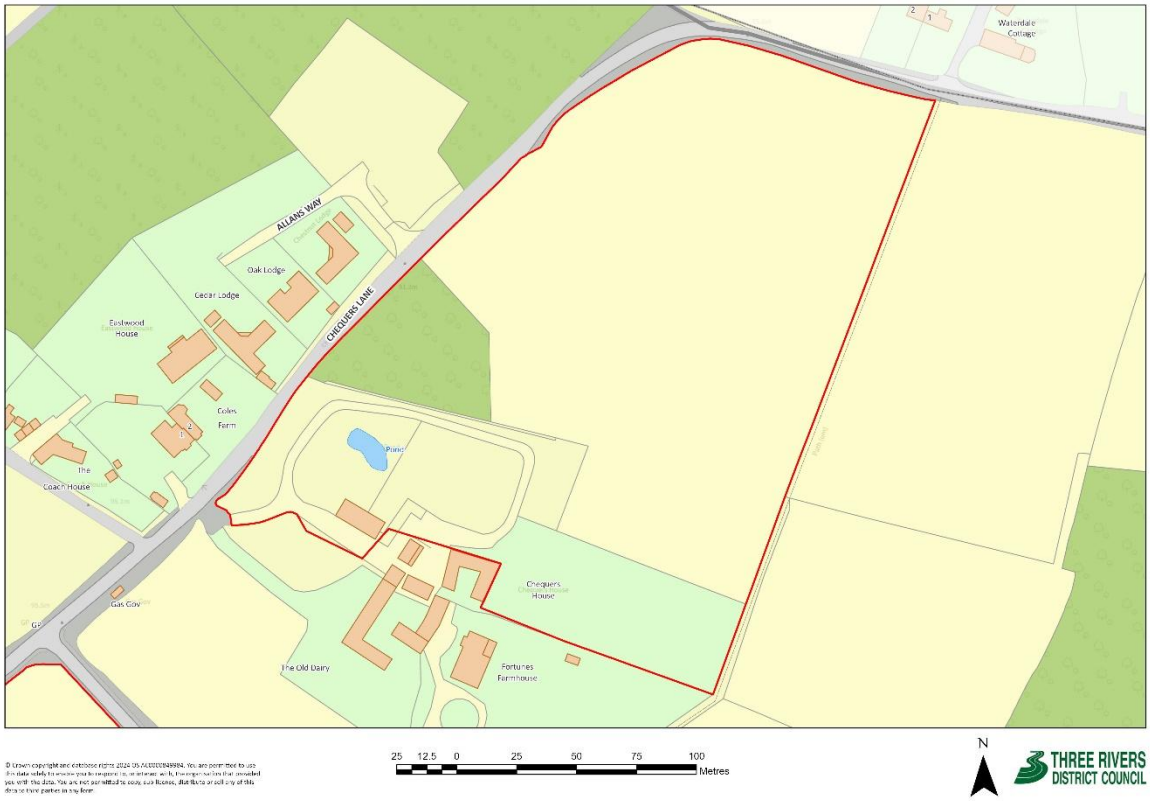
## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS1 | Chequers House, Chequers Lane | Abbots Langley | 4.19 |




| Site Description | |
|---|---|
| The site is comprised of mainly greenfield land (currently grazing land), with areas of brownfield land. There are some shrubs and hedgerows on the site and the site is generally level in topography, falling slightly to the north. Chequers Farm and House is located adjacent to the southern boundary of the site. The land to the south forms another site which is being promoted adjacent to The Old Dairy (NCFS3). To the southeast, Fortunes Farm forms another site which is being promoted (NCFS2). Chequers Lane runs adjacent to the western boundary of the site with a cluster of residential houses located to the southwest on the opposite side of the lane. Chequers Lane wraps around the site to the north where there is a small cluster of residential development and farmland. To the east of the site is further grazing land and Bloom Wood. The site is located outside of the settlement boundary of Abbots Langley and Leavesden. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review (2019) included the southern portion of the site in its assessment (parcel WN8), concluding that the harm to the Green Belt of releasing the parcel (in which the southern portion of the site is located) was moderate high.<br>• **Historic Environment:** There is a Grade II Listed Building and a Locally Important Building located a short distance east of the site up Chequers Lane. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination | • **Flood Zone:** The site is in Flood Zone 1. |

| | |
|---|---|
| • Noise<br>• Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | |

**Further Constraints/Considerations:**

- There is a public right of way that runs along the length of the site (eastern boundary) providing a link to High Elms Lane.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located outside of the settlement boundary of Abbots Langley and Leavesden.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 29 | Landowner Proposed Dwelling Range | 120 |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 147 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Any development of the site would need to take account of the presence of the Public Right of Way. The site is considered to not be in a sustainable location as there is a poor pedestrian network and the site is not within or immediately adjacent to a settlement area, nor does it benefit from good accessibility to public transport options.

Whilst there is an existing access to the site along Chequers Lane, the section of Chequers Lane to the north of the access is a rural narrow road and there are concerns in relation to the potential impacts on the local highway network.

Subsequently, there are significant concerns over this site's suitability. The site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS2 | Fortunes Farm High Elms Lane | Abbots Langley | 4.047 |

| **Site Description** | |
|---|---|
| The site is partly brownfield (comprised of residential and other buildings), although is mainly greenfield land, which is currently used as open, grazing land. There are some trees and hedgerows on the site and the site is generally level in topography. The site lies to the north of High Elms Lane and is mostly surrounded by open fields, with a small area of woodland to the north-east, and Chequers Farm to the west. Access is via a private driveway from High Elms Lane. There are two neighbouring sites which are also being promoted as NCFS1, Chequers House to the northwest, and NCFS3, The Old Dairy to the west. The housing development of The Shires is located to the site's south-east corner across High Elms Lane. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (WN8, in which the site is located) as moderate-high.<br>• **Historic Environment:** There are two Grade II Listed buildings a short distance to the southeast of the site. It is not within a Conservation Area. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Flood Zone:** The site is in Flood Zone 1. |

| | |
|---|---|
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Tree Preservation Order:** There are no protected trees located within the site although there is a cluster of protected woodland (TPO332) to the southeast across High Elms Lane. Any development would have to take into account this designation and mitigate against any harm.<br>• **Local Wildlife Site:** TPO332 also encompasses a Local Wildlife Site adjacent to High Elms Manor. |

**Further Constraints/Considerations:**

- There is a public right of way that intersects the site from the northeast to the southwest to High Elms Lane.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the settlement boundary of the Key Centre of Leavesden.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | n/a | Landowner Proposed Dwelling Range | n/a |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 142 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Any development of the site would need to take account of the presence of Public Right of Way. The site is considered to be in an unsustainable location and the site is not immediately adjacent to a settlement boundary. Whilst there is a pedestrian network along High Elms Lane which provides some access to relatively limited public transport options, there are limited facilities and services in the vicinity.

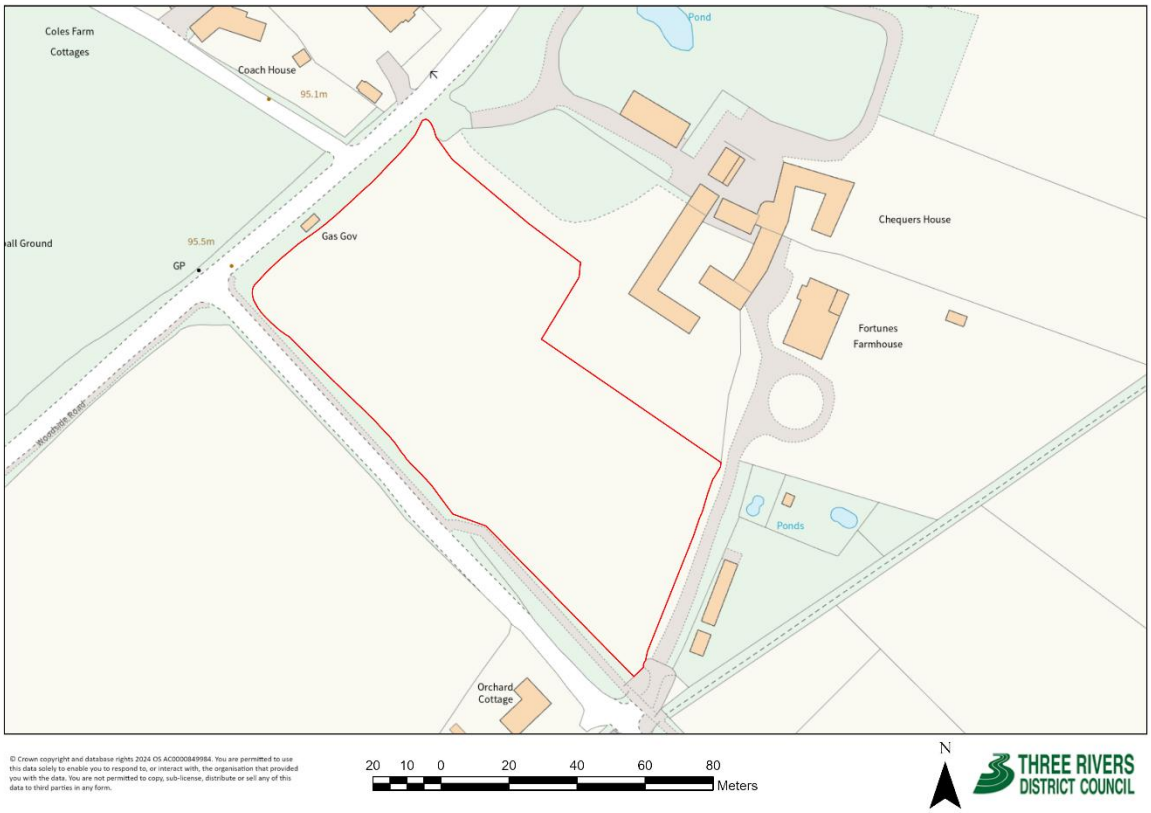
Whilst there is an existing access to the site, there are concerns regarding the use of High Elms Lane to access the site due to existing footpaths and PROWs and potential impacts on the highway, given that sections of High Elms Lane are narrow.

Subsequently, there are significant concerns over the suitability of this site. The site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS3 | The Old Dairy, Chequers Lane | Abbots Langley | 1 |




| Site Description | |
|---|---|
| The site is comprised of greenfield land which is currently an empty paddock. There are shrubs and hedgerows present along most of the perimeter of the site. To the north is a number of residential buildings including The Old Dairy, Chequers Farm and Fortunes Farm. To the northwest across Chequers Lane is another cluster of residential buildings, as well as East Lane, a single-track road. To the southwest across Woodside Road is an open field in use by a local football club. To the south across High Elms Lane is open grazing land with a single residential building to the southeast. The site is in close proximity to the potential allocations of NCFS1, Chequers House to the north and NCFS2, Fortunes Farm to the east. Access to the site would be from either Woodside Road or High Elms Lane. High Elms Lane is a single-track road in places. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate high. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Flood Zone:** The site is in Flood Zone 1. |

| | |
|---|---|
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **TPO's:** There are no protected trees located within the site, however there is a small cluster (TPO354) adjacent to the residential development to the southeast and a number of small clusters bordering the open grazing land to the south and Woodside Road. |

**Further Constraints/Considerations:**

- There is a small gas governor in between the site and Woodside Road to the west.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located a short distance between the settlement boundaries of the Key Centres of Leavesden and Abbots Langley.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | n/a. | Landowner Proposed Dwelling Range | n/a |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 35 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

The site is considered to be in an unsustainable location and the site is not immediately adjacent to a settlement boundary. Whilst there is a pedestrian network along Woodside Road and High Elms Lane which provides some access to relatively limited public transport options, there are limited facilities and services in the vicinity. Whilst there is an existing access to the site, there are concerns regarding the use of High Elms Lane to access the site due to existing footpaths and PROWs and potential impacts on the highway, given that sections of High Elms Lane are narrow.

Subsequently, there are significant concerns over the suitability of this site. The site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS4 | High Elms Manor | Leavesden | 4 |

| Site Description | |
|---|---|
| The site is comprised of greenfield scrubland woodland which is partially designated as a Local Wildlife Site. To the northwest of the site is High Elms Manor (formerly Garston Manor) which is a Grade II Listed manor house. The site is surrounded by woodland, with secondary schools to the north, east and southeast of the site. There is residential development to the southwest in the form of Boundary Way.<br><br>The site was previously assessed as ACFS7, which had a smaller red line boundary than NCFS4. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate high.<br>• **Historic Environment:** There are two Grade II Listed Buildings located to the west of the site. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts on the heritage assets of developing the site. Appropriate mitigation on the western side of the area would be required.<br>• **Archaeology:** HCC Historic Environment previously requested that any formal allocation, in order to determine the extent to which the archaeological interest of the site might be a constraint upon the principle of development. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding | • **Flood Zone:** The site is in Flood Zone 1.<br>• **Access:** The site was previously assessed under ACFS7 and was found to have insufficient access. The promoter has worked with highway consultants to deliver two separate access and |

| | |
|---|---|
| • Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | egress points into the site. HCC Highways will need to be consulted further. |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Local Wildlife Site:** The central section of the site is covered by a Local Wildlife Site designation. The promoter suggests that development of the site would allow for long-term enhancement and management of the LWS.<br>• **Tree Preservation Order:** There are protected trees located across the site (TPO332), along the boundaries adjacent to High Elms Lane, wrapping around to the west and along the southern boundary that is adjacent to the housing development at Boundary Way. The entirety of the site except the LWS is covered by a TPO. The promoter has submitted an initial arboricultural report which concluded that "*access provision can be provided through the site by reinstatement of historic routes, this will minimise the loss or adverse impact on important trees, and where impact is found to be unavoidable, there are good practice methods of construction to ensure any potential risk to trees can be minimised. The delivery of land to the south of TPO W4, also provides an opportunity to instigate a biodiversity management plan of the woodland areas to enhance and improve the quality of habitat*". |

**Further Constraints/Considerations:**

- The site was previously assessed under ACFS7 and was found to have insufficient access.
- There is a bridleway adjoining the eastern boundary of the site which connects High Elms Lane to Boundary Way.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located within the settlement boundary of the Key Centre of Leavesden.
- The promoter has proposed that 75% of the LWS (part of which is outside of the site) is to remain undeveloped with habitat creation and enhancement proposed.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified that any loss of trees would be offset by the management of invasive species.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 9 (35 in promoter proposed developable area) | Landowner Proposed Dwelling Range | 35 |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 35 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Any development of the site would need to take account of its location within a Local Wildlife Site (LWS) and the presence of protected trees. Any development of the site would also need to take account of the site's location adjacent to two Grade II Listed Buildings including High Elms Manor.

| | | | | | |
|---|---|---|---|---|---|
| The site is within the settlement boundary of the Key Centre of Leavesden and has a bridleway adjoining the eastern boundary which makes it relatively sustainably located, although it must be noted that the bridleway links the site to Horseshoe Lane and High Elms Lane and not directly to any public transport or other amenities.<br><br>Further discussions would need to take place with HCC Highways in relation to access to the site.<br><br>Notwithstanding the documents provided by the promoter, given the physical constraints of the site including it being within a Local Wildlife Site and the presence of protected trees throughout the site (its entirety, except the LWS is covered by a TPO), there are significant concerns over the suitability of the site for development. The site is both available and achievable. | | | | | |
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS6 | Land to the East of Watford Road | Hunton Bridge | 9.5 |

| **Site Description** | |
|---|---|
| The site is comprised of greenfield land which is currently grassland. The site is bordered by the A41 dual carriageway to the west and the River Gade to the east. There are hedgerows and trees lining the border with the River Gade as well as a drainage ditch and a Public Right of Way. There is also a line of hedgerows lining the site along the border of the A41. The A41 runs north, a short distance from the site, where it meets with the M25. To the south of the site is the residential area of Hunton Bridge, including Langleybury Church, which is partially within the settlement boundary of the Key Centre of Abbots Langley. A water pumping station is located across the River Gade to the southeast of the site. Beyond the River Gade to the east is the West Coast Main Line. A canal lock and Grade II Listed Lock House is located to the north of the site on the River Gade. | |
| **Use(s) Proposed** | Residential, Solar Farm, Battery Storage, Recreation Facilities |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as high.<br>• **Historic Environment:** There is a cluster of Grade II Listed Buildings located to the south of the site centred around and including Langleybury Church. There are multiple Locally Listed Buildings within Hunton Bridge to the south. The Hunton Bridge Conservation Area is also located a short distance to the south of the site. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone | • **Flood Zone:** Most of the site is located in Flood Zone 2. Land to the north of the site is in Flood Zone 3a and to the east is Flood Zone 3b. |

| | |
|---|---|
| • Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Access:** There is no existing straightforward access to the site from the A41. Development may require the construction of a slip road for vehicular access to the site.<br>• **Noise:** The site is adjacent to the A41 and in close proximity to the M25, likely leading to noise impact to any further proposals in this location.<br>• **Air Quality:** The site's proximity to the A41 and M25 will require further work to be carried out to mitigate against any issues. |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Tree Preservation Order:** There is a strip of protected trees located across the northern border of the site, (TPO759: North Grove Cottages 2, Kings Langley).<br>• **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be 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).<br>• **Local Wildlife Site:** A Local Wildlife Site is located a short distance to the south of the site in the vicinity of Langleybury Church. |

**Further Constraints/Considerations:**

- The site has been identified for mineral extraction according to the promoter. As per the NPPF, land that has been developed for mineral extraction cannot be considered as Previously Developed Land.
- There is a canal footpath that runs along the eastern and northern boundaries of the site.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the settlement boundary of the Key Centre of Abbots Langley.
- The promoter has also suggested the provision of a solar farm, energy and battery storage, sport and recreation provision (including bike park)

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site. However, a flood mitigation scheme may be required, impacting the viability of the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 32 | Landowner Proposed Dwelling Range | 300 |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 333 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | | 6-10 years | | 11-15 years | x | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

According to the promoter, the site has been identified as a site for potential mineral extraction.

