



Three Rivers District Local Plan  
Regulation 18 - Part 5 Consultation  
Sustainability Appraisal Briefing Note

June 2025

## Report details

Report prepared for:		Three Rivers District Council	
Project/customer reference:		Three Rivers Local Plan SA/SEA	
Copyright:		© TRL Limited	
Report date:		June 2025	
Report status/version:		Draft	
Quality approval:			
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## Table of Contents

1	Introduction	1
1.1	Background	1
1.2	This Briefing Note	1
2	Methodology	2
2.1	SA Framework of Objectives	2
Appendix A	New and amended policy assessments	A-1
Appendix B	New Site Assessments	B-1

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# 1 Introduction

## 1.1 Background

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

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

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

Independent consultants TRL Ltd have been appointed by Three Rivers District Council to undertake the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) in support of the new Local Plan. This has resulted in the production of an SA Scoping Report (May 2017, updated July 2017); an SA Working Note to accompany the Issues and Options consultation (July 2017); an SA Working Note to accompany the 'Potential Sites for Consultation' (October 2018, updated July 2019); an Initial SA Report alongside the Local Plan Regulation 18 Part 1 and Part 2 consultation (June 2021); an SA Working Note to accompany the 'Additional Sites for Potential Allocation' Part 3 consultation (January 2023) and an SA Working Note to accompany the Part 4: Preferred Lower Housing Growth Option consultation (October 2023). These SA documents are available at the following weblink:

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

## 1.2 This Briefing Note

This short SA Briefing Note (June 2025) is a focused document, which provides an initial assessment of the elements of the Part 5 consultation to help inform the decisions of the Council.

It will be followed by a more comprehensive SA Working Note to accompany the Part 5 Local Plan consultation in July 2025 which will contribute to the ongoing plan-making process, by providing an independent assessment of the emerging Local Plan, with a view to guiding the next stage of its development. Sustainability Appraisal is a decision aiding tool rather than a decision making one and the contents of the SA documents should therefore be considered in this light.

The format of this briefing paper is as follows:

- Section 1: Introduction.
- Section 2: Brief details on the SA methodology.

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

- Appendix A – Assessment of new and amended Policies.
- Appendix B of Assessment of new sites.

## 2 Methodology

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

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

**Figure 2-1: Significance criteria**

### 2.1 SA Framework of Objectives

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

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

**Table 2-1 SA Framework of Objectives**

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

## Appendix A New and amended policy assessments

This appendix includes the assessments of the new and amended policies which will be included in the Part 5 consultation.

<b>Climate Change</b>
<b>Policy X A: Net Zero Operational Carbon in New Build Residential Development</b>
<b>Policy X B: Net Zero Operational Carbon in New Build Non-Residential Development</b>
<b>Policy X C: Climate-adapted Design and Construction</b>
<b>Policy X D: Embodied Carbon and Waste</b>
<b>Policy X E: Reducing Carbon Emissions in Existing Buildings</b>

SA Objective		Assessment of Effect					
		Nature of Effect  Including where appropriate whether the effects are direct/indirect and likely/unlikely.  Justification and Evidence	Permanence	Scale	Significance of Effects		
					In short term	In medium term	In long term
1	Biodiversity	Policy X C includes reference to green infrastructure as a natural cooling measure to help reduce overheating. Introduction of vegetation to achieve this aim would have positive effects for biodiversity.	P	L	✓	✓	✓
2	Water	Policy X C includes reference to blue infrastructure as a natural cooling measure to help reduce overheating. Introduction of new blue infrastructure to achieve this aim would have positive effects against this objective. Water conservation requirements of this policy would also have positive effects.	P	L	✓	✓	✓
3	Flood risk	Policy X C contains a requirement to reduce the risk of flooding which would have positive effects against this objective.	P	L	✓	✓	✓
4	Climate Change	Policies X A – X D include a wide range of requirements which will reduce greenhouse gas emissions from new development, including from the materials used, as well as help with adaptation to reduce the impacts of climate change on new developments. Policy X E will help to reduce climate change impacts from existing development. Significant positive effects against this objective have therefore been predicted.	P	N	✓✓	✓✓	✓✓
5	Air Quality	No predicted effects.	-	-	-	-	-
6	Soils	No predicted effects.	-	-	-	-	-
7	Resource efficiency	Policies X A – X E require the use of sustainable design and construction methods, including the use of sustainable resources and highly energy efficient developments, as well as requirements for easy material re-use at the end of a building’s life. Significant positive effects against this objective have therefore been predicted.	P	L	✓✓	✓✓	✓✓

