

Site Ref	Site Address	Size (ha)	Greenfield/Brownfield	Green Belt/Grey Belt/N/A	Current Use	Development Type	Indicative Dwelling Capacity (Net)	Settlement Hierarchy/Sustainability Rating	Site Sustainability Rating	Reason For Removal/Rejection
AB32	Yard off Tibbs Hill Road, Abbots Langley	0.16	Brownfield	N/A	Storage Yard	Residential	5	Small Town/Good	Fair	Access unlikely to be suitable as set out in Manual for Streets Guidance, due to requirements for emergency vehicles and refuse collection
AB35	Yard south of the allotments, Gallows Hill Lane, Abbots Langley	0.07	Brownfield	N/A	Depot	Residential	4	Small Town/Good	Very poor	It is not currently being promoted by the landowner. The site is therefore considered unavailable for residential development
AB36	Land to the rear of Causeway House, Abbots Langley	0.1	Greenfield	N/A	Amenity Greenspace	Residential	5	Small Town/Good	Fair	Concerns over suitability of access and currently unavailable due to long term leasehold agreements
AB5	Builders yard, Marlin Square, Abbots Langley	0.06	Brownfield	N/A	Storage yard	Residential	3	Small Town/Good	Fair	Unavailable. Small site unlikely to accommodate 5 dwellings
AB9	Abbots Road Car Park, Abbots Langley	0.4	Brownfield	N/A	Car park	Residential	14	Small Town/Good	Fair	Site unavailable as used as TRDC car park
ACFS11	North of Moor Lane, Rickmansworth	1	Greenfield	Green Belt	Horse grazing	Residential	35	Principal Town/Very Good	Poor	Site wholly within a LWS and significant proportions of the site are in FZ2 and 3
ACFS12	Land rear of Fir Trees, Dawes Lane, Sarratt	0.5	Greenfield	Grey Belt	Paddock	Residential	18	Green Belt Village/Fair	Poor	No appropriate access and in an unsustainable location in a washed over Green Belt village
ACFS13a	Land at Hampermill Lane, Hampermill	0.8	Greenfield	Green Belt	Agriculture	Residential	28	Green Belt Hamlet/NA	Poor	Site to be taken forward as larger ACFS13b
ACFS4a	Land at Fir Tree Hill, Chandlers Cross	0.5	Greenfield	Grey Belt	Greenfield	Residential	18	Green Belt Hamlet/NA	Very poor	Unsustainable location in Green Belt Hamlet with single track access and no footpaths
ACFS4b	Land at corner of Fir Tree Hill & Rousebarn Lane, Chandlers Cross	0.98	Greenfield	Grey Belt	Greenfield	Residential	34	Green Belt Hamlet/NA	Very poor	Unsustainable location in Green Belt Hamlet with single track access and no footpaths
ACFS4c	Land at corner of Fir Tree Hill & Rousebarn Lane, Chandlers Cross	1	Greenfield	Grey Belt*	Agricultural buildings/greenfield land	Residential	35	Green Belt Hamlet/NA	Very poor	Unsustainable location in Green Belt Hamlet with single track access and no footpaths
ACFS4d	Land adjacent to County Place, Chandlers Cross	0.5	Greenfield	Grey Belt*	Greenfield, menage	Residential	18	Green Belt Hamlet/NA	Very poor	Unsustainable location in Green Belt Hamlet with single track access and no footpaths
ACFS5	Pond Field, Chorleywood	0.9	Greenfield	Green Belt	Agriculture	Residential	32	Small Town/Very Good	Very poor	Unsustainable location beyond Chorleywood settlement boundary with unsuitable access road
ACFS6	Home Field, Berry Lane, West Clayton, Chorleywood	0.8	Greenfield	Green Belt	Greenfield	Residential	28	Small Town/Very Good	Very poor	Unsustainable location with narrow access roads and no footpaths
ACFS7	Land to south-east of High Elms Manor, Garston	0.95	Greenfield	Green Belt	Grassland	Residential	33	Suburban Settlement/Fair	Poor	Proposed access to the site down a public right of way, which may not be suitable, within a LWS and extensive TPO cover
ACFS8a	Flowerhouse (small site), Kings Langley	0.13	Brownfield	Grey Belt*	Retail unit and car park	Residential	7	Small Town/Good	Fair	Site as part of ACFS8b more likely to be taken forward than this in isolation, mainly due to small site size
ACFS9a	Land off Toms Lane, Toms Lane	1	Greenfield	Green Belt	Agriculture	Residential	35	Green Belt Hamlet/Poor	Poor	Unsustainable location to the east of the railway line and bridge. Site likely to be taken forward CFS26c
ACFS9c	Egg Farm Lane, Kings Langley	0.6	Greenfield/Brownfield	Green Belt	Grassland	Residential	21	Small Town/Good	Fair	Site being taken forward as part of the larger CFS26b
ACFS9d	Bedmond Road, Abotts Langley	1	Mostly Brownfield	Grey Belt	Small Warehouses and Greenfield land	Residential	12	Small Town/Good	Poor	Site CFS7 will be taken forward.

ACFS9e	Land west of Bedmond Road, Bedmond	1	Greenfield	Grey Belt	Greenfield	Residential	20	Green Belt Village/Poor	Poor	Unsustainable Location and overdevelopment of Bedmond washed over Green belt village
ACFS9f	Sheppeys Lane, Bedmond	1	Greenfield	Green Belt	Agriculture	Residential	35	Green Belt Village/Poor	Poor	Unsustainable location outside of Bedmond, which is a washed over Green Belt village in any case.
AS13	Garages at Blackford Road, South Oxhey	0.1	Brownfield	N/A	Garages	Residential	5	Large Suburban Settlement/Fair	Fair	Access unlikely to be suitable as set out in Manual for Streets Guidance, due to requirements for emergency vehicles and refuse collection
AS31	Garages at Woodhall Lane, South Oxhey	0.09	Brownfield	N/A	Garages	Residential	5	Large Suburban Settlement/Fair	Good	Access unlikely to be suitable as set out in Manual for Streets Guidance, due to requirements for emergency vehicles and refuse collection
AS5	Garages at Morriston Close, South Oxhey	0.05	Mix of brownfield and greenfield	N/A	Garages	Residential	3	Large Suburban Settlement/Fair	Fair	Long and narrow access would not meet Manual for Streets Guidance for emergency and refuse collection vehicles, plus unlikely to be able to provide 5 dwellings
CFS1	114-118 Toms Lane, Abbots Langley	0.62	Mostly Greenfield	Grey Belt	Greenfield with small derelict building	Residential	22	Small Town/Good	Poor	Site in unsustainable location, not adjacent to Bedmond settlement boundary which is also in a washed over Green Belt village.
CFS10	Land between Millhouse Lane and Bell Lane, Bedmond	1	Mostly Greenfield	Grey Belt	Grassland	Residential	35	Green Belt Village/Poor	Poor	Development would necessitate improvements to Bell Lane access, but site of insufficient scale to warrant it. Washed over Green Belt village location
CFS17	Birdwood Lane at Hill Farm, Stag Lane, Chorleywood	2.3	Greenfield	Green Belt	Agriculture	Residential	81	Small Town/Very Good	Very poor	Nearest settlement washed over GB hamlet in an unsustainable location with narrow access
CFS18	Hill Farm, Stag Lane, Chorleywood (Revised Boundary)	4.2	Mixed - Mostly greenfield	Part Grey Belt and	Farm complex, grazing land	Residential	100	Small Town/Very Good	Very poor	The southern portion of the site adjoins the Heronsgate Conservation Area, which would be detrimentally impacted by the proximity of the development. Given the proposed scale of development, there are also access concerns from Long Lane, which is a narrow rural road. The site is being taken forward as CFS18a.