In terms of access, there is a dropped kerb and former access towards the south of the site, but given that it is on the inside of a long curve and off the relatively high-speed A41 dual carriageway, it may not be achievable, at least without mitigation, such as a slip road or traffic lights. Consultation with Highways England will be required and further information from the applicant, so it is unclear at this stage whether the site will be suitable from an access perspective.

Other aspects, primarily flood risk, will need to be assessed further. If the SFRA can demonstrate the site can pass sequential and exception tests, then the site may be considered suitable in terms of flood risk.

| | | | | | |
|---|---|---|---|---|---|
| The other potential constraints outside of the site boundary that will need to be assessed are the listed buildings and conservation area to the south and air quality and noise from the A41 and M25 to the west. Outcomes of these studies may result in design mitigation, layout considerations, or even limiting site capacity.<br><br>The site is situated adjacent to Hunton Bridge, which is outside of the main settlement hierarchy, but it is in close proximity to Abbots Langley settlement area (a Key Centre) with Kings Langley railway station around 1km to the north. Pedestrians could access Kings Langley via the canal footpath along the eastern and northern boundary or via the pavement along the A41, although improvement works may be necessary to encourage active travel from the site. Further discussions with Herts Highways is needed.<br><br>Therefore, while it is a relatively sustainable location, it is not adjacent to a higher tier settlement and with a number of constraints to overcome, including access requirements and flood risk, some concerns remain over the inclusion of this site. We await further information and statutory comments on the access issue in particular, but also the Environment Agency on flood risk. The site is both available and achievable. | | | | | |
| **Suitable** | Some concerns | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS7 | Waterdell | Bricket Wood | 1.81 |

**Site Description**

The site is comprised of greenfield land which is currently used as grazing land. The site is being promoted by HCC with only a small section of the originally proposed site located within Three Rivers (as shown by the red line boundary). The rest of the site is located within St Albans District. The site is bordered to the west by the M1 motorway. To the northwest is Junction 6 of the M1 which is intersected by the A405. To the north is residential development forming Bricket Wood. To the south is wooded bordering the M1 and a new residential development on Barnes Wallis Way. Beyond this is the Building Research Establishment Innovation Park. Woodland borders the site to the east, with further residential buildings beyond. As only a small portion of the overall site is within Three Rivers, the site can only come forward if it is also brought forward in the St Albans plan. The St Albans element of the site has not been brought forward to St Albans City and District Council's Regulation 19 publication version of the Local Plan.

| **Use(s) Proposed** | Residential |
|---|---|

**Planning History**

There is no relevant planning history on the site.

**Suitability**

| | |
|---|---|
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate.<br>• **Historic Environment:** There are no Grade II Listed Buildings located in close proximity to the TRDC portion of the site. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ) | • **Flood Zone:** The site is in Flood Zone 1.<br>• The site borders the M1 motorway, therefore mitigation for noise and air quality would likely be required for any development on site. |

| | |
|---|---|
| • Contamination<br>• Noise<br>• Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • There are protected trees located to the southern border of the TRDC site (TPO381). |

**Further Constraints/Considerations:**

- As set out by the promoter (Herts County Council), the small area of land within TRDC cannot come forward in isolation as it would need to be accessed via the larger part of the site located within SACDC. The site was submitted to the SACDC call for sites but was not taking forward to its Regulation 19 Consultation.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located a short distance from the settlement boundary of the Key Centre of Garston.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner (HCC).

**Achievability**

The site can only be achieved if the larger part of the site located within SACDC is taken forward.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | n/a | Landowner Proposed Dwelling Range | n/a |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 63 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

As set out by the promoter (Herts County Council), the small area of land within TRDC cannot come forward in isolation as it would need to be accessed via the larger part of the site located within St Albans City and District Council (SACDC). The larger part of the site was submitted to the SACDC call for sites but was not taking forward to its Regulation 19 Consultation. The part of the site which falls within Three Rivers would not be suitable in isolation given a lack of access from within Three Rivers. However, if the site were to be brought forward as part of SACDC's Local Plan process, the site would be re-considered.

There are significant concerns over the suitability of the site. The site is available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | No |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS8 | Land off St Albans Lane | Bedmond | 1.57 |

| **Site Description** | |
|---|---|
| The site is mainly greenfield land (currently grassland), with elements of brownfield as a result of the buildings to the south of the site. Along the western border of the site is a line of residential developments which front onto Church Hill. Access to the site would be via St Albans Lane to the south. To the east of the site is more grassland which is being promoted as site CFS9 – Land to the North-west of Woodstock. Trees border the site to the north with a static caravan site situated beyond. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate high.<br>• **Historic Environment:** There are two Grade II Listed Buildings located a short distance to the southwest of the site on Sergehill Lane. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise | • **Flood Zone:** The site is in Flood Zone 1.<br>• **Access:** Access from St Albans Lane, however this is a single track lane for most of its length. |

| | |
|---|---|
| • Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be 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). |

**Further Constraints/Considerations:**

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the settlement boundary of the Village of Bedmond.
- There is potential to combine with a further 1.39 acres outside of the ownership of the landowner.
- Within the northern section of the site there are multiple non-protected trees.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 23 | Landowner Proposed Dwelling Range | 36 (max) |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 56 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

The site is in a semi-sustainable location which is partially inset within Bedmond, which is denoted as a tier 4 'village' in the settlement hierarchy and as such, may be suitable for limited development. However, there are concerns relating to the poor vehicular and pedestrian access from Sergehill Lane, running into St Albans Lane, just prior to the site boundary from the west, that is single-track for approximately 200m to the site. Access does not appear currently feasible from Church Hill, as it would involve crossing heavily wooded third party land.

Notwithstanding the vehicular access issue, a lack of footpaths in the immediate vicinity, makes the area unaccommodating for pedestrians and with the lack of public transport, residents would be largely reliant on private motor vehicles to access most essential services, including the limited village services, such as the local shop and primary school.

Subsequently, there are significant concerns over the suitability of the site. The site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS9 | Land to the North-West of Woodstock | Bedmond | 0.56 |

| **Site Description** | |
|---|---|
| The site is mainly greenfield land (currently grassland), with elements of brownfield as a result of the buildings to the south of the site. Along the eastern border of the site is a woodland with a Public Right of Way and a residential development. Access to the site would be via St Albans Lane to the south. To the west of the site is more grassland which is being promoted as site CFS8 – Land off St Albans Lane. Trees border the site to the north with a static caravan site situated beyond. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate high.<br>• **Historic Environment:** There are two Grade II Listed Buildings located a short distance to the southwest of the site on Sergehill Lane. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Flood Zone:** The site is in Flood Zone 1.<br>• **Access:** Access from St Albans Lane, however this is a single track lane for most of its length. |

| | |
|---|---|
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be 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). |

**Further Constraints/Considerations:**

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the settlement boundary of the Village of Bedmond.
- There is potential to combine with a further 1.39 acres outside of the ownership of the landowner.
- Within the northern section of the site there are multiple non-protected trees.
- A Public Right of Way adjoins the eastern boundary of the site.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 20 | Landowner Proposed Dwelling Range | 11 |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 20 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

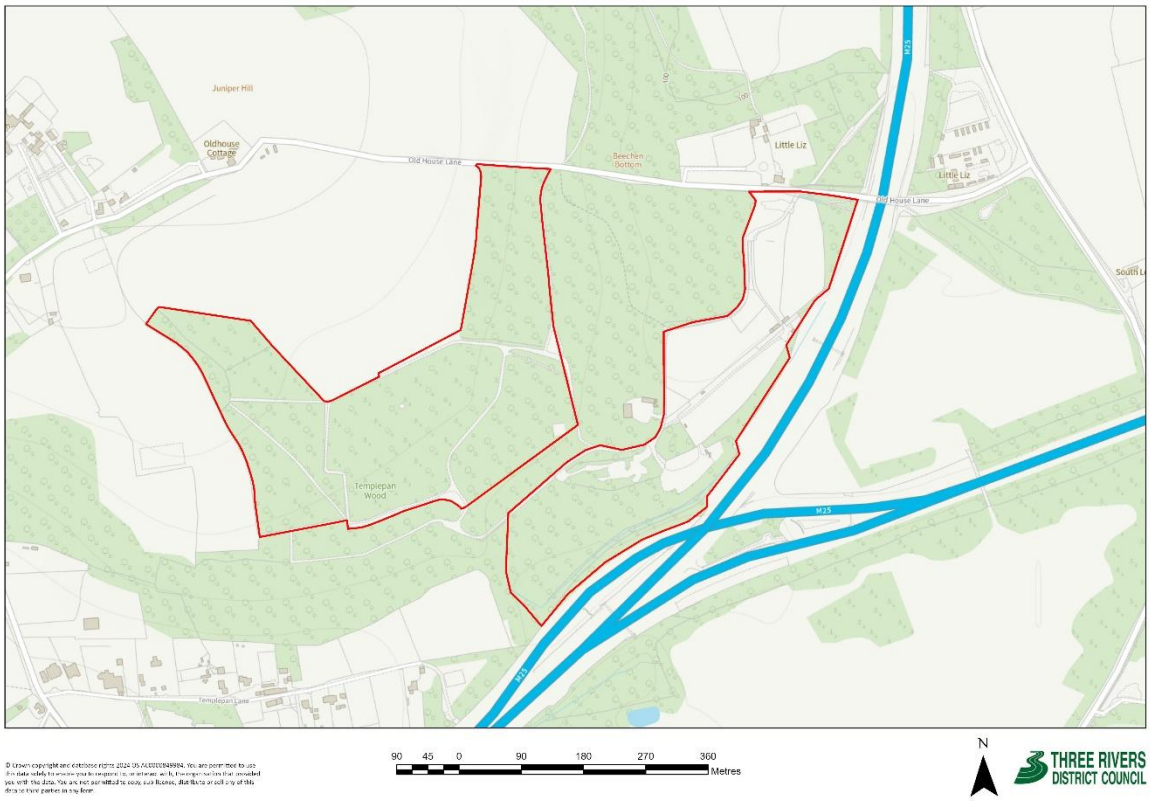
The site is in a semi-sustainable location which is partially inset within Bedmond, which is denoted as a tier 4 'village' in the settlement hierarchy, and as such, may be suitable for limited development. However, there are concerns relating to the poor vehicular and pedestrian access from the single-track road St Albans Lane, that is single track for approximately 250m up to the site boundary. Access may be feasible in theory through the neighbouring site NCFS8, but it is also constrained by St Albans Lane and heavily wooded third-party land prevents access from the main Church Hill road through the village.

Notwithstanding the vehicular access issue, a lack of footpaths in the immediate vicinity, makes the area unaccommodating for pedestrians and with the lack of public transport, residents would be largely reliant on private motor vehicles to access most essential services, including the limited village services, such as the local shop and primary school.

Subsequently, there are significant concerns over the suitability of this site. The site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS10 | Great Westwood Equestrian Park | Kings Langley | 22 |




| **Site Description** | |
|---|---|
| The site is outside of any defined settlement boundary and is thus within the open countryside. The site is presently used for a mixture of equestrian, forestry and amenity (shooting) purposes. The site is divided into two separate parcels, a 13ha parcel to the west and a 9ha parcel to the east. The western parcel of land is extensively vegetated, predominantly covered in woodland. The eastern parcel is a mixture of open pastures, small collection of buildings and scrub/light woodland. The site surroundings constitute woodland between the two parcels; a mixture of open agricultural fields and ancient woodland to the north; the M25 to the east; woodland and sparse residential development outside any settlement boundary to the south; and, sparse residential development outside any settlement boundary together with open pasture/agricultural fields to the west. The overarching character of the area is rural in nature and is unrelated to any existing settlement. | |
| **Use(s) Proposed** | Residential, Café, Shop (13ha) and Commercial (9ha) |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review.<br>• **Historic Environment:** There are listed assets located within the vicinity of the site, namely to the north, west and south. Given the scale of development suggested, it is possible that future proposals may impact the setting of these listed heritage assets. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding | • **Flood Zone:** The site is in Flood Zone 1.<br>• **Surface Water Flooding:** The eastern parcel is adjacent to and partially impacted by surface water flood risk designation 1 in 30. Both parcels are partially impacted by 1 in 100 and 1 in 1000 surface water flood risk designations. |

| | |
|---|---|
| • Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Noise:** The eastern parcel is adjacent to the M25, which runs the length of the parcel's eastern boundary, likely leading to noise impact to any further proposals in this location.<br>• **Air Quality:** The site's proximity to the M25 will require further work to be carried out to mitigate against any issues. |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Landscape Character**: The site is located within the Chilterns Landscape Area.<br>• **SSSI**: The eastern parcel contains a SSSI.<br>• **Local Wildlife Site**: The western parcel contains Local Wildlife Site designations. The eastern parcel is adjacent to a Local Wildlife Site designation.<br>• **Archaeology**: The eastern parcel is adjacent to a site of archaeological interest.<br>• **Tree Preservation Order:** There are protected trees within the western land parcel. There are additional areas of protected trees adjacent to both the east and west land parcels. |

**Further Constraints/Considerations:**

- There is a public right of way (Abbots Langley 047) which crosses the eastern parcel.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is not located within a settlement boundary.
- The eastern parcel is proposed to be for mixed-used employment land and the western parcel is proposed to be for residential development.
- The promoter has suggested the provision of a commercial centre within the residential parcel consisting of shops/café etc
- The indicative dwelling range would likely require the provision of a primary school on site

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 30-50 | Landowner Proposed Dwelling Range | 400-650 |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) of 13 ha available for residential | Indicative Dwelling Range | 455 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Further work would need to be done to assess whether an area of about 9 hectares between the bund and the M25 (promoted for commercial use) is brownfield, as the submission form has stated that over 60% if this area is infill of the Great Westwood Quarry from the construction of the M25 and should be considered as brownfield. Further work would also need to be carried out in relation to noise and air quality given the sites proximity to the M25.

If found suitable, any development of the site would need to take account of the presence of Public Rights of Way and the presence of protected trees within the site. The site's proximity to Ancient Woodlands and Local Wildlife Sites is also a constraint. There is also a small SSSI on the employment site that would need to be avoided completely with a buffer zone around it, in most circumstances.

However, there are access concerns with regards to potential highway impacts on western sections of Old House Lane (given its singletrack width). It is also not considered that the site is located in a sustainable

| | | | | | |
|---|---|---|---|---|---|
| location given its distance from services and an established settlement; it is well over a 1km from the nearest settlement boundaries from either site boundary (Sarratt to the west and Hunton Bridge/Abbots Langley to the north east). Only Chandlers Cross within 1km to the south, but it is considered an 'other settlement' in the settlement hierarchy.<br><br>Subsequently, there are significant concerns over the suitability of the site. The site is both available and achievable. | | | | | |
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS11 | Grange Wood, Oxhey Lane, WD19 5RA | Watford | 1.4 |

| Site Description | |
|---|---|
| The site is located outside any defined settlement boundary, though is located adjacent to the urban extent of Watford. The current use of the site is residential, with existing dwellings and associated outbuildings clustered along the east boundary, fronting Oxhey Lane (A4008). The remainder of the site largely constitutes managed lawn. The site's surroundings constitute Watford's urban extent adjacently to the north; open fields/pastures to the east and south; and woodland to the west. It is noted that part of the woodland to the west is owned by the site owner, but is not included within the site submission. The surrounding area is largely urban to the north, however, is more open and verdant in character to the south. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel in which the site is located (parcel WE8) as 'low moderate'.<br>• **Historic Environment:** There are two Grade II listed heritage assets to the south of the site. Given the proximity to these listed assets, circa 100m to the closest, any future development of the site may impact the settings of these assets and thus may require detailed assessment via a Heritage Impact Assessment. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding | • **Flood Zone:** The site is in Flood Zone 1.<br>• **Surface Water Flooding:** The site is partially impacted by a 1 in 1000 surface water flood risk designation. |

| | |
|---|---|
| • Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Tree Preservation Order:** There is a Tree Preservation Order adjacently to the west of the site, covering the woodland located to the west. Additionally, there is a further Tree Preservation Order adjacently to the south of the site, covering the wooded area immediately to the west of Oxhey Lane.<br>• **Ancient Woodland:** The woodland adjacently to the east is listed by Natural England as being Ancient Woodland (Sherwoods Park). |

**Further Constraints/Considerations:**

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by an agent on behalf of the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 21 | Landowner Proposed Dwelling Range | 30 |
| Indicative DPH (Developable/Non-Developable) | 50 (70%/30%) | Indicative Dwelling Range | 49 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A further Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

With respect to the ecological impact, it is noted that the site is located adjacent to an ancient woodland, which would provide a habitat for a number of species. Whilst a managed lawn does not represent an ideal habitat, it is suggested that the ecological impact of developing the site should still be reviewed as a consequence of the site's adjacency to the ancient woodland. Furthermore, the root protection areas of the adjacent ancient woodland may limit the extent of potential development on the western extremity of the site.

Regard is had to the sustainable location of the site, which benefits from bus stops on Oxhey Lane which can in turn provide connections to the wider rail network, with stations located approximately 1km to the north (Bushey) and south (Carpenders Park). The availability of public transport options should reduce the reliance on private vehicles for future occupiers of the site, though this should be further assessed robustly as part of any proposal. Additionally, the site is brownfield land.