SA Objective		Assessment of Effect					
		Nature of Effect  Including where appropriate whether the effects are direct/indirect and likely/unlikely.  Justification and Evidence	Permanence	Scale	Significance of Effects		
					In short term	In medium term	In long term
8	Historic Environment	Policy X E should help to ensure that designated and non-designated heritage assets are not significantly affected by the introduction of improvements to the energy efficiency, carbon emissions, resilience and longevity of assets.	P	L	✓	✓	✓
9	Landscape/ Townscape	No predicted effects.	-	-	-	-	-
10	Health and Wellbeing	The requirements in Policy X C to adapt to the effects of climate change should have positive effects on the health and well-being of the occupants of new developments. The same could be the case for upgrades to existing buildings, under Policy X E.	P	L	✓	✓	✓
11	Sustainable Locations	No predicted effects.	-	-	-	-	-
12	Community cohesion	No predicted effects.	-	-	-	-	-
13	Housing	No predicted effects.	-	-	-	-	-
14	Sustainable prosperity	No predicted effects.	-	-	-	-	-
15	Employment and skills	No predicted effects.	-	-	-	-	-



**Green infrastructure**
**Revised Policy: Biodiversity**

SA Objective		Assessment of Effect						
		Nature of Effect  Including where appropriate whether the effects are direct/indirect and likely/unlikely.  Justification and Evidence	Permanence	Scale	Significance of Effects			
					In short term	In medium term	In long term	
1	Biodiversity	The policy requires that in relation to new development biodiversity should be protected and enhanced, and that all qualifying development must deliver at least 10% measurable biodiversity net gain, ideally on-site, but if not off-site or through purchase of biodiversity credits. A significant positive effect has therefore been identified against this objective.	P	L	✓✓	✓✓	✓✓	
2	Water	By protecting and enhancing biodiversity there may be indirect positive impacts on water quality, for example by preventing development in areas sensitive to water pollution.	P	L	✓	✓	✓	
3	Flood risk	By protecting and enhancing biodiversity there may be indirect positive impacts on flood risk. For example, naturally draining areas would be less of a flood risk than areas of hardstanding associated with development.	P	L	✓	✓	✓	
4	Climate Change	No predicted effects.	-	-	-	-	-	
5	Air Quality	By protecting and enhancing biodiversity there may be indirect positive impacts on air quality. For example, tree species and natural environments can absorb more air pollution.	P	L	✓	✓	✓	
6	Soils	By protecting and enhancing biodiversity there will also be direct positive impacts on soils. Soil resources will not be lost to new development if wildlife sites are protected.	P	L	✓	✓	✓	
7	Resource efficiency	No predicted effects.	-	-	-	-	-	
8	Historic Environment	No predicted effects.	-	-	-	-	-	
9	Landscape/ Townscape	The requirements to maintain and improve biodiversity will have benefits for the local landscape.	P	L	✓	✓	✓	
10	Health and Wellbeing	Protecting wildlife sites and green spaces and requiring a net gain in biodiversity should help to improve the wellbeing of the local population as well as providing recreational opportunities.	P	L	✓	✓	✓	
11	Sustainable Locations	No predicted effects.	-	-	-	-	-	

SA Objective		Assessment of Effect						
		Nature of Effect  Including where appropriate whether the effects are direct/indirect and likely/unlikely.	Permanence	Scale	Significance of Effects			
					In short term	In medium term	In long term	
								Justification and Evidence
12	Community cohesion	No predicted effects.	-	-	-	-	-	
13	Housing	No predicted effects.	-	-	-	-	-	
14	Sustainable prosperity	No predicted effects.	-	-	-	-	-	
15	Employment and skills	No predicted effects.	-	-	-	-	-	

New Policy: Chiltern Beechwoods Special Area of Conservation (SAC)							
SA Objective		Assessment of Effect					
		Nature of Effect  Including where appropriate whether the effects are direct/indirect and likely/unlikely.	Permanence	Scale	Significance of Effects		
					In short term	In medium term	In long term
		Justification and Evidence					
1	Biodiversity	Through the provision of Suitable Alternative Natural Greenspace (SANG), which would be required for large developments within the Zone of Influence (Zol) of the Chiltern Beechwoods SAC, biodiversity should be enhanced. A significant positive effect has therefore been identified against this objective.	P	L	✓✓	✓✓	✓✓
2	Water	No predicted effects.	-	-	-	-	-
3	Flood risk	No predicted effects.	-	-	-	-	-
4	Climate Change	No predicted effects.	-	-	-	-	-
5	Air Quality	No predicted effects.	-	-	-	-	-
6	Soils	By diverting recreational users to SANGs there will be positive impacts on soils in the SAC due to reduced levels of compaction from walkers.	P	L	✓	✓	✓
7	Resource efficiency	No predicted effects.	-	-	-	-	-
8	Historic Environment	No predicted effects.	-	-	-	-	-
9	Landscape/ Townscape	No predicted effects.	-	-	-	-	-
10	Health and Wellbeing	Providing SANGs will provide access to natural greenspace space to a wider population than just those who might previously have visited the SAC.	P	L	✓	✓	✓
11	Sustainable Locations	No predicted effects.	-	-	-	-	-
12	Community cohesion	No predicted effects.	-	-	-	-	-
13	Housing	No predicted effects.	-	-	-	-	-
14	Sustainable prosperity	No predicted effects.	-	-	-	-	-
15	Employment and skills	No predicted effects.	-	-	-	-	-