CFS18b	Hill Farm, Stag Lane, Chorleywood (Revised Boundary - Access)	7	Brownfield	Green Belt	Farm complex, grazing land	Residential	245	Small Town/Very Good	Very poor	Access upgrades required due to narrow access. unsustainable location. Site being taken forward as CFS18a
CFS18c	Hill Farm, Stag Lane, Chorleywood	0.75	Brownfield and greenfield	Grey belt	Agricultural buildings	Residential	26	Small Town/Very Good	Very poor	The site is being taken forward as CFS18a
CFS19	Land adjacent to 62-84 & 99-121 Sycamore Road, Croxley Green	0.27	Greenfield	N/A	Greenfield land	Residential	14	Small Town/Very Good	Fair	Amenity space for neighbouring residential blocks
CFS23	Langleybury Estate, Langleybury Lane, Hunton Bridge	6	Mostly Brownfield	Part Grey Belt, part Green Belt	Various uses. Including a manor house, farm and	Residential & Leisure	20	Green Belt Hamlet/NA*	Poor	Site is no longer available, following withdrawal
CFS25	Four Winds off of Toms Lane, Toms Lane	0.9	Mostly greenfield, small area of PDL	Grey Belt	Residential curtilage, including outbuildings	Residential	32	Green Belt Hamlet/Poor	Poor	Site is in an unsustainable location and is accessed from Toms Lane, with no pedestrian links
CFS26a and CFS26b	Kings Langley Estate (combined) Abbots Langley	154.1	Mostly Greenfield	Green Belt	Agriculture	Residential	3853	Large Village/Good	Good	Site will merge Abbots and Kings Langley and Bedmond. Access issues for the west of the site, due to narrow under bridge single track access

CFS26b	The Kings Langley Estate, Abbots Langley	95.6	Mostly Greenfield	Green Belt	Agriculture	Residential	2390	Large Village/Good	Fair	Concerns relating to access from north/west of the site as site is too large for one access. Development of both sides of M25 would close gap between Abbots and Kings Langley
CFS26d	Land to the east of the Kings Langley Estate, Abbots Langley	6	Greenfield	Green Belt	Agriculture	Residential	210	Small Town/Good	Fair	Site partially adjacent to Bedmond, which is a washed over Green Belt Village, so unsustainable and unsuitable for allocation
CFS26e	Land to the south west of Kings Langley Estate, Abbots Langley	22	Greenfield	Grey Belt	Agriculture	Residential	550	Small Town/Good	Poor	Access from Little How Croft unlikely to be sufficient for development of that scale
CFS29	Land at Sarratt Lane, Loudwater	1.6	Greenfield	Grey Belt	Grassland, small woodland	Residential	56	Small Suburban Settlement/Very Poor	Very poor	Sarratt Lane narrow and unsuitable access and unsustainable location
CFS30	Land rear of Branksome Lodge, Loudwater	1.1	Greenfield	Grey Belt	Scrubland	Residential	39	Small Suburban Settlement/Very Poor	Very poor	Narrow single track access in unsustainable location
CFS33	Land at Maple Cross, East of A412, Maple Lodge	27.1	Greenfield	Part Grey Belt, part Green Belt	Industrial, landfill, greenfield	Residential, Employment, Retail, Hotel	949	Large Village/Fair	Poor	Multiple ownerships and site unavailable
CFS33a	Land at Maple Cross (Revised Boundary), east of A412, Maple Lodge	25.6	Brown and Greenfield land	Part Grey Belt, part Green Belt	Industrial, landfill, greenfield	Residential, Employment, Retail, Hotel	896	Large Village/Fair	Poor	Site unavaialble and under several ownerships
CFS34	Land south of Hornhill Road and Woodland Road, Maple Cross	4.5	Greenfield	Grey Belt	Agriculture	Residential	158	Large Village/Fair	Disconnected	Unlikely to be suitable from an access perspective- work required likely to be uneconomical for size of site
CFS34a	Land at Hornhill Road and Woodland Road (Larger Site), Maple Cross	31.8	Greenfield	Grey Belt	Agriculture	Residential	1113	Large Village/Fair	Poor	Unsustainable location south of Maple Cross not of a scale for sufficient infrastructure
CFS34b	Land south of Hornhill Road and Woodland Road (Combined Site), Maple Cross	36.3	Greenfield	Grey Belt	Agriculture	Residential, education, community uses, retail and employment	950 + 90-bed care home	Large Village/Fair	Poor	Site taken forward under EOS12.2
CFS35a	Maple Lodge Depot, off Maple Cross Close, Maple Cross	0.4	Brownfield	Grey belt	Mixed employment uses	Residential	14	Large Village/Fair	Poor	In an Article 4 protected employment area
CFS35b	Maple Lodge Depot and Car Park, Maple Cross	0.5	Brownfield	Grey belt	Mixed employment uses	Residential	18	Large Village/Fair	Poor	Majority of site area designated as Article 4 employment area
CFS37	Land at Long Lane, Mill End	17	Greenfield	Grey Belt	Agriculture	Residential	595	Suburban Settlement/Fair	Poor	Site has only one access, which is unsuitable for a strategic sized site.
CFS37 + PSCFS21	Land at Long Lane (Combined Site), Mill End	20	Greenfield	Grey Belt	Agriculture	Residential	700	Suburban Settlement/Fair	Poor (CFS37)/Very poor (PSC)	Site allows access from the east as well, off Shepherds Lane, but EOS7.0 combines three sites into preferred parcel
CFS38a	Land rear of Colne Mead, Mill End	6.15	Greenfield	Grey Belt	Greenfield, former watercre	Residential	215	Suburban Settlement/Fair	Disconnected	Majority of the site in FZ3b so unsuitable
CFS38b	Land at the Waterside, Mill End	0.41	Mix of brownfield and greenfield	Grey Belt	Wedding venue, car park an	Residential	14	Suburban Settlement/Fair	Fair	2/3rds of area FZ3b and most of area outside a Grade II listed building and designated community facility
CFS39a	South of Tolpits Lane, Sandy Lodge	6.9	Greenfield	Grey Belt	2 residential properties, greenfield	Residential	173	Green Belt Hamlet/Poor	Disconnected	Majority of the site a LWS with a Grade II building on the remaining area. Site also in an unsustainable location
CFS39c	Sandy Lodge Lane and Land at Askew Road, Sandy Lodge	0.7	Greenfield	Grey Belt	Woodland	Residential	18	Green Belt Hamlet/Poor	Fair	Site almost entirely covered by a TPO.
CFS40	Land at Park Road, Rickmansworth	3.7	Greenfield	N/A	Railway line, woodland, greenfield	Residential	130	Principal Town/Very Good	Good	Most of the area considered unsuitable due to LWS, tree coverage and railway buffer.