The site is considered potentially suitable and is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Potentially | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS12 | Land East of Oxhey Lane | Carpenders Park | 12.7 |

| Site Description |
|---|
| The site is outside any defined settlement boundary and is thus considered to be within the open countryside in planning terms. The site currently constitutes a series of connected open fields, bounded by mature hedgerow and is therefore greenfield land. To the west of the site is the urban extent of Carpenders Park and a residential care home, which the site largely surrounds. To the north, east and south of the site are largely open fields, in addition to woodland/scrubland to the east. The character of the site as a whole is rural in nature, with the A4008, which runs along the west boundary of the site, acting as a boundary between the urban extent of Carpenders Park and the open countryside. Notwithstanding this, it is noted that the newly constructed care home does make a clear step over this dividing line into open countryside.<br><br>The site has a smaller red line boundary compared to CFS69 (Land at Carpenders Park Farm), which was submitted previously as part of the Local Plan process. To the north of the site lies CFS11 (proposed secondary school), which was submitted as a potential site for allocation earlier in the Local Plan process. |

| Use(s) Proposed | Residential and Specialist Housing |
|---|---|

| Planning History |
|---|
| **25/0021/EIA:** The site benefits from an EIA screening request for: '*Mixed-use development of up to 260 homes, a care home together with associated parking, open space, landscaping and vehicular access*'. The Council issued a response to the screening request on 27th January 2025. |

| Suitability | |
|---|---|
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review (2019) assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as very high (parcel SO3). |

| | |
|---|---|
| • National Landscape | |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Flood Zone:** The southern area of the site bounds/is marginally impacted by Flood Zone 2 and 3 designations, in addition to a flood storage area.<br>• **Surface Water Flooding:** The site is partially impacted by surface water flood risk designations 1 in 30, 1 in 100 and 1 in 1000. |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | |

**Further Constraints/Considerations:**

- There is a public right of way (WATFORD RURAL 013) that runs across the north of the site west to east.
- The promoter has also suggested the provision of specialist housing including care homes (for elderly and children)
- The indicative dwelling range suggested by the LPA would likely require the provision of a primary school on site

**Availability (ownership/legal issues)**

The site is being promoted by an agent on behalf of a developer who has an option on the site. The land is understood to be owned by a single landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 21 | Landowner Proposed Dwelling Range | 260 |
| Indicative DPH (Developable/Non-Developable) | 50 (60%/40%) | Indicative Dwelling Range | 381 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A further Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

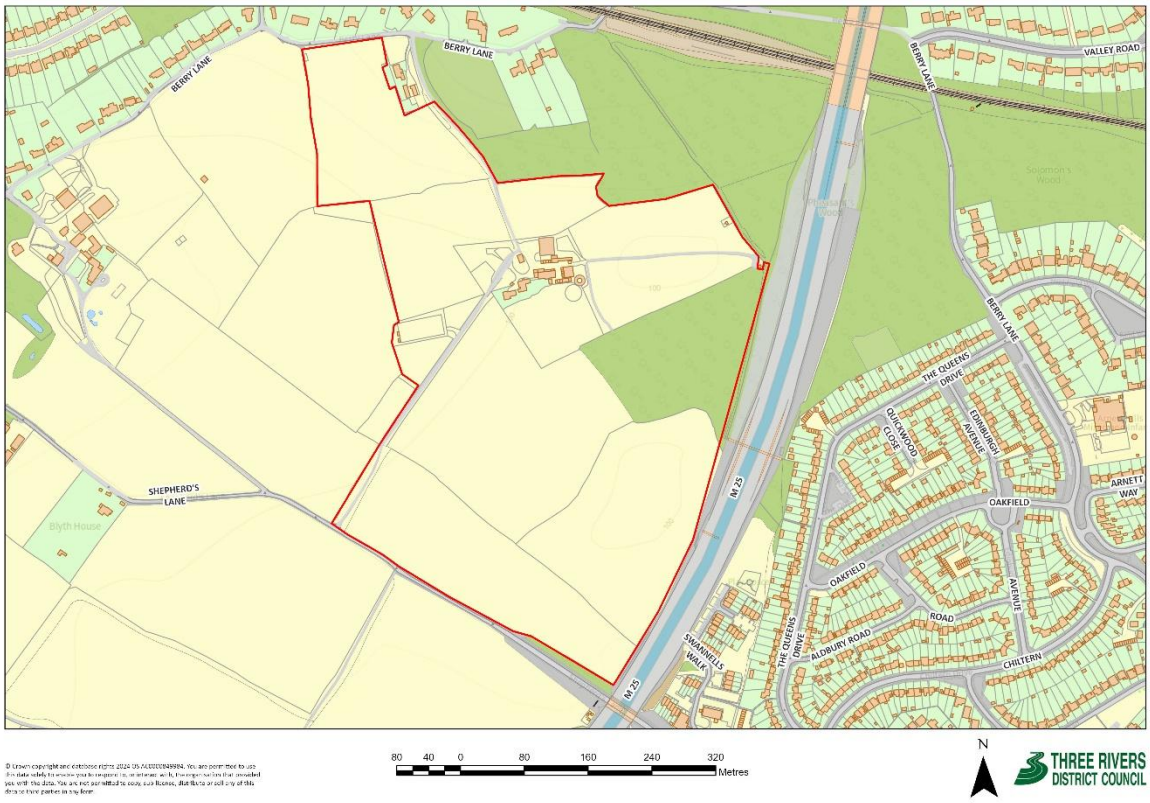
Other constraints to consider include limited flood risk coverage and the need to accommodate the footpath located in the northern section of the site in addition to the need to account for the ecological value of the site taking note of its greenfield nature and mature hedgerow boundaries, however, it is considered that these constraints are unlikely to preclude the development of the site.

Whilst the site is not located within a settlement boundary, it directly adjoins the secondary centre of Carpenders Park. It is considered that the site is quite sustainably located (0.6 miles from Carpenders Park Station and Delta Gain), although some improvements may need to be made to the pedestrian infrastructure along Oxhey Lane.

There is concern that the site would result in development protruding into open countryside.

| | | | | | |
|---|---|---|---|---|---|
| Given its sustainable location, but in the absence of statutory consultee comments and relevant evidence base work, there are some concerns about the site's suitability. | | | | | |
| **Suitable** | Some concerns | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS13 | Catlips Farm (Chorleywood) | Chorleywood | 34.5 |




**Site Description**

The site is outside any defined settlement boundary and is thus considered to be within the open countryside in planning terms. The site's current use is a mixture of residential, equestrian and storage. The site principally consists of open fields/pastures but also encompasses woodland and residential use with associated equestrian structures. As such, the site is partly brownfield, although mainly greenfield land. In terms of the site's surroundings, the site sits within a pocket of fields, separating the urban areas of Rickmansworth and Chorleywood. The site is bounded by woodland and the M25 to the east, open fields to the south and west and ribbon residential development along Berry Lane to the north. The overarching character of the area is rural in nature.

In terms of the site's accessibility, it is noted that vehicle access is taken from both Berry Lane to the north and Shepherds Lane to the south. Berry Lane and Shepherds Lane are both single lane country roads at the points where access is taken. In terms of public transport, there are some limited options within the vicinity, with a public footpath crossing the M25 on the eastern edge of the site to access The Queens Drive, Rickmansworth, which benefits from bus stops. Chorleywood Station is located circa 800m to the northwest of the site providing train connections.

NCFS13 has a larger red line boundary compared to NSS18, which was previously submitted as part of the call for sites process.

| | |
|---|---|
| **Use(s) Proposed** | Residential, Medical Centre, Community Buildings, School, Sports Facilities, Parks |

**Planning History**

| | | | |
|---|---|---|---|
| The site benefits from two EIA screening requests:<br>**23/2062/EIA**: '*Environmental impact assessment screening request in relation to a proposed development of up to 300 dwellinghouses*'. The council issued its response on 18th December 2023.<br>**24/1213/EIA**: '*Environmental impact assessment screening request in relation to a proposed development of up to 400 dwellinghouses*'. The council issued its response on 15th August 2024. | | | |
| **Suitability** | | | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review (2019) assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate high (parcel CH3).<br>• **Historic Environment:** There are Grade II and II* Listed Heritage Assets within the locality. It is suggested that a Historic Impact Assessment be prepared to assess the impact of any future proposal on nearby Heritage Assets. The site is also located within the vicinity of a Conservation Area.<br>• **Open Space Designation:** The site is partially covered by an Open Space designation (DM11). | | |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Access:** The surrounding road network is predominantly made up of single lane roads (i.e. Shepherds Lane and Berry Lane) which may represent a concern for a sizeable development on this site.<br>• **Surface Water Flooding:** The site is subject to limited surface water flood risk designations including 1 in 30, 1 in 100 and 1 in 1000 flood risk.<br>• **Noise:** The site is located adjacent to the M25 and additional work may be required to review the noise impact to future residents.<br>• **Air Quality:** The site is located adjacent to the M25 and additional work may be required to review the air quality impact to future residents, particularly on those areas closest to the east boundary. | | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Tree Preservation Order:** There are protected trees located across the site, principally clustered around the southern boundary of the site.<br>• **Ancient Woodland:** A portion of the adjacent woodland is classified as Ancient Woodland. | | |
| **Further Constraints/Considerations:** | | | |
| • A public right of way (CHORLEYWOOD 030) runs down the eastern side of the site.<br>• The promoter has suggested the provision of a medical centre, community buildings, forestry school, sports facilities, parks and footpath and cycle connections<br>• The indicative dwelling range suggested by the LPA would likely require the provision of a primary school on site | | | |
| **Availability (ownership/legal issues)** | | | |
| The site is being promoted by an agent, the client of whom does not own any part of the site. | | | |
| **Achievability** | | | |
| The promoters of the site have not specified any issues regarding the viability in developing the site. | | | |
| **Potential Density** | | | |
| Landowner Proposed DPH | 13 | Landowner Proposed Dwelling Range | 440 |
| Indicative DPH (Developable/Non-Developable) | 13 | Indicative Dwelling Range | 440 |

| **Phasing** | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A further Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Whilst the site is both available and achievable, regard is had to the likely ecological impact of developing the site and the capacity of the surrounding highway network.

In terms of the ecological impact of developing the site, the site represents mainly greenfield land, is adjacent to ancient woodland and is largely bounded by mature hedgerow. It is therefore likely that the site is of ecological value, and the development of this site would likely require mitigation measures.

With respect to the capacity of the surrounding highway network, it is noted that the site is accessed by two single lane country roads and the lack of footpath combined with the single-track nature, would make the route unsuitable for pedestrian use. Concern is raised over the ability of these roads to accommodate for a development of this scale and its associated trip generation, without significant upgrades to the local infrastructure. A preliminary transport assessment has been submitted (by the promoter) stating that the developer's proposed scheme of 440 dwellings would be acceptable in terms of highway impact and providing sustainable forms of transport. This assessment will be subject to review by Hertfordshire County Council.

Further discussions with Herts Highways will be undertaken in terms of the potential impacts on the local highway network and the sustainability of the site, in terms of its location and active travel measures. The Council is also awaiting other consultee comments and assessments, which will impact upon the suitability of the site.

Consequently, there are significant concerns associated with the site's suitability, but it is available and achievable.

| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |
|---|---|---|---|---|---|

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS14 | Land at Homefield Road | Chorleywood | 0.4 |

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**Site Description**

The site is located within the settlement boundary of Chorleywood. The site currently constitutes Thorpedale, which appears to operate as a residential care home for disabled persons and four other existing dwellings together with their associated curtilages, and is accessed via Homefield Road, off Green Street and Orchard Drive. In terms of the site surroundings, it is noted that the site is encased by the urban form of Chorleywood on all sides, predominantly constituting two-storey detached and semi-detached dwellings. A railway station is located circa 175m to the southeast of the site and a high street with a range of services is located circa 100m to the southwest. The site is in a highly sustainable location. The area surrounding the site is considered to be suburban in nature.

| **Use(s) Proposed** | Residential |
|---|---|

**Planning History**

There is no relevant planning history on the site.

**Suitability**

| | |
|---|---|
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Historic Environment:** The site is located within the Chorleywood Common Conservation Area. There are no Listed Buildings within the immediate vicinity of the site, however, depending on the scale of development there are two Grade II Listed Buildings within the wider site locality (within 200m) which may need to be taken into consideration. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise | • **Noise:** A railway line is located 25m to the south of the site and thus any future proposal may require consideration of this and its impact on the amenity of future occupiers. |

| | |
|---|---|
| • Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Tree Preservation Order**: There are a series of specific Tree Preservation Orders located across the site, namely on the western site boundary (the entire row of trees) and within the curtilages of 'Red Tiles' and 'Quilley House'. Additionally, given the location of the site within the Chorleywood Common Conservation Area, other mature trees will also be protected. |

**Further Constraints/Considerations:**

- A private road, Homefield Road, runs through the length of the site (south to north). It is understood that access will need to be obtained from the northern entrance/exit of the site.

**Availability (ownership/legal issues)**

The site is in mixed ownership and is being promoted by an agent who is understood to be working on behalf of one of the landowners of the site. The site poses a legal issue where access to the site shall be restricted to the northern entrance.

**Achievability**

The site is in mixed ownership and has access constraints which may impact its deliverability.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 125 | Landowner Proposed Dwelling Range | 50 |
| Indicative DPH (Developable/Non-Developable) of a reduced area of the site | 50 (50%/50%) | Indicative Dwelling Range | 10 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

Whilst redevelopment of the site for continued residential use is acceptable in principle, through its location within the Chorleywood settlement boundary (Key Centre) and being partly brownfield land, regard is had to the character and appearance of the locality and the significance of the Chorleywood Conservation Area.

A redevelopment of the scale and density proposed by the landowner would be of stark contrast to surrounding development, which is typically of a lower density. The site is also located in a sensitive and prominent position within the Conservation Area, being located at the key southwest entry point. The impact would be intensified by the topography of the site, which increases in height from south to north, meaning a larger scheme set back into the site would have a greater, more overbearing, impact when entering the Conservation Area (i.e. northbound on Shire Lane to the southwest of the site).

It is concluded that a scheme of the scale proposed by the landowner would represent an overdevelopment of the site and would have a detrimental impact to the character and appearance of the Chorleywood Conservation Area. However, the site may have capacity for residential development at a reduced scale (that could still result in a minimum net gain of 5 dwellings), with potential options ranging from subdividing the existing properties to have an overall net gain in residential dwellings than the existing, to comprehensive redevelopment of the site involving appropriately and sensitively designed replacement building(s) that would conserve and enhance the character and appearance of the Conservation Area, though the sensitive location of the site should be kept in mind.

Thorpedale appears to be a residential care home for disabled persons, operated by Mencap. Further information is required from the promoter with regards to the current use of Thorpedale and the potential for mitigation if the facility is lost. Also, ownership of two of the five plots in 'unknown'. Therefore, the availability of the site also needs to be understood before the site is taken forward.

Subsequently, there are some concerns over the suitability of the site, mainly due to overdevelopment in the conservation area, and it is only partly available. The site is achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Partly | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS15 | Chorleywood Library | Chorleywood | 0.1 |

| **Site Description** | |
|---|---|
| The site is located within the settlement boundary of Chorleywood. The site constitutes an existing single storey library and associated curtilage and is thus brownfield land. The site is enclosed by the built form of Chorleywood on all sides. The site is located at the end of a high street with a range of services and benefits from a bus stop directly in front of it, in addition to Chorleywood Train Station 200m to the north. Surrounding development is predominantly residential in nature, although retail mixed use is located to the immediate northwest along the high street. The form of surrounding development is a mixture of predominantly two storey and 2.5 storey buildings, with the library acting as one of the few single storey examples in the street scene. The overarching character of the area is urban in nature. | |
| **Use(s) Proposed** | Residential/community |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Historic Environment:** The site is located adjacent to the Chorleywood Station Estate Conservation Area, and thus any development of this site is likely to impact its setting. There is a Listed Heritage Asset located 100m to the north, however, given the visual separation from the site, development which is broadly in keeping with the scale of the surrounding built form is unlikely to impact its setting, nor any Listed Buildings within the wider locality. It is suggested that a Heritage Impact Assessment would be necessary to support any future proposal is assessing the impact to the setting of the Conservation Area. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding | • **Flood Zone:** The site is in Flood Zone 1.<br>• **Contamination:** Given the brownfield nature of the site, there is the potential for site contamination. Notwithstanding this however, the existing use is not considered to raise significant concern in this regard. |

| | |
|---|---|
| • Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | |

**Further Constraints/Considerations:**

- The landowner (Hertfordshire County Council) has specified that the library could be retained/replaced at ground floor level.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | N/a | Landowner Proposed Dwelling Range | N/a |
| Indicative DPH (Developable/Non-Developable) | 50 (100%/0%) | Indicative Dwelling Range | 5 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

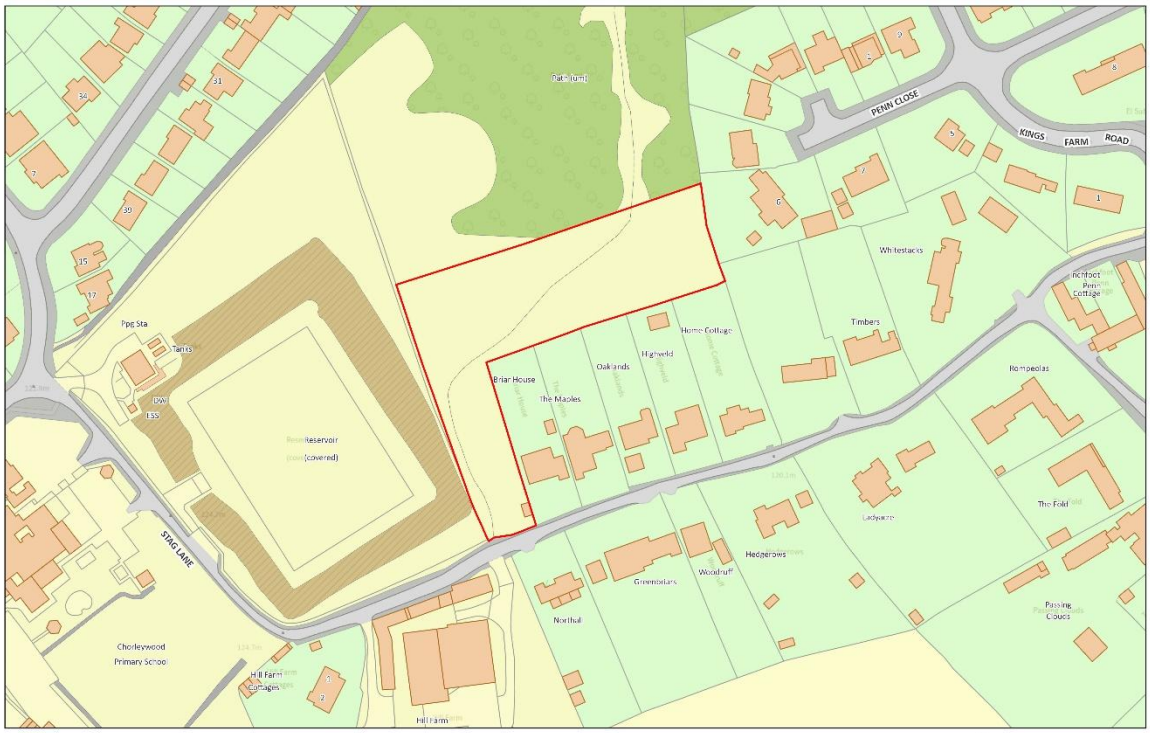
**Conclusion**

The site is located within the settlement boundary of Chorleywood in a highly sustainable location with a range of sustainable transport modes available within the site's vicinity. Additionally, the site represents brownfield land and thus will not result in the loss of greenfield to realise its development potential of a minimum of 5 dwellings. It would be highly desirable to retain the library use at ground floor level as suggested by the landowner, and there is no information available at this stage which would suggest that retaining/redeveloping such a use would render any future proposal on the site unviable.