**New Policy: Northwood Headquarters (MOD)**

SA Objective		Assessment of Effect					
		Nature of Effect Including where appropriate whether the effects are direct/indirect and likely/unlikely. Justification and Evidence	Permanence	Scale	Significance of Effects		
					In short term	In medium term	In long term
1	Biodiversity	No predicted effects.	-	-	-	-	-
2	Water	No predicted effects.	-	-	-	-	-
3	Flood risk	No predicted effects.	-	-	-	-	-
4	Climate Change	No predicted effects.	-	-	-	-	-
5	Air Quality	No predicted effects.	-	-	-	-	-
6	Soils	The policy supports the efficient use of land, through the redevelopment of existing building and sites.	P	L	✓	✓	✓
7	Resource efficiency	The policy supports the efficient use of resources through the conversion of change of use of redundant MOD sites and buildings.	P	L	✓	✓	✓
8	Historic Environment	No predicted effects.	-	-	-	-	-
9	Landscape/ Townscape	No predicted effects.	-	-	-	-	-
10	Health and Wellbeing	No predicted effects.	-	-	-	-	-
11	Sustainable Locations	No predicted effects.	-	-	-	-	-
12	Community cohesion	No predicted effects.	-	-	-	-	-
13	Housing	No predicted effects.	-	-	-	-	-
14	Sustainable prosperity	No predicted effects.	-	-	-	-	-
15	Employment and skills	The policy is supportive of job retention and creation at the site.	P	L	✓	✓	✓

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## Appendix B      New Site Assessments








This appendix includes the assessments of 36 new sites which have been submitted as part of an additional 'call for sites' which was undertaken from 22<sup>nd</sup> January 2025 - 19<sup>th</sup> February 2025.

For consistency with previous SA reports for site assessments, the sites are ordered by settlement and not by site number.

It should be noted that the evidence base to inform these assessments is incomplete, with amongst others, Landscape Sensitivity Assessments, Heritage Impact Assessments and comments from statutory consultees. This means that the assessments are not fully consistent with those undertaken at previous stages of the Local Plan development. As and when additional evidence is available the assessments will be updated accordingly.

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## B.1 Abbots Langley

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCFS1 Chequers House, Chequers Lane, Abbots Langley	x	-	-	x	-	x	-	?	x	?	x	✓	✓	-	-	<p> Development of this mainly greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Abbots Langley into open countryside (SA9). The site is at a distance from services and facilities, including bus stops and a railway station (SA4 &amp; SA11).</p> <p> Development may affect the setting of a listed building which is located to the east of the site (SA8). Development may disrupt the public right of way which runs along the boundary of the site (SA10).</p> <p> The site is close to open space and development would be required to provide new open space and play space (SA10 &amp; SA12). Development would deliver c.147 new dwellings (SA13).</p>
Site Ref: NCFS2 Fortune Farm, High Elms Lane, Abbots Langley	x	-	-	x	-	✓ /x	-	?	x	?	x	✓	✓	-	-	<p> Development of this mainly greenfield site would have adverse effects on biodiversity (SA1) and would extend Abbots Langley into open countryside (SA9). The site is at a distance from services and facilities, including bus stops and a railway station (SA4 &amp; SA11).</p> <p> The site is made up of a mix of greenfield (the majority) and previously developed land (SA6).</p> <p> Development may affect the setting of listed buildings which are located to the south-east of the site (SA8). Development may disrupt the public right of way which runs through the site (SA10).</p> <p> The site is close to open space and development would be required to provide new open space and play space (SA10 &amp; SA12). Development would deliver c.142 new dwellings (SA13).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCF53 The Old Dairy, Chequers Lane, Abbots Langley	x	-	-	x	-	x	-	-	x	✓	x	✓	✓	-	-	<p>x Development of the greenfield site would have adverse effects on biodiversity (SA1), result in loss of agricultural land (SA6) and would extend Abbots Langley into open countryside (SA9). The site is at a distance from services and facilities, including bus stops and a railway station (SA4 &amp; SA11).</p> <p>✓ The site is close to open space and development would be required to provide new open space and play space (SA10 &amp; SA12). Development would deliver c.35 new dwellings (SA13).</p>
Site Ref: NCF55 Land off Bedmond Road – Data Centre, Abbots Langley	x	-	-	✓	-	x	-	?	x	✓	✓	✓	-	✓	✓	<p>x Development of this mainly greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Abbots Langley into open countryside near to the Chilterns National Landscape (SA9).</p> <p>? Development may affect the setting of Abbots Langley Conservation Area and affect a site of archaeological interest which are both located approximately 300m to the south-west of the site, as well as affecting the setting of nearby listed buildings (SA8)</p> <p>✓ The site is in a relatively sustainable location for an employment site (SA4 &amp; SA11). Development would provide a new country park (SA10 &amp; SA12). Development would provide new employment space and job opportunities (SA14 &amp; SA15).</p>