CFS75	Bedmond Fields, Toms Lane, Bedmond	13.2	Greenfield	Green Belt	Agriculture	Residential	462	Green Belt Village/Poor	Poor	Site is in multiple ownership of unconfirmed availability
CFS76	Rear of 45 Harthall Lane, Harthall Lane	7.1	Greenfield	Grey Belt	Agriculture	Residential	249	Green Belt Hamlet/Poor	Very poor	Unsustainable location with a narrow access onto a road with no pedestrian provision
CFS77	Rickmansworth Library, corner of High St and Northway, Rickmansworth	0.1	Brownfield	N/A	Library	Residential/Town Centre Use	5	Principal Town/Very Good	Good	Site unavailable, as no alternative site has yet been found
CFS8a	Notley Farm, Bedmond Road, Abbots Langley	1.8	Mostly Greenfield	Grey Belt	Agriculture	Residential	63	Small Town/Good	Fair	Access from Shepherd Close unlikely to be achievable-currently serves a small number of dwellings in cul de sac
CFS8b	Notley Farm, Bedmond Road, Abbots Langley	4.2	Mostly Greenfield	Green Belt	Agriculture	Residential	147	Small Town/Good	Fair	No direct access and access from Shepherds Close (CFS8a) considered unsuitable, which would be the only option for this site
CFS8c	Notley Farm, Bedmond Road, Abbots Langley	5.4	Mostly Greenfield	Grey Belt	Agriculture	Residential	189	Small Town/Good	Fair	Unsuitable access from Shepherds Close. Green Belt*
CFS8d	Notley Farm (combined sites) Abbots Langley	11.4	Greenfield	Green Belt	Agriculture	Residential	342	Small Town/Good	Fair	Access not currently available. Green Belt*
CFS9	Land at Millhouse Lane, Bedmond	0.7	Greenfield	Grey Belt	Greenfield and woodland	Residential	25	Green Belt Village/Poor	Poor	Unsuitable access and covered by woodland is covered by a Tree Preservation Order. Washed over Green Belt village location
CG16	Garages Owen's Way, Croxley Green	0.09	Brownfield	N/A	Garages	Residential	5	Small Town/Very Good	Good	Long and narrow access would not meet Manual for Streets Guidance for emergency and refuse collection vehicles
CP1a	Garages, rear of Parade, Delta Gain, Carpenders Park	0.07	Brownfield	N/A	Garages	Residential	6	Large Suburban Settlement/Good	Good	Watercourse culvert running beneath site and given its likely position and small size of the site, accommodating 5 dwellings would be unlikely
CW11	Heronsgate Motors, Heronsgate Road, Chorleywood	0.09	Brownfield	N/A	Car servicing	Residential	7	Small Town/Very Good	Fair	Site is unavailable
CW8	Telephone Exchange, Shire Lane, Chorleywood	0.09	Brownfield	N/A	Telephone exchange	Residential	5	Small Town/Very Good	Good	Site being taken forward as NSS23
EOS1.0	Land adjacent to Royal Masonic School, Rickmansworth	36.4	Greenfield	Green Belt	School open space and sports fields	Residential	1274	Principal Town/Very Good	Good	Site is used for sports use, partly ancillary to the school and partly cricket pitches that require protection in line with Playing Pitch Strategy findings
EOS10.0	Sandy Lodge Golf Course, Sandy Lodge	27.5	Greenfield	Grey Belt	Golf course	Residential	963	Green Belt Hamlet/Poor	Poor	Site is Sandy Lodge Golf Course. Latest Playing Pitch Strategy states it should be retained
EOS11.0	Land to the north of Hampermill Lane, Oxhey Hall	3.56	Greenfield	Green Belt	Agriculture	Residential	125	Suburban Settlement/Poor	Poor	Heritage Impact Assessment concludes Oxhey Hall would be seriously harmed by the development of the site
EOS12.0	Land to the west of Maple Cross, between Chalfont Road and Horner Road	15.76	Greenfield	Green Belt	Agriculture	Residential	394	Large Village/Fair	Poor	Site taken forward under EOS12.2
EOS12.1	Land north of Chalfont Road, Maple Cross	31	Greenfield	Green Belt	Agriculture	Residential	1085	Large Village/Fair	Poor	Site is partially unavailable (see EOS12.3 for available area)
EOS12.4	Land west and south of Maple Cross (2 Parcels)	17.18	Greenfield	Grey Belt and Green Belt*	Agriculture	community uses, retail and employment	859	Large Village/Fair	Poor	Site superseded by larger combined EOS12.2
EOS2.0	Prestwick Road Meadows, South Oxhey	2.4	Brownfield	N/A	Open space	Residential	84	Large Suburban Settlement/Fair	Fair	Site wholly within a LWS and designated Open Space. Significant proportion of the site are in FZ2 and 3

EOS3.0	Land to west of Copthorne Road, Croxley Green	20.26	Greenfield	Green Belt	Greenfield land	Residential	1013	Small Town/Very Good	Fair	Site size would require at least 2 points of access and difficult to provide one, given common land rights, reconfiguration of traffic and other issues. Location also not particularly sustainable
EOS3.1	Land adjacent to Rickmansworth School, Croxley Green	6.8	Greenfield	Part Grey Belt, part Green Belt	Playing fields, greenfield	Residential	238	Small Town/Very Good	Fair	No existing access and Layrock and All Saints Lane not publicly maintained, with access from A412 very complex and costly. Eastern part used as school pitches and subsequently unavailable
EOS3.2	Land north of Croxleyhall Woods, Croxley Green	2.3	Greenfield	Grey Belt	Allotment	Residential	81	Small Town/Very Good	Fair	Site is currently used for allotments which require retaining and school pitches, so unsuitable and partially unavailable
EOS4.0	Land adjacent to Bedmond Road, Abbots Langley	10.18	Greenfield	Green Belt	Predominantly agriculture, with storage building	Residential	356	Small Town/Good	Poor	Site withdrawn and therefore no longer available
EOS5.0	Land to the south of Bullsland Lane, Chorleywood	14.4	Greenfield	Part Grey Belt, part Green Belt	Greenfield	Residential	504	Small Town/Very Good	Fair	Eastern part of the site is open space and allotments that need to be retained. Access from Bullsland Lane or Shire Lane also unsuitable.
EOS5.1	Land to the south of Berry Lane, Chorleywood	8.3	Greenfield	Green Belt	Agriculture	Residential	291	Small Town/Very Good	Very poor	Unsustainable location and unsuitable access. Part of the site is also unavailable
EOS5.2	Land to the south of Berry Lane - Larger Site, Chorleywood	10	Greenfield	Green Belt	Agriculture	Residential	350	Small Town/Very Good	Fair	Fairly unsustainable location with narrow access roads and no footpaths. Part of site not available
EOS5.3	Land to the south of Berry Lane - Revised Boundary, Chorleywood	7.1	Greenfield	Green Belt	Agriculture	Residential	249	Small Town/Very Good	Fair	Fairly unsustainable location with narrow access roads and no footpaths. Part of site not available
EOS6.0	Land off Aerodrome Way, Leavesden Green	1.7	Greenfield	Green Belt*	Public open space	Residential	60	Suburban Settlement/Fair	Fair	Unavailable and an Amenity Greenspace
EOS6.1	Land north of Parmiter's School, Leavesden & Garston	12.4	Greenfield	Green Belt	Sports ground/playing fields	Residential	434	Suburban Settlement/Fair	Disconnected	Used for community sports uses, which requires retaining
EOS8.0	Land to the east of Lower Road, Kings Langley	5	Greenfield	Green Belt	Agricultural, woodland	Residential	175	Small Town/Good	Poor	Unsustainable location nearer the hamlet of Nash Mills than the built up area of Kings Langley