Accordingly, it is considered that the site is potentially suitable for development, although it's noted that statutory consultee comments are yet to be received.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Potentially | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS16 | Land at Stag Lane | Chorleywood | 0.65 |




| Site Description |
|---|
| The site is located within the Chorleywood settlement boundary. The site currently constitutes a meadow, the topography of which generally slopes down to the northeast towards the built form of Chorleywood. Access to the site is gained from Stag Lane, which is reduced to single lane for the section where the site takes its access. The site boundary largely constitutes mature hedgerow. In terms of the site surroundings, the site forms part of a small green corridor into the built area of Chorleywood, being bounded by residential development on the east and south, a covered reservoir (appearance of an open field) to the west and woodland to the north. The overall character of the area is rural/suburban in nature.<br><br>Accessibility to the site is poor, with limited sustainable transport options within the immediate vicinity accessibly by foot, not aided by the fact that the section of Stag Lane to which this site connects does not benefit from pavements. Whilst there is a public footpath to the north of the site connecting the site to Chorleywood, due to the nature of this footpath (i.e. unpaved) it would be unreasonable to expect future residents to use this year-round to access services.<br><br>Due to the shape of the site, it is considered that the developable area is circa 0.50ha, as a result of needing to provide an access through the initial 0.15ha of the site connecting to Stag Lane. |

| Use(s) Proposed | Residential |
|---|---|

| Planning History |
|---|
| There is no relevant planning history on the site. |

| Suitability | |
|---|---|
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review (2019) assessed harm to the Green Belt of releasing the parcel as low (parcel CH4).<br>• **Open Space:** The entirety of the site is located within an open space allocation under Policy SA5. Policy SA5 states that sites allocated as open space will generally be safeguarded as open spaces. |

| | |
|---|---|
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Flood Zone:** The site is in Flood Zone 1. |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Tree Preservation Orders**: Whilst there are no protected trees on the site itself, there are several trees protected by Tree Preservation Orders either side of the site entrance, the root protection areas of said trees may limit the options for formalising a site entrance in this location.<br>• **Local Wildlife Site**: The entirety of the site is designated as a Local Wildlife Site. |

**Further Constraints/Considerations:**

- There is a public right of way (CHORLEYWOOD 025) which runs diagonally across the site which would require rerouting in order to facilitate the delivery of development on the site.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by an agent on behalf of the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 5 | Landowner Proposed Dwelling Range | 2-3 |
| Indicative DPH (Developable/Non-Developable) | 50 (70%/30%) | Indicative Dwelling Range | 23 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A further Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Whilst the site is both available and achievable, regard is had to the likely ecological impact of developing the site; the site's sustainability; the overall capacity of the site for residential development; and policy conflicts.

In terms of the ecological impact of the site, the site both represents greenfield land, currently constituting a meadow, and is also a designated Local Wildlife Site. It is therefore evident that the site is of high ecological value, and the development of this site would thus likely result in significant ecological harm, which would weigh against any decision to develop this site for residential use.

In terms of the site's sustainability, whilst it is noted that the site is located within the Chorleywood settlement boundary, the site's only pedestrian links to Chorleywood are via an unpaved public footpath leading to the north, given the section of Stag Lane from which the site is accessed does not benefit from pavements. Furthermore, given the unpaved nature of the footpath, it is unreasonable to expect future residents to use this to access Chorleywood year-round (e.g. due to path being unlit and the likely deterioration of the path's surface in wetter months). Whilst there are public transport options within the locality, a future resident would struggle to access these via foot due to the poor pedestrian links, leading to a high likelihood that future occupiers would be heavily reliant on private vehicles as their primary mode of transportation. The site's location is therefore unsustainable.

| | | | | | |
|---|---|---|---|---|---|
| In terms of the overall capacity of the site, there is a five dwelling threshold to warrant the inclusion of the site in the SHELAA. Given the agent for the site has indicated that it would be suitable for two to three dwellings, the site would not meet the minimum criteria for inclusion in the SHELAA. The Council's own calculations indicate a capacity of circa 17 dwellings on a basis of a 35 dwelling per hectare (dph) target. Accordingly, if the site were able to come forward, the Council's own dwelling target would be favourable, though any final figure would need to take into account any site-specific constraints and policy requirements.<br><br>In terms of policy conflicts, it is noted that the site is both located within an allocated open space. Open spaces are protected under Policy SA5 of the Three Rivers District Council Core Strategy (2011) ('the CS'), which states that 'sites allocated as open space will generally be safeguarded as open spaces'. Consequently, the allocation of this site would result in harm due to conflict with Policy SA5, which would weigh against any decision to allocate this site for development. The opens spaces contained within the CS are due to be taken forward into the new Local Plan.<br><br>Subsequently, there are significant concerns over the suitability of the site. The site is available and achievable. | | | | | |
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS17 | North Hill Farm | Chorleywood | 3.24 |

**Site Description**

The site is located outside any defined settlement boundary and is thus considered to be within open countryside for planning purposes, though it is noted that the Chorleywood settlement boundary bounds the site to the south and west. The site is currently utilised for a mixture of uses, including a dwelling house with associated curtilage and campsite. The site is divided into four areas, with fields to the southeast and southwest, the dwelling and associated curtilage to the northeast and campsite to the northwest. Accordingly, the site is a mixture of brownfield and greenfield land, with the brownfield land contained towards the north of the site. The area of brownfield land to the north of the site constitutes circa 1.13ha. The overall topography of the site is flat, and the boundary treatments are typically trees/mature hedgerow.

In terms of the site's surroundings, the site is bounded by development to the west and south, constituting St Clement Danes School and loose knit residential development associated with the built extent of Chorleywood respectively. To the north and east of the site is a mixture of open fields (pastures and meadows) and woodland. The overarching character of the area is suburban/rural (edge of settlement).

Access to the site is taken from North Hill, a country lane adjoining the A404. However, due to North Hill being a country lane (albeit a wide country lane where the site takes access), the road does not benefit from pavements. As a result of the lack of pavements, pedestrian accessibility to public transport options in the locality is poor.

| **Use(s) Proposed** | Residential |
|---|---|

**Planning History**

There is no relevant planning history on the site.

**Suitability**

| **Policy Constraints:** | |
|---|---|
| • Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 1 Green Belt Review (2017) assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as significant. The parcel was not carried forward to the Stage 2 Green Belt Review.<br>• **Heritage Impact:** The site is located circa 100m from a Conservation Area, located to the south of the site. Accordingly, |

| | |
|---|---|
| | depending on the scale of development, it may be necessary to prepare a Heritage Impact Assessment in support of any future proposal.<br>• **National Landscape:** The site is located within the Chilterns National Landscape. Accordingly, depending on the scale of development, it may be necessary to prepare a Landscape and Visual Impact Assessment as part of any future proposal. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Flood Zone:** The site is in Flood Zone 1.<br>• **Surface Water 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. |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Tree Preservation Order**: Although there are no tree preservation orders on the site itself, there are protected trees immediately adjacent to the site's southeastern boundary, its southwestern boundary and its northern boundary. |

**Further Constraints/Considerations:**

Based upon the information currently available, no further constraints are identified at this stage.

**Availability (ownership/legal issues)**

The site has been promoted by and agent on behalf of a client who does not own any part of the site. The client is however in the process of purchasing the whole site.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 23 | Landowner Proposed Dwelling Range | 75 |
| Indicative DPH (Developable/Non-Developable) based on utilising brownfield area | 50 (100%/0%) | Indicative Dwelling Range | 57 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |
| **Deliverable** | | Yes | | **Developable** | | No | |

**Conclusion**

The site is located within the Green Belt. A further Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

The site is available and achievable, however, there would be detrimental impacts resulting from development in this location. Chiefly, the site is located within the Chilterns National Landscape and could impact the setting of a Conservation Area.

With respect to the Chilterns National Landscape, it would likely be necessary as part of any future proposal for a housing scheme on the site to prepare a Landscape and Visual Impact Assessment (LVIA). The LVIA would be utilised to better understand the harm caused by development on the site and how heavily this would weigh against granting consent for a housing scheme in this location.

With respect to the Historic Environment, Chorleywood Common Conservation Area is located circa 100m to the south of the site. Accordingly, due to the scale of development set out by the promoter and the indicative dwelling range stated above, it is likely that a Heritage Impact Assessment would be required to assess any harm to the significant of the Conservation Area.

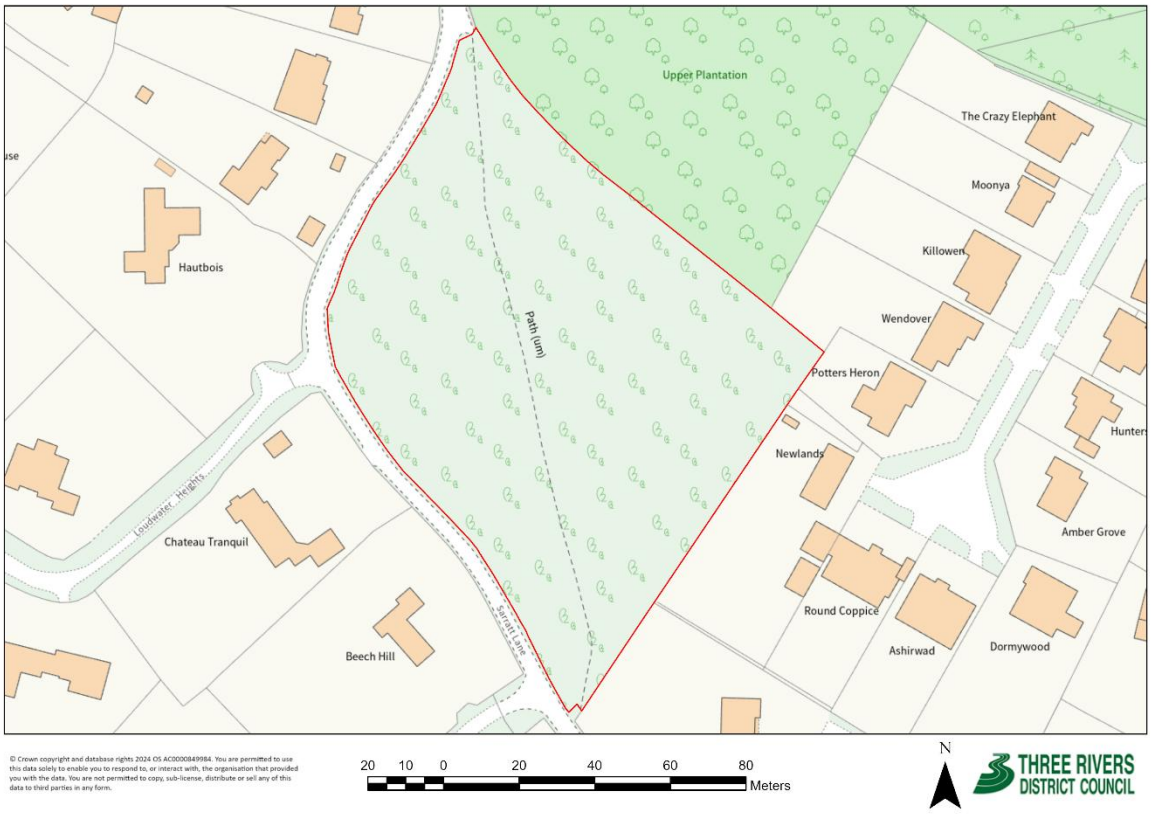
There are potential benefits to be gained from the scheme, including the ability to increase pedestrian permeability through the area. The creation of a footpath along the across the southern part of the site has the potential to create linkages between Public Footpath CHORLEYWOOD 011 and CHORLEYWOOD 035/034 and in turn increase the sustainability of the site by providing footpaths to local public transport options namely outside St Clement Danes School.

The previously developed area of the site, i.e. the northern area, is considered to be the most suitable, particularly in respect of landscape harm. The previously developed area of the site constitutes 1.13ha, which is what the indicative capacity calculations above have been based upon.

There are some concerns over the development of the whole site, and it is likely that any development would be on the premise of utilising the previously developed land and retaining the greenfield areas of the site as greenspace. The site is also available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Some concerns | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS18 | Land to the East of Sarratt Lane | Loudwater | 0.9 |




| Site Description | |
|---|---|
| The site is located outside any defined settlement boundary and is therefore considered to be within the open countryside for planning purposes. It is noted however that it does immediately adjoin the Loudwater settlement boundary. The site currently constitutes an open field/meadow, with dense vegetation clustered around its boundaries and is greenfield land. The site is surrounded by loose knit low density development on all sides apart from the north. To the north of the site is woodland.<br><br>Access to the site would be gained from Sarratt Lane, which runs adjacent to the site's south and west boundaries. Sarratt Lane is a single lane road. There are no public transport options within the site's immediate vicinity.<br><br>This site has a smaller red line boundary compared to CFS29, which was submitted previously as part of the Local Plan process. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate (parcel C2).<br>• **Historic Environment:** The site is within a Conservation Area, and immediately adjacent to another Conservation Area. As a result, a Heritage Impact Assessment will be required with any future application in order to assess the impact to the settings of both Conservation Areas.<br>• **National Landscape:** Future developers should be mindful that the Chilterns National Landscape is located 250m to the west of the site. |

| | |
|---|---|
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Flood Zone:** The site is in Flood Zone 1. |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Tree Preservation Order:** The site is surrounded on all sides by Woodland Tree Protection Orders. Furthermore, through the site's location within a Conservation Area, all the trees located on site are additionally protected. Any development on the site will need to be mindful of the root protection area of trees both on and adjacent to the site.<br>• **Local Wildlife Site:** There is a Local Wildlife Site located adjacently to the north of the site. Accordingly, the site is likely to be of high ecological value. |

**Further Constraints/Considerations:**

- There is a public right of way (SARRATT 061) which runs through the centre of the site, from the southern corner to the northern corner.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by an agent on behalf of the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 10 | Landowner Proposed Dwelling Range | 9 |
| Indicative DPH (Developable/Non-Developable) | 50 (70%/30%) | Indicative Dwelling Range | 32 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |
| **Deliverable** | | No | | **Developable** | | No | |

**Conclusion**

The site is located within the Green Belt. A further Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Whilst the site is both available and achievable, regard is had to the likely ecological impact of developing the site, the site's sustainability and heritage impact.

In terms of the ecological impact of the site, the site current represents greenfield land, constituting a meadow directly adjacent to the Local Wildlife Site. Any future development would have to take this into account.

In terms of the site's sustainability, whilst it is noted that Loudwater benefits from a collection of public footpaths, the roads around the site do not benefit from pavements, making them unaccommodating for members of the public on foot, and there is a lack of public transport options within the vicinity of the site. Accordingly, it is likely that future residents would be largely reliant on private motor vehicles as their primary form of transport to access jobs and services. Additionally, a public footpath runs through the middle of the site, which would significantly restrict the development potential of the site.

