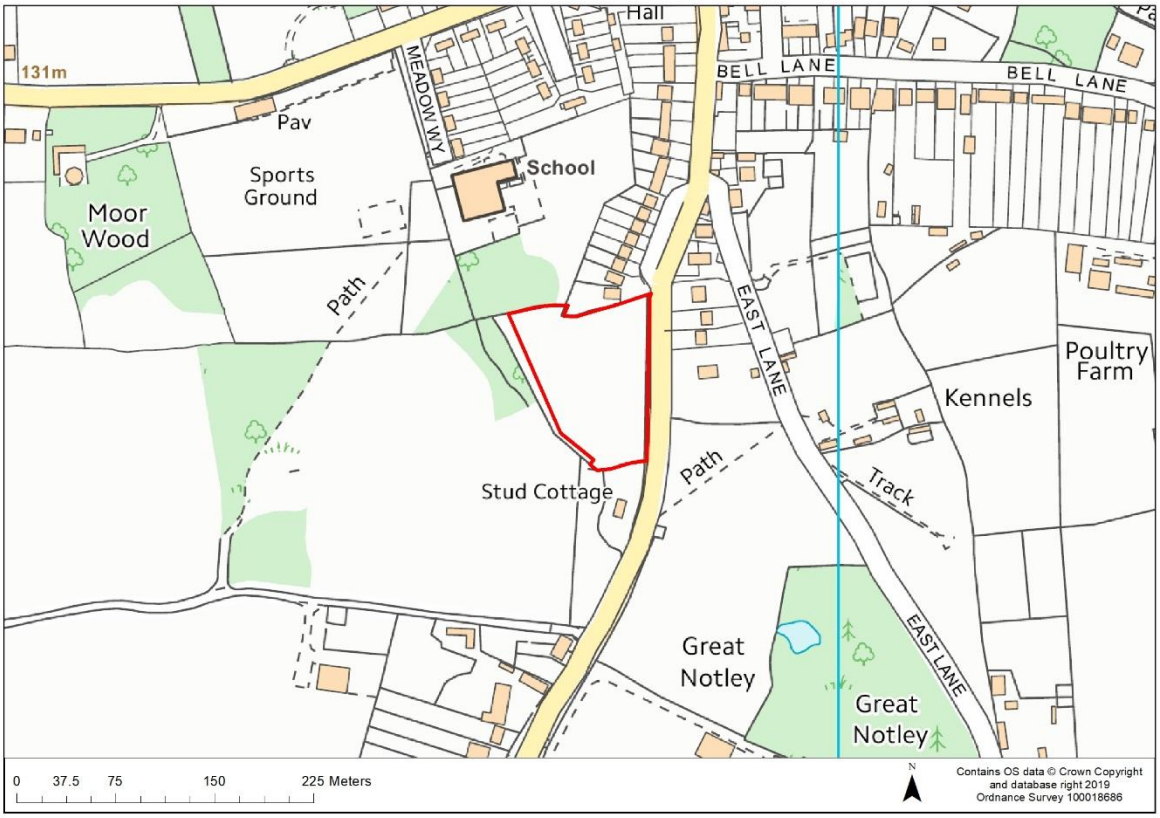
Bedmond

Site Ref	Address	Settlement	Site Area (ha)
ACFS9e	Land west of Bedmond Road, Bedmond	Bedmond	1



Site Description	
The site is located to the south of Bedmond village and is comprised of greenfield land. The site is a sloping grassland field used for grazing. The site borders residential houses to the north, with mature vegetation along its boundaries. Adjacent to the east is Bedmond Road, with low-density residential development and agricultural land beyond this. To the west and south is agricultural land, with some low-density residential development to the south along Bedmond Road. The plot of a detached residential property is adjacent to the south of the site. There is currently no access to the site.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Study assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • **Historic Environment:** There are no heritage assets within or within the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding	• **Flood Zone:** The site is in Flood Zone 1 • **Access:** There is currently no access on to the site although this could be obtained from Bedmond Road.

• Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having medium-low sensitivity to built development • **TPO:** There are protected trees to the west of the site (TPO317). **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 village of Bedmond and at the edge of the proposed inset boundary.

Availability (ownership/legal issues)

The site is in single ownership and the site 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	Landowner Proposed Dwelling Range	30
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

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

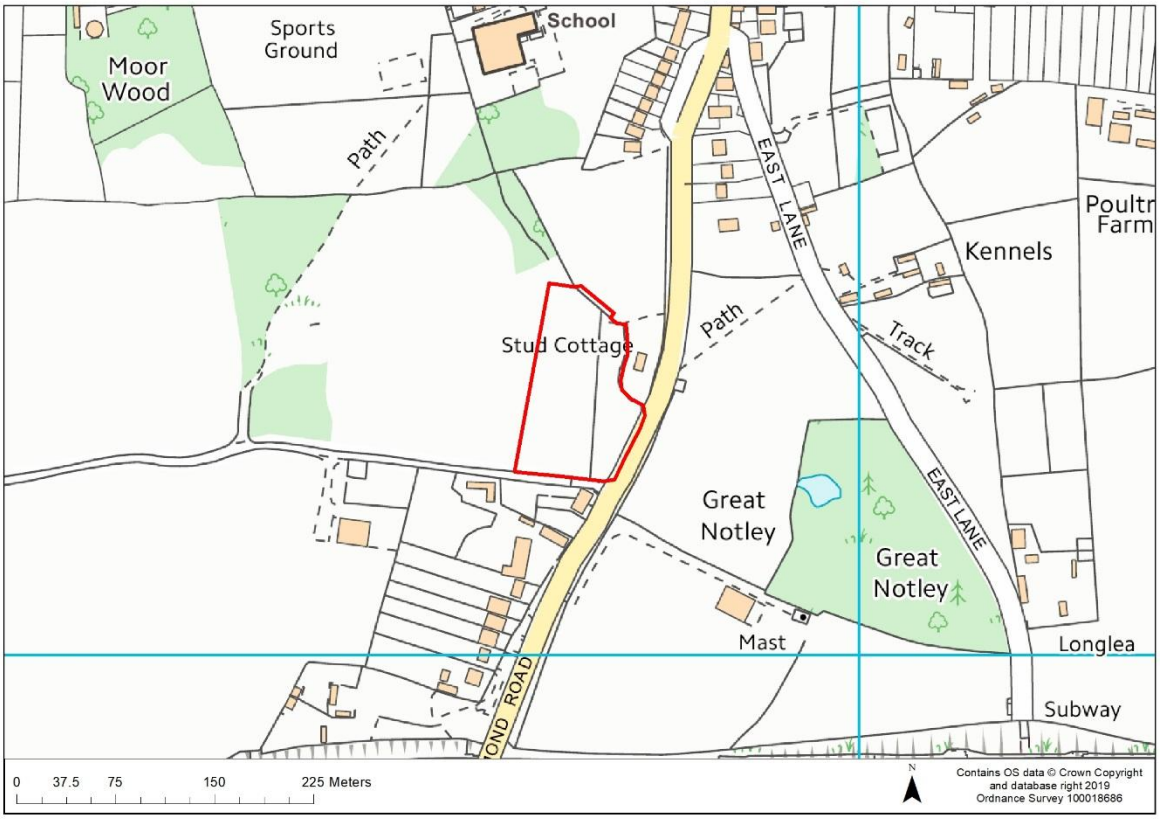
The developable area has been reduced due to the rural character of the site and BNG allocation.

The site is located on the edge of the settlement of Bedmond. The scale of the development, alongside other sites would represent an overdevelopment of the area.

The site is located within the boundary of two larger sites (Site CFS26b and Site CFS26d); *please see the Site Assessment for Site CFS26b and CFS26d for an assessment of the larger sites in which the site is located.*

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
ACFS9f	Land west of Bedmond Road and North of Sheppey's Lane	Bedmond	1



Site Description

The site is comprised of greenfield land and is in current agricultural use, as part of a larger field. The site borders Bedmond Road to the west. There is a public footpath adjacent to the south and a field to the north. A residential property is located to the north-east of the site. There is no existing access to the site.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Study has assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • **Historic Environment:** There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** There is currently no access to the site. The strip of Bedmond Road which is adjacent to the east of the site is currently in use as a bus stop; the bus stop would need to be retained as part of any development. Access could potentially be provided from Sheppey's Lane although this is a private narrow road which is currently roughly surfaced.

Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment assessed the site as having a medium sensitivity to built development. • **TPO:** There are protected trees at the north-western corner of the site (TPO317). • **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 running along the south of the site.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located outside of any settlement defined in the Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in single ownership and the site 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

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

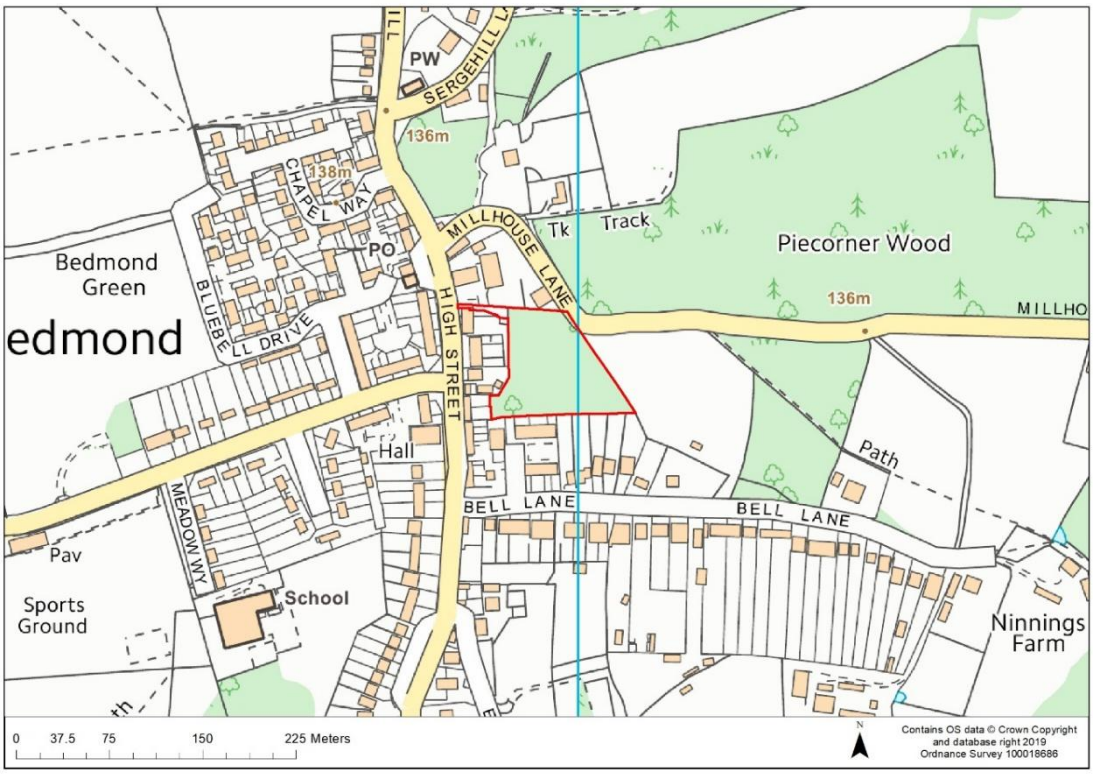
The developable area has been reduced due to the rural nature of the site, the need to create a defensible boundary and BNG allocation.

The site is not considered to be in a sustainable area, outside of the settlement of Bedmond. The location of the bus stop would also cause concerns relating to access from Bedmond road. The site is therefore considered to be unsuitable for development.

The site is located within the boundary of two larger sites (Site CFS26b and Site CFS26d); *please see the Site Assessment for Site CFS26b and CFS26d for an assessment of the larger sites in which the site is located.*

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS9	Land at Millhouse Lane, Bedmond	Bedmond	0.7



Site Description

The site is adjacent to the village of Bedmond. The site is comprised of greenfield land and is in use as a woodland, with severe changes in topography. The site abuts the rear of properties on High Street. To the north-west of the site is an MOT Centre whilst the north-eastern boundary is bounded by Millhouse Lane. There is open land to the east. The site includes an access route in its boundary, leading from High Street into the site. The access is adjacent to residential houses and the Bedmond Motor Centre.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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 ranging from low to moderate. The majority of the parcel was assessed as being within the 'moderate harm' category whilst a strip of land along the western boundary and the access road was assessed as being within the 'low harm' category. • **Historic Environment:** Two Listed Buildings are located directly to the west of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. As part of any planning application, a detailed heritage impact assessment would be required to identify and define mitigation strategies.
Physical Constraints: • Access • Flood Zone	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** To the north-west of the site, there is an area at risk of surface water flooding, which

• Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	ranges from low to high risk. The area at high risk of surface water flooding is small and along the boundary of the site. • **Access:** The access route included in the site boundary is a narrow, singular-vehicle access track. There is no possibility to expand the road due to the adjacent private residential property and garden to the south and Bedmond Motor Centre to the north. Trees are also present along the boundaries of the access route. Access via Millhouse Lane may also be possible, although this road is narrow, winding and unlit, with poor visibility. There are also no footways along Millhouse Lane. It is considered that safe and suitable access to the site via the private route within the site boundary or from Millhouse Lane is not possible.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • **TPO:** There are several protected trees located across the site (TPO371). • **Ecology:** Hertfordshire County Council Ecology state that the site has a locally high ecological sensitivity due to the presence of the Local Wildlife Site (Piecorner Wood, located to the north-east). • **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:

- HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the village of Bedmond and at the edge of the proposed inset area.

Availability (ownership/legal issues)

The site is in single ownership and the site 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	25

Phasing

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

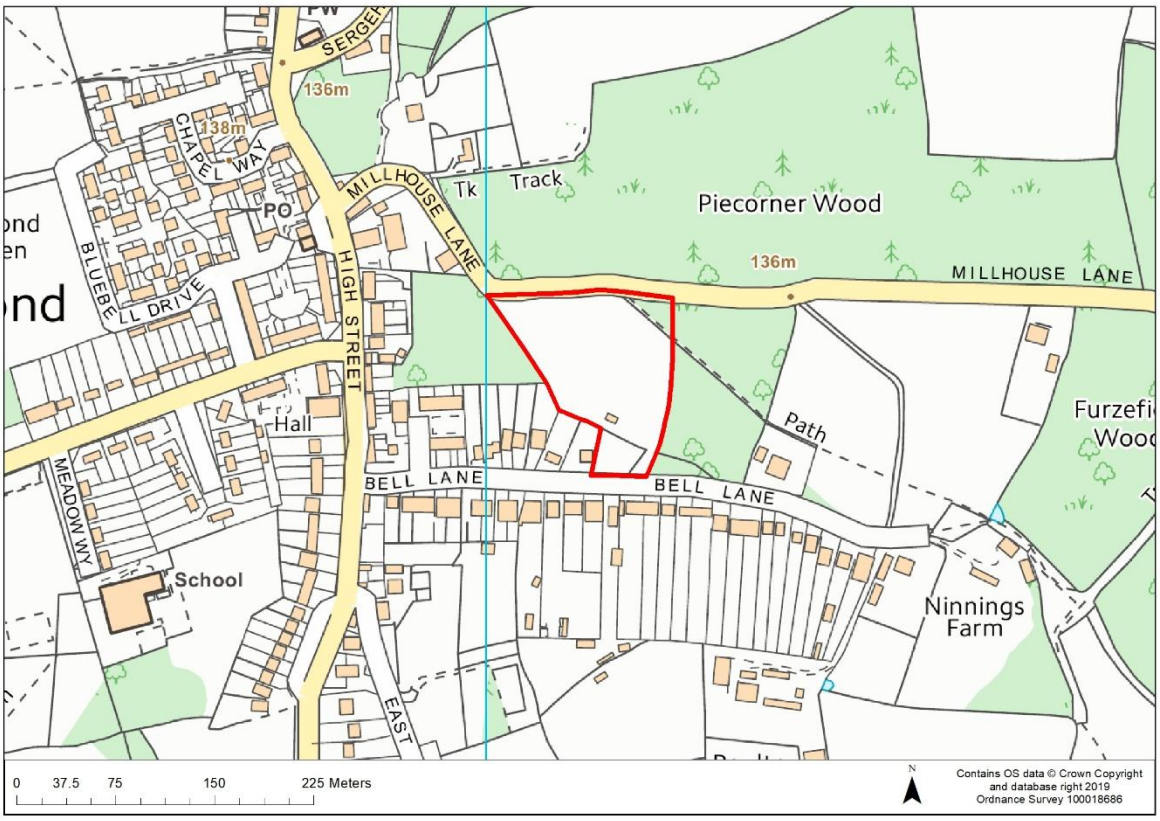
Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the site's rural character and presence of trees.

Suitable access to the site is considered to be unachievable. The site is also entirely covered by protected woodland. Access to the site is also unsuitable with a small single track lane with no opportunity for enhancement. The site is deemed unsuitable for residential development.					
Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS10	Land between Millhouse Lane and Bell Lane, Bedmond	Bedmond	1.2



Site Description

The site is located in Bedmond and lies between Millhouse Lane and Bell Lane. The site is comprised of greenfield land which is in use as open grassland and woodland along the western boundary. There is access to the site from Bell Lane. The site is mostly surrounded by woodland with residential development to the south along Bell Lane.

Use(s) Proposed	Residential (bungalows for the elderly)

Planning History

There was a planning application for the erection of four stables in 2016 (16/0149/FUL), which was withdrawn. An application in 2005 for the erection of three dwellings was refused (05/0998/FUL).

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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 majority of the site is located) as moderate. The harm of releasing the parcel in which a small area of the site located to the south (Site OSPF2) is assessed as low. • **Historic Environment:** There are Listed Buildings and Locally Listed Buildings to the east, along High Street. The Heritage Impact Assessment considers that the woodland to the east of Site CFS10 would provide a visual barrier between the site and the Listed Buildings. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints:	• **Flood Zone:** The site is in Flood Zone 1.

• Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Access:** There is existing vehicular access from Bell Lane, which is an unmade private road varying widths of between 3.1 and 5 metres providing access to approximately 40 dwellings. The road is roughly surfaced. Depending on the scale of development, improvements to Bell Lane would be required.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • **TPO:** There are protected trees along the western boundary of the site (TPO371 and TPO657). • **Ecology:** Hertfordshire County Council Ecology state that the site has a locally high ecological sensitivity due to the presence of the Local Wildlife Site (Piecorner Wood, located to the north). • **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:

- HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located partially within and partially at the edge of the village of Bedmond and the proposed inset area of the village.

Availability (ownership/legal issues)

The site is in single ownership and the site 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	24
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	42

Phasing

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

Conclusion

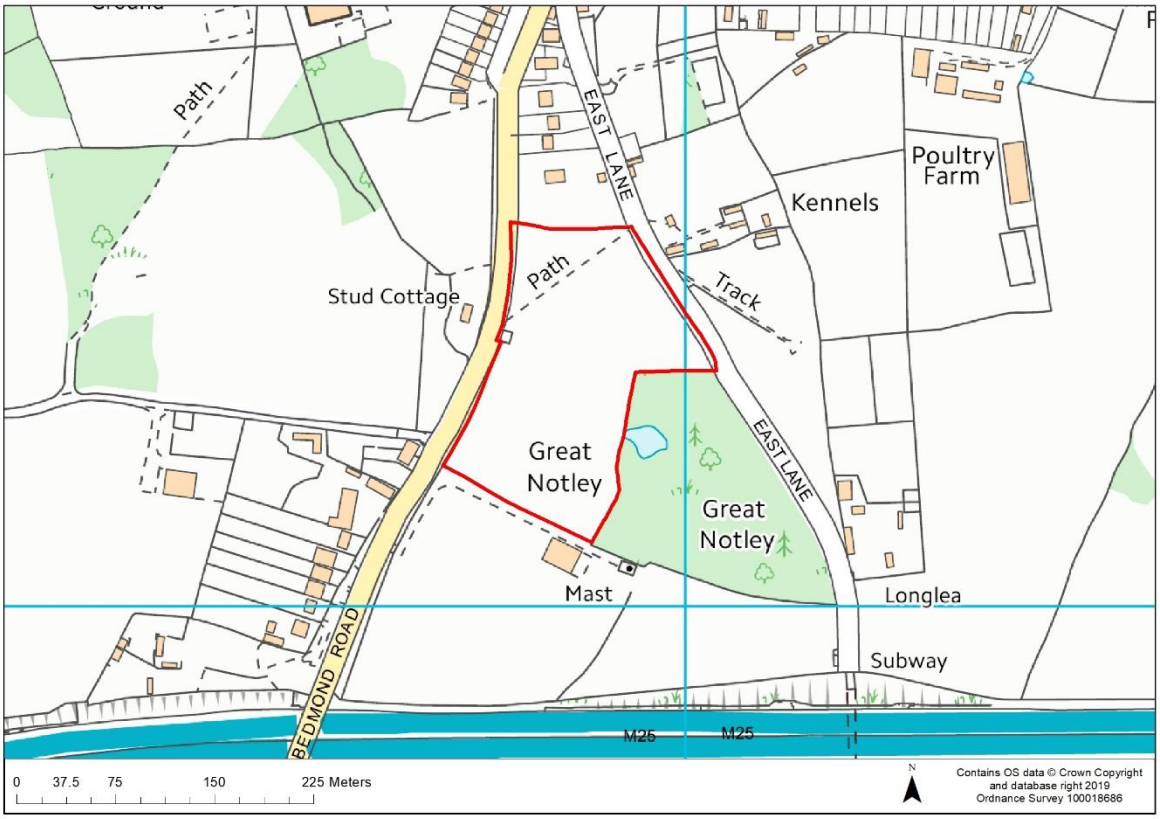
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the rural character of the site, BNG allocation and unsuitable adjacent highways and access.

Residential development would be subject to highway improvements to Bell Lane with significant concerns over the suitability of the access. Development would need to ensure the protection of any protected trees within the site. These concerns therefore mean that the site is considered not suitable.
The site is both available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS54	Land south of Bedmond	Bedmond	2.71



Site Description

The site is on the southern edge of Bedmond and is comprised of greenfield land, which is currently in use as scrubland. The boundaries of the site are formed by hedgerows and vegetation and adjacent to the eastern boundary is an area of woodland (Great Notley). The western boundary is formed by Bedmond Road, with agricultural land beyond this. To the south of the site there is an agricultural field, with the M25 and further agricultural land beyond this. The village of Bedmond and its associated residential development is located to the north of the site.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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. • **Historic Environment:** There are no heritage assets within the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** Access is proposed from Bedmond Road.

• Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • **Local Wildlife Site:** The site's eastern boundary is adjacent to a Local Wildlife Site (Great Notley). • **TPO:** There are protected trees at the north-western corner and along the eastern boundary of the site (TPO863 and TPO142). • **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:

- Two public right of ways run through the northern section of the site.
- Settlement Hierarchy (Core Strategy, 2011): The site is located partially at the edge of the village of Bedmond and partially at the edge of the proposed inset area of the village.