EOS8.1	Land to the south of Hyde Lane, Harthall Lane	8.3	Greenfield	Green Belt	Greenfield	Residential	291	Green Belt Hamlet/Poor	Poor	Settlement in an unsustainable location, with HCC highways stating that a significant increase in traffic associated with this large site would be unacceptable on Hyde Lane
H18	Royal British Legion, Ebury Road Rickmansworth	0.08	Brownfield	N/A	Royal British Legion	Residential	4	Principal Town/Very Good	Good	Site unavailable as has been withdrawn
H22	Depot, Stockers Farm Road, Rickmansworth	0.8	Brownfield	Grey Belt	Depot	Residential	28	Principal Town/Very Good	Poor	Site being taken forward under H22a
H4	Furtherfield Depot, Furtherfield, Abbots Langley	0.53ha	Brownfield	N/A	Depot	Residential	19	Small Town/Good	Fair	The site is not available as capacity issues elsewhere necessitate it remaining as its current use for the foreseeable future
H7	Langleybury House/School, Kings Langley	1.97	Brownfield	Grey Belt	Former secondary school building	Residential	30	Small Town/Good	Disconnected	Currently unavailable
H8	Royal British Legion (smaller site) Church Lane, Sarratt	0.15	Brownfield	Grey Belt	Former British Legion	Residential	8	Green Belt Village/Fair	Poor	Unsuitable for allocation due to washed over Green Belt Village location, this site may be suitable as infill development for affordable or local needs (under rural exceptions policy) so no longer requires allocation
H9	33 Baldwins Lane, Croxley Green	0.09	Brownfield	N/A	Car sales centre	Residential	5	Small Town/Very Good	Good	Although a previous plan allocation, it is not currently available

LB3	Garages, Long Elms, Kings Langley	0.07	Brownfield	N/A	Garages	Residential	4	Small Town/Good	Fair	Further assessment has concluded this site is not suitable for 5 dwellings
LG5	Garages off Lemonfield Drive (2 sets), Garston	0.06	Brownfield	N/A	Garages	Residential	3	Suburban Settlement/Fair	Fair	Under several ownerships and unavailable
MC26	Maple Lodge Depot car park, Maple Cross	0.07	Brownfield	Grey Belt	Car park	Residential	4	Large Village/Fair	Poor	Site in Article 4 protected employment area and unlikely to achieve 5 dwellings
MC4	Garages at Pollards, Maple Cross	0.05	Brownfield	Grey Belt	Garages	Residential	3	Large Village/Fair	Poor	Site considered too small for 5 dwellings
NCFS1	Chequers House, Chequers Lane, Abbots Langley	4.19	Greenfield	Grey Belt	Grazing land, residential	Residential	147	Small Town/Good	Poor	Narrow access-unlikely to be suitable for scale of development. Unsustainable location
NCFS10	Great Westwood, Old House Lane, Chandlers Cross	22 (13 ha proposed for residential)	Mostly greenfield	Green Belt	Equestrian, woodland and amenity(shooting) use	Residential, Employment, Ancillary E uses (eg shop/café)	455	Green Belt Hamlet/NA	Very poor	Whilst this large site has several environmental constraints, the narrow access and unsustainable location are the main factors that make this site unsuitable
NCFS13	Catlips Farm, Berry Lane, Chorleywood (Larger than NSS18)	34.5	Mostly greenfield	Green Belt	Equestrian, farm complex	Residential, Medical Centre, Community Buildings, School, Sports Facilities	863	Small Town/Very Good	Very poor	Site accessed by narrow lanes with no pedestrian access. Roads unsuitable with little opportunity for enhancement. Overall, an unsustainable location between two settlements
NCFS14	Homefield Road, Chorleywood	0.4	Brownfield	N/A	Residential Care Home and C3 residential	Residential	20	Small Town/Very Good	Good	Site only partially available and would likely represent over development in a conservation area
NCFS16	Land north of Stag Lane, Chorleywood	0.65	Greenfield	Grey Belt	Meadow	Residential	23	Small Town/Very Good	Fair	Site is within a defined open space and a Local Wildlife Site. Access, both pedestrian and vehicular is poor and likely not suitable
NCFS18	Land to the East of Sarratt Lane, Loudwater - CFS29 New red line	0.9	Greenfield	Grey Belt	Meadow/scrub	Residential	32	Small Suburban Settlement/Very Poor	Very poor	The site is in an unsustainable location and there is poor vehicular and pedestrian access.
NCFS19	Land adjacent to 60 Harthall Lane, Harthall Lane	1	Greenfield	Grey Belt	Agriculture	Residential	35	Green Belt Hamlet/Poor	Poor	Unsustainable location in small settlement with no pedestrian access or bus service on Harthall Lane, the access point to the site
NCFS2	Fortunes Farm, High Elms Lane, Abbots Langley	4.047	Mostly Greenfield	Green Belt	Grazing land, residential	Residential	142	Small Town/Good	Poor	Unsustainable location and narrow, likely to be unsuitable access for scale of development.
NCFS22	Nine of Herts Golf Club surrounding land, Batchworth	39.2	Greenfield	Green Belt	9 hole golf course and equestrian uses	Residential including Specialist Housing, Hotel, Community Facilities, Shops and Primary School	980	Green Belt Village/Poor	Poor	Site isolated from other settlements open countryside. Not of sufficient scale to be made a sustainable, self-sufficient settlement
NCFS23	Primrose Lodge, London Road, Batchworth	0.7773	Brownfield and Greenfield	Grey Belt	Residential dwelling and large garden	Residential	27	Green Belt Village/Poor	Poor	Unsustainable location, Green Belt*
NCFS24	The Island, Church Street, Rickmansworth	0.45	Mix of brownfield and greenfield	N/A	Residential and curtilage with	Residential	16	Principal Town/Very Good	Fair	Site is wholly within FZ3b with potentially unsuitable access
NCFS25	The Vicarage, Bury Lane, Rickmansworth	0.271	Brownfield	N/A	Mainly woodland and existing	Residential	9	Principal Town/Very Good	Good	Mainly covered in a TPO and Flood Zone 3
NCFS27	Green End Farm, Church Lane, Sarratt	1.12	Mix of brownfield and greenfield	Grey Belt	Residential, commercial and	Residential	39	Green Belt Village/Fair	Poor	Unsustainable location and lack of footpath to village centre
NCFS28	Ravenswood, Church Lane, Sarratt	0.52	Brownfield and Greenfield	Grey Belt	Residential, including outbuildings and stables	Residential	18	Green Belt Village/Fair	Very poor	Unsustainable location in washed over Green Belt settlement with considerable length of access road with no pedestrian access to village
NCFS29	New Model Farm, Church Lane, Sarratt	3.13	Greenfield	Green Belt	Agriculture	Residential	110	Green Belt Village/Fair	Disconnected	Site detached from Sarratt village and unable to provide access. Unsustainable location.

NCFS3	The Old Dairy, Chequers Lane, Abbots Langley	1	Greenfield	Grey Belt	Paddock	Residential	35	Small Town/Good	Poor	Unsustainable location not adjacent to settlement boundary. Adjacent highways unlikely to be suitable for access
NCFS30	Sarratt Lodge, Sarratt Green, Sarratt	0.22	Mostly greenfield	Grey Belt	Residential and curtilage	Residential	8	Green Belt Village/Fair	Very poor	Site in Sarratt Conservation Area and in order to achieve 5 dwellings on the site, the character of the area would be adversely impacted
NCFS31	Land to the South East of Poles Hill, Belsize	2.91	Greenfield	Grey Belt	Agriculture	Residential	102	Green Belt Hamlet/NA	Very poor	Unsustainable location next to the hamlet of Belsize in Green Belt
NCFS32	Land to the southwest of Bragmans Lane, Belsize	3.49	Greenfield	Green Belt	Agriculture/grazing land	Residential	122	Green Belt Hamlet/NA	Very poor	Unsustainable location next to the hamlet of Belsize in Green Belt