With respect to the heritage impact, the site is within the Outer Loudwater Conservation Area and adjacent to the Loudwater Conservation Area. Accordingly, any future development of the site will need to be mindful of the heritage impact, with any alterations made to the scheme potentially leading to viability and deliverability impacts (i.e. from a requirement to deliver at a lower density or through making design changes).

| | | | | | |
|---|---|---|---|---|---|
| It is concluded that for the reasons stated above, particularly due to the unsustainable location, that there are significant concerns over the suitability of the site. The site is available and achievable. | | | | | |
| **Suitable** | Significant Concerns | **Available** | Yes | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS19 | Land Adjacent to 60 Harthall Lane | Kings Langley | 1 |

| Site Description | |
|---|---|
| The site is located outside any defined settlement boundary and as such is considered to be within the open countryside for planning purposes. The site's current use is agricultural land for grazing. The site comprises an open field, with boundary treatments constituting a mixture of close board fencing and mature vegetation. Surrounding the site is the built extent of Kings Langley to the west, open agricultural fields to the north, and sporadic development together with open fields to the east and south. The overarching character of the area is rural in nature.<br><br>Access to the site is gained from a shared access track from Harthall Lane. Access to public transport options within the locality is poor and Harthall Lane does not benefit from pavements. Public footpath ABBOTS LANGLEY 015 is located almost opposite the site entrance, however, due to the nature of the footpath (unpaved, wooded, unlit) it would be unreasonable to expect future residents to use this year-round and it does not lead to any urban centres with public transport options. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as high (parcel N8). |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ) | • **Flood Zone:** The site is in Flood Zone 1.<br>• **Surface Water Flooding:** Harthall Lane itself is at 1 in 1000 risk of surface water flooding. |

| | |
|---|---|
| • Contamination<br>• Noise<br>• Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | |

**Further Constraints/Considerations:**

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by an agent on behalf of the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 14 | Landowner Proposed Dwelling Range | 14 |
| Indicative DPH (Developable/Non-Developable Area) | 50 (70%/30% | Indicative Dwelling Range | 35 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A further Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Whilst the site is both available and achievable, regard is had to the sustainability of the site.

With respect to the site's sustainability, it is noted that there are extremely limited public transport options within the site's locality. This, together with the fact that Harthall Lane does not benefit from a pavement will likely lead future residents to be heavily dependent on private vehicles as their primary form of transport. On this basis, it is not considered that the site is located within a sustainable location.

Taking into consideration the unsustainable location of the site, there are significant concerns over the suitability of the site for residential development.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS20 | Lonsdale, Hyde Lane | Kings Langley | 1.6 |

**Site Description**

The site is partially located within the settlement boundary of a 'secondary centre', although the majority of the site falls outside this boundary. The site is in residential use, with the dwelling itself and associated buildings located on the western side of the site and the remainder of the site being grassland. The site is partly brownfield and partly greenfield. Boundary treatments largely constitute a mixture of hedgerow and fencing. In terms of the site's surroundings, to the north, east and south are open agricultural fields and to the west is built development. With respect to the overarching character of the area, the site sits at the dividing line between rural and suburban, with the current access to the site and lane opposite acting as the transition point into the countryside.

Accessibility to the site is poor, with limited public transport options within the site's immediate locality. The closest regular bus stops appear to be located 600m away at Red Lion Ln and Hempstead Rd (A4251), or a circa 15min walk. Furthermore, Hyde Lane does not benefit from pavements and there are no public footpaths connecting to the site for pedestrians, making access to the aforementioned limited public transport options difficult by foot.

NCFS20 has a smaller red line boundary than NSS22 which was submitted previously during the Local Plan Process.

| **Use(s) Proposed** | Residential |
|---|---|

**Planning History**

There is no relevant planning history on the site.

**Suitability**

| **Policy Constraints:** | |
|---|---|
| • Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review (2019) assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as high (parcel N9). It is noteworthy that the site is also immediately adjacent to parcel KL5 of the Stage 2 Green Belt Review, which was assessed as 'moderate'.<br>• **Historic Environment:** There are two Listed Heritage Assets within the vicinity, the closest being circa 190m from the site. It is recommended that an assessment be provided with any future |

| | |
|---|---|
| | application which demonstrates an acceptable impact to these listed assets. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Flood Zone:** The site is in Flood Zone 1. |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree | • **Tree Preservation Order:** The site is constrained with a substantial number of tree preservation orders, clustered around the western half of the site.<br>• **Local Wildlife Site:** A Local Wildlife Site is located adjacently to the east of the site. |

**Further Constraints/Considerations:**

- **Access**: Development of the site may lead to additional strain on the local highway network, with the site being accessed by a single lane track.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 12.5+ | Landowner Proposed Dwelling Range | 20 |
| Indicative DPH (Developable/Non-Developable) | 50 (13%/87%) (development on the PDL section of the site) | Indicative Dwelling Range | 10 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A further Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Whilst the site is both available and achievable, regard is had to the potential ecological implications of developing the site and tree preservation orders (TPOs). Additionally, concern is raised over the sustainability of the site's location.

With respect to the ecological impact, it is noted that additional ecological assessments will be required due to the presence of a Local Wildlife Site adjacent to the site. Whilst the managed nature of the lawn may restrict its ecological potential, it may not entirely preclude it, particularly around the site boundaries, much of which benefit from mature hedgerow which likely provides a suitable habitat for a range of species.

Whilst the site is brownfield land, it is suggested that development should be limited to the "built up" area of the site (including the buildings and associated hardstanding), which occupies a small proportion of the site, predominantly confined to the western side of the site. The potential for developing this area may be reduced as a consequence of the substantial number of TPOs located on the western side of the site. Any future

development would need to take account of the root protection areas of said TPOs in the placement of new development.

Taking account of these constraints, an indicative calculation shows 0.2ha of the site may be developable (subject to further review to take account of root protection areas), focussed around the built up area of the site. At a standard 50 dwelling per hectare (dph) calculation, this would result in a gross delivery of 10 units, reduced to a net gain of 9 units due to the loss of 1 existing dwelling on site. Whilst the contribution is significantly reduced, it does nonetheless meet the threshold of 5 dwellings for allocation within the Local Plan.

Notwithstanding the above, regard is had to the site's unsustainable location. Whilst there are limited public transport options available circa 600m from the site, access to these is currently difficult via foot due to the lack of pavements on Hyde Lane. Accordingly, at present it would be unreasonable to expect future residents to walk to the available public transport options, leaving future residents reliant on private vehicles as a primary method of transport. It is noted that nearby application 22/1692/FUL has secured a condition for a scheme of highway improvement works. Accordingly, a similar requirement may be secured from this site, subject to Hyde Lane being applicable for improvement (i.e. there is sufficient space for pedestrian infrastructure), or an alternative method to provide pedestrian links to Lower Road may be proposed. Further discussions will be undertaken with Hertfordshire Highways.

It is concluded that, for the reasons stated above, the development potential of the site is restricted by on site constraints and therefore there are some concerns over its development. It is available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Some concerns | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS21 | Land South of Scots Hill | Croxley Green | 0.87 |

| **Site Description** | |
|---|---|
| The site is comprised of scrubland within the Green Belt and is greenfield land. There is an electrical pylon within the northwest of the site with powerlines running overhead. Immediately to the eastern border of the site is two storey elderly accommodation and the Croxley Green Key Centre settlement area. To the immediate north of the site is the A412 (Scots Hil). To the west is Lavrock Lane and the former Scotsbridge House (which is in the process of being re-developed). To the south of the site is grazing land and to the southeast is Rickmansworth School playing fields. There is pedestrian access to the site from Lavrock Lane. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as High.<br>• **Historic Environment:** There is a Grade II Listed Building located to the east of the site up Scots Hill. There is a Locally Important Building located opposite the site across Scots Hill. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Flood Zone:** The site is in Flood Zone 1. |

| | |
|---|---|
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • There are protected trees located along the northern and western borders of the site.<br>• **Local Wildlife Site:** A Local Wildlife Site is located in close proximity to the western boundary of the site. |

**Further Constraints/Considerations:**

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the settlement boundary of the Key Centre of Croxley Green.
- An electrical substation is located within the site with connecting overhead powerlines.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner, however it is unclear if there is easement in relation to the powerlines. Discussions will need to take place with the National Grid.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 60 | Landowner Proposed Dwelling Range | 52 |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 30 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Any development of the site would need to take account of the presence of the pylon and the presence of protected trees within the site.

The pylon and associated overhead lines located on the site presents a concern for the realistic size of the site's developable area. Accordingly, statutory consultee comments will be important to inform the suitability of this site moving forwards, including from National Grid and any other relevant bodies. In addition, comments will be required from Hertfordshire Highways with respect to the site access, where there are some concerns.

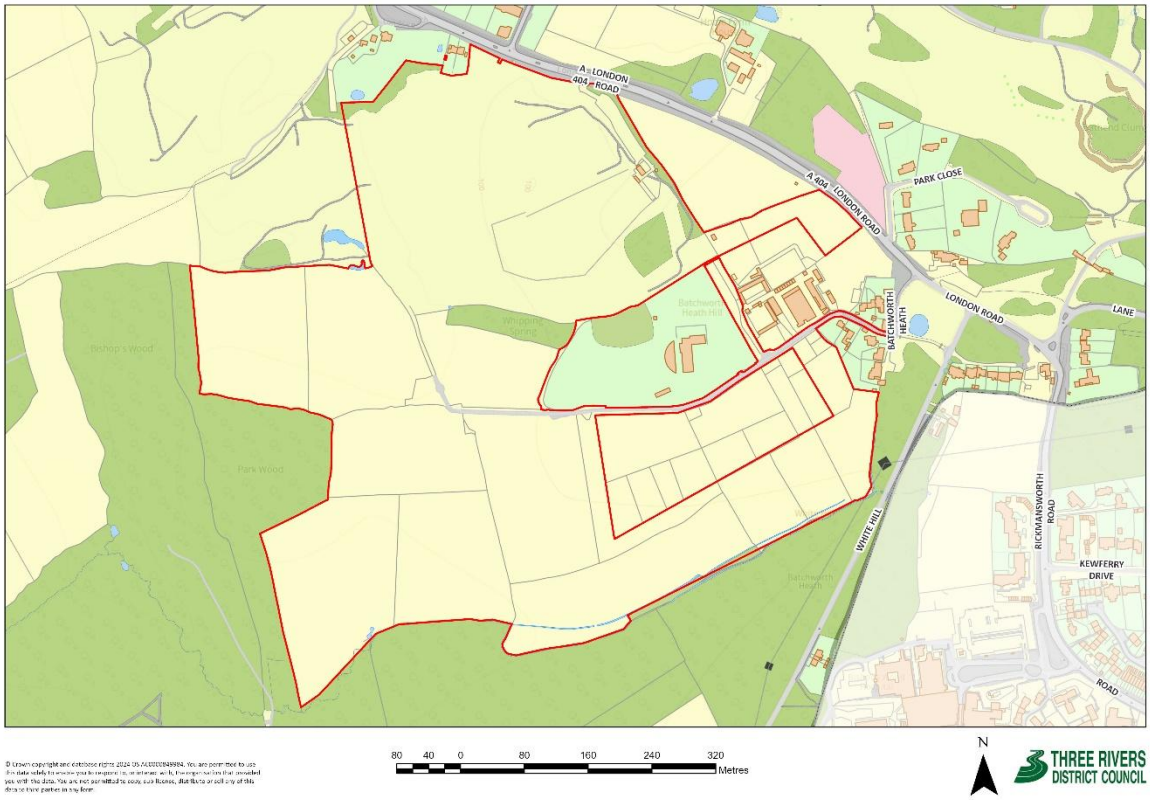
The site is in a sustainable location given its proximity to Rickmansworth and nearby public transport infrastructure and is inset to the Croxley Green settlement area.

Notwithstanding the site's sustainable location, given the outstanding statutory consultee comments including from National Grid and Hertfordshire Highways, there are some concerns over the suitability of the site for development. The site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Some concerns | **Available** | Yes | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS22 | Nine of Herts Golf Club | Rickmansworth | 39.2 |




| Site Description | |
|---|---|
| The site is currently in use as a nine-hole golf course, which is anticipated to close in 2026, and for equestrian uses, including small outbuildings. The site is partly brownfield, although mainly greenfield. The site surrounds, but does not include residential dwellings and larger equestrian buildings. To the western border of the site is the mature woodland of Bishops Wood Country Park. To the southern border of the site is Lockwell Wood and White Hill mature woodlands. To the northeast is London Road with the Grade II Listed Building Home Farm House on the opposite side of the road and a cluster of residential properties directly to the north. To the northwest of the site is Pipers Farm and Batchworth Park Golf Club. | |
| **Use(s) Proposed** | Residential, Specialist Housing, Hotel, Community Facilities, Shops, Primary School |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt.<br>• **Historic Environment:** There are two Grade II Listed Buildings located adjacent to the eastern border of the site. The Batchworth Heath Conservation Area is located to the eastern border of the site. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts of any development on the heritage assets of the site. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise | • **Flood Zone:** The site is in Flood Zone 1. |

| | |
|---|---|
| • Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwood SAC | • There is protected mature woodland and trees bordering the site to the west and south. located across the site, along the boundaries adjacent to Woodside Road and the south-eastern boundary of the site.<br>• **Local Wildlife Site:** There are Local Wildlife Sites bordering the site to the east, south and west.<br>• **Local Nature Reserve:** The Batchworth Heath Nature Reserve borders the site to the east. |

**Further Constraints/Considerations:**

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the settlement boundary of the 'other settlements' of Batchworth Heath and London Road.
- The promoters have suggested circa 500 residential dwellings, retirement home (200 units), care home (180 beds), village centre, hotel, community facilities, school and shops.
- The indicative dwelling range suggested by the LPA would likely require the provision of a primary school on site

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 13 | Landowner Proposed Dwelling Range | 500 |
| Indicative DPH (Developable/Non-developable Area) | 50 (50%/50%) | Indicative Dwelling Range | 980 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | | 6-10 years | x | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Development at the site would constitute a significant standalone incursion into open countryside, isolated from any settlement boundary and would therefore likely have a significant effect on landscape sensitivity.

If the site were to be developed there are several Listed Buildings and a conservation area near the eastern edge of the site that would need to be considered, with the appropriate heritage assessments undertaken in advance. A Local Nature Reserve is also in the same area and would need to be considered.

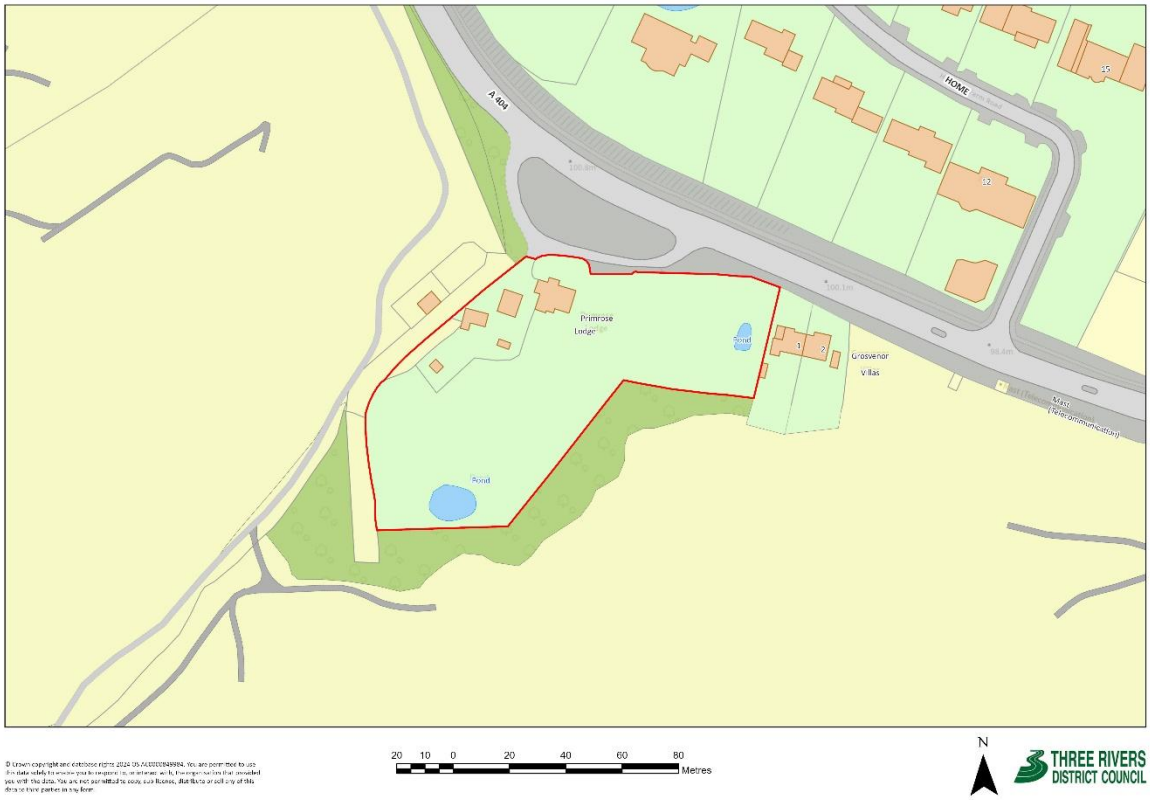
However, it is not considered that the site is located within a sustainable location due to its distance from Rickmansworth and Northwood. The distance from services would increase the reliance on private vehicle travel, given the limited bus service. Furthermore, given the size of the site, while large, is likely of insufficient strategic size to be self-sustaining, possibly supporting a small convenience store for example, but little else.

Subsequently, there are significant concerns over the suitability of this site for development. The site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS23 | Primrose Lodge, London Road | Rickmansworth | 0.77 |




**Site Description**

The site is comprised of a residential dwelling and associated land. The residential property forms a small section of the north of the site with its associated residential garden forming the rest of the site. Trees and foliage form the southern border of the site to the neighbouring golf course. Some of the site is previously developed land located within the Green Belt. To the southern border is the Nine of Herts Golf Centre. To the north is London Road with residential properties lining the opposite side of the road. Beyond the residential properties is Rickmansworth Golf Club which is also a Local Wildlife Site. There is existing access from London Road.

| **Use(s) Proposed** | Residential |
|---|---|

**Planning History**

April 2025, application refused for certificate of lawfulness for construction of three outbuildings (gym, garage and shed) (25/0378/CLPD).