Availability (ownership/legal issues)

The site is in single ownership and the site 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	18	Landowner Proposed Dwelling Range	50
Indicative DPH (Developable/Non-Developable Area	50 (70%/30%)	Indicative Dwelling Range	95

Phasing

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

Conclusion

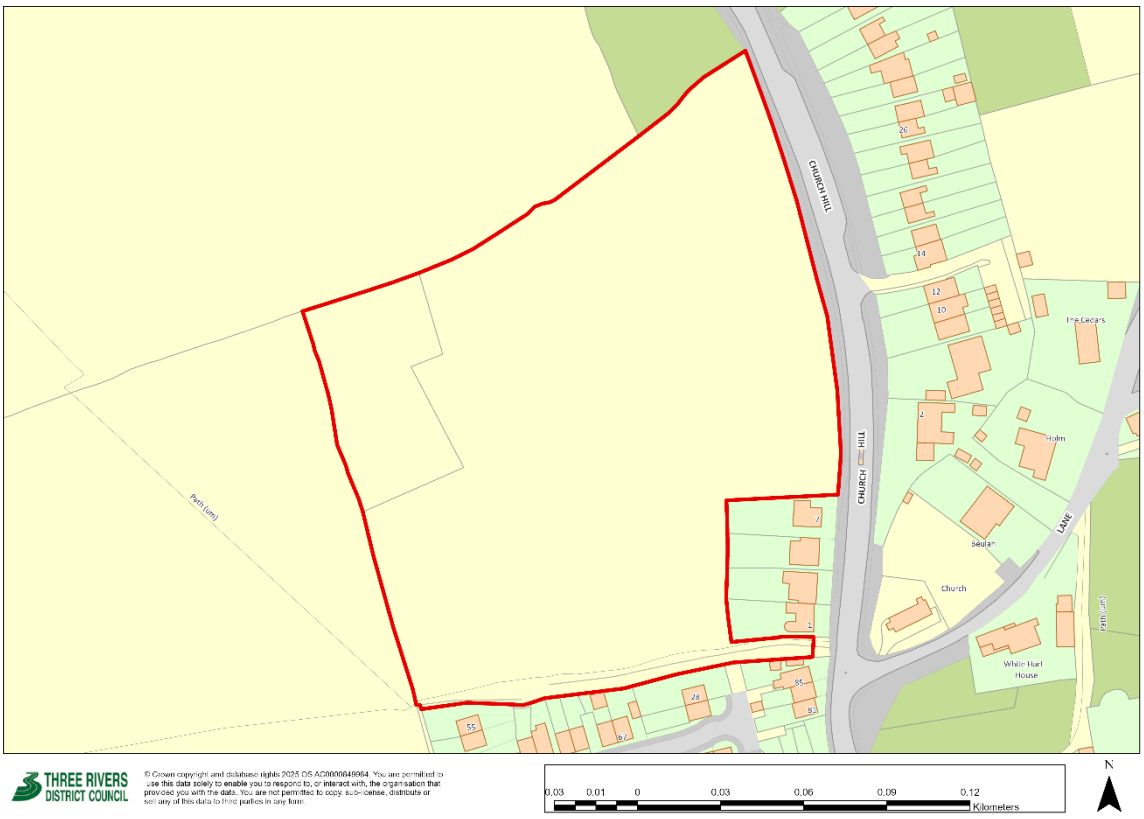
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the rural character of the site and BNG allocation.

The site is only partially adjacent to the proposed inset boundary of Bedmond; the eastern, southern and western boundaries are not adjacent to the proposed inset boundary. Subsequently it is considered that the site is more isolated from the proposed inset area of Bedmond in comparison to other sites under consideration in Bedmond. Futhermore, when taking account of other suitable sites in Bedmond, it is considered that development of the site would result in an overdevelopment of Bedmond considered against the scale of the village. For these reasons, the site is not considered to be suitable for residential development.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS56	Church Hill Road, Bedmond	Bedmond	2.9



Site Description

The site is located to the north of Bedmond and is comprised of greenfield land, which is currently used for grazing. There are several mature trees along the boundaries, with hedgerows and fencing enclosing the site. There are a row of properties adjacent to the east of the site, along Church Hill. Residential development is adjacent to the southern boundary, as well as to the east on the opposite side of Church Hill. To the north and west of the site there is agricultural land. There is a private access road from Church Hill, which is currently only for pedestrian access.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

- Green Belt
- Heritage Assets
- Listed Buildings
- Conservation Area
- Historic Park and Garden
- National Landscapes

- **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. This site is considered grey belt.
- **Historic Environment:** There are two Listed Buildings on the opposite side of High Street/Church Hill, to the east of the site (Church of the Ascension and White Hart). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. As part of any proposals on the site, a detailed heritage impact assessment would be required to identify and define mitigation strategies to protect the heritage assets on High Street.
- **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the

	site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There is a surface water flow path at low-medium risk of surface water flooding; this flows from the north-eastern corner to the centre of the site. • **Access:** There is an existing pedestrian access/public right of way from Church Hill, at the south of the site. A new vehicular and pedestrian access from Church Hill is proposed.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • **TPO:** The trees along the northern, southern and eastern boundaries, as well as the two trees within the site, are protected (TPO901). • **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:

- A public right of way runs along the southern boundary of the site.
- Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the village of Bedmond and at the edge of the proposed inset area.

Availability (ownership/legal issues)

The site is in single ownership and the site 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	50	Landowner Proposed Dwelling Range	146
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	102

Phasing

0-5 years	X	6-10 years	X	11-15 years		16+ years	

Conclusion

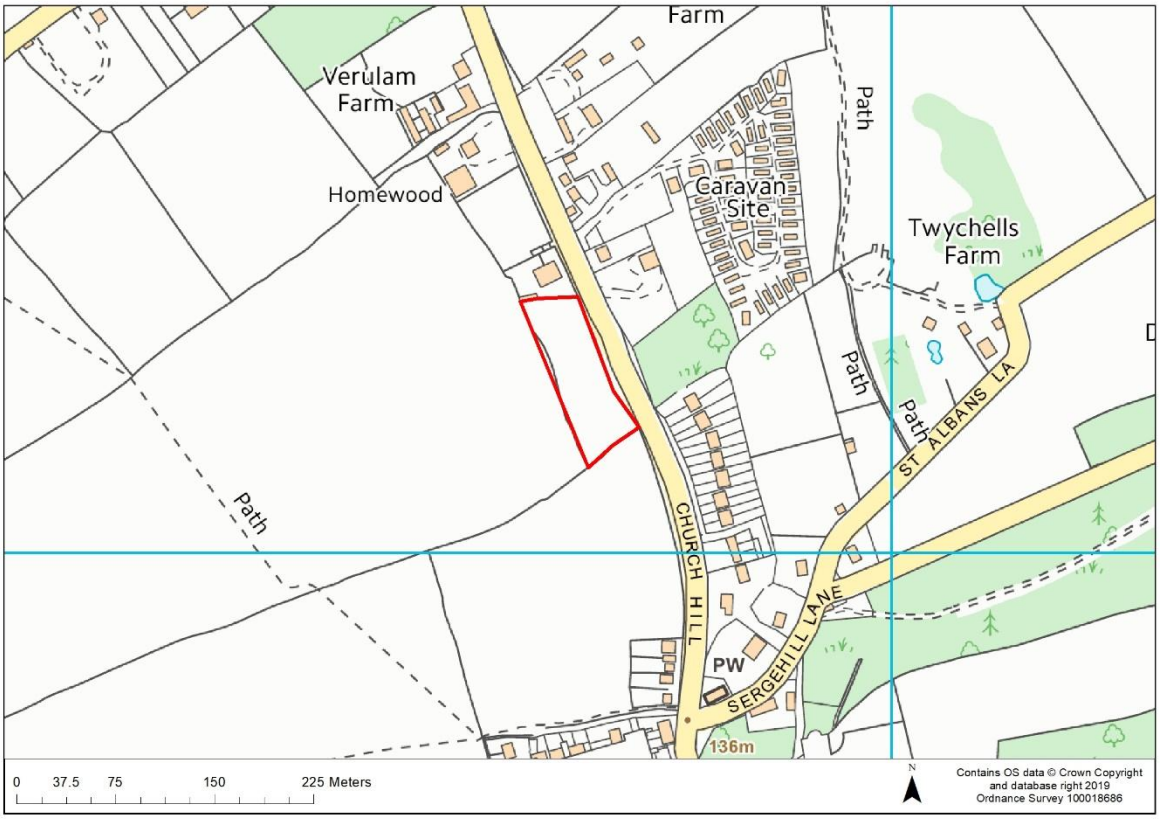
The standard indicative DPH of 50 has been reduced due to the context of the site.

Residential development would be subject to appropriate mitigation measures to address surface water flood risk within the site. Consideration of impacts on the historic environment will be required as part of any proposals and any development must ensure the protection of protected trees within the site and along its boundaries.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS63	The Orchard, Land Adjacent to Bedmond Road/Church Hill	Bedmond	0.5



Site Description

The site is located to the north of Bedmond and site is comprised of greenfield land, which is currently in use as an open field. There are hedgerows along all of the site boundaries. Adjacent to the north of the site there is a residential plot containing two properties, whilst the eastern boundary is formed by Church Hill, with woodland and a park home site beyond this. There is also residential development to the north-east and south-east. There is an open grazing field adjacent to the south of the site, with agricultural land to the west.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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. • **Historic Environment:** There is a Grade II Listed Building located to the south-east of the site (Church of the Ascension), although the Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment as there is no inter-visibility between the heritage asset and the site.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There is a small area of the site ranging from low-medium risk of surface water flooding, located at the south-eastern corner of the site. • **Access:** Vehicular access could be provided from Church Hill.

• Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • **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 Bedmond village but is not adjacent to the proposed inset boundary of Bedmond.

Availability (ownership/legal issues)

The site is in single ownership and the site 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	18

Phasing

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

Conclusion

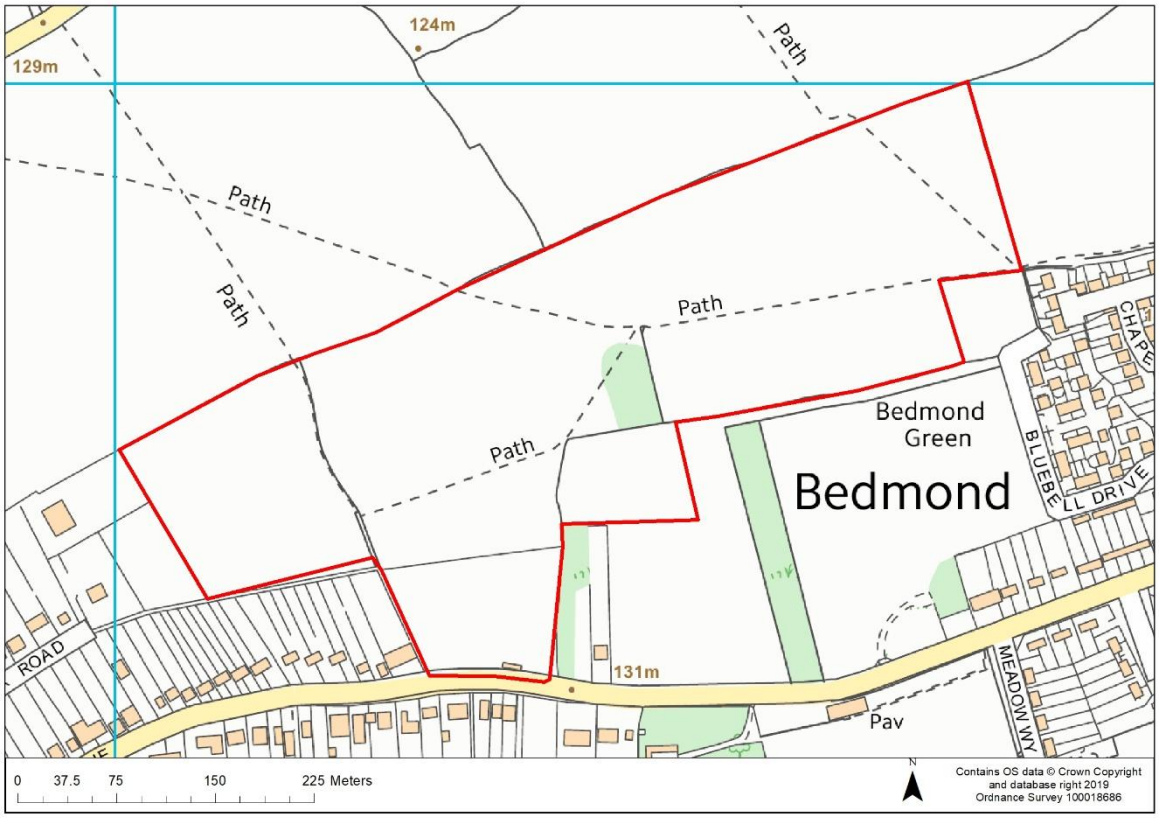
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the rural character of the site, the need to strengthen defensible boundaries and BNG allocation.

The site is not adjacent to the proposed inset boundary of Bedmond. Furthermore, when taking account of other suitable sites in Bedmond, it is considered that development of the site would result in an overdevelopment of Bedmond considered against the scale of the village. For these reasons, the site is not considered to be suitable for residential development.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS75	Bedmond Fields	Bedmond	13.2



Site Description

The site's eastern boundary is on the eastern edge of Bedmond and to the north of Toms Lane. The site comprised of greenfield land, which is currently in agricultural use. There are trees and hedgerows along all boundaries of the site, with an area of woodland at the centre of the site. Adjacent to the south-western boundary are residential gardens associated with properties on Toms Lane. The site is adjacent to open greenfield land in all other directions.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. • **Historic Environment:** There are several Grade II Listed Buildings along the High Street to the east of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment although as part of any proposals on the site, a detailed heritage impact assessment would be required to identify and define mitigation strategies to protect the properties on the High Street. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the

	site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flooding:** A surface water flow path at low-medium risk of surface water flooding runs in a southerly direction through the west of the site. • **Access:** Access is proposed from Toms Lane. HCC Highways state that access is likely to be achievable; whilst there would be some impact to Toms Lane, the scheme is unlikely to represent a fundamental change to the route.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • **Local Wildlife Site:** The site's southern boundary is adjacent to a Local Wildlife Site (Bedmond Green). • **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:

- Several public right of ways run through the site.
- HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Whilst bus provision is available, and some walking routes exist, distances to destinations would significantly limit sustainable trips. It is stated that the scale of development is likely to facilitate a viable bus service diversion.
- Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Toms Lane settlement which is classified as an "Other Settlement" in the Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in multiple ownerships and is being promoted by one of the landowners.

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	462

Phasing

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

Conclusion

The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the rural character of the site and allocation of BNG/amenity space.

The site is in multiple ownerships with no confirmation of availability from all the landowners. Additionally, the site is not considered to be in a sustainable location with its location outside of the settlement boundary of Bedmond.

The site is therefore considered not to be available and not to be suitable.					
Suitable	No	**Available**	No	**Achievable**	Yes
Deliverable	No	**Developable**	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: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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. • **Historic Environment:** There are two Grade II Listed Buildings located a short distance to the southwest of the site on Sergehill Lane. As the potential effects on heritage assets are uncertain, a Heritage Impact Assessment (HIA) including the evaluation of site capacity should be undertaken prior to Regulation 19 to determine the site's suitability for allocation. Any mitigation and enhancement measures should be incorporated in the HIA.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ)	• **Flood Zone:** The site is in Flood Zone 1. • **GSPZ:** The site is in GSPZ1, which is the most sensitive zone in terms of potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and

• Contamination • Noise • Air Quality	underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. • **Surface Water Flooding:** There are areas of low to high surface water risk of ponding to the east, northwest and west of the site. • **Access:** Access from St Albans Lane, however this is a single track lane for most of its length. HCC Transport have stated that adjacent highways are unlikely to be suitable for the scale of the development with little opportunity for enhancement.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • 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). • **HCC Ecology:** A High Preliminary Ecological Assessment is recommended to determine ecological interest and impacts of any development.
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. • Abbots Langley Parish Council has strongly opposed to develop the site due to the i) adverse impact to the Green Belt and village character; ii) the site has lack of sustainability without adequate supporting infrastructure and poor connectivity; iii) adverse impact to the character and setting of heritage assets, as well as undermining historic identity of the village; iv) adverse impact to the heritage value on Historic Holloways; and v) Deviation to the purpose of Green Belt set by NPPF; • HCC Ecology suggested that the ecological sensitivity will be high if trees in the site are affected. Measures should be considered to avoid light spill on adjacent trees / woody habitats. • Part of the site fall within the Local Nature Recovery Strategy (LNRS) Area. Actions on strengthening biodiversity duty should be considered such as preventing further loss on existing orchid sites and creating additional woodland. • HCC Ecology recommended that a Preliminary Ecological Appraisal may be required. • HCC Historic Environment advised that an Archaeological Desk Based Assessment alongside the planning application is encouraged. • HCC Adult Care stated that the site is not considered suitable for specialist housing due to the failure of meeting the locational criteria. • HCC Mineral and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.	
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

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the rural character of the site and BNG allocation.

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. HCC Transport have stated that adjacent highways are unlikely to be suitable for the scale of the development with little opportunity for enhancement. Access does not appear currently feasible from Church Hill, as it would involve crossing heavily wooded third party land.

The site falls within GSPZ1 which is the most sensitive groundwater protection zone and there is likely to be limited to the type of SuDS and underground development, as well as deep foundation. Furthermore, HCC Ecology recommended to create additional woodland and orchid area in the site in accordance with LNRS.

Abbots Langley Parish Council stated the objection to the site for development due to the unsuitability for the site.

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, the site is considered not suitable. The site is both available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

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: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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. • **Historic Environment:** There are two Grade II Listed Buildings located a short distance to the southwest of the site on Sergehill Lane. As the potential effects on heritage assets are uncertain, a Heritage Impact Assessment (HIA) including the evaluation of site capacity should be undertaken prior to Regulation 19 to determine the site's suitability for allocation. Any mitigation and enhancement measures should be incorporated in the HIA.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flooding:** There are areas of low to high surface water risk of ponding to the east. • **GSPZ:** The site is in GSPZ1, which is the most sensitive zone in terms of potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations,

• Air Quality	infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. • **Access:** Access from St Albans Lane, however this is a single track lane for most of its length. HCC Transport have stated that adjacent highways are unlikely to be demonstrated as suitable for the scale of the proposed development with little opportunity for enhancement.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • 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.
- Abbots Langley Parish Council has strongly opposed to develop the site due to the i) adverse impact to the Green Belt and village character; ii) the site has lack of sustainability without adequate supporting infrastructure and poor connectivity; iii) adverse impact to the character and setting of heritage assets, as well as undermining historic identity of the village; iv) adverse impact to the heritage value on Historic Holloways; and v) Deviation to the purpose of Green Belt set by NPPF;
- HCC Ecology suggested that the ecological sensitivity will be high if trees in the site are affected. Measures should be considered to avoid light spill on adjacent trees / woody habitats.
- Part of the site fall within the Local Nature Recovery Strategy (LNRS) Area. Actions on strengthening biodiversity duty should be considered such as creating new traditional orchard habitat, new woodland and expand existing site.
- HCC Ecology recommended that a Preliminary Roost Assessment and Preliminary Ecological Appraisal may be required.
- HCC Historic Environment advised that an Archaeological Desk Based Assessment alongside the planning application is encouraged.
- HCC Adult Care stated that the site is not considered suitable for specialist housing due to the failure of meeting the locational criteria.
- HCC Mineral and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.

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

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area of the site has been reduced due to the rural character of the site and BNG allocation.

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. HCC Transport have stated that adjacent highways are unlikely to be demonstrated as suitable for the scale of the proposed development with little opportunity for enhancement.

The site falls within GSPZ1 which is the most sensitive groundwater protection zone and there is likely to be limited to the type of SuDS and underground development, as well as deep foundation. Furthermore, HCC Ecology recommended to strengthen the biodiversity of the site in accordance with LNRS.

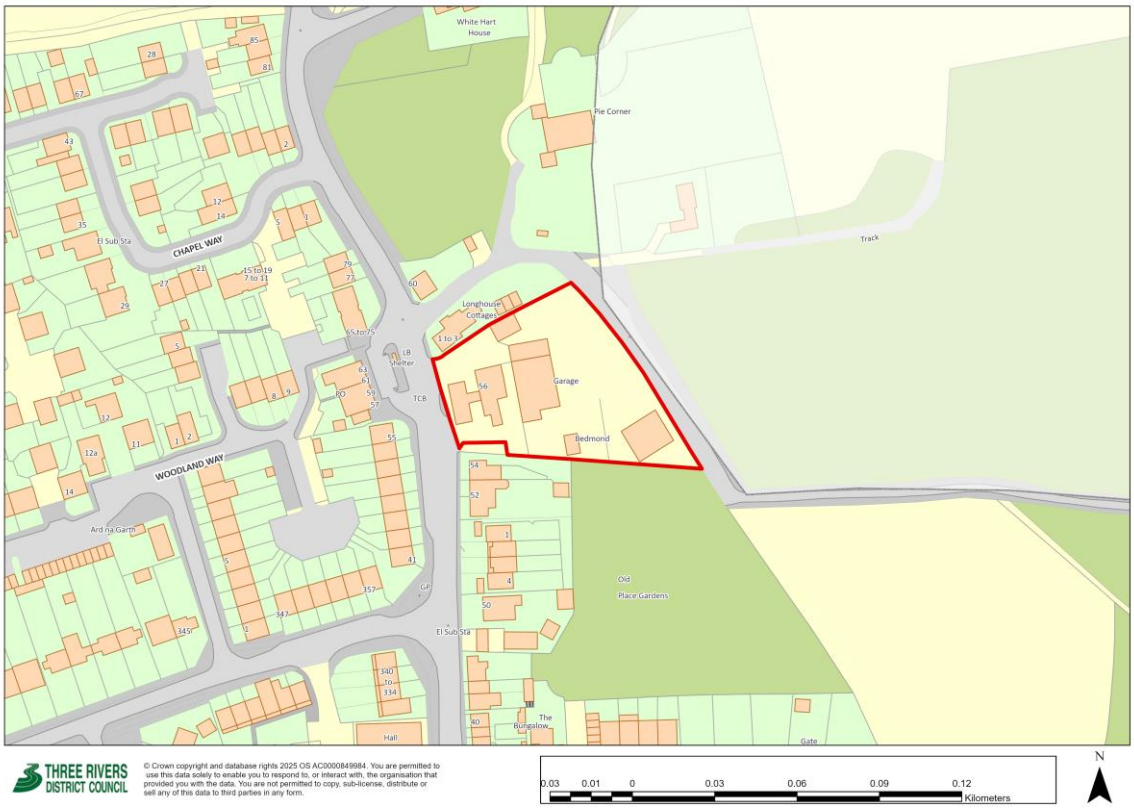
Abbots Langley Parish Council stated the objection to the site for development due to the unsuitability for the site.