## B.2 Bedmond

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCF58 Land off St Albans Lane, Bedmond	x	-	-	✓	-	x	-	?	-	✓	✓	✓	✓	-	-	<p>x Development of this mainly greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6).</p> <p>? Development may affect the setting of the listed buildings to the south-west of the site (SA8).</p> <p>✓ The site is located reasonably close to some local services and facilities including a bus stop, though is at a distance from a railway station (SA4 &amp; SA11). Development would be required to provide new play space and open space (SA10 &amp; SA12) and would deliver c.56 new dwellings (SA13).</p>
Site Ref: NCF59 Land to the north-west of Woodstock, Bedmond	x	-	-	✓	-	x	-	?	-	?	✓	-	✓	-	-	<p>x Development of this mainly greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6).</p> <p>? Development may affect the setting of the listed buildings to the south-west of the site (SA8). The site is some distance from open space (SA10).</p> <p>✓ The site is located reasonably close to some local services and facilities including a bus stop, though is at a distance from a railway station (SA4 &amp; SA11). Development would deliver c.20 new dwellings (SA13).</p>



### B.3 Belsize

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCFS31 Land to the South-East of Poles Hill, Belsize	x	-	-	x	-	x	-	?	x	?	x	✓	✓	-	-	<p>x Development of the greenfield site, which is adjacent to an ancient woodland Local Wildlife Site covered by a TPO, would have adverse effects on biodiversity (SA1) would result in the loss of agricultural land (SA6) and would extend Belsize into open countryside near to the Chilterns National Landscape (SA9). The site is located at some distance from any facilities and services, including a railway station, and has poor public transport provision (SA4 &amp; SA11).</p> <p>? Development may affect the setting of listed buildings to the north of the site (SA8). Development may disrupt the public right of way which runs through the centre of the site (SA10).</p> <p>✓ The site is close to open space and development would be required to provide new play space and open space (SA10 &amp; SA12). Development would deliver c.102 new dwellings (SA13).</p>
Site Ref: NCFS32 Land to the southwest of Bragmans Lane	x	-	-	x	-	x	-	?	x	✓	x	✓	✓	-	-	<p>x Development of the greenfield site, which is adjacent to two Local Wildlife Sites covered by TPOs, would have adverse effects on biodiversity (SA1) would result in the loss of agricultural land (SA6) and would extend Belsize into open countryside near to the Chilterns National Landscape (SA9). The site is located at some distance from any facilities and services, including a railway station, and has poor public transport provision (SA4 &amp; SA11).</p> <p>? Development may affect the setting of the listed buildings to the west of the site (SA8).</p> <p>✓ The site is close to open space and development would be required to provide new play space and open space (SA10 &amp; SA12). Development would deliver c.122 new dwellings (SA13).</p>

## B.4 Bricket Wood

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NCF57 Waterdell, Bricket Wood	✗	-	-	✗	-	✗	-	-	-	?	✗	✓	✓	-	-	<p>✗ Development of the greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6). The site is located at some distance from most facilities and services and has poor access to public transport including a railway station (SA4 &amp; SA11).</p> <p>⚠ The site is in close proximity to the M1 which could result in air quality and noise issues for residents of new housing (SA10).</p> <p>✓ Development would be required to provide new play space and open space (SA10 &amp; SA12). Development would deliver c.63 new dwellings (SA13).</p>

## B.5 Carpenders Park

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NCF511 Grange Wood, Oxhey Lane, Carpenders Park	?	-	-	✓	-	✗	-	?	-	✓	✓	✓	✓	-	-	<p>✗ Development of this mainly undeveloped site would result in soil sealing (SA6).</p> <p>⚠ Development may affect the ancient woodland to the west of the site, as well as the adjacent trees covered by TPOs (SA1) as well as the setting of listed buildings to the south (SA8).</p> <p>✓ The site is in relatively close proximity to local facilities and services including a bus stop and railway station (SA4 &amp; SA11). The site is close to open space and development would be required to provide new play space and open space (SA10 &amp; SA12). Development would deliver c.49 new dwellings (SA13).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NCFS12 Land East of Oxhey Lane Carpenders Park	x	-	?	✓	-	x	-	-	x	?	✓	✓	✓	-	-	<p><b>x</b> Development of the greenfield site, with a Local Wildlife Site close to the south of the site, would have adverse effects on biodiversity (SA1). Development would result in the loss of agricultural land (SA6). Development would extend Carpenders Park into open countryside (SA9).</p> <p><b>?</b> The site boundary is adjacent to Flood Zone 2 and 3 designations and part of the site is at risk of surface water flooding (SA3). Development may disrupt the public right of way which runs across the site (SA10).</p> <p><b>✓</b> The site is in relatively close proximity to local facilities and services including a bus stop and London Underground station (SA4 &amp; SA11). Development would be required to provide new open space, play space, community facilities and a primary school (SA10 &amp; SA12). Development would deliver c.445 new dwellings (SA13).</p>