**Suitability**

| | |
|---|---|
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The site was no assessed as part of the Stage 2 Green Belt Review.<br>• **Historic Environment:** There is a Grade II Listed Building located a short distance to the north of the site. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Flood Zone:** The site is in Flood Zone 1. |

| | |
|---|---|
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • There are protected trees located north of the boundary of the site, on the opposite side of London Road.<br>• A Local Wildlife Site is in close proximity to the site to the north of London Road and Home Farm Road. |

**Further Constraints/Considerations:**

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located within an "other settlement".

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 42 | Landowner Proposed Dwelling Range | 32 |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 27 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

The site is located in an "other settlement" in the local authorities' settlement hierarchy, lacking any services and is a significant distance from the Principal Town of Rickmansworth. Whilst the site is brownfield land, it is not located in a sustainable location increasing the reliance on private vehicles, given that this section of London Road is not served by a bus stop and there are no services within a reasonable walking distance.

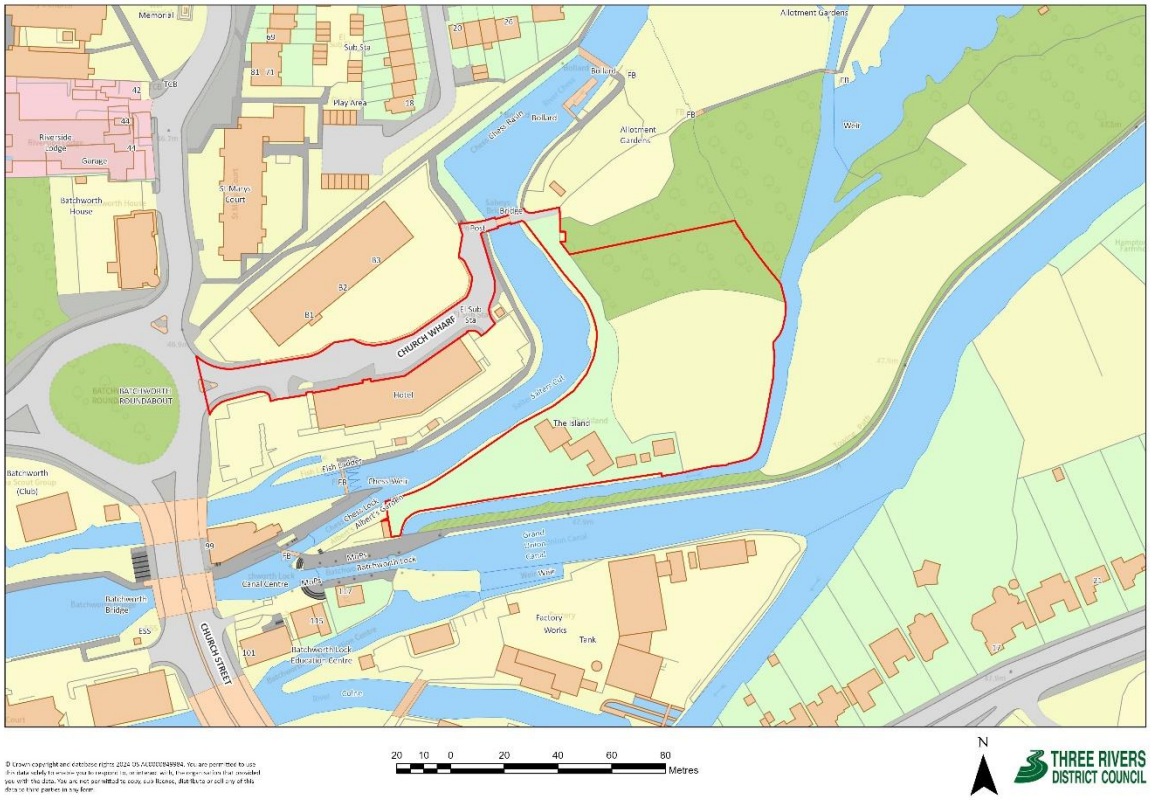
Densification of the site would also be considered incongruous to the character of the site and local area.

Subsequently, there are significant concerns over the suitability of this site for development. The site is available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS24 | The Island, land off Church Street | Rickmansworth | 0.45 |




**Site Description**

The site is located in Rickmansworth, to the east of Church Street. The site is comprised of a domestic lawn and an adjacent dwelling (to the west) and an area of open land (to the east). The site is partially brownfield land within the Green Belt. To the eastern border of the site is a Local Wildlife Site with the Principal Town of Rickmansworth and the Rickmansworth Conservation Area to the west. The site is located between two main rivers, with the River Chess running along the northern boundary and the River Colne along the southern boundary. The Grand Union Canal also flows to the south of the site. A hotel was recently constructed beyond the River Chess to the north (17/0192/FUL) and beyond this there is residential development and the High Street associated with the settlement of Rickmansworth. To the south, beyond the River Colne, is the Affinity Water Depot and further residential development. To the west is Batchworth Lock and the Canal Centre.

NCFS24 is a larger version of OSPF1, previously submitted as part of the Local Plan process.

| **Use(s) Proposed** | Residential |
|---|---|

**Planning History**

Application 24/0803/OUT for "demolition of existing dwelling and construction of 2no. four storey blocks to create 97no. residential flats" was recently withdrawn.

**Suitability**

| | |
|---|---|
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as high.<br>• **Historic Environment:** There are no heritage assets within the site although, there are Grade II Listed Buildings to the west (99 Church Street) and east (17 Moor Lane and Obelisk). The Rickmansworth Town Conservation Area is located to the north-west. A heritage impact assessment would be required as part of any proposal. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding | • **Flood Zone:** The site is in Flood Zone 3b as per TRDC assessment. However, according to the promoter, negotiations with the Environment Agency has resulted in the site being classed as within Flood Zone 3a. Further assessment through |

| | |
|---|---|
| • Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | the SFRA would be required to decide whether the site can pass sequential and exception tests. |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Local Wildlife Site:** The eastern corner of the site is adjacent to a Local Wildlife Site (Croxley Hall Lakes). |

**Further Constraints/Considerations:**

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Principal Town of Rickmansworth.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 211 | Landowner Proposed Dwelling Range | 95 |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 16 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

According to TRDC data, site is located within Flood Zone 3b, with no scope to alter the boundaries to mitigate the flood risk in order to deliver the development. Therefore, despite the site's sustainable location, it is deemed unsuitable for residential development. However, the promoter has stated that talks with the Environment Agency have resulted in the site being classed as within Flood Zone 3a. There is no current evidence of this, and even if the site is within 3a, it is likely to be undevelopable (particularly at the scale suggested by the promoter) due to the lack of land outside of the floodplain to provide compensation. However, in the unlikely event that the SFRA can demonstrate the site can pass sequential and exception tests, then the suitability of the site may be reconsidered.

There are also access concerns given that access to the site would be via a small bridge located off Church Wharf, which would not be suitable for increased vehicular traffic.

Subsequently, there are significant concerns over the suitability of this site. The site is available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS25 | The Vicarage, Bury Lane | Rickmansworth | 0.27 |

| **Site Description** | |
|---|---|
| The site is comprised of a residential house and associated garden which includes a number of mature trees. The site is within the Principal Town of Rickmansworth, located to the east of Church Lane and the west of Bury Lane. There is currently access to the site from Bury Lane. Bordering the site to the northeast is the Rickmansworth Town Ditch. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is not in the Green Belt.<br>• **Historic Environment:** The site is located within the Conservation Area of Rickmansworth. There are a number of Grade II Listed Buildings and Locally Important Buildings in close proximity to the site. This includes five Locally Important Buildings directly opposite on Bury Lane to the west and one bordering the site to the east. It is also located within an Area of Archaeological Interest. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts of any development on the heritage assets of the site. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise | • **Flood Zone:** The site is in Flood Zone 3a. |

| | |
|---|---|
| • Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • There are protected trees located across the site and a strip of mature trees along the boundaries adjacent to Bury Lane. |

**Further Constraints/Considerations:**

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located within the settlement boundary of the Principal Town of Rickmansworth.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by an agent on behalf of the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site. However, a flood mitigation scheme may be required, impacting the viability of the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 33 | Landowner Proposed Dwelling Range | 9 |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 9 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |
| **Deliverable** | | No | | **Developable** | | No | |

**Conclusion**

The site is located within the Principal Town of Rickmansworth within a highly sustainable location.

Any development of the site would need to take account of the presence of the Rickmansworth Conservation Area, Area of Archaeological Interest, neighbouring Listed Buildings and the array of protected trees located across the site.

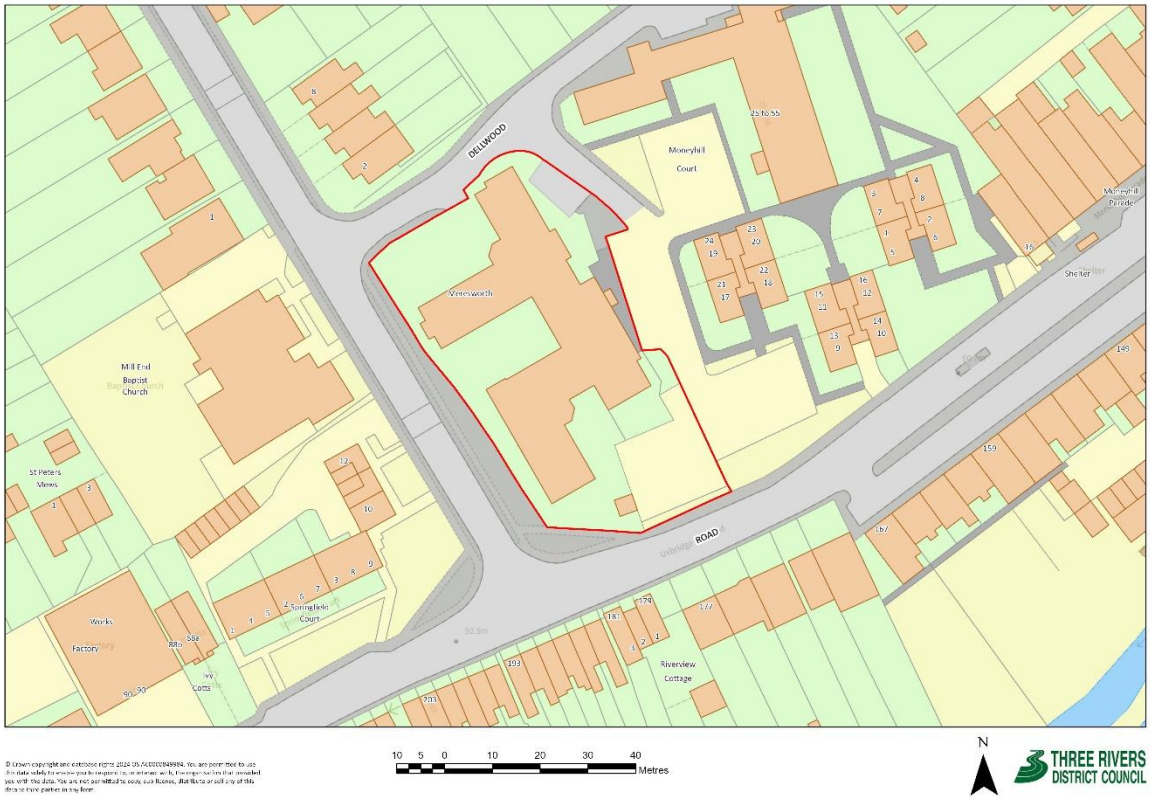
However, the site is located within Floodzone 3a, furthermore, because of its location entirely within 3a and only a very small part of potential brownfield land within the site boundary, compensation for new development does not look possible and subsequently, the site looks to be unsuitable based on current information. However, in the unlikely event of the SFRA demonstrating the site can pass sequential and exception tests, then the suitability of the site may be reconsidered.

The site is also heavily wooded and there are trees with a TPO and Ancient/Veteran trees on site. Subsequently, it may be difficult to build the minimum number of homes required on site without damaging the trees or demonstrating the relatively high bar of why they should be removed.

Despite the site's sustainable location, there are significant concerns over its suitability. The site is achievable and available.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS26 | Meresworth Care Home, Field Way | Rickmansworth | 0.33 |




| **Site Description** | |
|---|---|
| The site is comprised of a former care home owned by Herts County Council which closed in 2024. The site is located within the settlement boundary of the Principal Town of Rickmansworth. There is existing access off Field Way. To the east of the site is Moneyhill Court which includes a number of two storey buildings housing flats. Hedgerows and trees border the south and west of the site alongside Field Way and Uxbridge Road. To the south of the site and Uxbridge Road is the Rickmansworth Aquadrome Local Wildlife Site and Nature Reserve, as well as the River Colne. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is not in the Green Belt.<br>• **Historic Environment:** There is a Grade II Listed Building located opposite the site to the south of Uxbridge Road. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts of any development on the heritage assets of the site. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Flood Zone:** The site is in Flood Zone 1. |
| **Potential Environmental Impacts:**<br>• Landscape Character | • There are protected trees located along the boundary of the site with Uxbridge Road and Field Way. |

| | |
|---|---|
| • Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • The Rickmansworth Aquadrome Local Wildlife Site and Nature Reserve is located in close proximity to the site south of Uxbridge Road. |

**Further Constraints/Considerations:**

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located within the settlement boundary of the Principal Town of Rickmansworth.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | TBC | Landowner Proposed Dwelling Range | TBC |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range (Developable/Non-developable Area) | 12 (70%/30%) or 17 (100%/0%) |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is brownfield land located within a sustainable location within the settlement area of the Principal Town of Rickmansworth.

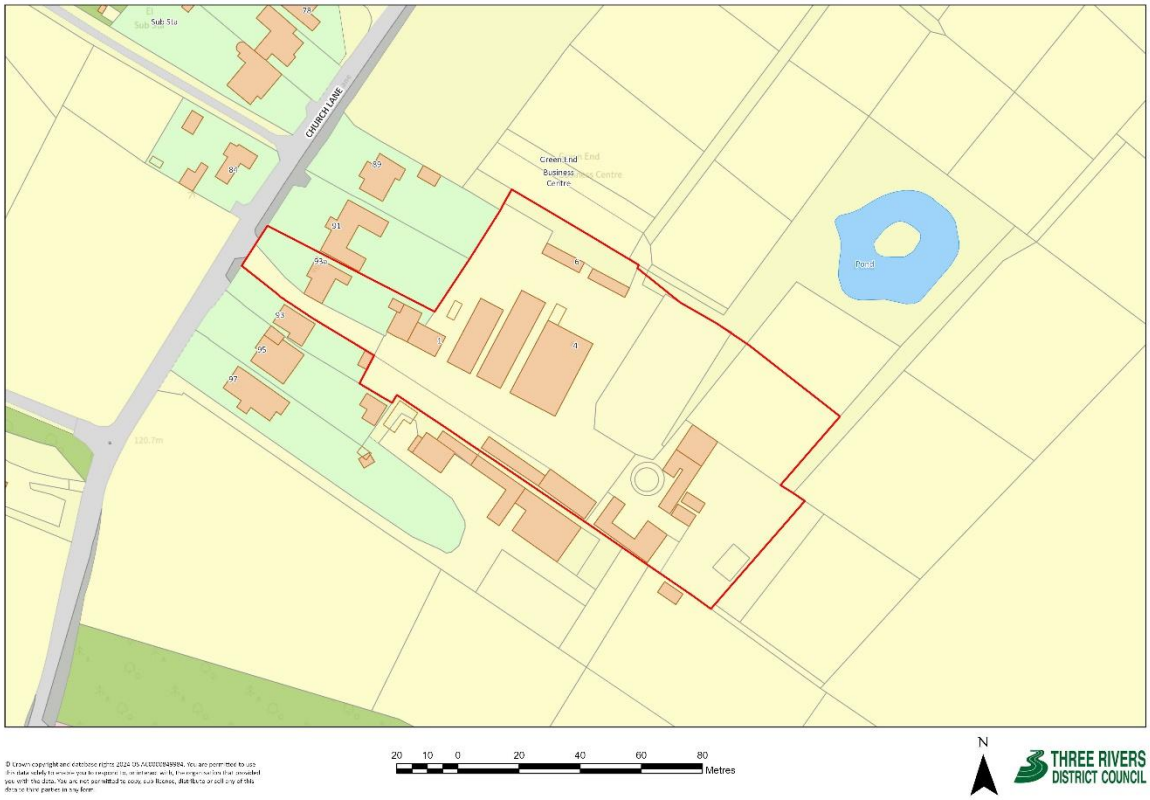
Any development of the site would need to take account of the Grade II Listed Building to the south of the site.