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	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
NSS2	56 High Street, Bedmond	Bedmond	0.4



Site Description	
The site is adjacent to the village of Bedmond. The site constitutes previously developed (brownfield) land and is in use as a car dealership, MOT centre and service station. Millhouse Lane runs along the eastern border of the site. There is residential development to the north along Millhouse Lane and south-west which abuts High Street. To the south-east there is a site comprised of woodland.	
Use(s) Proposed	Residential with possible provision of Local Shops and Community uses (Dentist or Health Centre)
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The site falls into two Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which majority of the site is located) was assessed as low harm. Harm to the Green Belt of releasing the parcel in which a small area at the south eastern part of the site is located was assessed as moderate harm. The site is considered grey belt. • **Historic Environment:** There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the north and south of the site. In addition. There are also Locally Listed Buildings located to the south, on High Street.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** To the south of the site, there is an area at risk of surface water flooding, which ranges from low to high Surface Water Flood Risk. To the north-west of the site, there is a small area at low Surface Water Flood Risk. • **Groundwater Flood Risk:** Groundwater levels of the site are at least 5m below the ground surface.

• Noise • Air Quality	• **Groundwater Source Protection Zone (GSPZ):** The site is in SPZ1. Conditions which minimise risk to public water supply would likely be requested at a planning application stage. • **Access:** There is an existing vehicular access provision from High Street on the western boundary. • **Noise:** The site is located within close proximity to the M25.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development**.** • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character. • **Tree Preservation Order:** There are Tree Preservation Orders along the south of the site (TPO371). • **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:

- HCC Ecology state the ancient woodland to the east and woodland to the south should not be illuminated.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Bedmond, which is defined as a 'village' in the Settlement Hierarchy. The site is located within the area proposed for insetting in Bedmond.
- The site supports a local business and development would result in a loss of employment floorspace, unless re-provisioned.
- Promoters of the site are promoting the site with potential for the provision of local shops and a community use as a health centre or dentist although viability evidence would likely be needed to demonstrate that this is achievable.
- HCC Mineral and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.

Availability (ownership/legal issues)

The site is in single ownership and the site 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	50	Landowner Proposed Dwelling Range	20
Indicative DPH (Developable/Non-developable Area)	50 (100%/0%)	Indicative Dwelling Range	20

Phasing

0-5 years	X	6-10 years		11-15 years		16+ years	

Conclusion

The site is brownfield land located within the Green Belt and as such is considered grey belt.

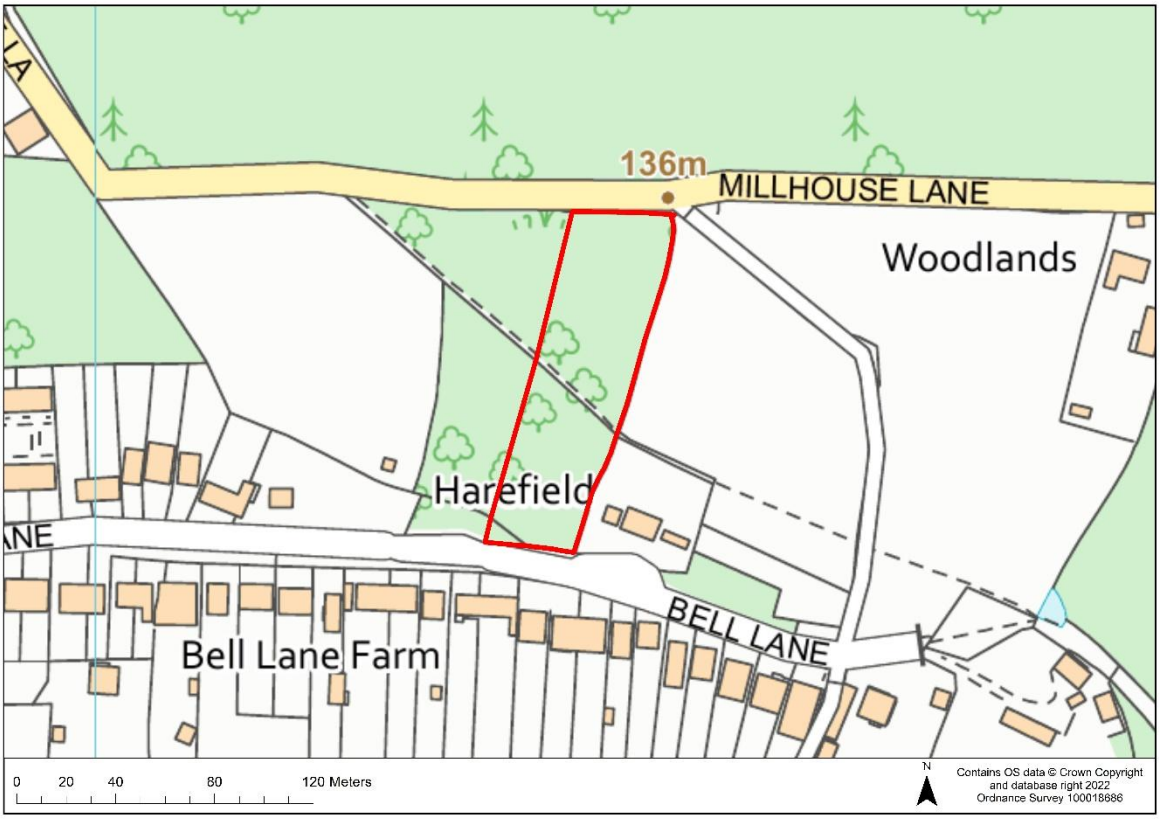
The site is to the east of the High Street in Bedmond and is previously developed land used as a car dealership and MOT centre.

Development would need to take into consideration the heritage assets adjacent to the site. Any development of the site would need to take account of the site's location in GSPZ1. Also, there are some protected trees on the southern site boundary that will need to be retained.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through

exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.					
Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
NSS3	Land Between Bell Lane and Millhouse Lane, Bedmond	Bedmond	0.6



Site Description

The site is located in Bedmond and lies between Bell Lane and Millhouse Lane. The site is comprised of greenfield land which is in use as a woodland. The south of the site is bordered by Bell Lane and Millhouse Lane runs along the north of the boundary. The site is surrounded by woodland to the west and open grassland to the east, with a single residential dwelling located to the south-east. Along Bell Lane to the south there is low-density ribbon development.

Use(s) Proposed	Residential (Use Class C3)

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The site falls into two Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which majority of the site is located) was assessed as moderate harm. Harm to the Green Belt of releasing the parcel in which the south eastern part of the site is located was assessed as low-moderate harm. • **Historic Environment:** There are no heritage assets within the site boundary, although there are Listed Buildings to the east and west of the site and Locally Listed Buildings to the west.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** The site is at negligible risk of surface water flooding. • **Groundwater Flood Risk:** Groundwater levels of the site are at least 5m below the ground surface. • **GSPZ:** GSPZ3 • **Access:** Access via Millhouse Lane may be possible but would likely be extremely challenging as this road is narrow, winding and unlit, with poor visibility. There are also no footways along Millhouse Lane. Access may be possible from Bell Lane, which is an unmade private road varying widths of between 3.1 and 5 metres providing access to approximately 40 dwellings. The road is roughly surfaced. Depending on the scale of development, improvements to Bell Lane would be required.

	• **Contamination:** The north-east of the site is designated as part of a Historic Landfill Site.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to built development**.** • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to the historic character. • **Tree Preservation Order:** All woodland on the site is covered by a Tree Preservation Order (TPO814). • **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:

- HCC Ecology state biodiversity offsetting/net gain would be required. The site is adjacent to NSS12 with similar habitat. Woodland should not be illuminated.
- HCC Highways have raised access issues with adjacent site NSS12 which has a similar profile to NSS3.
- *Settlement Hierarchy (Core Strategy, 2011)*: The site is outside of any defined settlement, however it is located on the edge of Bedmond, which is defined as a 'village' in the Settlement Hierarchy.
- There is a Public Right of Way which runs through the site from east to west.

Availability (ownership/legal issues)

The site is in single ownership and the site 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	21

Phasing

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

Conclusion

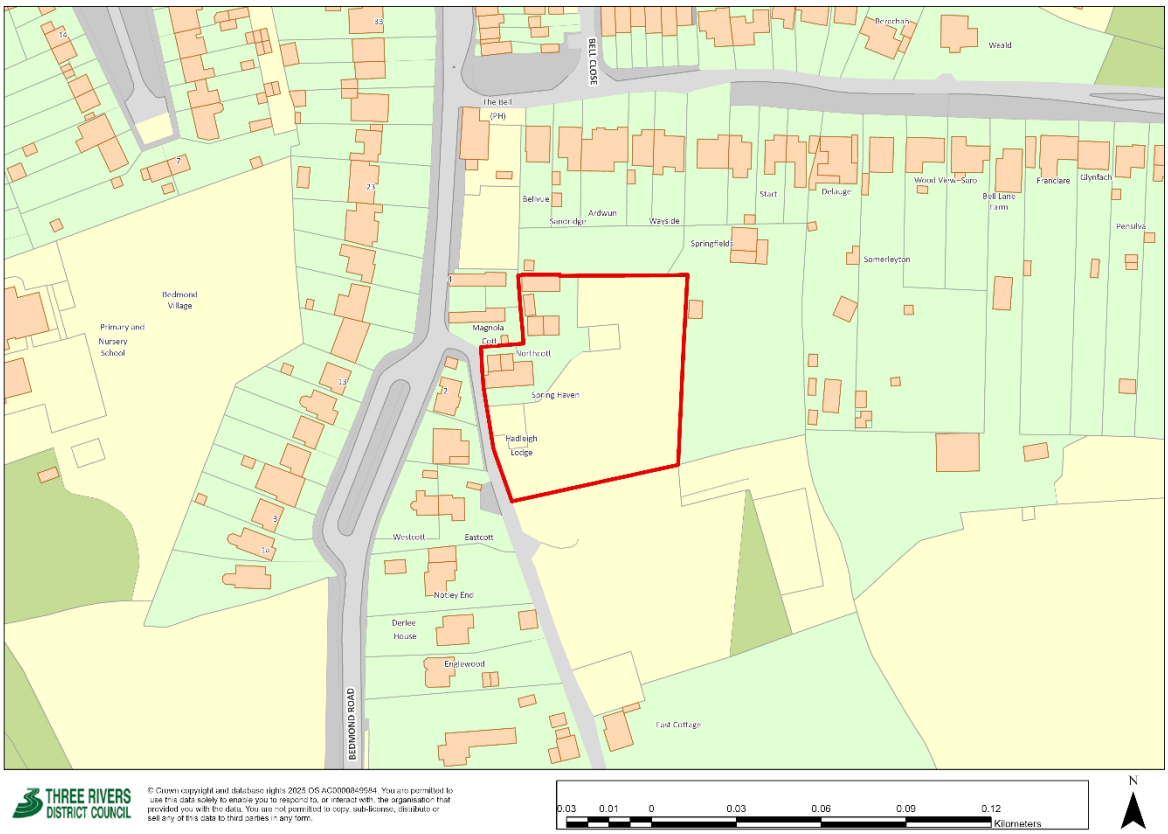
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The Developable area has been reduced due to the rural nature of the site and the presence of protected trees across the entirety of the site.

The site is entirely covered by protected trees and is therefore considered to be unsuitable. The site is considered to be undeliverable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
NSS6a	North Cott East Lane	Bedmond	0.47



Site Description

The site is located along East Lane, to the south east of Bedmond. There is grassland across the majority of the site to south. At the east of the site, there is an area of hardstanding which contains several sheds and an equestrian ménage. Within the north-western portion of the site there is the private residential property and garden of Nott Cott. There is a gated entry into the site at the south-western corner. There are detached residential properties to the immediate north-west of the site and to the west, on the opposite side of East Lane. The north of the site borders residential gardens of properties along Bell Lane.

Site PCS25a is located within the site.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The site falls into two parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel (in which the majority of the site is located) low-moderate. Harm to the Green Belt of releasing the parcels (in which the north-western corner of the site is located) was assessed as low. The site is considered grey belt. • **Historic Environment:** There are no heritage assets in the site although there are a number of Grade II and Locally Listed buildings along the High Street, to the north-west. The Heritage Impact Assessment states that any development of Site PCS25, which is located within the site, would have a neutral impact on the historic environment. A detailed impact assessment would still be required

	to identify and define mitigation strategies to protect the properties on the High Street. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flooding:** There is a small area at the east of the site at low-medium risk of surface water flooding. • **Access:** Access to the site is currently via a residential driveway to the north-west of the site off East Lane. There is also a gated entrance to the site at the south-west which could provide access from East Lane. An access solution would be needed before any consideration and a shared surface solution would not be acceptable. It is also expected that enhanced crossing facilities of High Street would be needed. • **Groundwater Source Protection Zone (GSPZ):** The site is in SPZ1. Conditions which minimise risk to public water supply would likely be requested at a planning application stage.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies as having low sensitivity to built development. • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character. • **Ecology:** HCC Ecology state a buffer should be provided to protect adjacent habitats. • **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:

- HCC Ecology state illuminating trees should be avoided.
- HCC Minerals & Waste state encourage opportunistic extraction of minerals for use on site prior to non-mineral development. Any development must acknowledge and mitigate the impacts of the nearby waste facility, in the Design and Access Statement.
- HCC Highways have stated that Site PCS25, which is located within the site, presents significant concern that Local Transport Policy could be met due to the site's location.
- Settlement Hierarchy (Core Strategy, 2011): The site is partially within and partially adjacent to the village of Bedmond and the proposed inset area.
- HCC Mineral and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.

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	27
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 in the south-eastern part of Bedmond and consists of large properties with grassland to the rear. It is predominantly surrounded by residential properties.

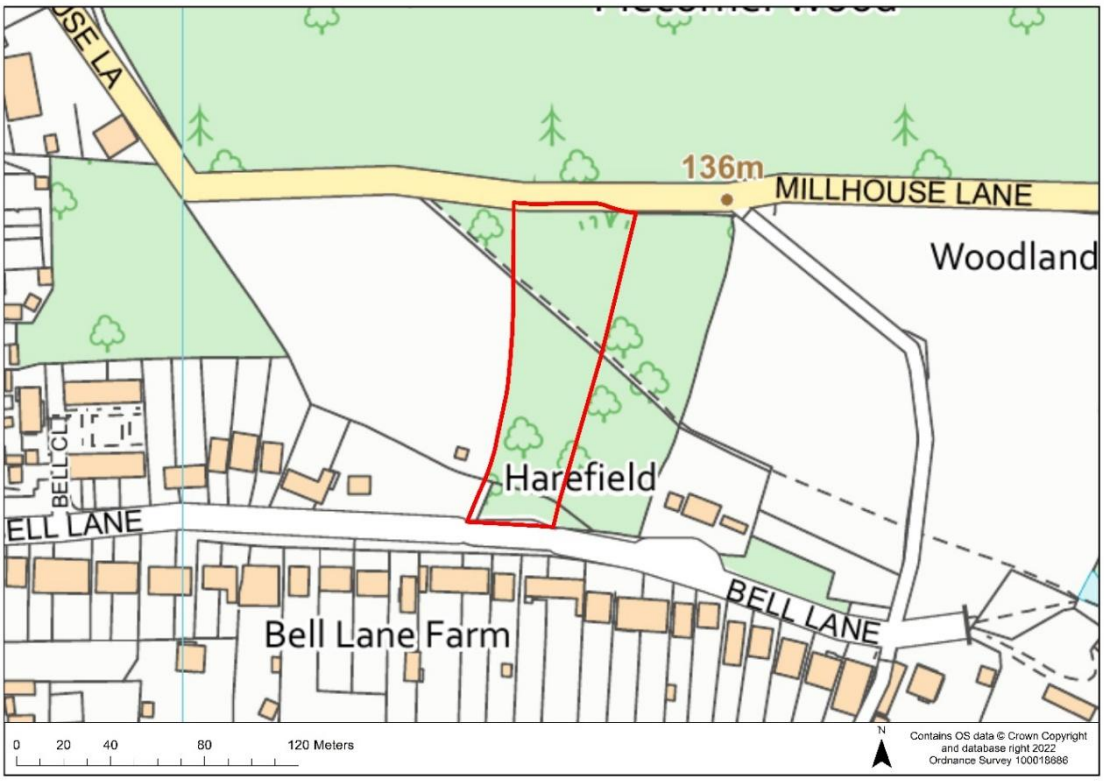
Development would be subject to appropriate mitigation measures to address the risk of surface water flooding to the east site, and subject to the resolution of appropriate access being provided. Development would also need to take into consideration the heritage assets within the vicinity of the site. Any development of the site would need to take account of the site's location in GSPZ1.

The standard indicative DPH of 50 has been reduced due to the context of the site.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
NSS12	Land between Bell Lane and Millhouse Lane	Bedmond	0.54



Site Description

The site is located in Bedmond and lies between Bell Lane and Millhouse Lane. The site is comprised of greenfield land which is in use as a woodland. The south of the site is bordered by Bell Lane and Millhouse Lane runs along the north of the boundary. The site is surrounded by woodland to the east and grassland to the west. Along Bell Lane to the south there is low-density ribbon development.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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. • **Historic Environment:** There are no heritage assets within the site boundary, although there are Listed Buildings to the east and west of the site and Locally Listed Buildings to the west.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** The site is at negligible risk of surface water flooding. • **Groundwater Flood Risk:** Groundwater levels of the site are at least 5m below the ground surface. • **GSPZ:** GSPZ3 • **Access:** Access via Millhouse Lane may be possible but would likely be extremely challenging as this road is narrow, winding and unlit, with poor visibility. There are also no footways along Millhouse Lane. Access may be possible from Bell Lane, which is an unmade private road varying widths of between 3.1 and 5 metres providing access to approximately 40 dwellings. The road is roughly surfaced. Depending on the scale of development, improvements to Bell Lane would be required. HCC Highways consider Millhouse Lane unsuitable for vehicle access and state Bell Lane's status is unclear, not meeting any standard. Shared surface provision would not be acceptable for any further development here.
Potential Environmental Impacts: • Landscape Character	• The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to built development.

• Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to the historic character. • **Tree Preservation Order:** All woodland on the site is covered by a Tree Preservation Order (TPO814). • **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:

- HCC Highways state one of the constraints is the existing highway with no pedestrian provision and without suitable walking routes to nearby services, the allocation would be unsound and unsupported. The Public Right of Way would not mitigate this unless it is to an adoptable standard.
- HCC Ecology state biodiversity offsetting/net gain would be required. The site is adjacent to NSS3 with similar habitat. Woodland should not be illuminated.
- The Minerals Planning Authority would request policy wording to require a Minerals Resource Assessment (MRA) to investigate and evaluate whether opportunistic mineral extraction can be implemented during proposed development.
- *Settlement Hierarchy (Core Strategy, 2011)*: The site is outside of any defined settlement, however it is located on the edge of Bedmond, which is defined as a 'village' in the Settlement Hierarchy.
- There is a Public Right of Way which runs through the site from east to west.

Availability (ownership/legal issues)

The site is in single ownership and the site 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	19

Phasing

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

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable

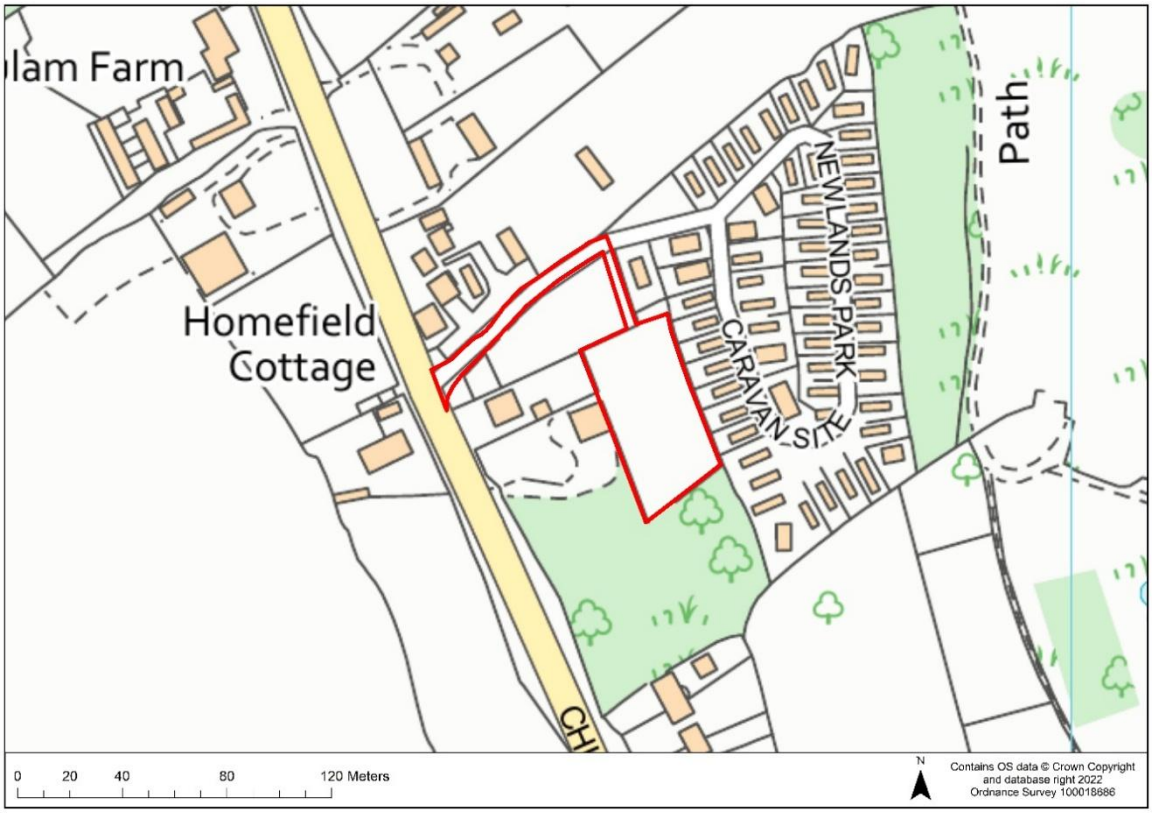
The developable area has been reduced due to the rural nature of the site and the large amount of tree coverage.

The site is also entirely covered by protected trees and is therefore considered to be unsuitable. The site is considered to be undeliverable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

SHELAA Site Assessments Part 2

Site Ref	Address	Settlement	Site Area (ha)
NSS15	Land adj. Newlands Park	Bedmond	0.29



Site Description	
The site is located in Bedmond, to the north of the village centre and to the east of Bedmond Road. The site is comprised of greenfield land. The site is adjoined by Newlands Park, a static caravan site, to the east, and on the remaining sides by a mix of low-density residential properties and greenfield land. The northern boundary of the site is adjacent to a car park, through which the site would be accessed.	
Use(s) Proposed	Residential – Park Homes
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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. • **Historic Environment:** There are no heritage assets located within the site. There are Grade II Listed and Locally Listed Buildings located along High Street to the south although these are located some distance from the site.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** The majority of site is at negligible risk of surface water flooding, with a small part of the north-west corner at low to medium risk. • **Groundwater Flood Risk:** The site has groundwater levels of at least 5m below the surface • **GSPZ:** The site is in GSPZ3 • **Access:** There is an existing vehicular access from Denham Way on the western boundary. However, access to the main section of the site appears to be unsuitable.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve	• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development. • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to the historic character.

• SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • 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:

- HCC Highways state the site is a poor location for sustainable development and any new development of notable scale would require enhancements to the internal arrangements as shared surface provision would not be acceptable.
- HCC Ecology state biodiversity offsetting/net gain would be required.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located within Bedmond village but is not within or adjacent to the proposed inset boundary of Bedmond.