## B.6 Chorleywood

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCFS13 Catlips Farm, Berry Lane, Chorleywood	x	-	?	?	-	x	-	?	x	?	?	✓	✓	-	-	<p>x Development of the largely greenfield site, which is adjacent to a Local Wildlife Site that includes ancient woodland and which contains trees covered by TPOs, would have adverse effects on biodiversity (SA1), would result in soil sealing (SA6) and would extend Chorleywood into open countryside (SA9).</p> <p>? Part of the site is at risk of surface water flooding (SA3). Development may affect the setting of Chorleywood Common Conservation Area (SA8). The site is located adjacent to the M25 which could result in air quality and noise issues for residents of new housing. Development may disrupt the public right of way which runs down the eastern side of the site (SA10). The site is relatively close to services and facilities, including a railway station, however it has poor access and improvements to active travel provision would be needed to make this a sustainable location (SA4 &amp; SA11).</p> <p>✓ Development would be required to provide new open space, play space, and community facilities including local shops, health centre and primary school (SA10 &amp; SA12). Development would deliver c.440 new dwellings (SA13).</p>
Site Ref: NCFS14 Land at Homefield Road, Chorleywood	?	-	-	✓	-	✓	-	x	-	?	✓	?	✓	-	-	<p>x Redevelopment of the existing properties would affect the Chorleywood Common Conservation Area, in which it is situated (SA8).</p> <p>? The site contains trees covered by TPOs (SA1). Noise from the nearby railway may affect the wellbeing of new residents (SA10). Redevelopment could result in the loss of a care home (SA10 &amp; SA12).</p> <p>✓ The site is in close proximity to services and facilities, including a railway station (SA4 &amp; SA11). The site is previously developed land (SA6). The site is close to open space (SA10). Development would deliver c.10 new dwellings (SA13).</p>
Site Ref: NCFS15 Chorleywood Library, Chorleywood	-	-	-	✓	-	✓	-	?	-	✓	✓	?	✓	-	-	<p>? Redevelopment of the site may affect the setting of the adjacent Chorleywood Common Conservation Area (SA8). The retention of a library on this site would be required but is not guaranteed (SA12).</p> <p>✓ The site is in close proximity to services and facilities, including a railway station (SA4 &amp; SA11). The site is previously developed land (SA6). The site is close to open space (SA10). Development would deliver c.5 new dwellings (SA13).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCFS16 Land at Stag Lane, Chorleywood	x	-	-	x	-	x	-	-	x	x	x		✓	-	-	<p>x Development of the greenfield site, which is entirely within the Wearing's Field Local Wildlife Site, would have adverse effects on biodiversity (SA1), would result in soil sealing (SA6) and would extend the built form in this part of Chorleywood (SA9). Development would result in the loss of an open space allocation (SA10). Whilst the site is located reasonably close to services and facilities, it is in an isolated position in terms of active travel to these facilities and is not well served by buses (SA4 &amp; SA11).</p> <p>✓ The site is close to open space (SA10) and the development would deliver c.23 new dwellings (SA13).</p>
Site Ref: NCFS17 North Hill Farm, Chorleywood	x	-	-	✓	-	✓/x	-	?	x	✓	✓	✓	✓	-	-	<p>xx The site is wholly situated in the Chilterns National Landscape (SA9).</p> <p>x Development of the greenfield area of the site would have adverse effects on biodiversity (SA1).</p> <p>✓/x The site is made up of a mix of greenfield (the majority) and previously developed land (SA6).</p> <p>? Development may affect the setting of Chorleywood Common Conservation Area (SA8).</p> <p>✓ The site is located relatively close to services and facilities and is reasonably well served by buses (SA4 &amp; SA11). The site is close to open space and development would be required to provide new open space and play space (SA10 &amp; SA12). Development would deliver c.57 new dwellings (SA13).</p>

## B.7 Croxley Green

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCFS21 Land South of Scots Hill, Croxley Green	x	-	-	✓	-	x	-	?	?	✓	✓	✓	✓	-	-	<p>x Development of this greenfield site, which contains trees covered by TPOs and which is adjacent to a wildlife site, would result in adverse effects on biodiversity (SA1) and would result in soil sealing (SA6).</p> <p>? Development may affect the setting of a listed building to the east of the site (SA8) and may affect the local landscape (SA9).</p> <p>✓ The site is located reasonably close to services and facilities including railway station (SA4 &amp; SA11). The site is close to open space and development would provide new open space, play space (SA10 &amp; SA12) and would deliver c.30 new dwellings (SA13).</p>
Site Ref: NCFS36 Land north of Little Green Lane, Croxley Green	x	-	-	✓	-	x	-	?	x	?	✓	✓	✓	-	-	<p>x Development of the greenfield site, which is adjacent to an ancient woodland Local Wildlife Site covered by a TPO, would have adverse effects on biodiversity (SA1) would result in the loss of agricultural land (SA6) and would extend West Hyde towards open countryside (SA9).</p> <p>? Development may affect the setting of the Croxley Green Conservation Area (SA8). Development may disrupt the public right of way which runs adjacent to the site (SA10).</p> <p>✓ The site is within close proximity to local facilities and services including public transport (SA4 &amp; SA11) and would be required to provide play space and open space (SA10 &amp; SA12). Development would deliver c.35 new dwellings (SA13).</p>