NCFS33	Oxhey Park Golf Centre, Oxhey Hall	10.5	Mostly greenfield	Green Belt	Former golf course, driving range, associated development	Residential, Specialist Housing, Community/Sports Facilities	368	Suburban Settlement/Poor	Good	Site is unavailable and not promoted
NCFS4	High Elms Manor, Garston	4 (1ha developable area)	Mostly greenfield	Grey Belt	Scrubland, woodland	Residential	35	Suburban Settlement/Fair	Fair	While this mitigates some of the access issues of ACFS7, site is still predominantly in a LWS with extensive TPO coverage, additionally with Historic England stating the harm to the Grade II Listed Manor cannot be mitigated
NCFS7	Waterdell, Chequers Lane, Bricket Wood	1.81	Greenfield	Green Belt	Grazing	Residential	63	Settlement outside district	Disconnected	Outside any settlement boundary in an unsustainable location. Likely too close to waste transfer station
NCFS8	Land off St Albans Lane, Bedmond	1.574	Greenfield	Grey Belt	Grassland with small storage	Residential	56	Green Belt Village/Poor	Poor	Narrow access with unsuitable road network and lack of footpaths. Washed over Green Belt village location
NCFS9	Land to the north-west of Woodstock, Bedmond	5.8	Greenfield	Grey Belt	Grassland and small storage	Residential	203	Green Belt Village/Poor	Poor	Site is off a narrow rural lane with no pedestrian access and in an unsustainable location outside a Green Belt Village
NSS11a	Land at Sarratt Road, Sarratt	5.4	Greenfield	Grey Belt	Agriculture	Residential, offices, potential Community Café	189	Green Belt Village/Fair	Poor	Site approved for 83 dwellings at appeal (22/0601/OUT)/(22/0047/REF)
NSS12	Land between Bell Lane and Millhouse Lane, Bedmond	0.54	Greenfield	Grey Belt	Woodland	Residential	19	Green Belt Village/Poor	Poor	Entire wooded area covered by TPO. Washed over Green Belt village location
NSS13	Land to the rear of The Shires, High Elms Lane, Leavesden & Garston	3.7	Greenfield	Part Green Belt part Grey Belt	Grassland, small woodland	Residential	130	Suburban Settlement/Fair	Fair	Unsuitable access to the site and requirement for the site to be retained as parkland and woodland as part of adjacent recent development
NSS15	Land adj. Newlands Park, Bedmond	0.29	Greenfield	Grey Belt	Greenfield	Residential- Park Homes	10	Green Belt Village/Poor	Poor	Unsustainable location and unsuitable access. Washed over Green Belt village
NSS16	Sunnyhill Road, West Hyde	0.73	Brownfield	Grey Belt	Residential, leisure use including spa	Residential or Sheltered Housing	37	Green Belt Hamlet/Poor	Poor	Unsustainable location on the edge of a Green Belt Hamlet and subject to noise for the next few years from the HS2 depot
NSS17	The Puffing Field Windmill Hill Chipperfield	0.84	Greenfield	Grey Belt	Woodland	Residential	21	Settlement outside district	Very poor	Aside from the unsustainable location, the access is single track and almost entirely covered in woodland, and as such unsuitable
NSS18	Cattlips Farm, Berry Lane, Chorleywood	21.8	Greenfield	Green Belt	Agriculture, woodland, equine	Residential	545	Small Town/Very Good	Very poor	Site outside settlement boundaries in an unsustainable location with narrow often single track access and no footpaths, which is unsuitable for a site of this size in particular

NSS21	Land between Adams House and Five Oaks, London Road, Batchworth	0.24	Brownfield	Grey Belt	Former residential garden	Residential		8	Green Belt Village/Poor	Poor	Unsustainable location, Green Belt*
NSS22	Lonsdale, 19 Hyde Lane, Kings Langley	1.58	Brownfield and Greenfield	Grey Belt	Residential curtilage, including outbuildings	Residential		55	Small Town/Good	Poor	NCF20 to be taken forward, which this site forms part of.
NSS3	Land Between Bell Lane and Millhouse Lane, Bedmond	0.6	Greenfield	Grey Belt	Woodland	Residential		21	Green Belt Village/Poor	Poor	Entire wooded area covered by TPO. Washed over Green Belt village
NSS5	Clancy Group HQ, Park Lane, Harefield	1.3	Brownfield	Grey Belt	Offices, workshops, car park	Residential, retaining office & depot		36	Green Belt Hamlet/NA	Very poor	Narrow and long access, located in flood zones 2,3a and 3b and would result in loss of distribution/warehouse space of which there will be a need in the district. Unsustainable location
NSS7	Fir Trees, Dawes Lane, Saratt	0.8	Brownfield	N/A	Gypsy and Traveller pitches and paddock	Gypsy and Traveller Pitches or Rural Exception Residential	#####		Green Belt Village/Fair	Poor	Safeguarded for existing Gypsy and Traveller use
NSS8	Land at Hilltop Farm, Hilltop Road, Kings Langley	3.7	Greenfield	Grey Belt	Agriculture	Residential		130	Small Town/Good	Poor	Site is in an unsustainable location and is accessed from Toms Lane, with no pedestrian links
NSS9	Land adjacent to 235 Toms Lane, Bedmond	3.3	Greenfield	Green Belt	Agriculture	Residential		116	Green Belt Village/Poor	Poor	Site in unsustainable location, not adjacent to Bedmond settlement boundary which is also in a washed over Green Belt village. Add in overdevelopment
NW34	Garages r/o The Dick Whittington, Prestwick Road, South Oxhey	0.09	Brownfield	N/A	Garages	Residential		5	Large Suburban Settlement/Fair	Fair	Site is unavailable and is in multiple leasehold agreements
NW34a	Garages r/o The Dick Whittington (Revised Boundary) Prestwick Road, South Oxhey	0.09	Brownfield	N/A	Garages	Residential		5	Large Suburban Settlement/Fair	Fair	Access unlikely to be suitable as set out in Manual for Streets Guidance, due to requirements for emergency vehicles and refuse collection. Site also unavailable
OH5	Garages off of Silk Mill Road, Oxhey Hall	0.11	Brownfield	N/A	Garages	Residential		6	Suburban Settlement/Poor	Poor	Site unavailable with several leasehold agreements
OSPF1	The Island, Church Street, Rickmansworth (existing dwelling only)	0.06	Mix of brownfield and greenfield	N/A	Residential	Residential		3	Principal Town/Very Good	Disconnected	Site is wholly within FZ3b
OSPF17	Former Royal British Legion, Church Lane, Sarratt	0.8	Brownfield	Grey Belt	Former British Legion	Residential		28	Green Belt Village/Fair	Poor	Unsuitable for allocation due to washed over Green Belt Village location, this site may be partially suitable as infill development for affordable or local needs (under rural exceptions policy)
OSPF2	Land at Bell lane, Bedmond	0.1	Greenfield	Grey Belt	Open grassland	Residential		5	Green Belt Village/Poor	Poor	Unsuitable access when considered in isolation
OSPF21	The Timber Yard, 65 Toms lane, Toms Lane	0.4	Brownfield	N/A	Fencing Yard	Residential		14	Small Town/Good	Poor	Unsustainable location in Green Belt Hamlet with no pedestrian access
OSPF22	Land at Batchworth Golf Course, Batchworth	55.3	Mostly greenfield	Green Belt	Golf course	Residential/Care Home		1383	Green Belt Hamlet/Poor	Poor	Batchworth Golf Course should be retained according to the latest PPS. It is also unavailable
OSPF3	Land at Heronsgate, Chorleywood	56	Greenfield	Green Belt	Agriculture	Residential		1400	Small Town/Very Good	Very poor	Site access is not suitable for a site of this size.