Availability (ownership/legal issues)

The site is in single ownership and the site 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	10

Phasing

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

Conclusion

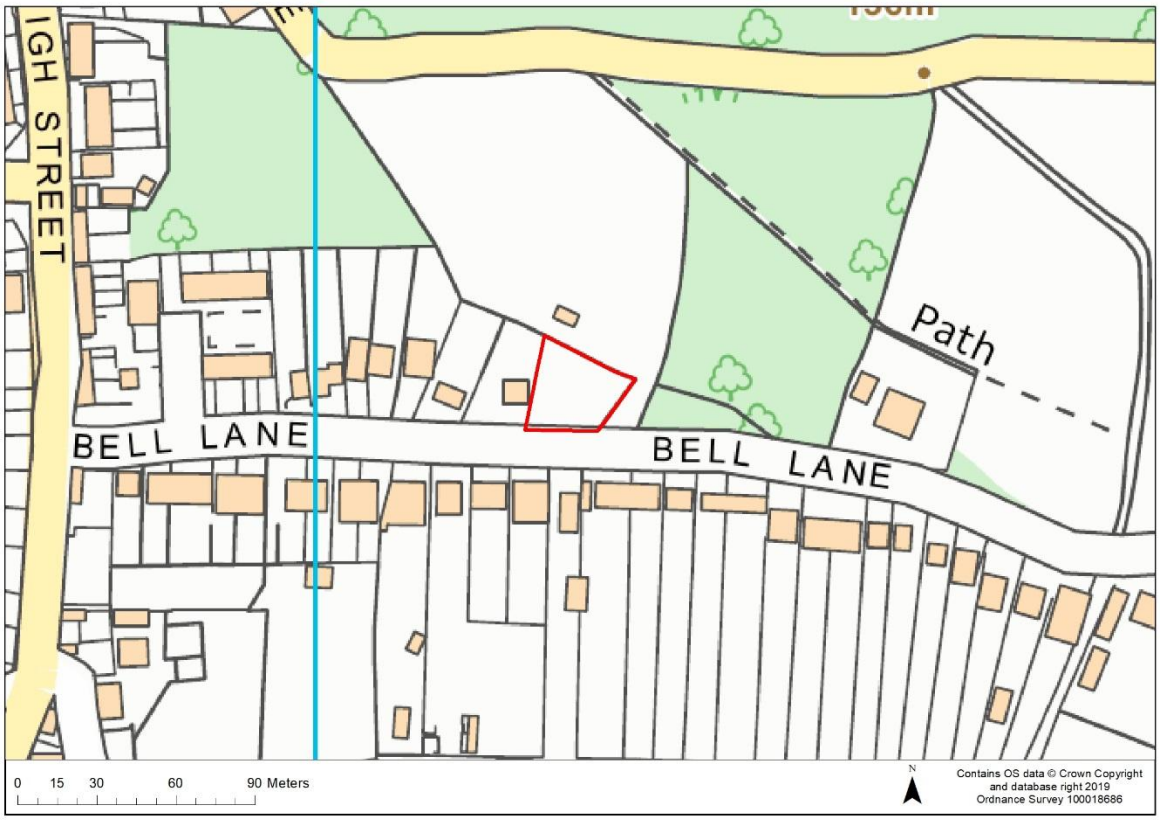
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable

The developable area of the site has been reduced due to the rural nature of the site and poor access from Denham Way.

The site is considered to be in an unsustainable location and is not within or adjacent to the boundary of Bedmond. The access to the site from Denham Way is considered to be unsuitable and is unlikely to meet Manual for Streets (MfS) guidance.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
OSPF2	Land at Bell Lane, Bedmond	Bedmond	0.1



Site Description

The site is located to the north of Bell Lane in the village of Bedmond. The site is comprised of greenfield land and is in use as open grassland, with fencing along the southern boundary which is adjacent to Bell Lane. Adjacent to the west of the site is a residential property and garden, to the east there is woodland and to the north there is grassland with dispersed woodland. Vegetation forms the northern, eastern and western boundaries. Opposite the site, there are residential properties along Bell Lane as well as to the west of the site along the High Street.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is within 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. • **Historic Environment:** There are no heritage assets within the site although there are Grade II Listed Buildings along the High Street to the west. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment, as residential development along Bell Lane provides a visual barrier between the site and heritage assets. However, a detailed heritage impact assessment would be required as part of any proposals to identify and define mitigation strategies.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ)	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** Access could be provided from Bell Lane, although this is unmade private road varying widths of between 3.1 and 5 metres providing access to approximately 40 dwellings. The road is roughly surfaced. Improvements to Bell Lane would likely be required.

• Contamination • Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • **TPO:** There are protected trees along the northern boundary and at the south-eastern corner of the site (TPO657). • **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 within the village of Bedmond and within the proposed inset area.

Availability (ownership/legal issues)

The site is in single ownership and the site 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 (100%/0%)	Indicative Dwelling Range	5

Phasing

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

Conclusion

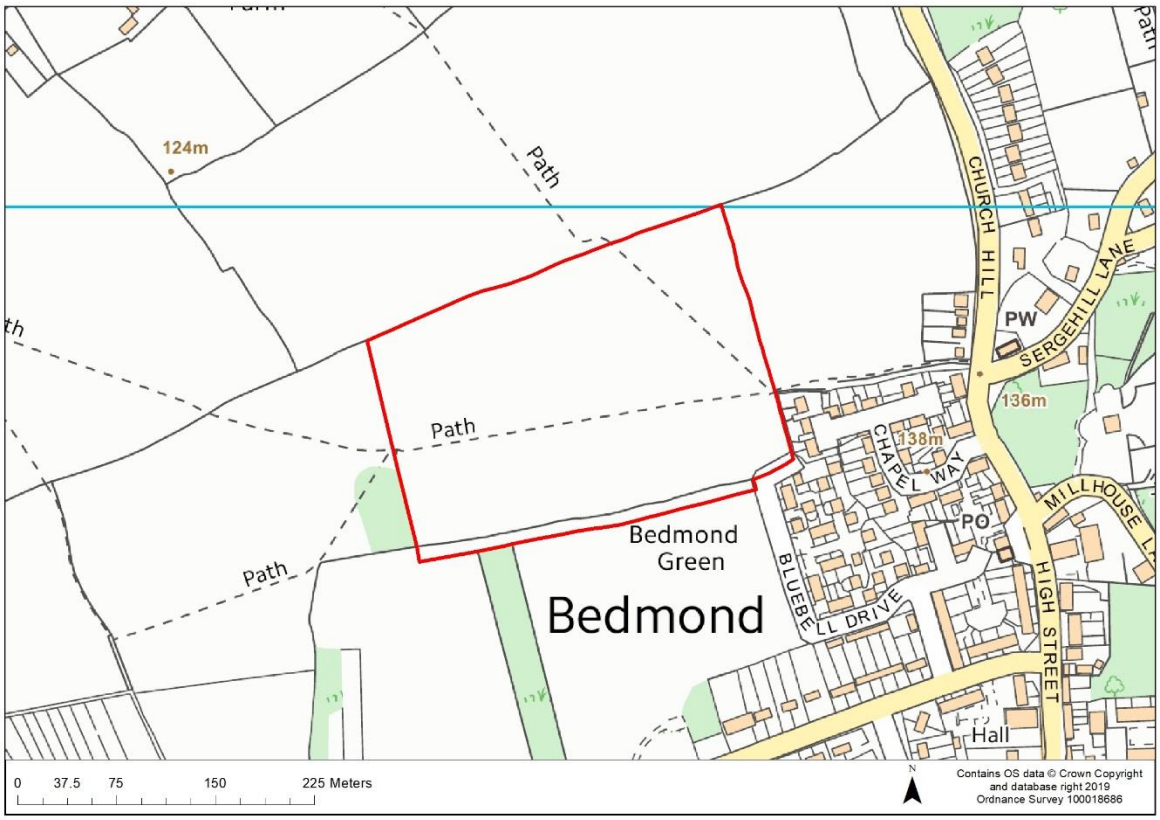
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The site is unsuitable when considered in isolation. Access to the site is via Bell Lane which is an unpaved single-track lane. This is unlikely to be suitable.

The site is set within a larger site (Site CFS10). In combination with CFS10 (in which the site is located), the site could sufficiently support 5+ dwellings. Any development of the site would need to take account of the presence of protected trees within the site. The site is both available and achievable. *Please see the Site Assessment for Site CFS10 which assesses Site OSPF2 and land to the north.*

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PCS24	Bluebell Drive (Larger Site), Bedmond	Bedmond	5.7



Site Description

The site is located to the west of Bedmond and is comprised of greenfield land. The site is in agricultural use and forms part of a larger field, which extends out from the west of the site. Green open space abuts the remaining site boundaries although adjacent to the south-western corner is residential development.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. • **Historic Environment:** There are no heritage assets within the vicinity of the site. To the east of the site there are several Grade II Listed Buildings located along the High Street. A detailed heritage impact assessment would be required as part of any proposals. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding	• **Flood Zone:** The site is in Flood Zone 1. • **Contamination:** The site is adjacent to a historic landfill site (Site EAHLD10018: Toms Lane, Bedmond). • **Access:** HCC Highways state that access is likely achievable from Bluebell Drive, although wider off-site improvements may be necessary to ensure suitable access.

• Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • **Local Wildlife Site:** The site's southern boundary is adjacent to a Local Wildlife Site (Bedmond Green). • **TPO:** There are protected trees adjacent to the eastern boundary (TPO901). • **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 are two public right of ways running through the site.
- HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Whilst bus provision is available, and some walking routes exist, HCC Highways consider that distances to destinations would significantly limit sustainable trips.
- Settlement Hierarchy (Core Strategy, 2011): The south-eastern corner of the site is located at the edge of the village of Bedmond and at the edge of the proposed inset area.

Availability (ownership/legal issues)

The site is in multiple ownership; the majority of the land has been promoted by one of the landowners as part of a larger site (Site CFS75).

A small area, at the south-eastern corner (adjacent to Bluebell Drive), is in separate ownership and has not been promoted for development. This area provides the access point to the site.

The site would be considered available if the small area which has not been promoted for development were removed from the site boundary, however this would mean access from Bluebell Drive would be unachievable.

Achievability

The promoters of the majority of the site (Site CFS75) have not specified any issues regarding the viability in developing the site. The availability of the remainder of the site is unknown.

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	200

Phasing

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

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the rural character of the site, BNG allocation and the need to create a defensible boundary.

It is considered that a modest amount of development which is proportionate to the scale of the village may be acceptable if adjacent to or within the proposed inset boundary of Bedmond. The site is only partially adjacent to

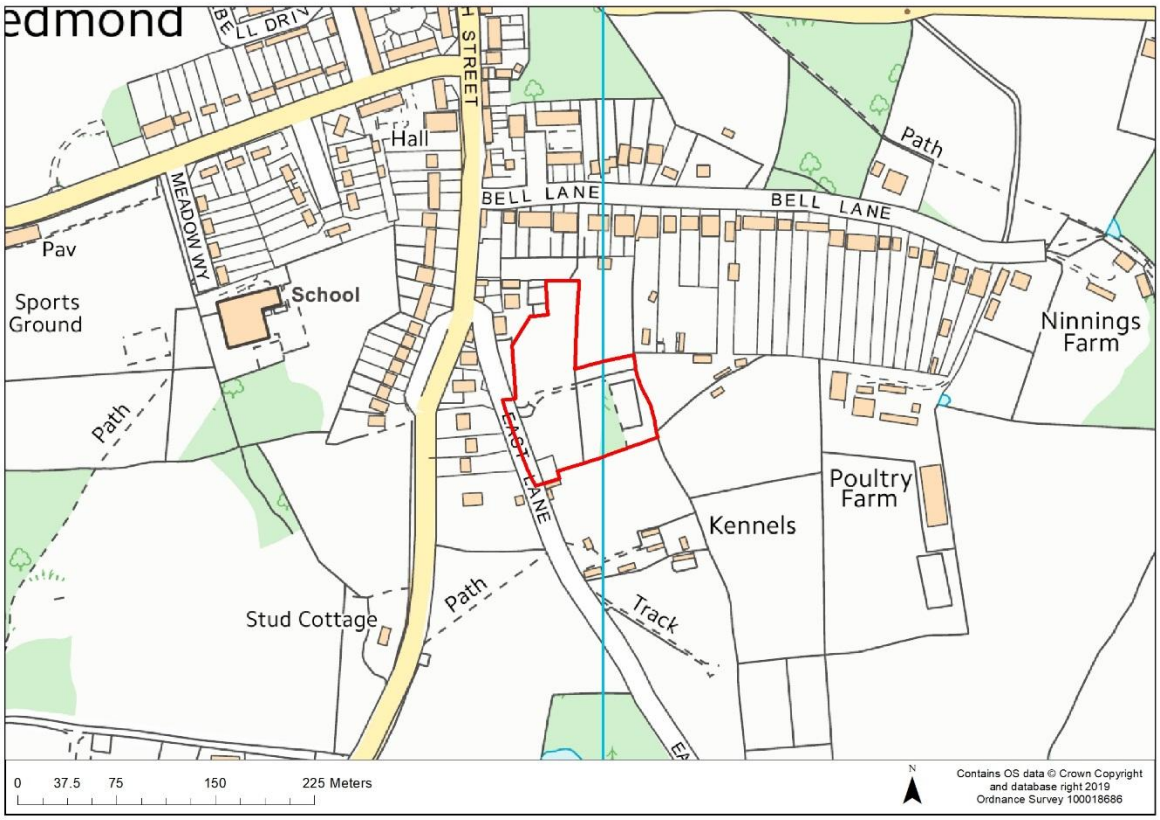
the proposed inset boundary of Bedmond and when taking account of other suitable sites in Bedmond, it is considered that development of the site would result in an overdevelopment of Bedmond considered against the scale of the village. The part of the site which is adjacent to the proposed inset area, at the south-eastern corner, has also not been promoted for development and is not available. This part of the site would provide access to the site and subsequently, access to the site is not considered to be achievable.

The availability of a portion of the site is unknown.

For the reasons set out above, the site is considered to be undeliverable.

Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PCS25	East Lane (Parcel 1), Bedmond	Bedmond	0.9



Site Description

The site is located along East Lane, to the south east of Bedmond. There is grassland across the majority of the site to the and south. At the east of the site, there is an area of hardstanding which contains several sheds and an equestrian ménage. Adjacent to the west of the site is a private residential garden of an adjacent property and East Lane. There is a gated entry into the site at the south-western corner. There are detached residential properties to the immediate north-west of the site and to the west, on the opposite side of East Lane.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is in the Green Belt. The Stage 2 Green Belt Review assessed the harm to the Green Belt as low-moderate. • **Historic Environment:** There are no heritage assets in the site although there are a number of Grade II and Locally Listed buildings along the High Street, to the north-west. The Heritage Impact Assessment states that any development would have a neutral impact on the historic environment. A detailed impact assessment would still be required to identify and define mitigation strategies to protect the properties on the High Street. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flooding:** There is a small area at the east of the site at low-medium risk of surface water flooding.

• Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Access:** Access to the site is currently via a residential driveway to the north-west of the site off East Lane, although this driveway is not included in the site boundary. There is a gated entrance to the site at the south-west which could provide an appropriate access from East Lane.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having low sensitivity to built development. • **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:

- HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.
- Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the village of Bedmond and at the edge of the proposed inset area.

Availability (ownership/legal issues)

The site is two separate ownerships. One landowner owns the majority of the site. The remainder of the site is in use as a residential garden.

Please see Site Assessment for Site PCS25a which is an amendment of the boundary of Site PCS25 to include land which is in single ownership. No response was received by the landowner of PCS25 when confirmation of availability was sought. The site is deemed unavailable.

Achievability

The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.

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	32

Phasing

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

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable

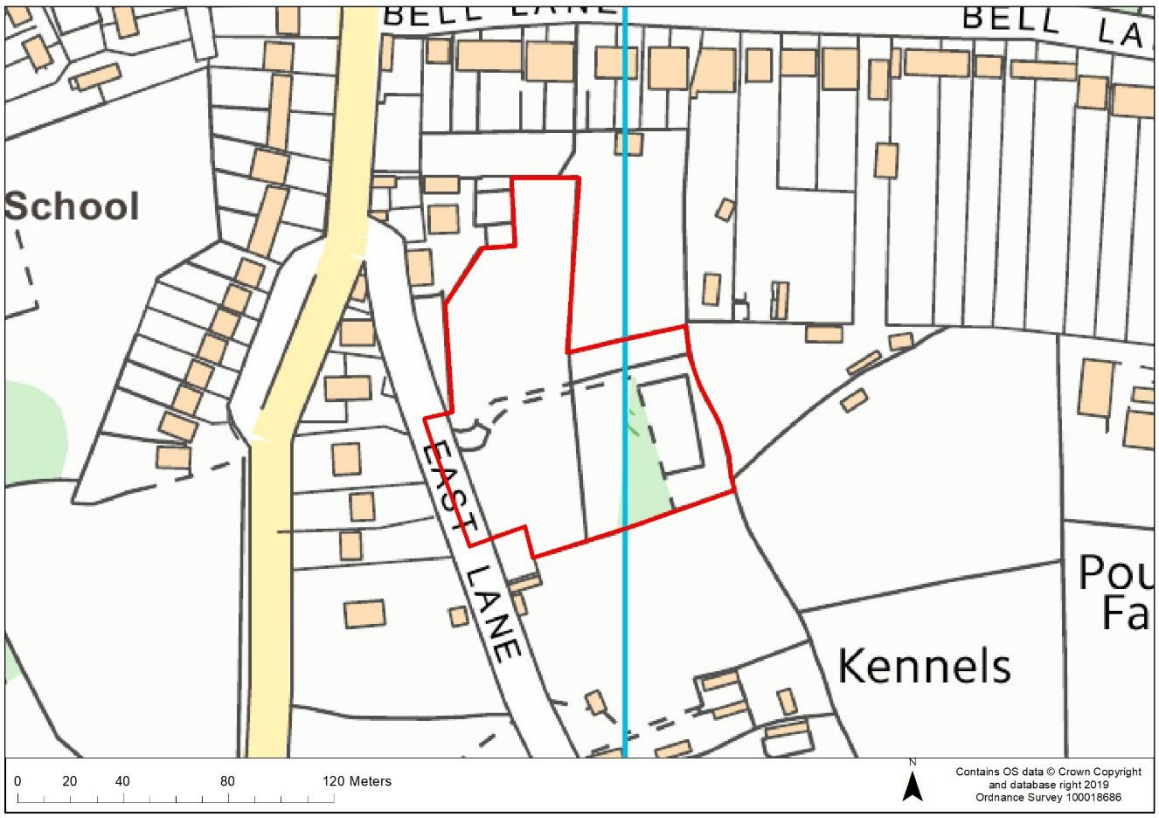
The developable area has been reduced due to the rural character of the site and BNG allocation.

The site is in two ownerships. There is no confirmation that one section of the site is available. The site is considered to be unavailable.

Please see the Site Assessment for Site PCS25a which is an amendment of the boundary of Site PCS25 to include land which is in single ownership.

Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PCS25a	East Lane (Parcel 1), Bedmond	Bedmond	0.9



Site Description

The site is located along East Lane, to the south east of Bedmond. There is grassland across the majority of the site to the and south. At the east of the site, there is an area of hardstanding which contains several sheds and an equestrian ménage. Adjacent to the west of the site is a private residential garden of an adjacent property and East Lane. There is a gated entry into the site at the south-western corner. There are detached residential properties to the immediate north-west of the site and to the west, on the opposite side of East Lane.

The boundary of Site PCS25 has been amended to result in the boundary of PCS25a.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is in the Green Belt. The Stage 2 Green Belt Review assessed the harm to the Green Belt as low-moderate. • **Historic Environment:** There are no heritage assets in the site although there are a number of Grade II and Locally Listed buildings along the High Street, to the north-west. The Heritage Impact Assessment states that any development would have a neutral impact on the historic environment. A detailed impact assessment would still be required to identify and define mitigation strategies to protect the properties on the High Street. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints:	• **Flood Zone:** The site is in Flood Zone 1.

• Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Surface Water Flooding:** There is a small area at the east of the site at low-medium risk of surface water flooding. • **Access:** Access to the site is currently via a residential driveway to the north-west of the site off East Lane, although this driveway is not included in the site boundary. There is a gated entrance to the site at the south-west which could provide an appropriate access from East Lane.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having low sensitivity to built development. • **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:

- HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.
- Settlement Hierarchy (Core Strategy, 2011): The south-eastern corner of the site is located at the edge of the village of Bedmond and at the edge of the proposed inset area.

Availability (ownership/legal issues)

The site is in single ownership. No response was received by the landowner when confirmation of availability was sought. The site is therefore deemed unavailable.

Achievability

The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.

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	32

Phasing

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

Conclusion

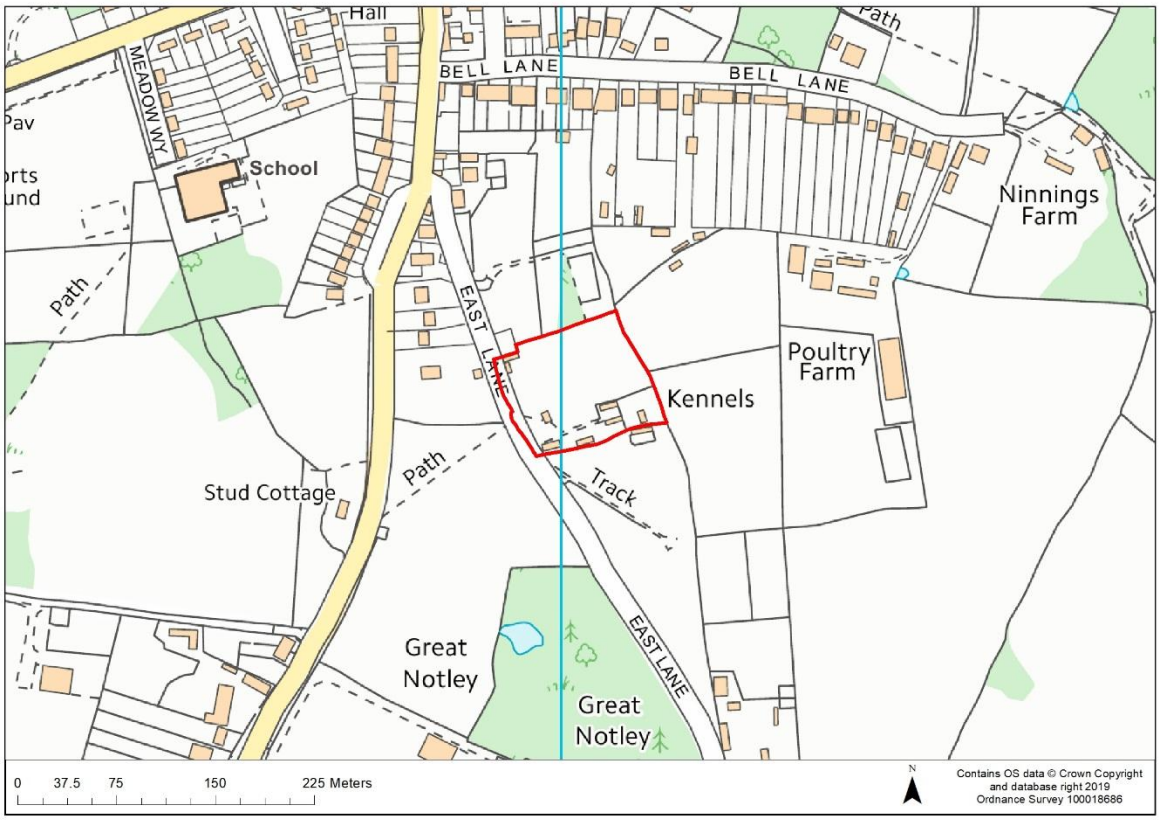
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the rural character of the site and BNG allocation.

