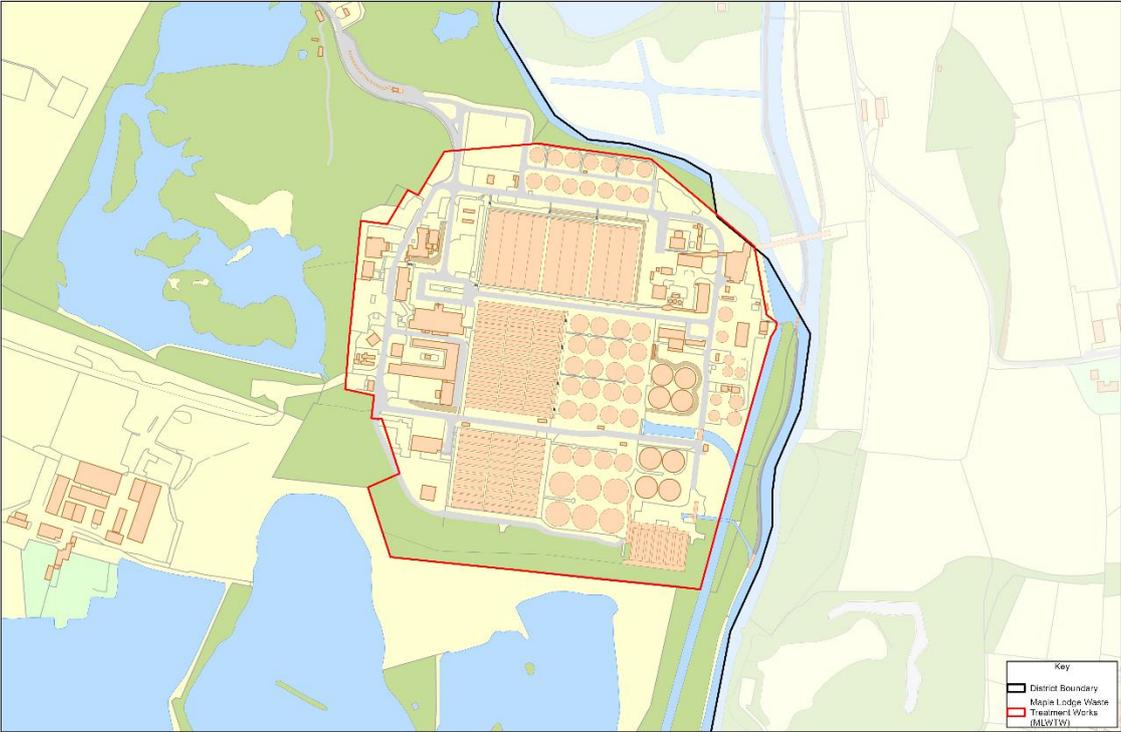
Site Ref.	ED3	Site	Woodside Road, Abbots Langley	Size (ha):	2.5ha
	Current Use	Agricultural			
	Proposed Use	Primary education			
	Green Belt	The site is in the Green Belt.			
	Phasing	1-10 years			
<p>Comments</p> <p>The site is a pre-existing education allocation from the Site Allocations LDD (adopted 2014). The site is allocated for primary education use and has capacity for a 2 form entry primary school. The school must include a nursery and a childcare setting (50 places).</p>					

9 Maple Lodge Wastewater Treatment Works

- 9.1 Maple Lodge Wastewater Treatment Works is a substantial developed feature in the local landscape to the east of Maple Cross and has an industrial character. It is a key infrastructure asset serving Three Rivers and the wider area. The pre-existing Site Allocations LDD (adopted 2014) identifies Maple Lodge Wastewater Treatment Works as a significant infrastructure site in the Green Belt. Within this Local Plan the Maple Lodge Wastewater Treatment Works retains its designation as a significant infrastructure site in the Green Belt.
- 9.2 It is recognised that change on the site may be required to meet future operational needs. Whilst redevelopment or limited infilling of the site may not be inappropriate development in the Green Belt, proposals should continue to take into account the provisions of the policy set out below and any redevelopment and limited infilling should safeguard the continued use of the site for wastewater treatment works.
- 9.3 The Maple Lodge Wastewater Treatment Works policy can be seen below.

Maple Lodge Wastewater Treatment Works

- 1) Maple Lodge Wastewater Treatment Works is a significant infrastructure site in the district.
- 2) The landscaped setting provided by mature vegetation on the site boundaries and area surrounding the site should be retained in any proposals for infilling or redevelopment
- 3) Any further buildings should be of comparable height to other nearby structures on the site.

Site Ref.	MLWTW	Site	Maple Lodge Wastewater Treatment Works
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