## B.8 Hunton Bridge

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCF56 Land to the east of Watford Road, Hunton Bridge	x	?	x	?	-	x	-	?	x	?	?	✓	✓	-	-	<p><b>x</b> Development of the greenfield site, which has trees covered by a TPO along the northern boundary, would have adverse effects on biodiversity (SA1). A large part of the site is within Flood Zone 2 and the site is also close to Flood Zones 3a and 3b (SA3). Development would result in the loss of agricultural land (SA6) and would extend Hunton Bridge into open countryside (SA9).</p> <p><b>?</b> Development could have adverse effects on the River Gade which runs through the site (SA2). The site is close to some local facilities and services and is reasonably close to the key centre of Abbots Langley and Kings Langley railway station, however improvements to active travel provision would be needed to make this a sustainable location (SA4 &amp; SA11). Development may affect the setting of the Hunton Bridge Conservation Area and listed buildings to the south and north of the site (SA8). The site is located adjacent to the A41 and close to the M25 which could result in air quality and noise issues for residents of new housing. Development may disrupt the public right of way which runs along the boundary of the site (SA10).</p> <p><b>✓</b> Development would be required to provide new open space and play space (SA10 &amp; SA12). Development would deliver c.333 new dwellings (SA13).</p>

## B.9 Kings Langley

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCFS10 Great Westwood Equestrian Park, Kings Langley	x x	-	?	x		x	-	?	x	?	x	✓	✓	✓	✓	<p><b>xx</b> Development of this mainly greenfield site, which contains the Westwood Quarry SSSI, which encompasses parts of two ancient woodland Local Wildlife Sites, which is adjacent to a third LWS and which contains trees covered by a TPO, would have significant adverse effects on biodiversity (SA1)</p> <p><b>x</b> Development of the site would result in soiling sealing (SA6) and would extend built development into open countryside (SA9). The site is located at a distance from facilities and services as well as public transport (SA4 &amp; SA11).</p> <p><b>?</b> Part of the site is at risk of surface water flooding (SA3). Development may affect the setting of listed heritage assets near to the site (SA8). The site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA10).</p> <p><b>✓</b> Development would be required to provide new open space, play space, community facilities and a primary school (SA10 &amp; SA12), would deliver c.455 new dwellings (SA13) and provide new commercial and employment opportunities (SA14 &amp; SA15).</p>
Site Ref: NCFS19 Land adjacent to 60 Harthall Lane, Kings Langley	x	-	-	x	-	x	-	-	-	✓	x	✓	✓	-	-	<p><b>x</b> Development of the greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6). The site is some distance from facilities and services, including a primary school and has poor access for pedestrians to Kings Langley centre and to public transport (SA4 &amp; SA11).</p> <p><b>✓</b> Development would be required to provide new open space, play space (SA10 &amp; SA12) and would deliver c.35 new dwellings (SA13).</p>



SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCFS20 Lonsdale, Hyde Lane, Kings Langley	x	-	-	x	-	x	-	?	?	?	x	?	✓	-	-	<p><b>x</b> There are multiple TPOs associated with the site, which is also adjacent to a Local Wildlife Site (SA1). Development of greenfield parts of the site would result in soil sealing (SA6). The site is some distance from facilities and services, including a primary school and has poor access to public transport (SA4 &amp; SA11).</p> <p><b>?</b> Development may affect the setting of listed buildings to the west of the site (SA8). Effects on landscape are uncertain (SA9). The site is not in close proximity to open space or play space (SA10 &amp; SA12).</p> <p><b>✓</b> Development would deliver c.10 new dwellings (SA13).</p>

## B.10 Leavesden

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCFS4 High Elms Manor, Leavesden	x	-	-	✓	-	x	-	?	x	?	✓	✓	✓	-	-	<p><b>x</b> Development of the greenfield site, which includes part of a Local Wildlife Site and which contains trees covered by a TPO, would have adverse effects on biodiversity (SA1) would result in soil sealing (SA6) and would extend Leavesden into semi-open countryside (SA9).</p> <p><b>?</b> Development may affect the settings of listed buildings which are located to the west of the site (SA8). Development may disrupt the public right of way which runs along the boundary of the site (SA10).</p> <p><b>✓</b> The site is located in relatively close proximity to services and facilities as well as public transport (SA4 &amp; SA11). Development would be required to provide new open space and other play space (SA10 &amp; SA12). Development would deliver c.35 new dwellings (SA13).</p>