The site is unavailable for development and therefore undeliverable.

Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PCS26	East Lane (Parcel 2)	Bedmond	0.86



Site Description

The site is comprised of a mix of greenfield and previously developed brownfield land. There is a residential property and garden to the east (East Lane Cottage) and a pet cemetery to the west (Willow Haven Pet Crematorium and Cemetery). At the south of the site there are a number of built units to support a dog kennel business. Vegetation divides the two portions of the site. All boundaries have mature vegetation with some mature trees across the site. To the east there is agricultural land and to the west there is residential development. To the north there is an equestrian ménage.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The site falls into two parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel (in which the northern portion of the site is located) was assessed as low-moderate. Harm to the Green Belt of releasing the parcel (in which the eastern portion of the site is located) was assessed as moderate-high. • **Historic Environment:** There are no heritage assets within the vicinity of the site; it is considered that the Listed Buildings on the High Street are located some distance away and beyond existing residential development. The Heritage Impact Assessment states that any development would have a neutral impact on the historic environment. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.

Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1 • **Surface Water Flood Risk:** There is medium risk of surface water flooding on East Lane, adjacent to the western boundary. • **Contamination:** The site is on historic landfill (Site EAHLD35959 - Willow Haven Pet Crematorium and Cemetery, East Lane). It is advised to refer to the Environment Agency for advice in regards to any potential considerations. • **Access:** Access would need to be provided from East Lane; this is a narrow single-file road along most of its length which may pose capacity issues.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development. • **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:

- HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.
- Settlement Hierarchy (Core Strategy, 2011): The site is located partially at the edge of the village of Bedmond and partially at the edge of the proposed inset boundary of Bedmond.

Availability (ownership/legal issues)

The site is in single ownership but the site has not been promoted for development. The site is in use as a residential property and a pet cemetery. The site is considered to be unavailable due to these uses.

Achievability

The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.

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	30

Phasing

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

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

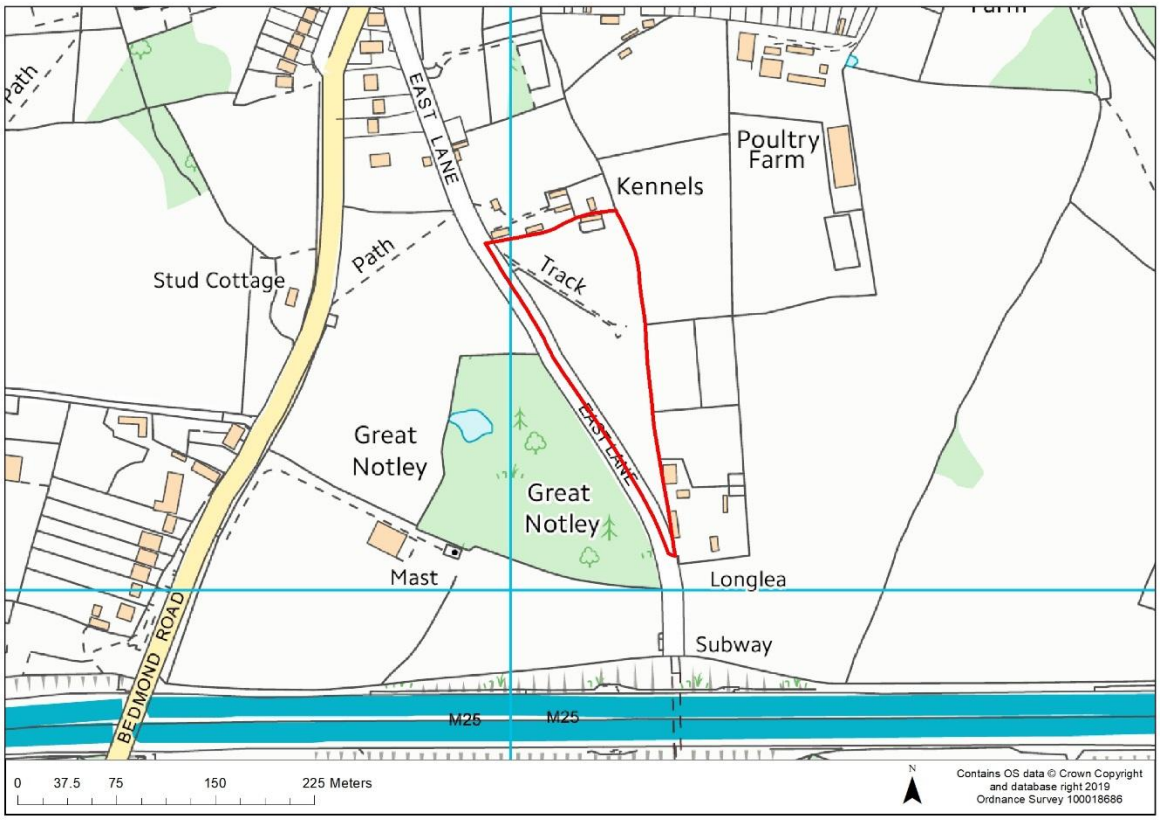
The developable area has been reduced due to the rural nature of the site and BNG allocation.

The site is only partially adjacent to the proposed inset boundary of Bedmond and it is considered that the site is more isolated from the proposed inset area of Bedmond in comparison to other sites under consideration in Bedmond. Furthermore, when taking account of other suitable sites in Bedmond, it is considered that development of the site would result in an overdevelopment of Bedmond considered against the scale of the village. For these reasons, the site is not considered to be suitable for residential development.

The site is in use as a residential property and a pet cemetery and is considered unavailable due to its current uses.

Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PCS27	East Lane (parcel 3), Bedmond	Bedmond	1.3



Site Description

The site is comprised of greenfield land and is adjacent to the western side of East Lane. The site is triangular in shape and comes to a point at the south-east of East Lane. The wider part of the site in the north comprises of grassland and mature vegetation, with a track road running from the north-west to the south-east of the site. There is a storage area at the south of the site. Open agricultural fields are located to the west and east, with an area of woodland to the immediate west of the site. To the north, there is a pet cemetery whilst the M25 is in close proximity to the south.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is within 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. • **Historic Environment:** There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flooding:** There is a surface water flow path which runs along the eastern boundary, ranging from low to medium risk.

• Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Access:** Access would need to be provided from East Lane; this is a narrow single-file road along most of its length which may pose capacity issues. Hertfordshire County Council Highways state that the site presents significant concerns in terms of meeting Local Transport Policy 4, due to the site's unsustainable location. • **Noise:** Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • **Air Quality:** Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as medium-low sensitivity to built development. • **Local Wildlife Site:** There is a Local Wildlife Site (Great Notley) located to the west of the site, on the opposite side of East Lane. • **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:

- HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.
- Settlement Hierarchy (Core Strategy, 2011): The site is not within or adjacent to any settlement defined in the Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in single ownership. The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is available.

Achievability

The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.

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	46

Phasing

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

Conclusion

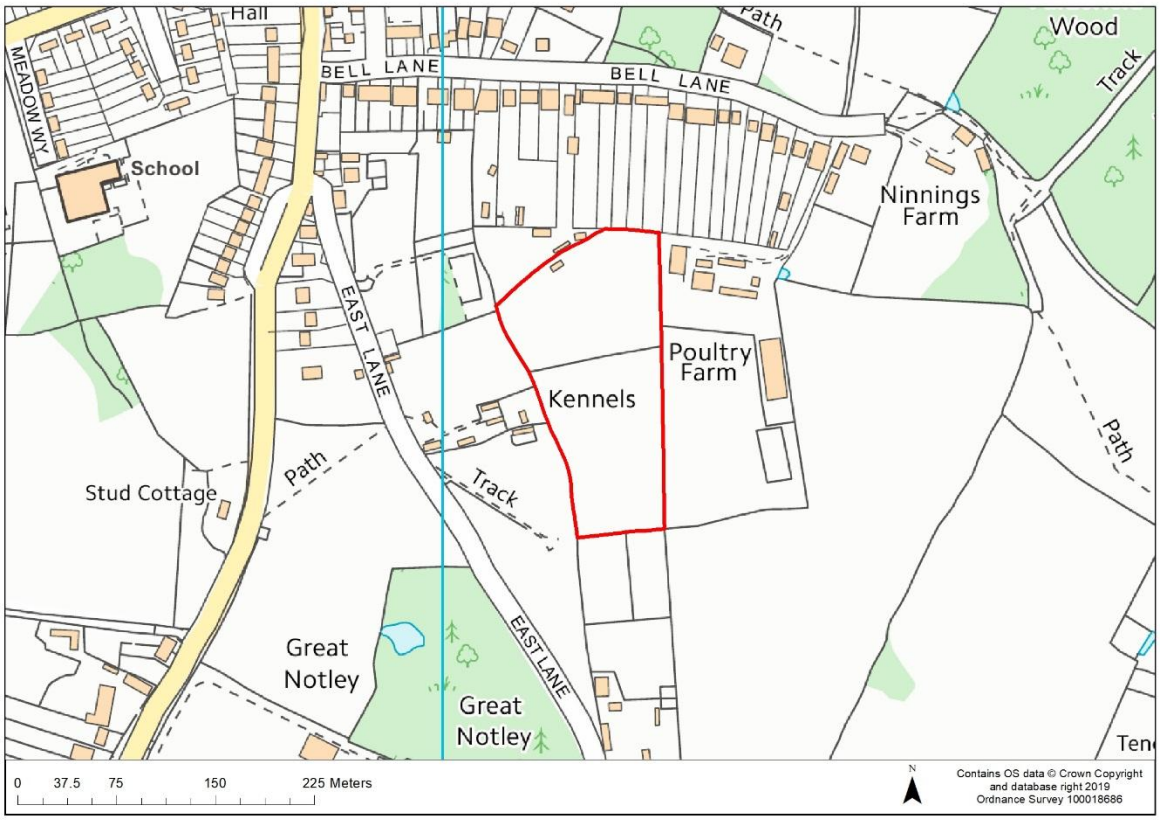
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the rural nature of the site and BNG allocation.

The site is not adjacent to the proposed inset boundary of Bedmond. Furthermore, when taking account of other suitable sites in Bedmond, it is considered that development of the site would result in an overdevelopment of Bedmond considered against the scale of the village. Additionally, access via East Lane is narrow and single track with little scope for improvement. For these reasons, the site is not considered to be suitable for residential development.

The site is also considered to be unavailable; the site has not been promoted for development and there has been no confirmation from the landowner that the site is available.					
Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PCS29	East Lane (parcel 5), Bedmond	Bedmond	2.1



Site Description

The site is comprised of greenfield land and is located to the south east of Bedmond. The site is in use as grazing land. The north of the site is defined by mature vegetation and trees which separates the site from residential gardens which are adjacent to the northern boundary. The remaining boundaries are formed by mature hedgerows. To the north of the site there is residential development associated with Bedmond and to the east there are fields and dog kennels. To the west there is an area in use for storage and beyond this, agricultural land.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is within 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. • **Historic Environment:** There are no heritage assets within the site. To the north-east is Ninnings Farmhouse, a Grade II Listed Building. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment, although a detailed heritage assessment would be required as part of any proposals. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flooding:** A surface water flow path emerges at the centre of the site and runs to the south-western corner; this ranges from low to medium risk.

• Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Access:** The site is not directly accessible by any roads or footpaths. Access provision would depend upon an adjacent site, from East Lane. East Lane is a narrow single-file road along most of its length which may pose capacity issues. Hertfordshire County Council Highways state that the site presents significant concerns in terms of meeting Local Transport Policy 4, due to the site's unsustainable location.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • **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:

- HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.
- Settlement Hierarchy (Core Strategy, 2011): The site is located partially at the edge of the village of Bedmond and partially at the edge of the proposed inset boundary of Bedmond.

Availability (ownership/legal issues)

The site is in single ownership. The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is available.

Achievability

The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.

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	74

Phasing

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

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable

The developable area has been reduced due to the rural character of the site and BNG allocation.

It is considered that a modest amount of development which is proportionate to the scale of the village would be acceptable if adjacent to or within the proposed inset boundary of Bedmond. The site is only partially adjacent to the proposed inset boundary of Bedmond and it is considered that the site is more isolated from the proposed inset area of Bedmond in comparison to other sites under consideration in Bedmond. Furthermore, when taking account of other suitable sites in Bedmond, it is considered that development of the site would result in an overdevelopment of Bedmond considered against the scale of the village.

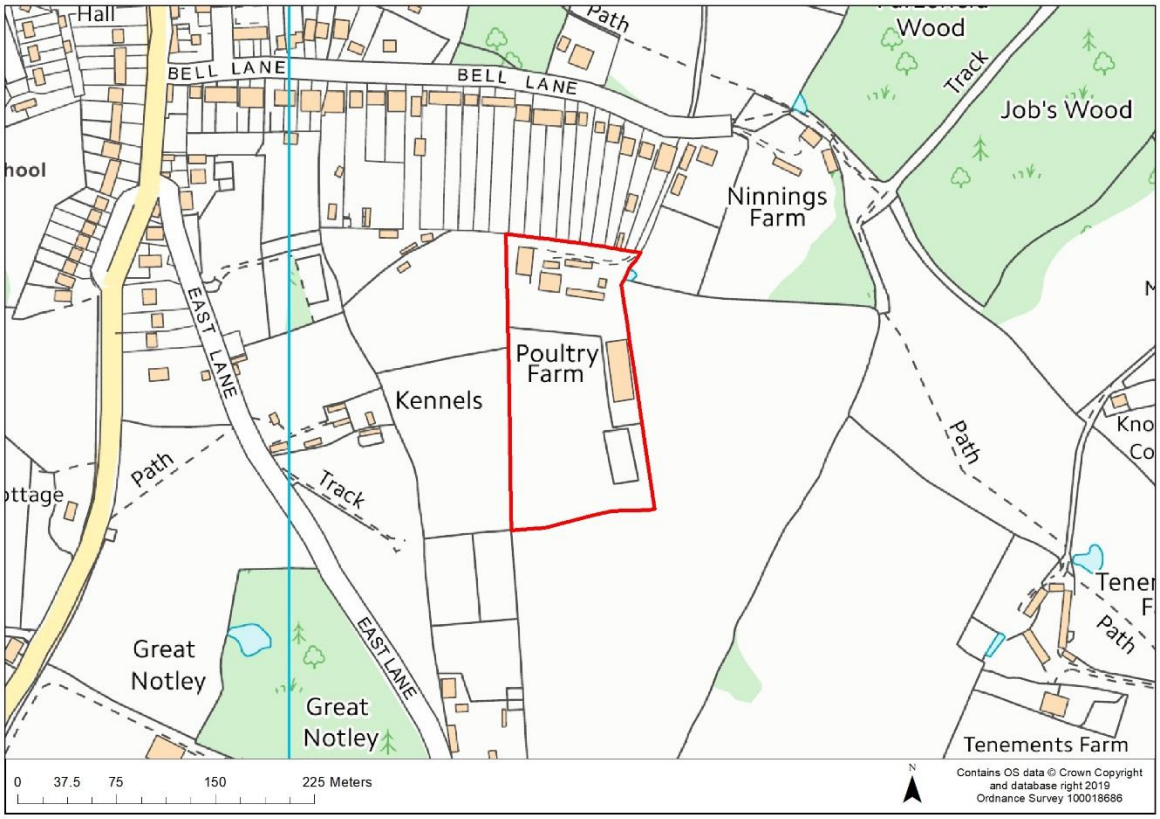
Access to the site is also not considered to be achievable.

For the reasons set out above, the site is not considered to be suitable for residential development.

The site has not been promoted for development and there has been no confirmation from the landowner that the site is available. The site is therefore unavailable.

Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PCS30	East Lane (parcel 6), Bedmond	Bedmond	2.1



Site Description	
The site is comprised of a mix of greenfield and previously developed (brownfield) land. There are built units to the north and east of the site which are in storage use. To the south and south-east of the site there is grassland. The site has vegetation on all boundaries, which separates the site from open fields. The north of the site is adjacent to residential gardens of properties on Bell Lane.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is in the Green Belt. The Stage 2 Green Belt Review has assessed the sites harm to the Green Belt as moderate-high. • **Historic Environment:** There are no heritage assets within the site. To the north-east is Ninnings Farmhouse, a Grade II Listed Building. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment, although a detailed heritage assessment would be required as part of any proposals as there may be potential views from the site to the farm. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** There is an access to the site from Bell Lane, although this is a roughly surfaced road which runs adjacent

• Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	to a residential property; improvements would likely be necessary. Hertfordshire County Council Highways state that the site presents significant concerns in terms of meeting Local Transport Policy 4, due to the site's unsustainable location. The access is unlikely to be suitable following Manual for Streets guidance.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development. • **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:

- HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.
- Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the proposed inset boundary of Bedmond village.

Availability (ownership/legal issues)

The site is in multiple ownerships. The site was promoted for the previous Local Plan but has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is available.

Achievability

The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.

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	74

Phasing

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

Conclusion

The site is partially brownfield on greenbelt land. Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

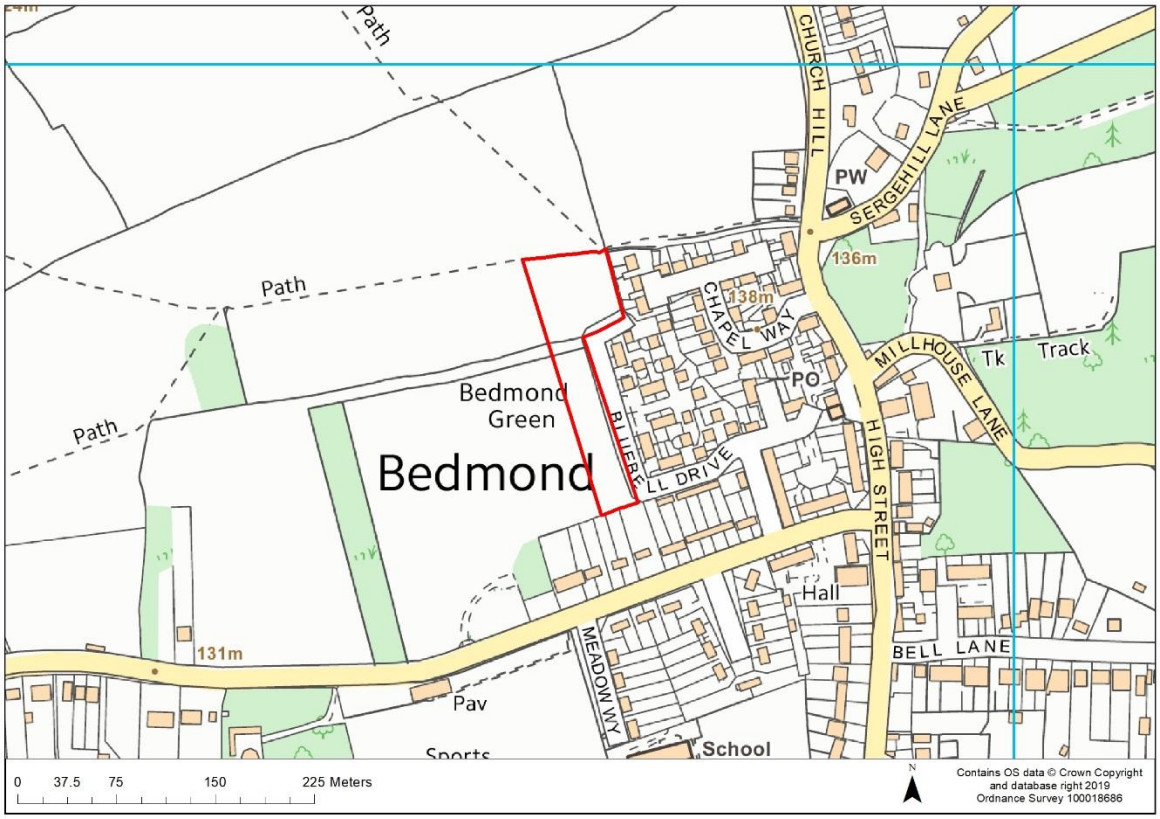
The developable area has been reduced due to the rural character of the site, the need to create defensible boundaries and BNG allocation.

The site is poorly connected to Bedmond and is more isolated from the proposed inset area of Bedmond in comparison to other sites under consideration in Bedmond. Furthermore, when taking account of other suitable sites in Bedmond, it is considered that development of the site would result in an overdevelopment of Bedmond when considered against the scale of the village. Whilst it is recognised that the site is partially comprised of previously developed land (approximately 0.8ha), the site is poorly connected to Bedmond and is not in a sustainable location. There are also concerns relating to the suitability of the access. Subsequently site is not considered to be suitable for residential development.

The site has also not been promoted for development and there has been no confirmation from the landowners that the site is available. The site is considered to be undeliverable.

Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PCS33	Land west of Bluebell Drive (small)	Bedmond	0.72



Site Description

The site is on former landfill and is therefore comprised of previously developed (brownfield) land. The site located to the north of Toms Lane to the west of Bluebell Drive. The site comprises part of an agricultural field and part of a separate field of grassland and vegetation. The western and southern boundaries are adjacent to residential development whilst to the north there is agricultural land. The west of the site extends into the remainder of the grassland and agricultural fields.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is within the Green Belt. The southern part of the site was assessed in the Stage 2 Green Belt Review; harm of releasing the wider parcel of Green Belt (in which the south site is located) was assessed as moderate-high. The remainder of the site, to the north, was not in the assessment area. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. • **Historic Environment:** There are no heritage assets within the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding	• **Flood Zone:** The site is in Flood Zone 1. • **Contamination:** The site is on historic landfill (Site EAHLD10018 - Toms Lane, Bedmond). It is advised to refer

• Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	to the Environment Agency in regards to any potential considerations.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having medium sensitivity to built development. • **Local Wildlife Site:** The south of the site forms part of a Local Wildlife Site (Bedmond Green) • **Ecology:** Hertfordshire County Council Ecology state that the site has a locally high ecological sensitivity due to the presence of the Local Wildlife Site within the site. • **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 running along the northern boundary of the site.
- Settlement Hierarchy (Core Strategy, 2011): The site is adjacent to the proposed inset boundary of Bedmond village.

Availability (ownership/legal issues)

The site is in multiple ownerships. The site was promoted for the previous Local Plan but has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is available.

Achievability

The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.