Accordingly, it is considered that the site is potentially suitable for development while we await statutory consultee comments and more detailed information. The site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Potentially | **Available** | Yes | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS27 | Green End Farm | Sarratt | 1.12 |




| **Site Description** | |
|---|---|
| The site is comprised of a mix of commercial buildings, stables and residential development and as such is mainly brownfield land, with a small amount of greenfield land to the east of the site. It is located within Sarratt. Adjacent to the site is 3.83 ha of paddock land, including a pond, which is owned by the promoter which could also be available for inclusion. There is existing access off Church Lane which does not currently have pedestrian access into Sarratt. The site is adjacent to NCFS28 and NCFS29 as well as land off Sarratt Road which has recently been granted outline planning permission on appeal (22/0601/OUT), for up to 83 new dwellings. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is previously developed land located in the Green Belt. The Stage 1 Green Belt review assessed insetting in Sarratt to be inappropriate.<br>• **Historic Environment:** The site is in close proximity to the site of archaeological interest and conservation area of Church End. There is a cluster of Grade II Listed Buildings and a Locally Listed Building within the Church End conservation area and in close proximity to the site. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts of any development on nearby heritage assets.<br>• **National Landscape:** The site borders the Chilterns National Landscape. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding | • **Flood Zone:** The site is in Flood Zone 1.<br>• **Access:** There is existing vehicular access off Church Lane into the site, however there is a lack of pedestrian links into Sarratt along Church Lane. |

| | |
|---|---|
| • Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • The Church End Local Wildlife Site is in close proximity to the site.<br>• The site is within the Beechwoods SAC zone of influence. any sites proposing 100 dwellings or more will be 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). |

**Further Constraints/Considerations:**

- *Settlement Hierarchy (Core Strategy, 2011):* The site is mostly within the settlement boundary of the Village of Sarratt.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 28 | Landowner Proposed Dwelling Range | 31 |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 39 (173 on all land owned by promoter) |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Any development of the site would need to take account of the close proximity to the Chilterns National Landscape and the archaeological site of interest and conservation area of Church End. Also, appropriate mitigation measures would need to be carried out due to the site's location within the Beechwoods SAC zone of influence.

The site is considered to be suitable as it is mostly made up of previously developed land. There are some concerns relating to the sustainability of its location and the lack of a footpath for part of Church Lane, which will require further discussions with Hertfordshire Highways.

Subsequently, there are some concerns in relation to this site currently, mainly due to the potentially unsustainable location and lack of footpath for a considerable distance along Church Lane towards the village. The site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Some concerns | **Available** | Yes | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS28 | Ravenswood | Sarratt | 0.52 |

**Site Description**

The site is comprised of brownfield land consisting of a mix of outbuildings, stables and residential development. The site is located within the Green Belt and is mostly within the settlement boundary of Sarratt. Access to the site is in place from Church Lane. The promoter has suggested that the site could come forward alongside Green End Farm (NCFS27) to form a larger site. This would be in close proximity to New Model Farm (NCFS29) and land off Sarratt Road which has recently been granted outline planning permission on appeal (22/0601/OUT), for up to 83 new dwellings.

| **Use(s) Proposed** | Residential |
|---|---|

**Planning History**

There is no relevant planning history on the site.

**Suitability**

| | |
|---|---|
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 1 Green Belt review assessed in setting in Sarratt to be inappropriate.<br>• **Historic Environment:** The site is in close proximity to the site of archaeological interest and conservation area of Church End. There is a cluster of Grade II Listed Buildings and a Locally Listed Building within the Church End conservation area and in close proximity to the site. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts on the heritage assets of developing the site.<br>• **National Landscape:** The site borders the Chilterns National Landscape. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding | • **Flood Zone:** The site is in Flood Zone 1.<br>• **Access:** Access to the site is constrained due to the width of Church Lane and the lack of pavements. Accordingly, it will be important to receive highways advice. |

| | |
|---|---|
| • Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Local Wildlife Site:** The Church End Local Wildlife Site is in close proximity to the site.<br>• **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. any sites proposing 100 dwellings or more will be 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). |

**Further Constraints/Considerations:**

- *Settlement Hierarchy (Core Strategy, 2011):* The site is mostly within the settlement boundary of the Village of Sarratt.

**Availability (ownership/legal issues)**

The site is not owned by the land promoter but adjoins Green End Farm (promoter suggests that they could come in together).

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 23 | Landowner Proposed Dwelling Range | 12 |
| Indicative DPH (Developable/Non-developable Area) | 70/30 | Indicative Dwelling Range | 18 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Any development of the site would need to take account of the close proximity to the Chilterns National Landscape and the archaeological site of interest and conservation area of Church End. Also, appropriate mitigation measures would need to be carried out due to the site's location within the Beechwoods SAC zone of influence.

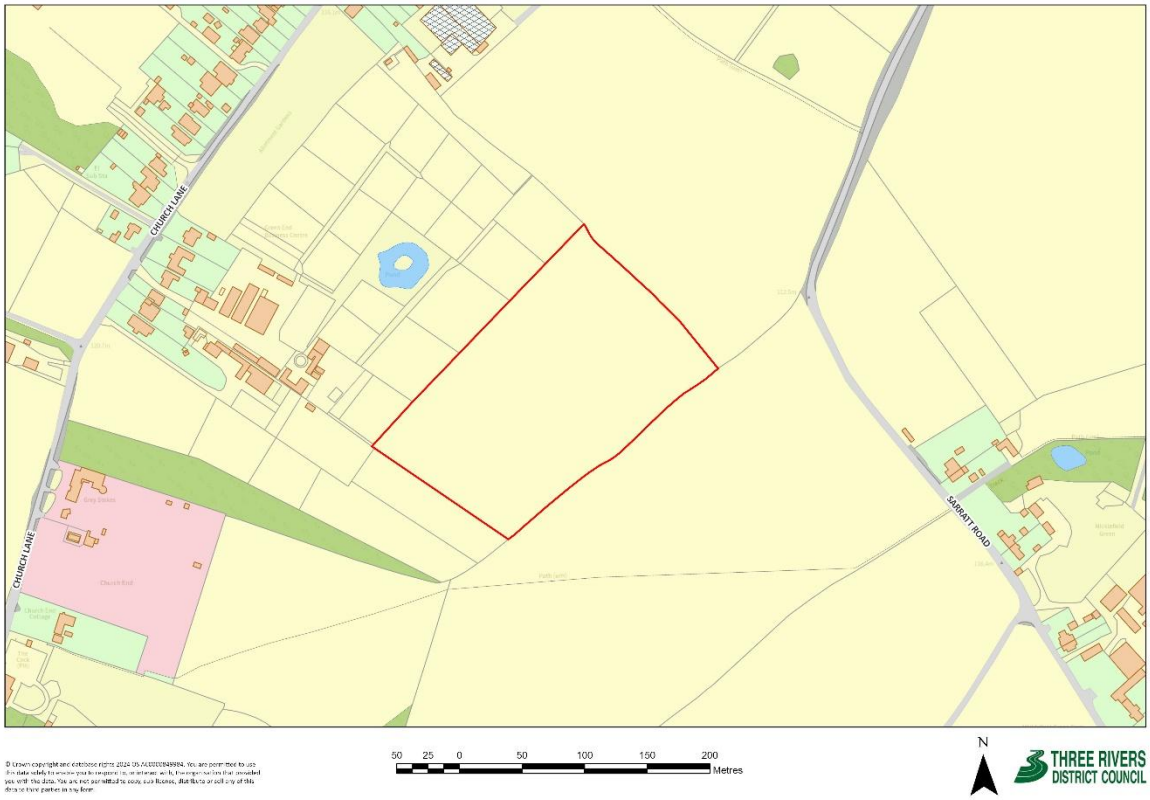
The site is considered to be suitable as it is mostly made up of previously developed land. There are questions that need to be addressed relating to the sustainability of its location and the lack of a footpath for a significant part of Church Lane heading towards the village, which will require further discussions with Herts Highways.

Subsequently, there are some concerns in relation to this site, mainly due to the potentially unsustainable location and lack of footpath for a considerable distance along Church Lane towards the village, as well as concerns relating to the ownership (and thus the availability) of the site. The site is achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Some concerns | **Available** | Some concerns | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS29 | New Model Farm (Sarratt) | Sarratt | 3.13 |




**Site Description**

The site is comprised of greenfield land within the Green Belt which is currently in agricultural use. The site is not located within a defined settlement boundary but lies adjacent to the Village of Sarratt. The site is open farmland with no clear vehicular access. Sarratt Road runs near to the site but does not provide full access, and there are intervening fields from the site to Sarratt Road. The farmland adjacent has recently been granted outline planning permission on appeal for up to 83 dwellings (22/0601/OUT), with an indicative access achievable from Sarratt Road. It is not clear how the site itself will be accessed. There are some shrubs and hedgerows surrounding the perimeter of the site.

| **Use(s) Proposed** | Residential |
|---|---|

**Planning History**

The site adjacent has recently been granted outline planning permission on appeal for up to 83 dwellings (22/0601/OUT).

**Suitability**

| | |
|---|---|
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 1 Green Belt review assessed in setting in Sarratt to be inappropriate.<br>• **Historic Environment:** The site is within proximity of an area of archaeological interest and Conservation Areas of Sarratt and Church End. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts of any development on the heritage assets of the site.<br>• **National Landscape:** The site is nearby and can be viewed from the Chilterns National Landscape. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ) | • **Flood Zone:** The site is in Flood Zone 1.<br>• **Access:** The site does not appear to have vehicular access. |

| | |
|---|---|
| • Contamination<br>• Noise<br>• Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. any sites proposing 100 dwellings or more will be 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). |

**Further Constraints/Considerations:**

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located close to the settlement boundary of the Village of Sarratt.
- There is a Public Right of Way which runs along the perimeter of the site.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site. There are concerns related to the accessibility to the site with no clear indication how the site can be accessed by road. This may be able to come from the adjacent approved site to the north, but this would require a modification of the scheme to accommodate an access route and would represent a potential overdevelopment of the area.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 14 | Landowner Proposed Dwelling Range | 44 |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 110 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Any development of the site would need to take account of the issues relating to access, the Public Right of Way and proximity to conservation sites, archaeological sites, the Beechwoods SAC zone of influence and the Chilterns National Landscape.

The site is detached from the built-up area boundary of Sarratt, designated a fourth tier 'Village' in the settlement hierarchy. The scale of development, particularly cumulatively, when combined with the aforementioned permission granted at appeal (22/0601/OUT) and other potential sites for allocation would concentrate significant development in a small area of the village.

The nearest road access would be from Sarratt Road, around 100m from the site boundary, However, this is across third party land and on a bend in the road, posing serious access and highway safety concerns. Whilst there is a public right of way along the southern boundary of the site, this links Sarratt Road (which does not have a pavement) to Church Lane (which does not have a pavement), over a kilometre from the relatively limited services in Sarratt. The location of the site and lack of suitable access adds to the sense of detachment from the village itself.

Subsequently, there are significant concerns over the suitability of this site for development. The site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS30 | Sarratt Lodge, Sarratt Green | Sarratt | 0.22 |

| Site Description | |
|---|---|
| The site is comprised of a residential front garden located within the Metropolitan Green Belt. The site is within the settlement boundary and Conservation Area of Sarratt. There are some shrubs, trees and hedgerows bordering the perimeter of the site. Access to the site is via the driveway of Sarratt Lodge, from The Green. Neighbouring properties are set back from The Green creating a green buffer between the road and residences. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| Multiple applications related to alterations to the neighbouring Sarratt Lodge. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 1 Green Belt review assessed in setting in Sarratt to be inappropriate.<br>• **Historic Environment:** The majority of the site is located within the Sarratt Conservation Area and Site of Archaeological Interest. There are number of Grade II Listed Buildings located in proximity to the site to the north and south. A detailed heritage impact assessment would be required at the planning application stage to identify the impacts of any development on nearby heritage assets.<br>• **National Landscape:** The site lies within view of the Chilterns National Landscape. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ) | • **Flood Zone:** The site is in Flood Zone 1. |

| | |
|---|---|
| • Contamination<br>• Noise<br>• Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Local Wildlife Site:** The site is nearby to the Local Wildlife Site of The Green in Sarratt.<br>• **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be 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). |

**Further Constraints/Considerations:**

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located the settlement boundary of the Village of Sarratt.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 22 | Landowner Proposed Dwelling Range | 5 |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 8 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Any development of the site would need to take account of the character of the Sarratt conservation area, the site of archaeological interest, the heritage assets nearby and its location within the Beechwoods SAC zone of influence.

It is considered that the scale and layout of the development would have an adverse impact on the character of the Conservation Area and subsequently, there are significant concerns over the suitability of the site. The site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS31 | Land to the South-East of Poles Hill | Belsize | 2.91 |

| Site Description | |
|---|---|
| The site is comprised of greenfield land which is currently used as agricultural land and is located within the Metropolitan Green Belt. The site is adjacent to the existing settlement of Belsize between Poles Hill and Plough Lane. A Local Wildlife Site and protected woodland border the site to the south. The topography of the site slopes upwards from Plough Lane in the north to the Local Wildlife Site in the south. A Public Right of Way intersects through the centre of the site connecting Poles Hill to the south. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 1 Green Belt review continues to classify this site as a 'washed 'over' settlement.<br>• **Historic Environment:** There are two Grade II Listed Buildings located to the north of the site. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts of any development on the heritage assets of the site.<br>• **National Landscape:** The site is in close proximity to the Chilterns National Landscape. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise | • **Flood Zone:** The site is in Flood Zone 1. |

| | |
|---|---|
| • Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Local Wildlife Site:** A local wildlife site and ancient woodland border the south of the site.<br>• **Tree Preservation Order:** There are protected trees located to the southern border of the site forming the ancient woodland.<br>• **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be 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). |

**Further Constraints/Considerations:**

- There is a public right of way that runs from north to south through the centre of the site.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the settlement boundary of Belsize.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 23 | Landowner Proposed Dwelling Range | 67 |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 102 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Any development of the site would need to take account of the presence of Public Rights of Way and the presence of protected trees bordering the site. Any development of the site would need to take account of the site's close proximity to the Chilterns National Landscape and location within the Beechwoods SAC zone of influence.

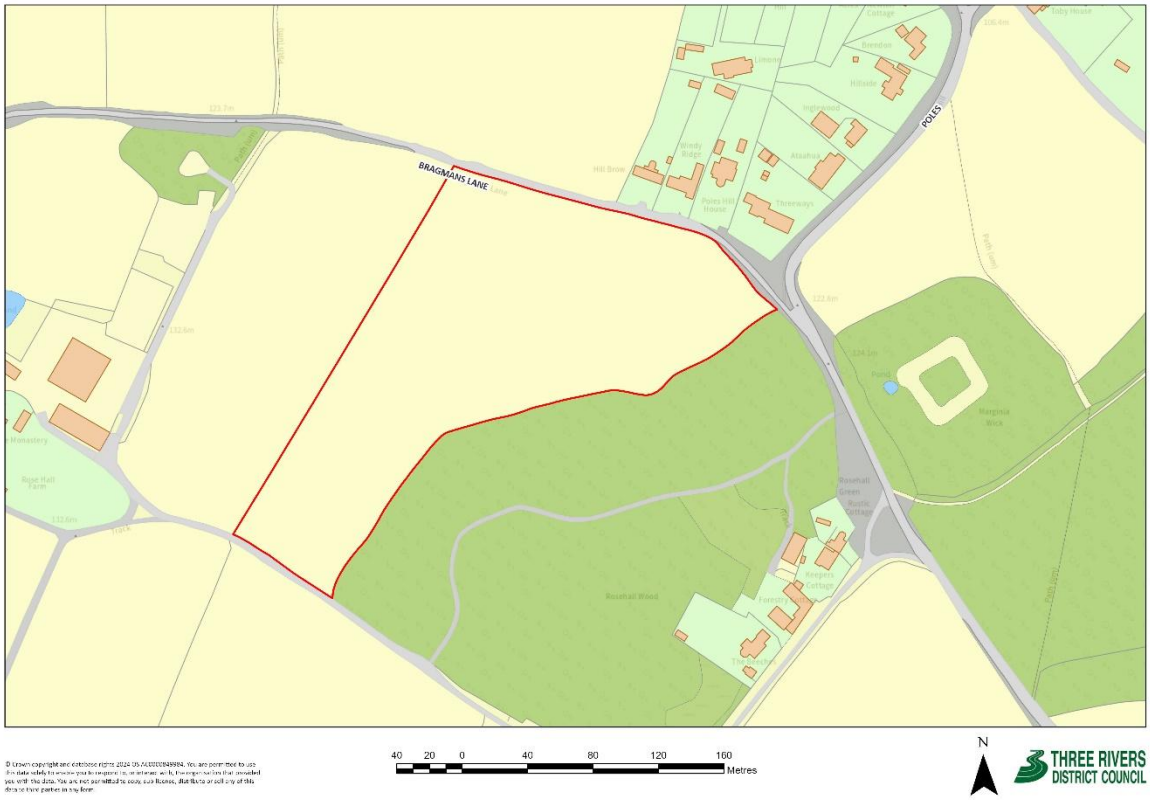
Belsize is outside of the settlement hierarchy and around 500m north of Sarratt's built up area boundary, however, it is almost a further 1km to the local convenience store, with large sections not having pavements for pedestrians, further encouraging the use of private vehicle to reach facilities and services. It is a similar scenario north of the site, across the district boundary into Chipperfield. Whilst there are bus stops in close proximity to the site, these offer limited bus services with low frequency. This scale of development in Belsize is considered unsustainable.

Subsequently, there are significant concerns over the suitability of this site for development. The site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

## Appendix 2 - Strategic Housing and Employment Land Availability Assessments

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS32 | Land to the southwest of Bragmans Lane | Belsize | 3.49 |




| **Site Description** | |
|---|---|
| The site is comprised of greenfield land which is currently used as agricultural and grazing land and is located within the Metropolitan Green Belt. The Local Wildlife Site of Rosehall Wood neighbours the southeastern boundary of the site with the settlement of Belsize to the north. To the west of the site is Rosehill Farm agricultural buildings, some of which are Grade II listed. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| There is no relevant planning history on the site. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 1 Green Belt review assessed in setting in Belsize to be inappropriate.<br>• **Historic Environment:** There is a cluster of Grade II Listed Buildings located nearby on Rosehill Farm to the west. A detailed heritage impact assessment would be required at the planning application stage to identify the impacts of any development on nearby heritage assets.<br>• **National Landscape:** The site is in close proximity to the Chilterns National Landscape. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Flood Zone:** The site is in Flood Zone 1.<br>• **Access:** The site is access via the single width Bragmans Lane which is lined with mature hedgerows for most of its length. |

| | |
|---|---|
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Local Wildlife Site:** The Local Wildlife Sites of Rosehall Wood and Rosehill Farm border the site to the southeast and west.<br>• **Tree Preservation Order:** There are protected trees located across the Rosehall Wood Local Wildlife Site.<br>• **Beechwoods SAC:** The site is within the Beechwoods SAC zone of influence. any sites proposing 100 dwellings or more will be 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). |

**Further Constraints/Considerations:**

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the settlement boundary of Belsize.