## B.11 Loudwater

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NCFS18 Land to the East of Sarratt Lane, Loudwater	x	-	-	x	-	x	-	x	?	✓	x	✓	✓	-	-	<p><b>x</b> Development of the greenfield site, which is adjacent to a Local Wildlife Site and which contains protected trees, would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6). The site is located at a distance from services and facilities and is poorly connected to public transport (SA4 &amp; SA11). Development would affect the Outer Loudwater Conservation Area in which is situated and also affect the setting of the adjacent Loudwater Conservation Area (SA8).</p> <p><b>?</b> Development may affect the setting of the Chilterns National Landscape which is 250m to the north-west of the site.</p> <p><b>✓</b> Development would be required to provide new open space and play space (SA10 &amp; SA12). Development would deliver c.32 new dwellings (SA13).</p>

## B.12 Rickmansworth

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCFS22 Nine of Hearts Golf Club, Rickmansworth	✗	-	-	✗	-	✗	-	?	✗	✓	✗	✓	✓ ✓	✓	✓	<p>✗ Development of the largely greenfield site, which borders a Local Nature Reserve (Batchworth Heath) and Local Wildlife Sites, would have adverse effects on biodiversity (SA1), would result in soil sealing (SA6) and would result in new built-development in open countryside (SA9). The site is at a distance for services and facilities (SA4 &amp; SA11).</p> <p>? Development may affect the setting of the Batchworth Heath Conservation Area and adjacent listed buildings (SA8).</p> <p>✓ The site is close to open space and development would be required to provide new open space, play space, and community facilities including local shops, health centre and primary school (SA10 &amp; SA12). The mixed-use element of the new development would help to support the local economy and provide employment opportunities (SA14 &amp; SA15).</p> <p>✓✓ Development would deliver c.980 new dwellings (SA13).</p>
Site Ref: NCFS23 Primrose Lodge, London Road, Rickmansworth	✗	-	-	✗	-	✓	-	?	-	✓	✗	✓	✓	-	-	<p>✗ Development of the undeveloped parts of the site would have adverse effects on biodiversity (SA1). The site is at a distance for services and facilities (SA4 &amp; SA11).</p> <p>? Development may affect the setting of listed building to the north of the site (SA8).</p> <p>✓ The site is classified as previously developed land (SA6). The site is close to open space and development would be required to provide new open space and play space (SA10 and SA12). Development would deliver c.27 new dwellings (SA13).</p>

Site Ref: NCFS24 The Island, Land off Church Street, Rickmansworth	?	?	x x	✓	-	x	-	?	-	✓	✓	-	✓	-	-	<p><b>xx</b> The site is entirely situated in Flood Zone 3b.</p> <p><b>x</b> Development of the greenfield area of the site would result in soil sealing (SA6).</p> <p><b>?</b> Development could affect the neighbouring Croxley Hall Lakes Local Wildlife Site (SA1) and have adverse effects on the River Chess and the River Colne, which run alongside the site (SA2). Development could affect the setting of the Rickmansworth Town Centre Conservation Area and nearby listed buildings (SA8).</p> <p><b>✓</b> The site is in close proximity to facilities and services (SA4 &amp; SA11). The site is close to open space (SA10). Development would deliver c.16 new dwellings (SA13).</p>
Site Ref: NCFS25 The Vicarage, Bury Lane, Rickmansworth	?	-	x x	✓	-	✓	-	x	-	✓	✓	-	✓	-	-	<p><b>xx</b> The site is entirely situated in Flood Zone 3a.</p> <p><b>x</b> The site is within the Rickmansworth Town Conservation Area, a site of archaeological interest and there are several listed buildings nearby (SA8).</p> <p><b>?</b> Development may affect the trees on the boundary of the site which are covered by TPOs (SA1).</p> <p><b>✓</b> The site is in close proximity to facilities and services (SA4 &amp; SA11). The site is classified as previously developed land (SA6). The site is close to open space (SA10). Development would deliver c.9 new dwellings (SA13).</p>
Site Ref: NCFS26 Meresworth Care Home, Field Way, Rickmansworth	?	-	-	✓	-	✓	-	?	-	✓	✓	-	✓	-	-	<p><b>?</b> Development may affect the trees on the site which are covered by TPOs (SA1). Redevelopment may affect the setting of the listed building to the south of the site (SA8).</p> <p><b>✓</b> The site is in close proximity to facilities and services (SA4 &amp; SA11). The site is previously developed land (SA6). The site is close to open space (SA10). Development would deliver c.12 new dwellings (SA13).</p>