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	25

Phasing

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

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable

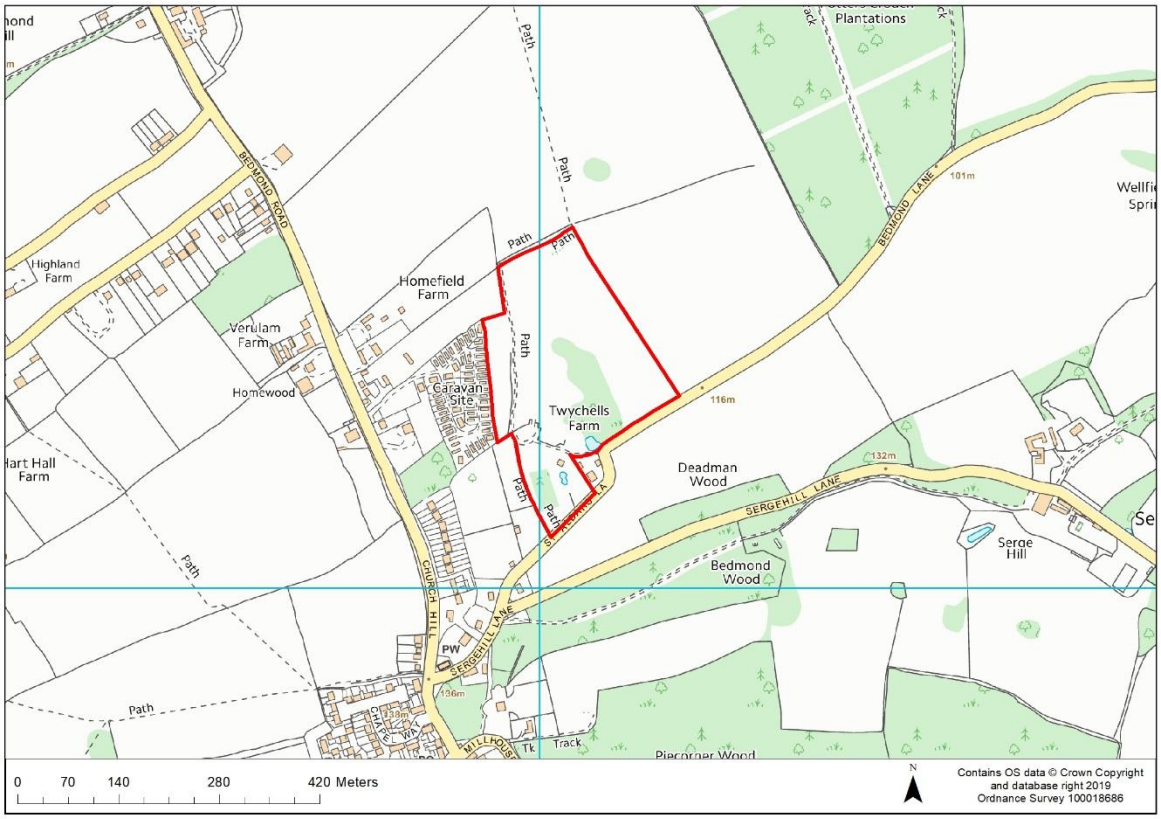
The developable area has been reduced due to the rural character of the site, the need to create a defensible boundary and BNG allocation.

The south of the site, which forms the part of the site that is comprised of previously developed land (historic landfill), is designated as a Local Wildlife Site and is considered to be unsuitable for residential development. The remainder of the site, to the north of the Local Wildlife Site, is assessed as leading to high harm to the Green Belt if released.

The site has not been promoted for development and there has been no confirmation from the landowners that the site is available. The site is considered to be undeliverable.

Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PCS46	Twychells Farm, Bedmond	Bedmond	6.23



Site Description

The site is comprised of greenfield land located to the north-east of Bedmond. The site is in use as grassland and is enclosed by woodland and vegetation along the boundaries. The site runs along Bedmond Lane to the south and there is a caravan park to the immediate west of the site. To the north and east there are open agricultural fields. Adjacent to the south-east of the site is a detached residential property.

The majority of the site is in the local authority area of St Albans City & District Council. 1.42ha of the site is located in the Three Rivers District.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

- Green Belt
- Heritage Assets Listed Buildings
- Conservation Area
- Historic Park and Garden
- National Landscapes

- **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.
- **Historic Environment:** There are no heritage assets within the site although along Sergehill Lane, to the south-west, there are two Grade II Listed Buildings (Church of the Ascension and The White Hart Public House) which could potentially be impacted. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Any proposals would require a detailed heritage impact assessment to identify any potential impact and define mitigation strategies.

	• **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** There is no existing access to the site. The road is adjacent to St Albans Lane/Bedmond Lane. HCC Highways state that access via St Albans Lane/Bedmond Lane would not be acceptable without fundamental changes to the lane to achieve suitable widths and footways/cycleway and that the high level of mitigation required is unlikely to be achieved by the site.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • **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 are public right of ways running through the western part of the site and along the northern boundary.
- HCC Highways raise significant concerns, stating that the site is in a detached location with minimal opportunity for any form of travel other than private car. Whilst bus provision is available, and some walking routes exist, distances to destinations would significantly limit sustainable trips.
- Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the settlement boundary of Bedmond village but is not adjacent to the proposed inset boundary of Bedmond.

Availability (ownership/legal issues)

The site is not registered through the Land Registry and there is no evidence that the site is available for development. The site is considered unavailable.

Achievability

The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.

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	218

Phasing

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

Conclusion

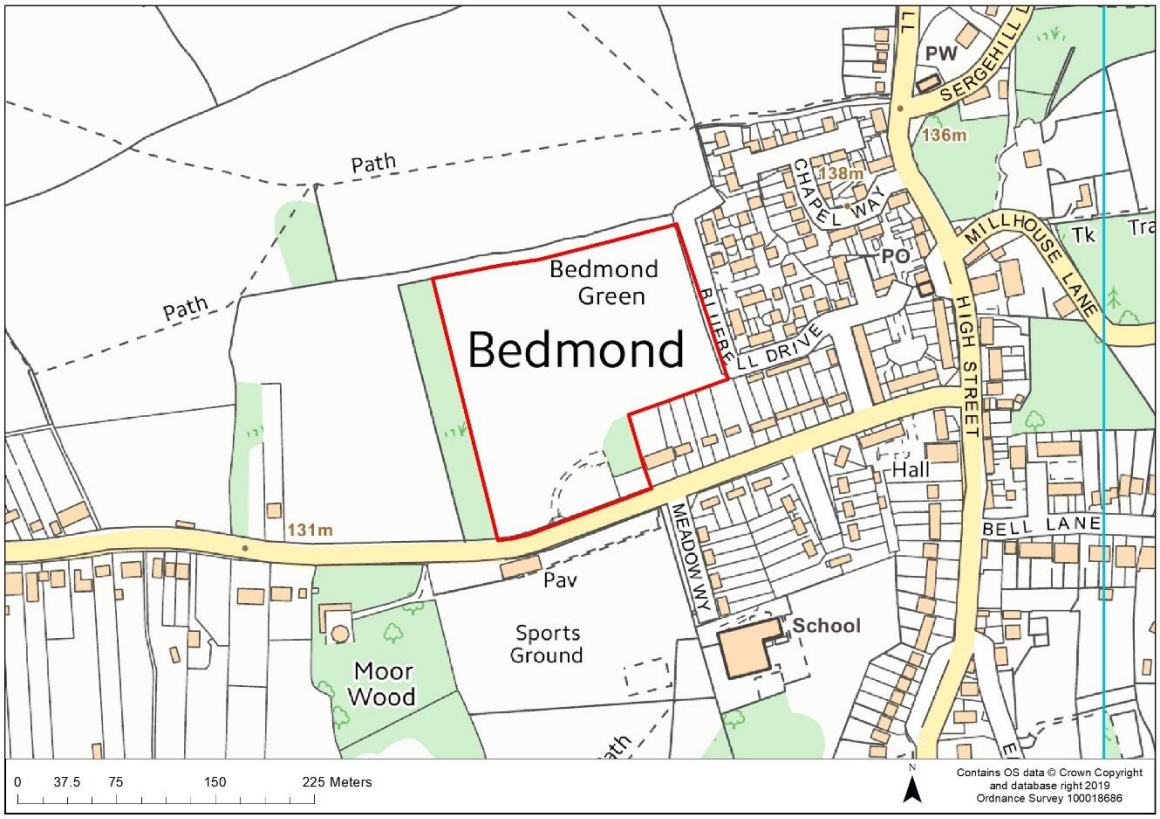
The majority of the site is in the District of St Albans. The site assessment considers only the area of the site located in the Three Rivers District.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the rural nature of the site, the presence of protected woodland and BNG allocation.

The site is also in an unsustainable location with significant access concerns. It is therefore considered unsuitable for residential development. The site has also not been promoted for development and there has been no confirmation from the landowner that the site is available. Additionally, the site would be required to come forward with the section outside of the district. The site is deemed to be undeliverable.					
Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PCS61	Land at Bluebell Drive/Toms Lane	Bedmond	3.3



Site Description	
The site is on former landfill and is therefore comprised of previously developed (brownfield) land. The site located to the north of Toms Lane to the west of Bluebell Drive and is comprised of a grassland field with vegetation and tree coverage scattered throughout the site. There is dense vegetation along all the boundaries of the site. The western and southern boundaries are adjacent to residential development whilst to the north there is agricultural land.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is within 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. • **Historic Environment:** There are no heritage assets within the vicinity of the site; the Heritage Impact Assessment residential development separates the site from the historic core of Bedmond High Street. The Heritage Impact Assessment states that the site would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ)	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** There is no access on to the site, although this could be obtained from Bluebell Drive or Toms Lane. • **Contamination:** The site is on historic landfill (Site EAHLD10018: Toms Lane, Bedmond). It is advised to refer to

• Contamination • Noise • Air Quality	the Environment Agency in regards to potential considerations.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • **Local Wildlife Site:** The site is wholly within a Local Wildlife Site (Bedmond Green). • **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 proposed inset village of Bedmond.

Availability (ownership/legal issues)

The site is in the single ownership of Three Rivers District Council.

Achievability

Part of the site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.

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	116

Phasing

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

Conclusion

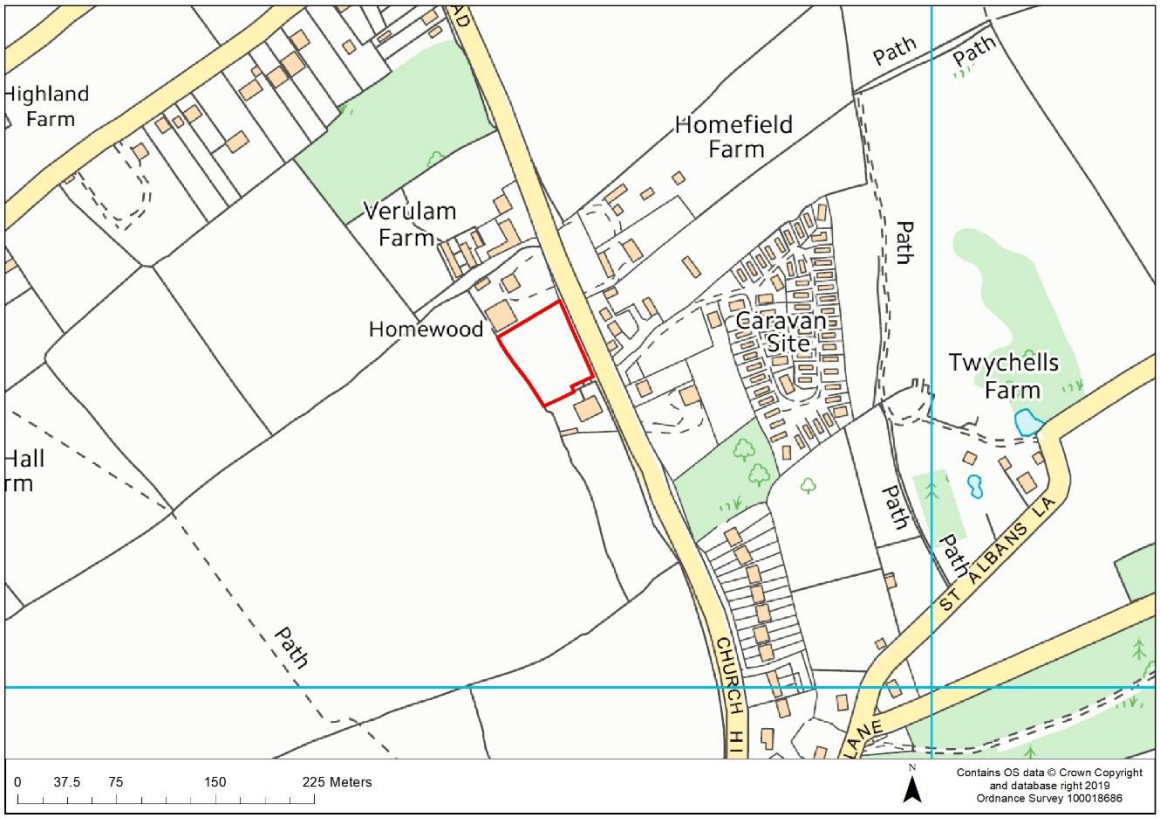
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the rural character of the site and BNG allocation.

The whole of the site is designated as a Local Wildlife Site and is subsequently not considered to be suitable for residential development. The site is also not being promoted for development and is therefore considered to be unavailable. The site is deemed to be undeliverable.

Suitable	No	**Available**	No	**Achievable**	No
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PSCFS4	The Woodlands, Bedmond Road	Bedmond	0.3



Site Description

The site is located in the village of Bedmond and is comprised of greenfield land. The site is used as open grassland, enclosed by mature vegetative hedgerows along all boundaries, with tree coverage at the rear of the site. There is low density residential development to the north and south of the site. Development is adjacent to the northern and southern boundaries, with residential development and a caravan park to the west of the site, on the opposite side of Bedmond Road. There is agricultural land to the west.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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. • **Historic Environment:** There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1.

Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • **TPO:** There are protected trees to the north, south and south-west of the site (TPO270). • **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 within Bedmond village but is not within or adjacent to the proposed inset boundary of Bedmond.

Availability (ownership/legal issues)

The site is in multiple ownerships and has been promoted by one of the landowners. No confirmation of availability has been received by the remaining landowners.

Achievability

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

Potential Density

Landowner Proposed DPH	16	Landowner Proposed Dwelling Range	5
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	11

Phasing

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

Conclusion

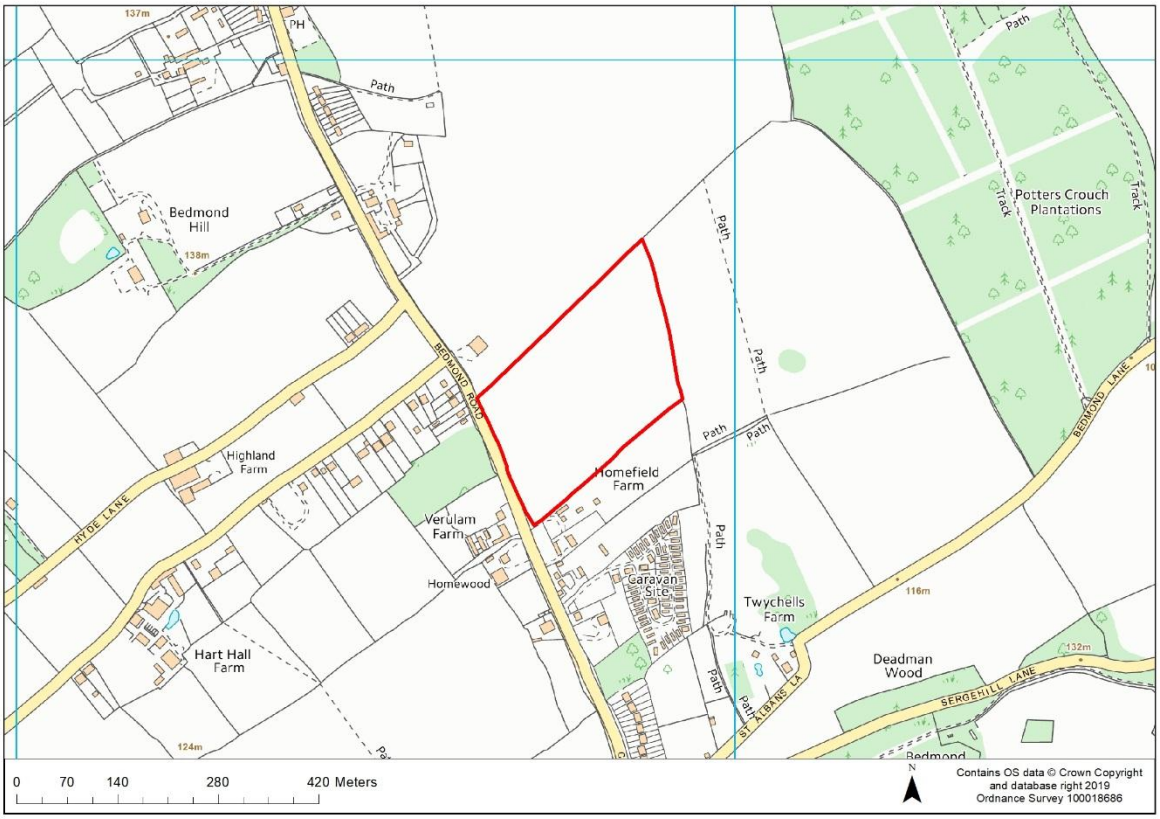
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due the rural character of the site and BNG allocation.

The site is not adjacent to the proposed inset boundary of Bedmond. Subsequently the site is not considered to be suitable for residential development. The site is in multiple ownerships and has only been promoted by one of the landowners and is therefore considered to be unavailable. The site is therefore deemed to be undeliverable.

Suitable	No	**Available**	No	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
PSCFS13	Land between East Lane and Bedmond Road	Bedmond	5.8



Site Description

The site is comprised of greenfield and is located to the north of Bedmond. The site is part of a much larger agricultural field which extends out towards the north east. The northern, southern and western boundaries are formed by hedgerows. Bedmond Road is adjacent to the west of the site.

The north-eastern boundary is adjacent to St Albans City & District Council.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. • **Historic Environment:** There are no heritage assets within the site, although there are three Grade II Listed Buildings to the north of the site. The Heritage Impact Assessment states that the site would have a minor-adverse impact on the historic environment. A detailed heritage impact assessment would be required as part of any development in order to define the impact to the heritage assets and mitigation measures to minimise this. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.

Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** A surface water flow path runs through the south-east of the site, ranging from low to medium risk of surface water flooding. There are small areas of low risk at the north-western corner. • **Access:** There is no access onto the site although access could be obtained from Bedmond Road. HCC Highways state that suitable access arrangements are likely to be achievable.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having medium-high sensitivity to built development. • **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:

- HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Whilst bus provision is available, and some walking routes exist, distances to destinations would significantly limit sustainable trips.
- *Settlement Hierarchy (Core Strategy, 2011*): The site is located at the edge of the village of Bedmond but is not located at the edge of the proposed village boundary.

Availability (ownership/legal issues)

The site is in single ownership and the site 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	20-30	Landowner Proposed Dwelling Range	114-171
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	203

Phasing

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

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

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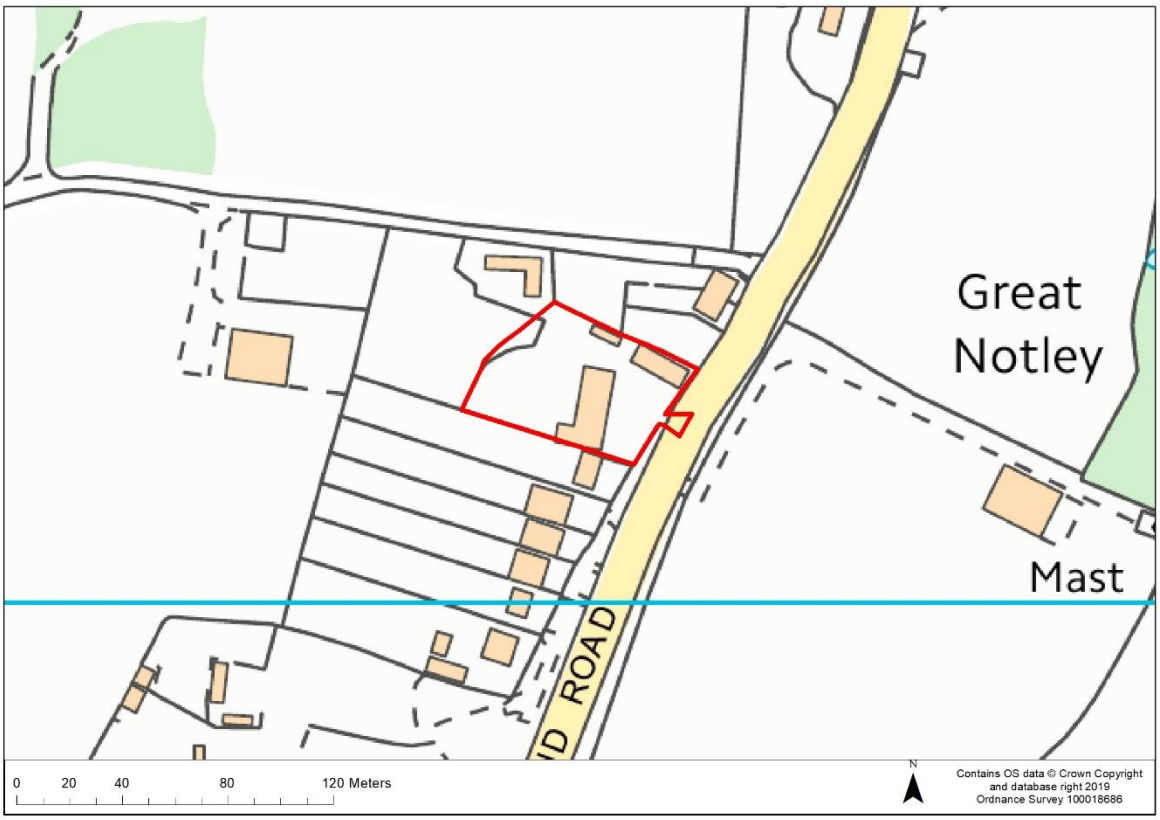
The developable area has been reduced due to the rural character of the site, the need to strengthen defensible boundaries and BNG allocation.

The site is not located at the edge of the inset boundary and harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as high; the site is non-strategic in scale. Allocating the site would not outweigh harm to the Green Belt, if released. The site is therefore deemed unsuitable for residential allocation.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
RWA9	Daimar, Bedmond Road	Bedmond	0.3



Site Description

The site is comprised of a mix of previously developed and greenfield land and is located in Bedmond. The site is located on the western side of Bedmond Road to the south of the settlement of Bedmond. The site is currently in use as a residential property and garden, with buildings at the centre of the site and along the northern boundary. There are residential properties to the north and south of the site. To the east of the site is Bedmond Road, with agricultural land beyond this.

Use(s) Proposed	Residential

Planning History

There was one planning applications on the site (*18/1259/OUT*) for the demolition of the existing dwelling and outbuildings and the erection of six dwellings; this was refused in September 2018.