OSPF3a	Land at Heronsgate, Chorleywood (Smaller Site)	53.9	Greenfield	Green Belt	Agriculture	Residential		1348	Small Town/Very Good	Very poor	Green Belt
OSPF3b	Land at Heronsgate, Hill Farm and Birdwood, Chorleywood	68	Greenfield	Green Belt	Agriculture	Residential		1700	Small Town/Very Good	Fair	Site superseded by OSPF3a for further consideration
P21	Garages at Tudor Way, Mill End	0.06	Brownfield	N/A	Garages	Residential		3	Suburban Settlement/Fair	Fair	Insufficient access arrangements and too small for 5 dwellings
P26	Garages at Windsor Way, Mill End	0.1	Brownfield	N/A	Garages	Residential		4	Suburban Settlement/Fair	Fair	Site access not suitable for refuse collection and emergency vehicles according to Manual for Streets guidance

P33	Chiltern Drive Garages, Chiltern Drive, Mill End	0.07	Brownfield	N/A	Garages	Residential	5	Suburban Settlement/Fair	Fair	Access via long narrow road and inappropriate for emergency and refuse collection vehicles, as set out in the Manual for Streets guidance
P34	The Bucklands Garages off Berry Lane, Mill End	0.08	Brownfield	N/A	Garages	Residential	4	Suburban Settlement/Fair	Fair	Access too narrow and long for appropriate access of emergency and refuse vehicles, according to Manual for Streets
P38	Garages at Whitfield Way, Mill End	0.09	Brownfield	N/A	Garages	Residential	5	Suburban Settlement/Fair	Poor	Access too narrow and long for appropriate access of emergency and refuse vehicles, according to Manual for Streets guidance
P4	Quickwood Close Garages, Mill End	0.14	Brownfield	N/A	Garages	Residential	7	Suburban Settlement/Fair	Poor	Site P4a to be taken forward
PCS11	West Hyde Residential Centre, Old Uxbridge Road, West Hyde	0.13	Brownfield	Grey Belt	Residential home/care centre	Residential	7	Green Belt Hamlet/Poor	Poor	Unsustainable location in Green Belt Hamlet
PCS15	Griggs Field, Batchworth	11.3	Greenfield	Green Belt	9 hole golf course	Residential	283	Green Belt Village/Poor	Poor	Site is not in a sustainable location, on the edge of a Green Belt Hamlet
PCS17	Affinity Water Depot, Harefield Road, Rickmansworth	0.6	Brownfield	N/A	Waste depot and car park	Residential	21	Principal Town/Very Good	Good	Site is unavailable
PCS19	Abbots Langley Mens Club, 21 Trowley Rise, Abbots Langley	0.14	Brownfield	Grey Belt	Social Club	Residential	7	Small Town/Good	Fair	Site in use as a community facility that should be protected and is unavailable
PCS24	Bluebell Drive, Bedmond	5.7	Greenfield	Green Belt	Agriculture	Residential	200	Green Belt Village/Poor	Poor	Only part of the site is available and the unavailable part would provide access. Additionally, location is unsustainable
PCS25	East Lane 1, Bedmond	0.9	Mostly Greenfield	Grey Belt	Greenfield, equestrian	Residential	32	Green Belt Village/Poor	Very poor	Site in two ownerships, and partially unavailable. PCS25a is available area only under single ownership. Unsustainable location
PCS26	East Lane 2, Bedmond	0.86	Brownfield and Greenfield	Grey Belt	Small business units, green	Residential	30	Green Belt Village/Poor	Poor	Site is undeveloped and on the edge of a washed over Green Belt Village and as such is considered an unsustainable location for development
PCS27	East Lane 3, Bedmond	1.3	Greenfield	Grey Belt	Greenfield	Residential	46	Green Belt Village/Poor	Very poor	Scale of development out of keeping with village- washed over Green Belt location, not adjacent to Bedmond settlement boundary. Unsustainable location
PCS29	East Lane 5, Bedmond	2.1	Greenfield	Grey Belt	Grazing land	Residential	74	Green Belt Village/Poor	Disconnected	Overdevelopment due to scale, poor access and Green Belt* Unsustainable location
PCS30	East Lane 6, Bedmond	2.1	Brownfield and Greenfield	Grey Belt	Poultry farm complex, grass	Residential	74	Green Belt Village/Poor	Disconnected	Site is poorly connected to Bedmond and there are access issues. Green Belt*
PCS33	Land west of Bluebell Drive, Bedmond	0.72	Brownfield	Grey Belt	Former landfill	Residential	25	Green Belt Village/Poor	Poor	Partially within a LWS and High Green Belt Harm if released. Washed over Green Belt village location. Unsustainable location
PCS34	Adjacent to 20 Hilltop Road, Kings Langley	0.05	Greenfield	Grey Belt	Grassland	Residential	3	Small Town/Good	Very poor	Site unavailable and not suitable for 5 dwellings
PCS36	Land opposite Alpine Press, Kings Langley	0.05	Brownfield	Grey Belt	Car park	Residential	3	Small Town/Good	Fair	Site too small for dwellings in isolation, but could be added to ACFS8a
PCS42	Leaveden Pumping Station, East Lane, Kings Langley	0.5	Brownfield	Grey Belt	Pumping Station	Residential	18	Small Town/Good	Poor	Site is unavailable, notwithstanding its unsustainable location and unsuitable access
PCS44	Garston Manor, High Elms Lane, Garston	3.3	Greenfield	Green Belt	Grassland, small woodland	Residential	116	Suburban Settlement/Fair	Fair	Majority of site designated as a LWS and extensive TPO coverage. Concerns over suitability of access

PCS46	Twychells Farm, Bedmond Lane, Bedmond	23	Greenfield	Green Belt	Grassland and woodland	Residential	805	Green Belt Village/Poor	Very poor	Unsustainable location outside Bedmond's boundary, which is a washed over Green Belt village anyway, with significant access concerns
PCS50	The Roughs, Eastbury	3.6	Mix of brownfield and greenfield	N/A	Woodland, greenfield	Residential	126	Suburban Settlement/Fair	Poor	Majority of site covered by a TPO and other part is still occupied by woodland, meaning development is unsuitable
PCS51	Cockayne, Loudwater Lane, Croxley Green	19	Mostly greenfield	Green Belt	Agricultural, residential and	Residential	570	Small Town/Very Good	Poor	Site under multiple ownerships and not available
PCS52	Hilltop Road, Kings Langley	0.45	Greenfield	Grey Belt	Grazing	Residential	16	Small Town/Good	Poor	Site unavailable and without suitable access
PCS54	Land at Waterdell, Garston/Bricket Wood	1.7	Greenfield	Grey Belt	Agricultural	Residential	60	Suburban Settlement/Fair	Disconnected	No access available to the site and in an unsustainable location
PCS59	Land at Berry Lane, Mill End	2.6	Greenfield	N/A	former landfill, now open sp	Residential	91	Suburban Settlement/Fair	Good	Whole site is designated Open Space, which requires retaining
PCS6	Hall Farm, Berry Lane, Chorleywood	1.9	Greenfield	Green Belt	Agriculture	Residential	50	Small Town/Very Good	Very poor	Site is unavailable and on a single track road in an unsustainable location
PCS60	Land at Furtherfield, Abbots Langley	12.4	Mostly Greenfield	Green Belt	Former Landfill, Depot	Residential	434	Small Town/Good	Fair	Majority of site designated natural or semi natural greenspace that needs to be retained. Remaining part is H4 allocation, which is now unavailable
PCS61	Land at Bluebell Drive, Bedmond	3.3	Brownfield	Green Belt	Former Landfill, Depot	Residential	116	Green Belt Village/Poor	Poor	Whole site is designated a LWS
PCS7	Hall Farm, Shepherds Lane, Chorleywood	1.5	Greenfield	Green Belt	Agriculture	Residential	40	Small Town/Very Good	Very poor	Site access on narrow lane outside of Chorleywood boundary. Unsuitable access and unsustainable location
PSCFS1	Land adjoining Red Hall, Redhall Lane, Chandlers Cross	4.3	Greenfield	Green Belt	Grazing land	Residential	151	Green Belt Hamlet/NA	Very poor	Hamlet with single track access and no footpaths
PSCFS10	Land north-east of Long Lane, Heronsgate	1.03	Greenfield	Grey Belt	Woodland, greenfield	Residential	37	Small Town/Very Good	Very poor	Unsustainable location with unsuitable access and pedestrian provision
PSCFS11	Land north-east of Valley View Farm, Oxhey Lane, Carpenders Park	2.8	Greenfield	Green Belt	Former piggery, greenfield la	Residential	98	Large Suburban Settlement/Good	Poor	Unsustainable location in open countryside and majority within LWS
PSCFS12	Land between East Lane and M25, Abbots Langley	20.7	Greenfield	Green Belt	Agriculture	Residential	725	Small Town/Good	Very poor	Unsustainable location detached from the settlement of Abbots Langley. Likely to be designated as a Country Park for the data centre
PSCFS13	Land between East Lane and Bedmond Road	0.5	Greenfield	Grey Belt	Agriculture	Residential	18	Green Belt Village/Poor	Poor	Unsustainable location- Site is not adjacent to the main part of Bedmond, which is also in a washed over Green Belt village.