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | 23 | Landowner Proposed Dwelling Range | 80 |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 122 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Development would need to take appropriate measures regarding its location within the Beechwoods SAC zone of influence and its proximity to the Chilterns National Landscape.

Belsize is outside of the settlement hierarchy and around 500m north of Sarratt's built up area boundary, however, it is almost a further 1km to the local convenience store, with large sections not having pavements for pedestrians, further encouraging the use of private vehicle to reach facilities and services. It is a similar scenario north of the site, across the district boundary into Chipperfield. Whilst there are bus stops in close proximity to the site, these offer limited bus services with low frequency. This scale of development in Belsize is considered unsustainable.

Furthermore, the site extends a long way south into the countryside from Belsize and is open towards the north and west, so development of the site is likely to cause some landscape harm.

Subsequently, there are significant concerns over the suitability of this site. and the site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS34 | Pinewood Lodge, South Oxhey | South Oxhey | 0.517 |

| **Site Description** | |
|---|---|
| The site is comprised of a care home which is due to close. The site is located in the Green Belt adjacent to mature woodland of Oxhey Woods to the West. Three storey flatted development borders the site to the east and there is a row of semi-detached residential housing to the south on the opposite side of Oxhey Drive. To the north is grassland bordering St. Joseph's Catholic Primary School, the former detached playing field for the Little Furze Primary School. The landowner has indicated that these two land holdings could be considered as one site for development purposes. The combined area of the two sites is 2.05 hectares. | |
| **Use(s) Proposed** | Residential |
| **Planning History** | |
| REF 96/0852 – Partial demolition and erection of 60 bed residential care and nursing home with day care unit and car parking – granted planning permission 16 January 1997. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is previously developed land located in the Green Belt. The Stage 2 Green Belt review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as low. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise | • **Flood Zone:** The site is in Flood Zone 1. |

| | |
|---|---|
| • Air Quality | |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Local Wildlife Site:** The site is adjacent to the Local Wildlife Site and Local Nature Reserve of Oxhey Woods |

**Further Constraints/Considerations:**

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located within the settlement boundary of the Key Centre of South Oxhey.
- The promoter has suggested that the site could come forward with the adjoining parcel of land to the north-east, PCS18 (Land south of St Josephs)

**Availability (ownership/legal issues)**

The site is in single ownership and is being promoted by the landowner.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | n/a | Landowner Proposed Dwelling Range | n/a |
| Indicative DPH (Developable/Non-developable Area) | 50<br>70%/30%<br>(100%/0) | Indicative Dwelling Range | 18<br>(26) |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

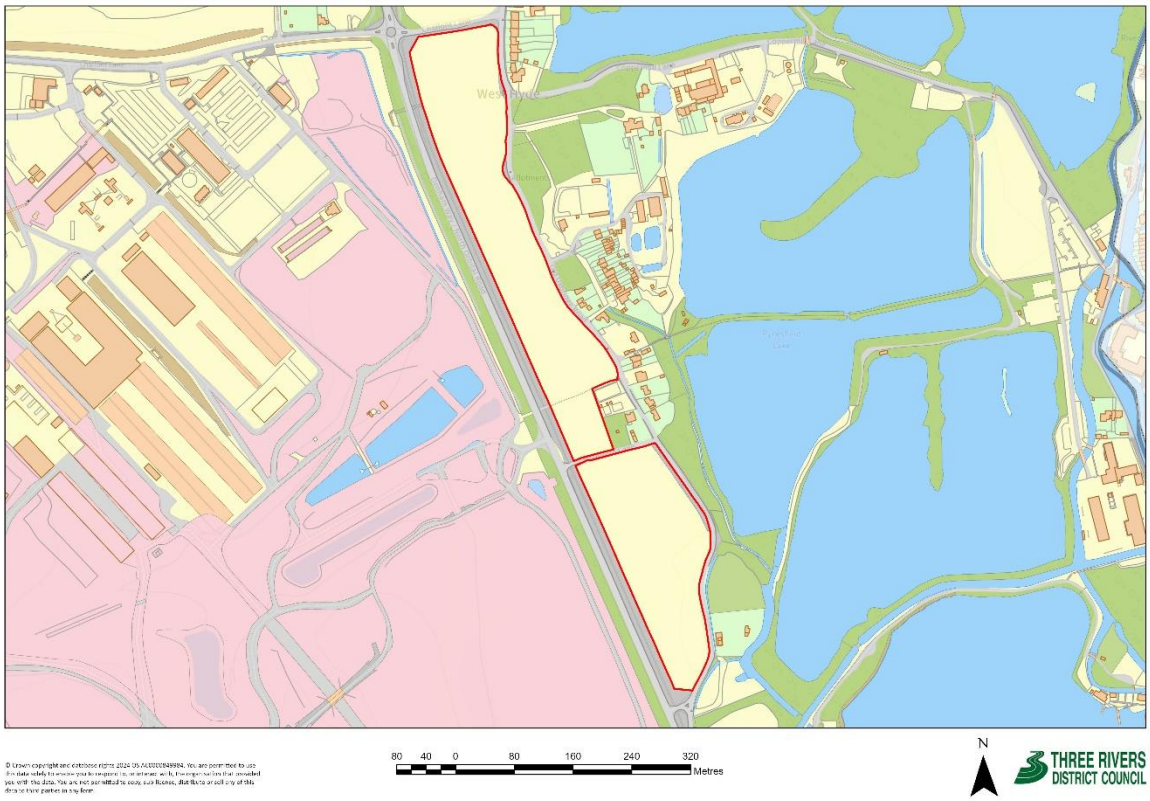
The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Development of the site must have regard to the adjoining Local Wildlife Site and Local Nature Reserve of Oxhey Woods.

Given the sites sustainable location with the settlement boundary of the Key Centre of South Oxhey and that it is brownfield land, it is considered potentially suitable, while we await comments from statutory consultees and any supplementary information. The site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Potentially | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS35 | Land south of Chalfont Lane (Employment) | West Hyde | 8.4 |




| **Site Description** | |
|---|---|
| The site is comprised of greenfield land which is used for agriculture. Tilehouse Lane intersects through the centre of the site connecting Denham Way and Old Uxbridge Road. The West Hyde Other Settlement residential area is located adjacent to the eastern boundary. To the West, opposite Denham Way is the HS2 Construction Site. The site has separately been promoted for housing through separate representations (CFS64). | |
| **Use(s) Proposed** | Employment |
| **Planning History** | |
| The site has separately been promoted for housing through separate representations. | |
| **Suitability** | |
| **Policy Constraints:**<br>• Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review.<br>• **Historic Environment:** There are three Grade II Listed Buildings located to the eastern boundary of the site. A detailed heritage impact assessment would be required at the planning application stage to identify the impacts of any development on nearby heritage assets. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Flood Zone:** The site is partially in Flood Zone 2. |

| | |
|---|---|
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Tree Preservation Order:** There is a small number of protected trees located on the site, with several more adjoining the site.<br>• **Local Wildlife Site:** There is a Local Wildlife Site adjoining the east of the site. |

**Further Constraints/Considerations:**

- There is a public right of way that runs through the centre of the site connecting Denham Way and Old Uxbridge Road.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of settlement boundary of the Other Settlement of West Hyde.

**Availability (ownership/legal issues)**

The land promoters have the option to purchase the site.

**Achievability**

The promoters of the site have not specified any issues regarding the viability in developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH (Developable/Non-developable Area) | n/a | Landowner Proposed Dwelling Range | n/a |
| Indicative DPH | n/a | Indicative Dwelling Range | n/a |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |
| **Deliverable** | | No | | **Developable** | | No | |

**Conclusion**

The site is located within the Green Belt. A Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

Any development of the site would need to take account of the presence of Public Rights of Way and the presence of protected trees within the site.

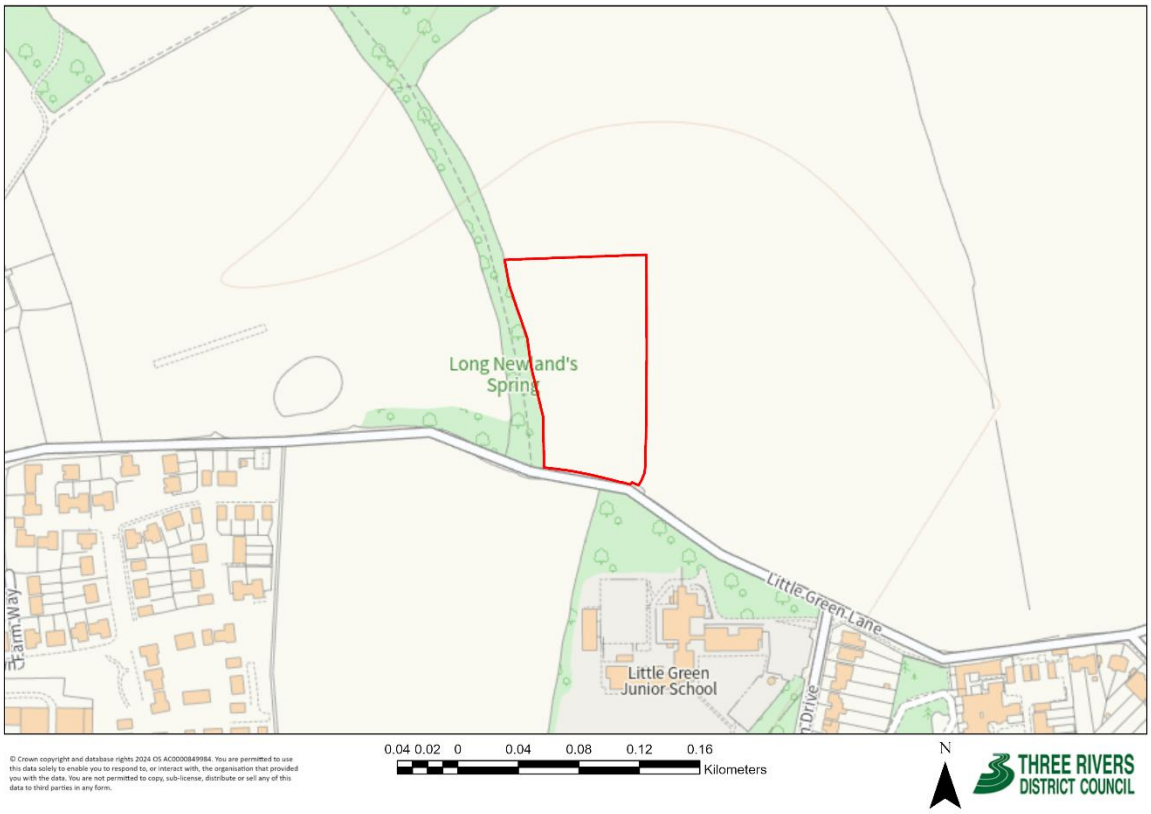
Whilst the site is located close to a limited bus route and there are good vehicular connections, it is not considered that the site is located in a sustainable location. West Hyde, the nearest settlement, adjoins the eastern side of the northern parcel and is categorised as an “other settlement” in the settlement hierarchy. The closest relatively sustainable settlement is Maple Cross, which is a secondary centre in the settlement hierarchy, but the built up area boundary of Maple Cross is around 800m to the north of the site, making the site relatively unsustainable.

There are also concerns regarding the impact on the open character of the area as a result of the scale and massing of development proposed, in the form of large warehouse/industrial buildings and the fact that it is not within an existing settlement or employment area.

Therefore, there are significant concerns over the suitability of the site for development.. The site is both available and achievable.

| | | | | | |
|---|---|---|---|---|---|
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |

| Site Ref | Address | Settlement | Site Area (ha) |
|---|---|---|---|
| NCFS36 | Land North of Little Green Lane | Croxley Green | 1ha |




**Site Description**

The site is located outside any defined settlement boundary (though does immediately adjoin Croxley Green to the south, a Key Centre) and constitutes greenfield land, comprising the southwestern section of a worked agricultural field. The topography of the site is generally flat and is bounded by mature hedgerow on the western and southern boundaries. In terms of the wider area, the site is surrounded by open countryside to the west, north and east. Croxley Green is located to the south of the site, with the site adjoining its urban extent. The overarching character of the area is rural in nature.

Access to the site at present is poor, with the section of Little Green Lane which adjoins the site being temporarily pedestrianised. At this stage it is unclear whether the closure to vehicle traffic will be made permanent. Outline application 24/2073/OUT is of relevance in this respect, which constitutes a 600 dwelling scheme with associated infrastructure on the remainder of the agricultural field which NCFS36 occupies, which would provide significant accessibility improvements to NCFS36.

Accessibility to services is good, with Croxley Green benefitting from a number of services which would be accessible to any future residents of NCFS36.

The site was previously submitted under PSCFS24 (for education use).

| **Use(s) Proposed** | Residential |
|---|---|

**Planning History**

Whilst the site itself has no planning history of relevance to the call for sites process, it is noted that the ongoing outline application 24/2073/OUT on the remainder of the field, adjoining the site, is of relevance.

**Suitability**

| **Policy Constraints:** | |
|---|---|
| • Green Belt<br>• Heritage Assets Listed Buildings<br>• Conservation Area<br>• Historic Park and Garden<br>• National Landscape | • **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review (2019) assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate high (parcel CG8).<br>• **Historic Environment:** There is a Grade II Listed Heritage Asset within 250m of the site and would likely be within view of any |

| | |
|---|---|
| | development at NCFS36. Additionally, there are several Locally Important Buildings within the site's locality. Croxley Green Conservation Area is located circa 330m to the west. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts of any development on the heritage assets of the site. |
| **Physical Constraints:**<br>• Access<br>• Flood Zone<br>• Surface Water Flooding<br>• Groundwater Flooding<br>• Groundwater Source Protection Zone (GSPZ)<br>• Contamination<br>• Noise<br>• Air Quality | • **Flood Zone:** The site is within in Flood Zone 1.<br>• **Access:** Little Green Lane is a pedestrianised street and vehicle access to the site may thus represent an issue. |
| **Potential Environmental Impacts:**<br>• Landscape Character<br>• Air Quality (AQMA)<br>• Local Wildlife Site<br>• Local Nature Reserve<br>• SSSI<br>• Ancient Woodland<br>• Tree Preservation Order<br>• Ancient/Veteran Tree<br>• Beechwoods SAC | • **Local Wildlife Site**: there is a Local Wildlife Site (WLS) which adjoins the site's western boundary. There are several WLSs within the wider area.<br>• **Tree Preservation Order:** The trees forming part of the woodland which adjoins the western boundary of the site are all subject to a Tree Preservation Order.<br>• **Ancient Woodland:** The woodland adjoining the site's western boundary is ancient woodland. |

**Further Constraints/Considerations:**

- A public right of way (SARRATT 063) runs adjacent to the site boundary, within the woodland to the immediate west of the site.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of settlement boundary of the Key Centre Croxley Green.

**Availability (ownership/legal issues)**

The landowner (Hertfordshire County Council) owns the entirety of the site.

**Achievability**

The landowner has not identified any issues with developing the site.

**Potential Density**

| | | | |
|---|---|---|---|
| Landowner Proposed DPH | n/a | Landowner Proposed Dwelling Range | n/a |
| Indicative DPH (Developable/Non-developable Area) | 50 (70%/30%) | Indicative Dwelling Range | 35 |

**Phasing**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0-5 years | x | 6-10 years | | 11-15 years | | 16+ years | |

**Conclusion**

The site is located within the Green Belt. A further Green Belt review is to be carried out to consider areas that will fall under the definition of grey belt and if potential new development will fundamentally undermine the purposes of the Green Belt, in conformity with the NPPF (December 2024) and PPG.

In terms of the ecological impact of developing the site, the site represents greenfield land, is adjacent to ancient woodland which is a designated Local Wildlife Site and is bounded by mature hedgerow. Whilst it is noted that the site is a worked agricultural field and therefore may be less valuable in ecological terms when compared with an unworked field/pasture, it is nonetheless considered that the site is likely of ecological value given its proximity to the Local Wildlife Site, ancient woodland and mature hedgerow. Accordingly, development of the site may lead to ecological harm which would need to be assessed as part of any future development.

With respect to the access, following a consultation in 2023, the section of Little Green Lane from where the site would take access (east of the site, close to Little Green School) was closed to vehicle traffic for the

| | | | | | |
|---|---|---|---|---|---|
| duration of an Experimental Traffic Regulation Order. The purpose of this closure was to allow for monitoring and assessment of the effects of the closure on traffic patterns in the area. This has since been closed permanently. Notwithstanding this road closure, it is noted that even if the road were open, it would still likely be of an insufficient size to serve a development of the scale (circa 35 dwellings) indicated (subject to highways advice). Access to the site would be from the western section of Little Green Lane, which is a very narrow single track road. The present situation thus poses significant challenges for the deliverability of the site.<br><br>Whilst application 24/2073/OUT could provide a solution to this issue if approved, given this would provide alternative access to the site, this application cannot be relied upon because it is still undetermined at this stage. Accordingly, additional work is required to resolve access concerns to the site.<br><br>Subsequently, there are significant concerns over the suitability of this site for development. The site is available and achievable. | | | | | |
| **Suitable** | Significant concerns | **Available** | Yes | **Achievable** | Yes |