An application (19/0146/FUL) for the demolition of the existing dwelling and outbuildings and the erection of four dwellings was approved in April 2019. A second application in relation to 19/0146/FUL was submitted to vary conditions of the application to allow phasing of the site (19/1302/FUL); this was approved in September 2019. The development is under construction.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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. • **Historic Environment:** There are no Heritage Assets within the vicinity of the site and the site is not within a Conservation Area.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ)	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** The site is accessed from Bedmond Road.

• Contamination • Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• None identified. • **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 not located within or at the edge of a settlement defined in the Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in single ownership.

Achievability

A viability appraisal was submitted in relation to the 19/0246/FUL application ad demonstrated that an affordable housing contribution would not be viable. The site is under construction (19/0146/FUL) and is considered to be achievable as per the approval of the 19/0246/FUL application, within which affordable housing contributions were not sought.

Potential Density

Landowner Proposed DPH	10	Landowner Proposed Dwelling Range	3 (net)
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	15

Phasing

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

Conclusion

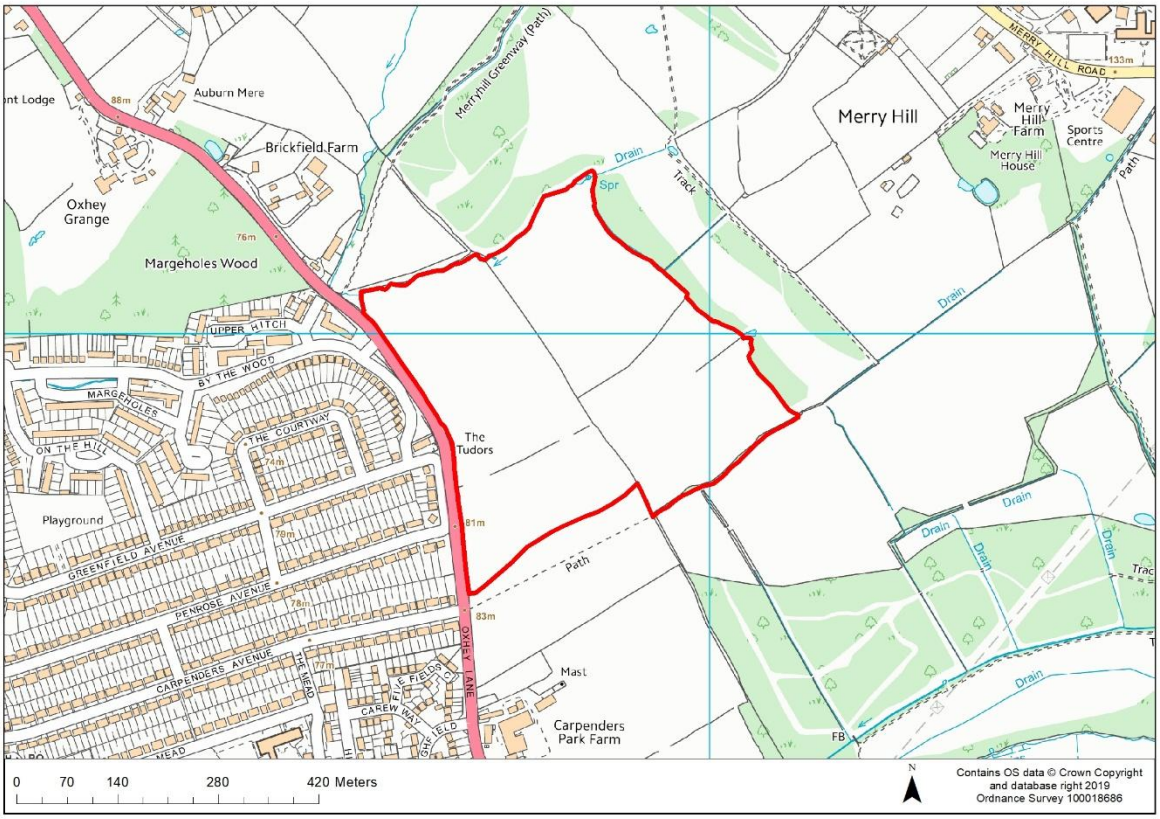
The site is located within the Green Belt and is therefore considered unsuitable for development. Notwithstanding the requirement for the local authority to meet its unmet housing need through exceptional circumstances, acceptability will be further evidenced by the green belt review.

The site is under construction (19/0246/FUL) and is considered to be unavailable.

Suitable	Yes	**Available**	No	**Achievable**	Yes
Deliverable		No	**Developable**		No

Carpenders Park

Site Ref	Address	Settlement	Site Area (ha)
CFS11	Carpenders Park Farm, Oxhey Lane	Carpenders Park	17.1 (whole site) 8.2 (within TR)



Site Description	
The site is adjacent to the edge of the Carpenders Park settlement and is comprised of greenfield land, currently in use as agricultural pasture land. The site is divided into four grazing fields, separated by vegetative boundaries. There is no existing access to the site but access from Oxhey Lane could be made. The site is surrounded by agricultural land to the north, east and south, with residential development in the settlement of Carpenders Park to the west. The Three Rivers District boundary runs through the centre of the site, in a north-south direction, with the borough of Hertsmere to the east. This site assessment only considers the area of the site within the Three Rivers District, to the west. The whole site measures 17.1ha; 8.2ha of the site is located in Three Rivers.	
Use(s) Proposed	Secondary education & residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • AONB	• **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 very high. • **Historic Environment:** There are Listed Buildings to the north-east and north-west of the site. The Heritage Impact Assessment assesses the site as making a contribution to the setting of the Listed Buildings by forming a remnant of the historic open agrarian landscape. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. At the planning application stage, a detailed heritage impact assessment identifying the impact and mitigation should be completed.

	• **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There is a surface water flow path along the northern boundary of the site. At the south-west of the site, there is a small area at high risk of surface water flooding, with a flow path at medium risk travelling from this area in an easterly direction. • **Access:** Access from Oxhey Lane could be provided. HCC Highways recognise that access would need to be onto an A road (Oxhey Lane) and state that the impact of development on the A4008/Oxhey Lane would need to be fully understood/circumstances would need to be demonstrated.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree	• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • The site's northern boundary is adjacent to a Local Wildlife Site (Merryhills Farm Pasture), which any development proposal would need to consider.

Further Constraints/Considerations:

- The development of the site would deliver the strategic advantage of a secondary school. There is a high level of need for a secondary school facility in this location in order to serve the future secondary education needs of the education catchment area (including Carpenders Park, South Oxhey and Eastbury in Three Rivers as well as areas in the Hertsmere and Watford Boroughs).
- *Settlement Hierarchy (Core Strategy, 2011)*: The site is located at the edge of the Secondary Centre of Carpenders Park.

Availability (ownership/legal issues)

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

Achievability

The promoters of the site have not specified any issues regarding the viability in developing the site for education or residential use.

Potential Density

Landowner Proposed DPH	25	Landowner Proposed Dwelling Range	96
Indicative DPH	N/A	Indicative Dwelling Range	N/A

Phasing

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

Conclusion

The construction of new school buildings in the Green Belt is considered inappropriate development and subsequently, any build zone of the school site would require release from the Green Belt. The playing field area would not require release from the Green Belt. However, consideration would need to be given to the level of Green Belt harm acceptable to the council.

It is considered that the exceptional need for a secondary school in this location may outweigh the 'very high' level of harm in releasing this land from the Green Belt.
Parts of the site are subject to varied levels of risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. The site is both available and achievable.

The need for housing does not outweigh ‘very high’ harm to the Green Belt through the release of land and therefore the site is not considered to be suitable for residential development.					
Suitable	No	**Available**	Yes	**Achievable**	Yes

Site Ref	Address	Settlement	Site Area (ha)
CFS12	Kebbell House and land to rear Delta Gain	Carpenders Park	0.9

Site Description	
The site is located in the settlement of Carpenders Park. The majority of the site constitutes previously developed (brownfield) land. The brownfield portion of the site is an existing allocated employment (Site E(c): Carpenders Park West/Delta Gain) and is in use as offices (1860sqm). The northern section of the site is comprised of greenfield land. Carpenders Park rail station is located immediately to the west of the site, with Delta Gain shopping parade located to the south-east of the site and residential development surrounding the rest of the site.	
Use(s) Proposed	Mixed use (residential and business), residential
Planning History	
An application in 2010 for the change of use of employment land and the new development of 31 flats was granted approval (10/1425/FUL); this permission was not implemented and has lapsed. There were two further planning applications on the site for a mixed use scheme, including the demolition of office buildings and a residential unit; the application proposing 60 residential units was refused (11/0392/FUL) and the application proposing 76 residential units was withdrawn (11/0391/FUL). An application for 129 flats (24/0925/FUL) is currently under consideration.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not located in the Green Belt. • **Historic Environment:** The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding	• **Flood Zone:** 91% of the site is in Flood Zone 2, with a minor portion of the site to the north (3%) in Flood Zone 3b. The area in Flood Zone 3b is in the greenfield area of the site. A The Hartsbourne Stream, a Main River, flows diagonally through the centre of the site, and is culverted in sections, with the outlet

• Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	located within the north of the site. Development would not be permitted in the area of the site that is located in Flood Zone 3b and an appropriate development buffer would be required. • **Surface Water Flood Risk:** The vast majority of the site is at risk of surface water flooding, which coincides with the area covered by fluvial flood risk. • **Groundwater Flood Risk:** A large proportion of the site has groundwater levels which are very near the ground surface (within 0.025m of the surface). • **Groundwater Source Protection Zone (GSPZ):** The site is in SPZ1. Conditions which minimise risk to public water supply would likely be requested at a planning application stage. • **Access:** Access from Delta Gain currently exists. HCC Highways state that suitable access arrangements are achievable. • **Noise:** The site is adjacent to Carpenders Park rail station. Noise and vibrations caused by the use of Carpenders Park train station may have an impact on the site and its future occupiers.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.

Further Constraints/Considerations:

- It is proposed that the development of the site would provide an opportunity to improve access and pedestrian and cycle connectivity to Carpenders Park rail station.
- A public right of way runs along the northern boundary of the site.
- HCC Highways state that the site is in a potentially highly sustainable location in transport terms. The site's location allows direct access to sustainable transport links and that direct access arrangements are achievable.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Secondary Centre of Carpenders Park.
- HCC Minerals and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.
- The Environment Agency state that development is appropriate if the 8m buffer zone is provided from the edge of the culvert onsite.

Availability (ownership/legal issues)

The site is in multiple ownerships and is being promoted by the landowners.

Achievability

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

Potential Density

Landowner Proposed DPH	30-166	Landowner Proposed Dwelling Range	86-150
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	45-90

Phasing

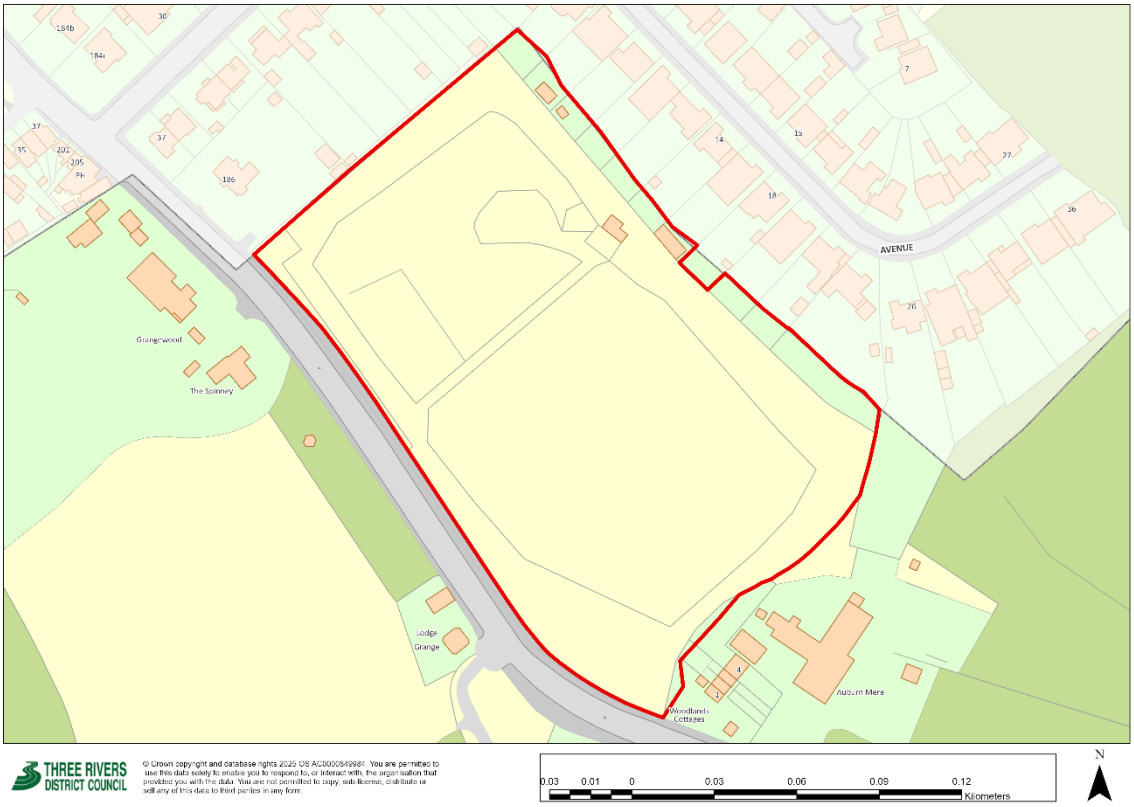
0-5 years	x	6-10 years	x	11-15 years		16+ years	

Conclusion

The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. The site is subject to varied levels of risk of fluvial, surface water and groundwater flooding; any

proposals would need to satisfactorily address this and provide suitable mitigation. Development would not be permitted in Flood Zone 3b. The site is both available and achievable. The site is deemed to be developable. The site is considered suitable for purely residential development due to its sustainable location and this being the predominant use in the surrounding area. A mixed use is also considered to be suitable. Potential indicative density is based on a wholly residential scheme.					
Suitable	Yes	**Available**	Yes	**Achievable**	Yes
Deliverable			**Developable**		

Site Ref	Address	Settlement	Site Area (ha)
CFS13	Land at Oxhey Lane, Watford Heath	Carpenders Park	2.8



Site Description

The site is comprised of greenfield land, in use as a grassed paddock area located on the southern edge of Watford Heath and to the north-east of Carpenders Park. The site is flat in appearance, with minimal tree coverage. The south western edge of the Site is bordered by a residential care home and open land. There is an established area of residential development along Sherwoods Road and Elm Avenue, adjacent to the northern and north-eastern boundaries of the site. Mature trees form the northern, eastern and southern boundaries, whilst the western boundary borders Oxhey Lane, from which the site could be accessed.

The eastern boundary of the site is adjacent to the Borough of Watford.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site. A planning application (25/1055/FUL) for 96 residential dwellings is under consideration for land to the east of the site (CFS14).

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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. The site is considered grey belt. • **Historic Environment:** There is a Grade II Listed Building located on the western side of Oxhey Lane, directly opposite the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as the setting of the Listed Building would have historically been in an agricultural landscape. At the planning application stage, a detailed heritage impact assessment would

	be required to identify the impacts on the heritage assets of developing the site and appropriate mitigation measures. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There is low risk of surface water flooding along the southern boundary of the site.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • **TPO:** There are protected trees at the south-western corner of the site (TPO181).

Further Constraints/Considerations:

- A medium pressure gas pipeline runs along the northern and eastern boundaries of the site. An appropriate buffer distance is likely to be required from the pipeline to any development; Cadent Gas must be consulted as part of any application.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located outside of any settlement included in the Three Rivers Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in multiple ownership and is being promoted by the landowners.

Achievability

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

Potential Density

Landowner Proposed DPH	10-29	Landowner Proposed Dwelling Range	30-80
Indicative DPH (Developable/Non-developable Area)	50 (70%/30 %)	Indicative Dwelling Range	98

Phasing

0-5 years	X	6-10 years	X	11-15 years		16+ years	

Conclusion

This site is located on the southern edge of Watford Heath, directly adjacent to the border of Watford Borough to the north. It consists of undeveloped paddock land surrounded by residential development to the north and east, a residential care home to the south and Oxhey Lane to the west.

A Grade II listed building is adjacent to the site across Oxhey Lane, and given the previously undeveloped nature of the site, minor adverse impacts have been recorded in a high-level assessment. More detailed Heritage Impact Assessment will be required at a later stage.

Trees situated in the south west corner are covered by a TPO and should be retained.

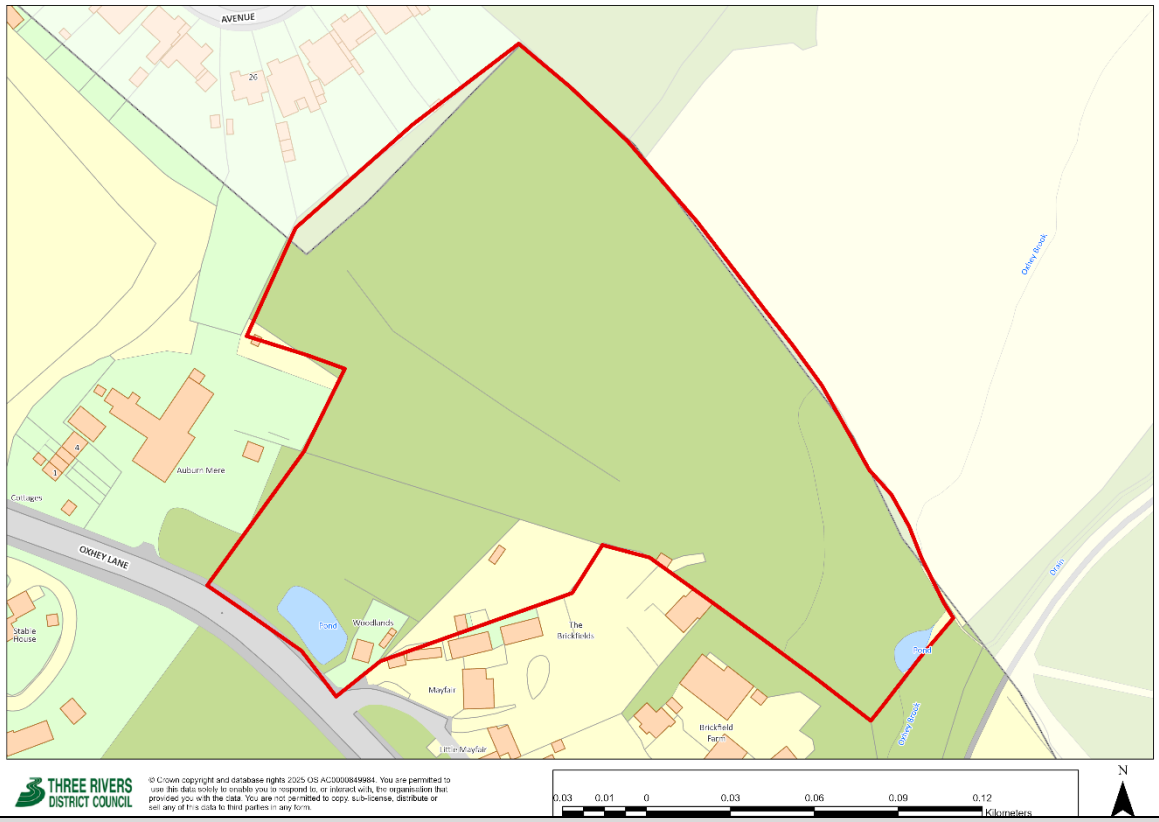
A buffer from the gas pipeline in the north and east of the site will be required.

The standard indicative 50 DPH has been lowered due to the context of the site.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS14	Land north of Oxhey Lane	Carpenders Park	3.4



Site Description

The site lies north east of Oxhey Lane and is comprised of brownfield and greenfield land; the majority of the northern section of the site is on historic landfill. On the site, there is a singular building, a semi-wooded area to the west and open grassland to the east. To the north of the site is residential development, with a nursing home adjacent to the north-western corner. To the south, there is an area of hardstanding and warehousing whilst to the east there is open land. The site could be accessed from Oxhey Lane.
The eastern boundary of the site is adjacent to the Borough of Hertsmere. Land in the neighbouring borough has also been promoted for consideration in Hertsmere Borough Council's new Local Plan as a cross-boundary site with Site CFS14.

Use(s) Proposed	Residential

Planning History

A planning application (25/1055/FUL) for 96 residential dwellings is currently under consideration.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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. A small part of the site (approx. 0.014ha of the site), along the western boundary, was assessed as leading to moderate-high harm to the Green Belt if released. The site is considered grey belt. • **Historic Environment:** Listed Buildings associated to Oxhey Grange are located on the western side of A4008. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and the setting of the Listed Building. Any scheme will have to consider the impact on the setting of Oxhey Hall and building heights may need to be limited to ensure that the setting is not harmed. At the planning application stage, a detailed heritage impact

	assessment would be required to identify the impacts on the listed buildings and their setting. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There are small scattered areas at high-low risk of surface water flooding located to the north. A strip of land at high risk of surface water flooding is present along the south eastern boundary. • **Contamination:** HCC Minerals & Waste have identified that the site coincides with a historic landfill site (Auburn Mere: EAHLD09974) and is adjacent to another landfill site (Oxhey Lane: EAHLD12361). Possible contamination caused by this use may have an impact on the site and its future occupiers. The Environment Agency should provide advice in regards to any potential considerations. • **Access:** Access could be provided from Oxhey Lane. HCC Highways state that access onto an A Road (Oxhey Lane) would require a departure from policy and there is potential to contribute to Bushey Arches congestion.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • **TPO:** There are protected trees to the east of the site within the wooded area (TPO181).

Further Constraints/Considerations:

- HCC Highways raise significant concerns in meeting Local Transport Policy due to the site's location., and state that the site is disconnected from the main built up areas of Watford Heath (in Watford Borough) and Carpenders Park (in the Three Rivers) and that there is limited opportunity to enhance provision of walking/cycling due to location and distances from services.
- A medium pressure gas pipeline runs through the north of the site. An appropriate buffer distance is likely to be required from the pipeline to any development; Cadent Gas must be consulted as part of any application.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located outside of any settlement included in the Three Rivers Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in single ownership and the site 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	27-30	Landowner Proposed Dwelling Range	101-105
Indicative DPH (Developable/Non-developable Area)	50 (56%/44%)	Indicative Dwelling Range	96

Phasing

0-5 years	X	6-10 years	X	11-15 years		16+ years	

Conclusion

The site is located to the north east of Oxhey Lane and is comprised of greenfield and brownfield land, with the northern part a historic landfill. The eastern part of the site is greenfield and forms the boundary with Hertsmere. Various residential uses, including a nursing home to the north west, surround the remainder of the site.

The site is affected by historic landfills according to Environment Agency records. Therefore, detailed investigation and consultation will be required to determine the extent of contamination and measures required to mitigate and remediate contamination.