PSCFS14	East Lodge, Essex Lane, Kings Langley	0.17	Brownfield	Grey Belt	Residential and curtilage de	Residential	6	Small Town/Good	Very poor	Majority of site within LWS. Remainder cannot support 5 dwellings
PSCFS16	Greys, Bucks Hill, Kings Langley	1.12	Greenfield	Grey Belt	Greenfield land/part residen	Residential	39	Small Town/Good	Very poor	Unsustainable location next to the hamlet of Bucks Hill and covered by a LWS, with a single track access
PSCFS17	Rear of Glenwood, Harthall Lane, Harthall Lane	0.53	Greenfield	Grey Belt	Woodland	Residential	19	Green Belt Hamlet/Poor	Disconnected	Unsustainable location and site access onto unsuitable road for pedestrians, with no bus service
PSCFS19	Land south west of Berry Lane, Chorleywood	0.35	Greenfield	Green Belt	Greenfield	Residential	12	Small Town/Very Good	Very poor	Unsustainable location on Berry Lane and access not mitigatable for a site of this size
PSCFS20a	Millfield Plantation, Beechengrove Wood, Loudwater	7.5	Greenfield	Green Belt	Woodland	Residential/Burial Ground	263	Small Suburban Settlement/Very Poor	Very poor	The site is within Chilterns AONB and there is no existing access, with potential access from a narrow unsuitable lane

PSCFS20b	Beechengrove Wood, Loudwater	13.8	Greenfield	Green Belt	Woodland	Residential/Burial Ground	345	Small Suburban Settlement/Very Poor	Very poor	The site is wholly within the Chilterns National Landscape and the whole of the site is designated as a Local Wildlife Site and Ancient Woodland; the entire site is also covered by a TPO. Access is poor and location unsustainable
PSCFS21	Land south-west of Shepherds Lane, Mill End	3	Greenfield	Grey Belt	Agriculture	Residential	105	Suburban Settlement/Fair	Very poor	Site in isolation detached from Mill End settlement
PSCFS24	Land north of Little Green Lane, Croxley Green		Greenfield	Green Belt	Agriculture	Education	n/a	Small Town/Very Good	Fair	Access from a single track road and subsequently unsuitable
PSCFS3	Land at Batchworth Heath Farm, Batchworth	1.4	Greenfield	Green Belt	Greenfield land	Residential	49	Green Belt Village/Poor	Disconnected	The site is in an unsustainable location and there is poor vehicular access. Green Belt*
PSCFS4	The Woodlands, Bedmond Road, Bedmond	0.3	Greenfield	Grey Belt	Greenfield land	Residential	11	Green Belt Village/Poor	Poor	Site not connected to Bedmond's settlement boundary and most of the site is not available.
PSCFS5	West Hyde Nursery, Old Uxbridge Road, West Hyde	0.16	Brownfield	Grey Belt	Tree Nursery	Residential	8	Green Belt Hamlet/Poor	Very poor	Unsustainable location in a Green Belt Hamlet. Parts of the site historic landfill and LWS
PSCFS6	Land south of Junction 20, M25, Hunton Bridge	14.7	Mostly Greenfield	Grey Belt		Residential	441	Green Belt Hamlet/NA	Poor	Site is not in a sustainable location, on the edge of a Green Belt Hamlet. Specific retail allocation not required
PSCFS8a	Moor Park Golf Course, 1 Sandy Lodge Road, Sandy Lodge	0.35	Greenfield	Grey Belt	Woodland	Residential	9	Green Belt Hamlet/Poor	Poor	Majority of site in FZ3a and b and other part occupied by protected trees.
PSCFS8b	Moor Park Golf Course, Adjacent to 1 Anson Walk	0.14	Greenfield	Grey Belt	Woodland	Residential	5	Suburban Settlement/Fair	Poor	Site wholly a LWS and within Registered Park and Garden and subsequently unsuitable
PSCFS8c	Moor Park Golf Course, Adjacent to 2 Anson Walk	0.18	Greenfield	Grey Belt	Woodland	Residential	6	Suburban Settlement/Fair	Poor	Site wholly a LWS and within Registered Park and Garden and subsequently unsuitable
PSCFS8d	Moor Park Golf Course, North of Park Close, Batchworth	0.7	Greenfield	Green Belt		Residential	25	Green Belt Village/Poor	Poor	Site in unsustainable location, not adjacent to sustainable settlement
PSCFS9	Land to the east of Church Street, Rickmansworth	0.5	Greenfield	N/A	Garden land	Residential	18	Principal Town/Very Good	Fair	Site entirely within Flood Zone 3 and a Local Wildlife Site
R15	Garages east of Goral Mead (Smaller Site), Rickmansworth	0.05	Brownfield	N/A	Garages	Residential	3	Principal Town/Very Good	Good	Site under several ownerships and not available
R17a	Marks and Spencers, High St, Rickmansworth	0.14	Brownfield	N/A	Retail	Residential	7	Principal Town/Very Good	Good	Site is unavailable
R35	Tesco, Harefield Road, Rickmansworth	1.2	Brownfield	N/A	Superstore and car park	Residential	42	Principal Town/Very Good	Fair	Site is unavailable
R6	Car Park 1, Talbot Road, Rickmansworth	0.07	Brownfield	N/A	Car park	Residential	4	Principal Town/Very Good	Good	Culverted watercourse runs beneath the site and any required easements would make the site undeliverable due to small size
RWA10	5 Wyatts Road, Chorleywood	0.12	Brownfield	N/A	Residential	Residential	4	Small Town/Very Good	Poor	Upon further review and given the TPO's associated with the site, it is not likely to be able to accommodate 5 dwellings
RWA12	124 Greenfield Avenue, Carpenders Park	0.08	Brownfield	N/A	Residential garden	Residential	3	Large Suburban Settlement/Good	Good	Further assessment has concluded this site is not suitable for 5 dwellings and access likely to be too narrow
RWA14	2 Canterbury Way, Croxley Green	0.09	Brownfield	N/A	Amenity space	Residential	3	Small Town/Very Good	Fair	Site too small for 5 dwellings, given recent application and appeal dismissal, and surrounding developed context
RWA2	Land r/o 164-182 St Georges Drive, Carpenders Park	0.26	Greenfield	Grey Belt	Greenfield, Residential curtilage	Residential	4	Large Suburban Settlement/Good	Poor	Small, narrow site unlikely to be able to accommodate 5 dwellings and too close to a railway line

RWA3	10 Gypsy Lane, Hunton Bridge	0.1	Greenfield	Grey Belt	Greenfield	Residential	4	Green Belt Hamlet/NA	Poor	Site too small for 5 dwellings, given recent application and appeal dismissal, and surrounding developed context
RWA4	162 Abbots Road, Abbots Langley	0.2	Brownfield	Grey Belt	Residential	Residential	5	Small Town/Good	Poor	Application which was refused for flats suggests site would not be suitable for 5 units, notwithstanding unsustainable location
AB2	Car Repairs Centre, Breakspeare Road, Abbots Langley	0.1	Brownfield	N/A	Car Repair	Residential	5	Small Town/Good	Fair	Site is unavailable
AB24	The Crescent Garages, Abbots Langley	0.1	Brownfield	N/A	Garages	Residential	5	Small Town/Good	Fair	Site is under several different ownerships and unavailable
PCS25a	East Lane 1 (Revised Boundary), Bedmond	0.9	Brownfield and Greenfield	Grey Belt	Garden land, sheds and equestrian menage	Residential	32	Green Belt Village/Poor	Very poor	Site is unavailable
CP10	Garages at Hanger Ruding, Carpenders Park	0.05	Brownfield	Grey Belt	Garages	Residential	3	Large Suburban Settlement/Good	Poor	Too small, under several ownerships and unavailable
CP11	Garages at The Hoe, Carpenders Park	0.06	Brownfield	N/A	Garages	Residential	4	Large Suburban Settlement/Good	Fair	Too small, under several ownerships and unavailable
CP8	Garages at Upper Hitch, Carpenders Park	0.05	Brownfield	N/A	Garages	Residential	3	Large Suburban Settlement/Good	Fair	Too small, under several ownerships and unavailable
CP9	Garages at The Hoe, Carpenders Park	0.09	Brownfield	N/A	Garages	Residential	7	Large Suburban Settlement/Good	Fair	Under several different ownerships and unavailable
CW4	Ferry Lane Car Park, Lower Road, Chorleywood	0.24	Brownfield	N/A	Car Park	Residential	10	Small Town/Very Good	Good	Site is unavailable
CG18	Community Way Car Park, Croxley Green	0.2	Brownfield	N/A	Car Park	Residential	13	Small Town/Very Good	Good	Site owned by TRDC and unavailable
CG2	Garages at Windmill Drive, Croxley Green	0.05	Brownfield	N/A	Garages	Residential	3	Small Town/Very Good	Fair	Too small, under several ownerships and unavailable
CG26	Garages Yorke Road, Croxley Green	0.07	Brownfield	N/A	Garages	Residential	5	Small Town/Very Good	Good	Site in several ownerships and unavailable
CG3	Garages adj to 87 Windmill Drive, Croxley Green	0.07	Brownfield	N/A	Garages	Residential	5	Small Town/Very Good	Fair	Site in several ownerships and unavailable
CG37	Builders Yard, Barton Way, Croxley Green	0.09	Brownfield	N/A	Builders Yard	Residential	6	Small Town/Very Good	Good	Site is unavailable
CG54	Workshops rear of 243 Watford Road, Croxley Green	0.12	Brownfield	N/A	Workshop	Residential	8	Small Town/Very Good	Fair	Site supports local businesses and would result in loss of employment floorspace, also unavailable
CG63	Garages at Sycamore Road, Croxley Green	0.08	Brownfield	N/A	Garages	Residential	5	Small Town/Very Good	Fair	Site under several ownerships and unavailable
CG67	Garages r/o Scout Hut, Watford Road	0.08	Brownfield	N/A	Garages	Residential	5	Small Town/Very Good	Fair	Site under several ownerships and unavailable
CG69	Grove Crescent (double court), Croxley Green	0.1	Brownfield	N/A	Garages	Residential	7	Small Town/Very Good	Good	Site is to be protected for the development of the access points to Site H5 (Killingdown Farm) and is therefore not available for development.