## B.13 Sarratt

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCFS27 Green End Farm, Sarratt	-	-	-	x	-	✓	-	?	x	✓	x	✓	✓	x	x	<p>✗ Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 &amp; SA11). The development may disrupt the setting of the Chilterns National Landscape to which it is adjacent (SA9). Development of the site would result in the loss of commercial buildings which could have some adverse effects on the local economy and job availability (SA14 &amp; SA15).</p> <p>⚠ Development may affect the setting of Sarratt (The Green) Conservation Area and affect a site of archaeological interest which are both located approximately 250m to the south-west of the site, as well as affecting the setting of nearby listed buildings. (SA8).</p> <p>✓ The site is previously developed land (SA6). Development would be required to provide new open space and play space (SA10 &amp; SA12). Development would deliver c.39 new dwellings (SA13).</p>
Site Ref: NCFS28 Ravenswood, Sarratt	-	-	-	x	-	✓	-	?	x	?	x	?	✓	-	-	<p>✗ Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 &amp; SA11). The development may disrupt the setting of the Chilterns National Landscape to which it is adjacent (SA9).</p> <p>⚠ Development may affect the setting of Sarratt (The Green) Conservation Area and affect a site of archaeological interest which are both located approximately 200m to the south-west of the site, as well as affecting the setting of nearby listed buildings (SA8). The site is some distance from open space and play space (SA10 &amp; SA12).</p> <p>✓ The majority of the site is previously developed land (SA6). Development would deliver c.18 new dwellings (SA13).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCFS29 New Model Farm, Sarratt	x	-	-	x	-	x	-	?	x	?	x	✓	✓	-	-	<p>x Development of the greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6). Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 &amp; SA11). Development would extend Sarratt into open countryside and may affect the setting of the Chilterns National Landscape which is within 150m to the west of the site (SA9).</p> <p>? Development here may disrupt the setting of Sarratt (Church End) and Sarratt (The Green) Conservation Areas and affect site of archaeological interest which all located approximately 300m from the site, as well as affecting the setting of nearby listed buildings (SA8). Development may disrupt the public right of way which runs along the perimeter of the site (SA10).</p> <p>✓ Development would be required to provide new open space and play space (SA10 &amp; SA12) and would deliver c.110 new dwellings (SA13).</p>
Site Ref: NCFS30 Sarratt Lodge, Sarratt Green, Sarratt	x	-	-	x	-	x	-	x	?	?	x	?	✓	-	-	<p>x Development of the greenfield garden site, which is adjacent to the Sarratt Green Local Wildlife Site would have adverse effects on biodiversity (SA1) and would result in soil sealing (SA6). Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 &amp; SA11). The majority of the site is in Sarratt (The Green) Conservation Area and development here would disrupt its setting. The site is also in a site of archaeological interest and has listed buildings in close proximity (SA8).</p> <p>? Development may affect the setting of the Chilterns National Landscape which is within 150m to the west of the site (SA9). The site is some distance from open space and play space (SA10 &amp; SA12).</p> <p>✓ Development would deliver c.8 new dwellings (SA13).</p>

## B.14 South Oxhey

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
Site Ref: NCFS33 Oxhey Park Golf Centre, Prestwick Road, South Oxhey	✗	-	-	✓	-	✗	-	?	✗	?	✓	✓	✓	?	?	<p>✗ Development of this greenfield (ex-golf course) site, would have adverse effects on biodiversity (SA1), would result in the loss of greenfield land (SA6) and would extend built development into open countryside (SA9).</p> <p>? Development may affect the setting of the Oxhey Hall Conservation Area which is located approximately 250m to the west of the site. Development could affect users of the public right of way which runs through the site (SA10). The potential for mixed-use development at this site could have benefits for the local economy and job provision (SA14 &amp; SA15).</p> <p>✓ The site is within close proximity to local facilities and services including public transport (SA4 &amp; SA11). The site is close to open space and development would be required to provide new open space and play space (SA10 &amp; SA12). Development would deliver c.200 new dwellings (SA13).</p>
Site Ref: NCFS34 Pinewood Lodge, South Oxhey	?	-	-	✓	-	✓	-	-	✓	✓	✓	✓	✓	-	-	<p>? The site is adjacent to the Local Wildlife Site and Local Nature Reserve of Oxhey Woods (SA1).</p> <p>✓ The site is previously developed land (SA6). The site is within close proximity to local facilities and services including public transport (SA4 &amp; SA11) as well as play space and open space (SA10 &amp; SA12). Development would deliver c.18 new dwellings (SA13).</p>

## B.15 West Hyde

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NCFS35 Land south of Chalfont Lane (Employment), West Hyde	x	-	?	x	-	x	-	?	?	?	x	-	-	✓	✓	<p>x Development of the greenfield site, which contains some trees covered by a TPO, would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6). Whilst the site is close to a bus route, it is some distance from main residential areas (SA4 &amp; SA11).</p> <p>? The site is partly in Flood Zone 2 (SA3). Development may affect the setting of the listed buildings which are located in close proximity to the east of the site (SA8) and may affect the local landscape (SA9). Development could adversely affect users of the public right of way that runs across the site. In addition, the site is close to the proposed HS2 route and users of the site could therefore be affected by noise from HS2 (SA10).</p> <p>✓ Development would provide new employment space and job opportunities (SA14 &amp; SA15).</p>