H11	50-52 New Road, Croxley Green	0.17	Brownfield	N/A	Car Service Station	Residential	12	Small Town/Very Good	Good	Site is no longer available
PCS12	Former Croxley Station, Croxley Green	0.7	Brownfield	N/A	Disused railway infrastructure	Residential	32	Small Town/Very Good	Fair	Site unavailable
PCS49	Little Green Playing Fields, Croxley Green	4.5	Greenfield	Grey Belt	Playing Fields	Education	N/A	Small Town/Very Good	Good	Site no longer being promoted
P14	90 Uxbridge Road, Mill End	0.08	Brownfield	N/A	Tyre Fitters	Residential	6	Suburban Settlement/Fair	Good	Site is unavailable
P27	Corner of Chiltern Drive, Mill End	0.08	Brownfield	N/A	Vacant/Hardstanding	Residential	5	Suburban Settlement/Fair	Poor	Site is unavailable
E10	Garages Main Avenue, Moor Park	0.1	Brownfield	N/A	Garages	Residential	6	Suburban Settlement/Fair	Poor	Site is unavailable
E5	Backlands rear of Capella Road, Northwood	0.25	Greenfield	N/A	Greenfield/Communal Garden	Residential	14	Suburban Settlement/Fair	Poor	Site is unavailable
R16	Garages west of Goral Mead (Larger Site), Rickmansworth	0.1	Brownfield	N/A	Garages	Residential	6	Principal Settlement/Very Good	Good	Site under several ownerships and unavailable
R17b	TRDC Owned Car Park adj to M&S, Rickmansworth	0.23	Brownfield	N/A	Car Park	Residential	13	Good	Good	Site is currently unavailable for development
R24	Northway Car Park Rickmansworth, Rickmansworth	0.13	Brownfield	N/A	Car Park	Residential	8	Principal Settlement/Very Good	Good	Site is unavailable
R25	Three Rivers Council Staff Car Park, Rickmansworth	0.14	Brownfield	N/A	Car Park	Residential	9	Principal Settlement/Very Good	Good	Site is unavailable
R7	Car Park 2, Talbot Road, Rickmansworth	0.08	Brownfield	N/A	Car Park	Residential	5	Good	Good	Site is unavailable
R8	Talbot Road Car Park 3, Rickmansworth	0.13	Brownfield	N/A	Car Park	Residential	8	Principal Settlement/Very Good	Good	Site is unavailable

CFS26a	The Kings Langley Estate (south), Abbots Langley	58.5	Mostly Greenfield	Green Belt	Agriculture	Residential	1125	Small Town/Good	Good	The site extends Abbots Langley significantly into the Green Belt fundamental area of importance identified in the Stage 4 Green Belt Review. There is also concern about a link road (which would be required to facilitate the scale of development proposed) traversing the site (including across open space), which could limit ability for required SANG provision given the location of the site within the Chilterns Beechwoods SAC zone of influence. Without a link road, the site would not be able to have 2 access points, which would not be appropriate for the scale of development proposed.
CFS21	Land at Rousebarn Lane/Little Green Lane, Croxley Green	40.6	Greenfield	Green Belt	Agriculture	Residential	600	Small Town/Very Good	Good	There is poor access to site, with a narrow often single track lane. The other access proposed is through residential streets which will increase traffic and potentially cause highway safety issues. The scale of development by virtue of intensification of use, would result in the deterioration of Ancient Woodland within and adjacent to the site.
NCFS6	Land to the east of Watford Road, Hunton Bridge	9.5	Mostly Greenfield	Green Belt	Meadow/grassland	Residential	333	Green Belt Hamlet/NA	Poor	Unsustainable location adjacent to Green Belt Hamlet, with significant walking distances to services and facilities. Access off relatively high speed dual carriageway unlikely to be acceptable. A significant portion of the site falls within Flood Zones 2 and 3. Given the location close to Junction 20 of the M25, Highways England have raised concerns about increasing the load on Junction 20, which is already at capacity.
PCS4	East Green Street, Chorleywood	22.6	Greenfield	Green Belt	Open Grassland	Residential	678	Small Town/Very Good	Poor	The site lies within the Chilterns National Landscape and is subsequently highly sensitive to any development, particularly of a significant size, given the topography of the site. There are also highway accessibility issues due to narrow railway bridge into town centre

PCS47	South of Little Oxhey Lane, Carpenders Park	19.4	Greenfield	Green Belt	Open Grassland	Residential	19.4	Large Suburban Settlement/Good	Fair	The site lies on the southern edge of Carpenders Park in area of fundamental importance and development would reduce the sensitive Green Belt gap between the settlement and the edge of the London conurbation. Vehicular access to facilities in South Oxhey is over a narrow railway bridge (single width), which given the scale of development would could have highway impacts
NCFS12	Land east of Oxhey Lane, Carpenders Park	12.7	Greenfield	Green Belt		Residential	381	Large Suburban Settlement/Good	Fair	Development east of Oxhey Lane would be building in an area of Green Belt fundamental importance as set out by the Stage 4 Green Belt review. There are currently poor pedestrian links into the main centre of Carpenders Park
NCFS36	Land north of Little Green Lane	1	Greenfield	Green Belt	Agriculture	Residential	35	Small Town/Very Good	Good	The site is only accessible via a narrow, often single track lane (western side of Little Green Lane), which would not be appropriate for the scale of development proposed.
CFS15	Alabama & Waverley, Chenies Road	1.9	Mixed	Grey Belt	Residential	Residential	10	Small Town/Very Good	Poor	Site is unavailable (withdrawn by owners)