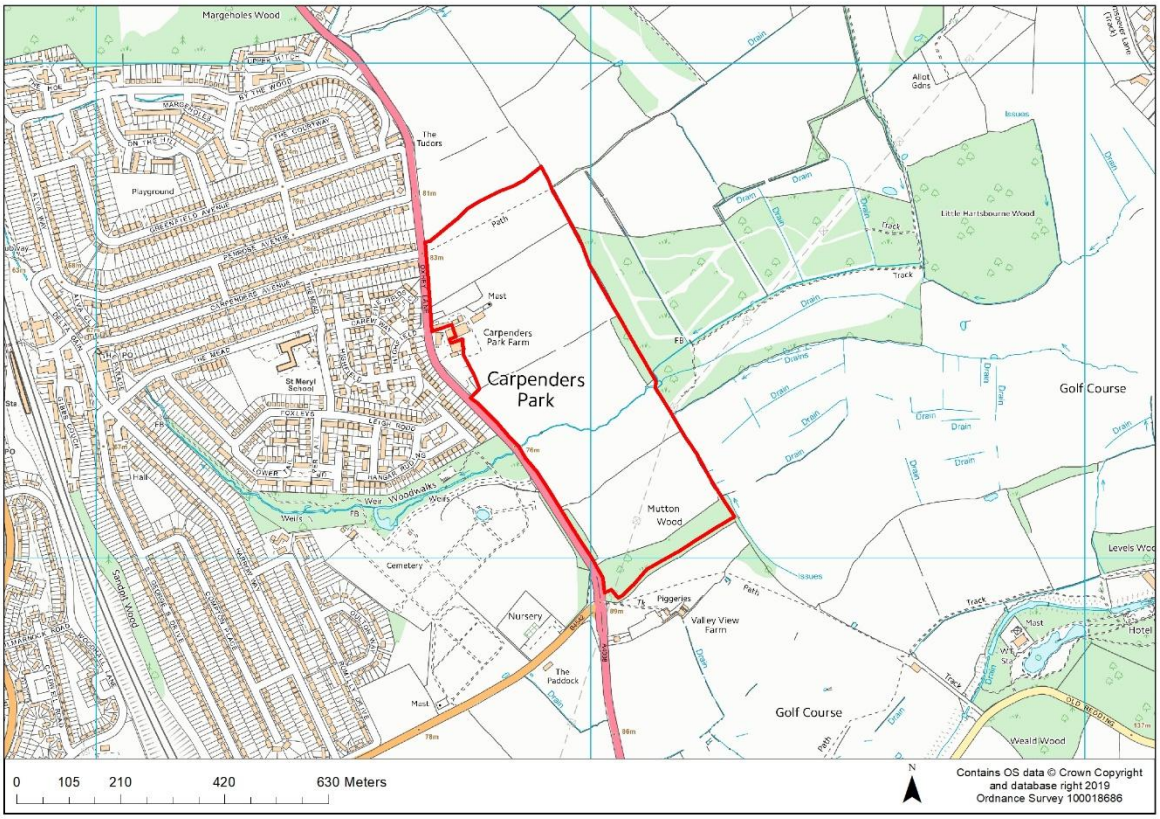
A detailed Heritage Impact Assessment will be required at a later date that considers the impact on the listed buildings on the western side of the A4008.

The standard indicative DPH of 50 has been reduced due to the context of the site and is in line with application 25/1055/FUL.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CFS69	Land at Carpenders Park Farm	Carpenders Park	24.8



Site Description

The site consists of agricultural land, which is divided into five parcels by landscaping and dispersed rows of trees. The Hartsbourne Stream (a Main River) flows in a westerly direction through the centre of the site surrounding the river's path there is a flood storage reservoir. There is an area of woodland (Mutton Wood) at the south of the site. An area to the north-west of the site, which was previously occupied by agricultural buildings and four dwellings, has permission for redevelopment into a 76-bed care home (17/1010/FUL) which is under construction. To the west of the site is land associated with Hartsbourne Flood Storage Area. There is a long road frontage adjacent to the west of the site (Oxhey Lane) whilst the remainder of the site is bounded by hedgerows and forestry. To the west of the site is residential development associated with the settlement of Carpenders Park; Carpenders Park cemetery and a Garden Centre are also located to the west. There is open space to the north, east and south of the site, in use for agriculture, woodland and a golf course.

The eastern boundary of the site is adjacent to the Borough of Hertsmere.

Use(s) Proposed	Residential (and ancillary uses including community, employment, education).

Planning History

An application for the demolition of buildings and the provision of a 76-bed care home at the north-west of the site (17/1010/FUL) was approved in 2017 and has since completed construction.

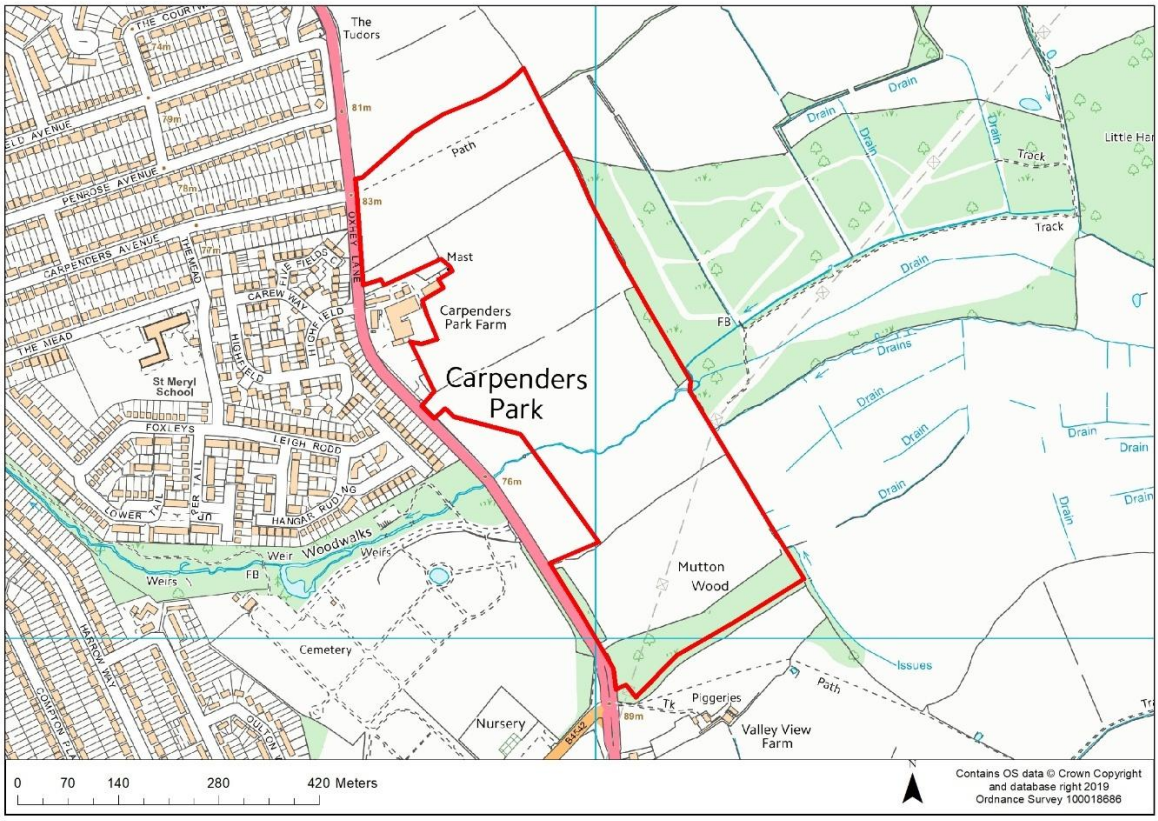
Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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 very high. • **Historic Environment:** There are three Grade II Listed Buildings to the south of the site and a Scheduled Monument to the south-east, although these heritage assets are some distance away from the site. The Heritage

	Impact Assessment states that the site's development would have a neutral impact on the historic environment. A detailed heritage statement would be required as part of any development, to take into account the setting of the heritage assets. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The Hartsbourne Stream (a Main River) flows in a westerly direction through the centre of the site. The area covered by the Hartsbourne Flood Storage Area is in Flood Zone 3b (22% of the site rea), whilst surrounding this there are areas in Flood Zone 2 (covering 30% of the site area). 70% of the site is in Flood Zone 1. • **Flood Storage Area:** The Hartsbourne Flood Storage Area measures approximately 3ha and is at the centre of the site. This is a designated flood risk asset and a buffer of at least 10m must be retained between the storage area and any development, to allow adequate space for maintenance and sufficient emergency access. • **Surface Water Flood Risk:** A large area within the centre of the site at a high risk of surface water flooding. This area is associated with the fluvial risk of the Hartsbourne Stream (and the flood storage area. There is also a surface water flow paths at the south east of the site, ranging from low-medium risk. • **Contamination:** The Environment Agency have advised that the former use of the site as a dairy farm is a potentially polluting previous use. • **Access:** Two vehicular access points are proposed from Oxhey Lane, from the northern and southern points of the eastern boundary. A pedestrian/cycle access is also proposed from Oxhey Lane.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • **Local Wildlife Site:** Part of a Local Wildlife Site (Mutton Wood) is within the site boundary, towards to the south of the site; this accounts for approximately 1.4ha of the site area. There is a second Local Wildlife Site (Hartsbourne Flood Defence Area) within the site boundary, adjacent to the western boundary. Another Local Wildlife Site (Valley View Farm Meadow) is approximately 15m from the south of the site.
Further Constraints/Considerations:	
• There is a public right of way running through the site, to the north. • The promotor has proposed that the site has potential to provide a new park, a children's activity centre, employment space, a pre-school facility, a local centre, a fitness centre, live/work units, a community hall and a conference/events centre. • HCC Highways state that the site is approximately 1 mile from central South Oxhey, although the A4008 may discourage walking and cycling. A significant concern is raised by HCC Highways in the location of the nearest bus stops being over 400m away (in Harrow Way); significant contributions would be necessary to enable adequate bus service improvements. • *Settlement Hierarchy (Core Strategy, 2011)*: The site is partially located at the edge of the Secondary Centre of Carpenders Park.	

Availability (ownership/legal issues)							
The site is in multiple ownership but has only been promoted by one of the landowners. *Please see the Site Assessment for CFS69a which assessed a revised boundary of the site to reflect the land which is in single ownership.*							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	16			Landowner Proposed Dwelling Range		400	
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)			Indicative Dwelling Range		620	
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable. The developable area has been reduced due to the rural character of the site, the need to strengthen boundaries and BNG allocation. A proportion of the site is also unsuitable for residential development due to the location of the Hartsbourne Flood Storage Area and the need for a 10m buffer distance from this flood risk asset to any development. The site is also in multiple ownerships and has only been promoted by one of the landowners. Parts of the site are also designated as Local Wildlife Sites which are considered to be unsuitable for development. The site is deemed unsuitable, unavailable and therefore undevelopable. *Please see the Site Assessment for CFS69a which assessed a revised boundary of the site to reflect the land which is in single ownership. Please see the Site Assessment for NCFS12 which assessed a smaller boundary of the same site.*							
Suitable	No	**Available**	No	**Achievable**	Yes		
Deliverable	No		**Developable**	No			

Site Ref	Address	Settlement	Site Area (ha)
CFS69a	Land at Carpenders Park Farm	Carpenders Park	22.5



Site Description

The site consists of agricultural land, which is divided into five parcels by landscaping and dispersed rows of trees. The Hartsbourne Stream (a Main River) flows in a westerly direction through the centre of the site surrounding the river's path there is a flood storage reservoir. There is an area of woodland (Mutton Wood) at the south of the site. Adjacent to the north-west of the site there is land which is under construction into a 76-bed care home (17/1010/FUL). Land associated with Hartsbourne Flood Storage Area is also adjacent to the west of the site. There western boundary is partially adjacent to Oxhey Lane whilst the remainder of the site is bounded by hedgerows and forestry. Beyond Oxhey Lane to the west of the site is residential development associated with the settlement of Carpenders Park; Carpenders Park cemetery and a Garden Centre are also located to the west. There is open space to the north, east and south of the site, in use for agriculture, woodland and a golf course.

The eastern boundary of the site is adjacent to the Borough of Hertsmere.

Use(s) Proposed	Residential (and ancillary uses including community, employment, education).

Planning History

An application for the demolition of buildings and the provision of a 76-bed care home at the north-west of the site (17/1010/FUL) was approved in 2017 and has since been constructed.

Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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 very high. • **Historic Environment:** There are three Grade II Listed Buildings to the south of the site and a Scheduled Monument to the south-east, although these heritage assets are some distance away from the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic

	environment. A detailed heritage statement would be required as part of any development, to take into account the setting of the heritage assets. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The Hartsbourne Stream (a Main River) flows in a westerly direction through the centre of the site. The area covered by the Hartsbourne Flood Storage Area is in Flood Zone 3b, whilst surrounding this there are areas in Flood Zone 2. The remainder of the site is in Flood Zone 1. • **Flood Storage Area:** Approximately 2.2ha of the Hartsbourne Flood Storage Area (which measures approx. 3ha in total) is located at the centre of the site. This is a designated flood risk asset and a buffer of at least 10m must be retained between the storage area and any development, to allow adequate space for maintenance and sufficient emergency access. • **Surface Water Flood Risk:** A large area within the centre of the site at a high risk of surface water flooding. This area is associated with the fluvial risk of the Hartsbourne Stream (and the flood storage area. There is also a surface water flow paths at the south east of the site, ranging from low-medium risk. • **Contamination:** The Environment Agency have advised that the former use of the site as a dairy farm is a potentially polluting previous use. • **Access:** Two vehicular access points are proposed from Oxhey Lane, from the northern and southern points of the eastern boundary. A pedestrian/cycle access is also proposed from Oxhey Lane.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • **Local Wildlife Site:** Part of a Local Wildlife Site (Mutton Wood) is within the site boundary, towards to the south of the site; this accounts for approximately 1.4ha of the site area. Another Local Wildlife Site (Valley View Farm Meadow) is approximately 15m from the south of the site.
Further Constraints/Considerations:	
• There is a public right of way running through the site, to the north. • The promotor has proposed that the site has potential to provide a new park, a children's activity centre, employment space, a pre-school facility, a local centre, a fitness centre, live/work units, a community hall and a conference/events centre. • HCC Highways state that the site is approximately 1 mile from central South Oxhey, although the A4008 may discourage walking and cycling. A significant concern is raised by HCC Highways in the location of the nearest bus stops being over 400m away (in Harrow Way); significant contributions would be necessary to enable adequate bus service improvements. • Settlement Hierarchy (Core Strategy, 2011): The site is partially located at the edge of the Secondary Centre of Carpenders 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.	

Potential Density			
Landowner Proposed DPH	16	Landowner Proposed Dwelling Range	400
Indicative DPH (Developable/Non-Developable Area)	50 (23%/77%)	Indicative Dwelling Range	260

Phasing							
0-5 years		6-10 years	X	11-15 years	X	16+ years	

Conclusion

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

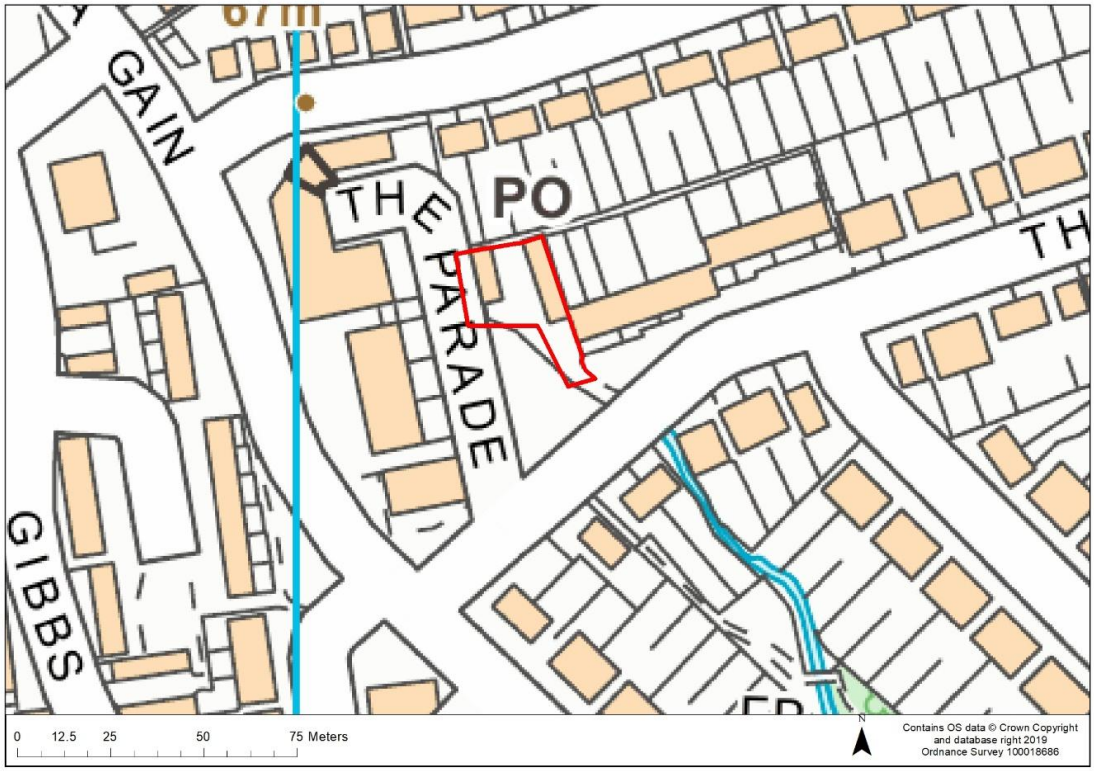
The developable area has been reduced due to the rural nature of the site, space to strengthen defensible boundaries, amenity space and BNG allocation.

A proportion of the site is also unsuitable for residential development due to the location of the Hartsbourne Flood Storage Area and the need for a 10m buffer distance from this flood risk asset to any development. Part of the site is also a Local Wildlife Site which is considered to be unsuitable for development. The site is therefore deemed unsuitable, unavailable and therefore undevelopable.

Please see the Site Assessment for NCFS12 which assessed a smaller boundary of the same site.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

Site Ref	Address	Settlement	Site Area (ha)
CP1a	Garages, rear of The Parade	Carpenders Park	0.07



Site Description

The site is comprised of brownfield land and is located in Carpenders Park. The site contains two rows of garages. The site is accessed off of The Mead. The site is adjacent to residential dwellings to the north and east, with a car park to the south. To the east of the site is the servicing area which supports the local shopping parade located on Delta Gain. The culverted Harsbourne Stream flows north westwards in close proximity to the south of the site.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** The site does not contain any Heritage Assets and the site is not within a Conservation Area.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. A Main River and ordinary watercourse runs within close proximity to the south of the site, within a culvert, and intersects the boundary at the south-western corner of the access road into the site. • **Surface Water Flood Risk:** There is low risk (1 in 1,000 year rainfall event) of surface water flooding across the majority of the site, with a high risk of surface water flooding at the south-west. • **Groundwater Flood Risk:** Across the majority of the site, groundwater levels are very near (within 0.025m of) the ground surface. At the north-eastern corner, the site is at negligible risk of groundwater flooding. • **Access:** The site is accessed from The Mead.

Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree	• The site was not assessed as part of the Landscape Sensitivity Assessment.

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Secondary Centre of Carpenders Park.

Availability (ownership/legal issues)

The site is in multiple ownerships relating to existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.

Achievability

The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	86 (100%/0%)	Indicative Dwelling Range	6

Phasing

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

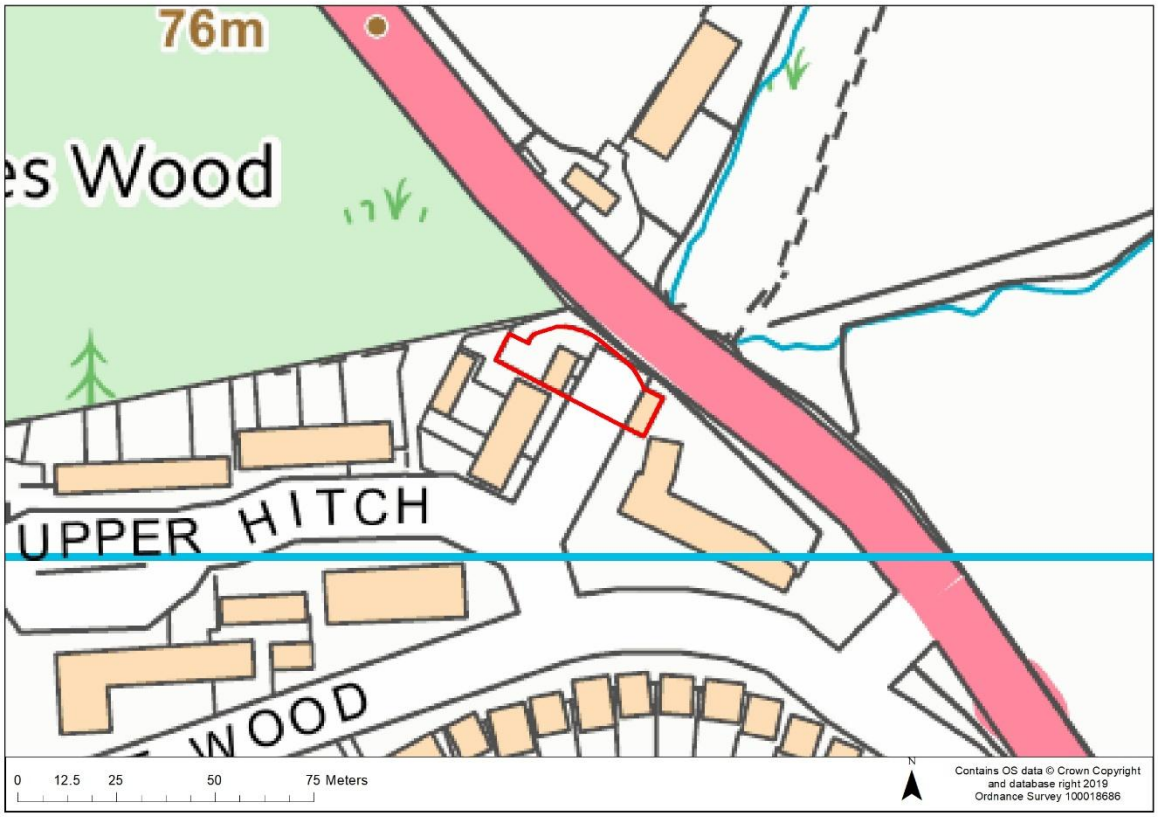
Conclusion

There are concerns relating to the watercourse culvert and if 5+ dwellings would therefore be feasible.

The site is in multiple ownerships relating to existing residential properties. The site has not been promoted for development by any of the landowners. The site is therefore considered to be unavailable.

Suitable	Yes	**Available**	No	**Achievable**	No
Deliverable	No	**Developable**	No		

Site Ref	Address	Settlement	Site Area (ha)
CP8	Garages, Upper Hitch	Carpenders Park	0.05



Site Description

The site is comprised of previously developed land and is located in Carpenders Park. The site is comprised of approximately 16 garages and hardstanding and is adjacent to a flatted development which is located to the south. Adjacent to the western boundary is adjacent to a woodland whilst the northern boundary is formed by the A4008. To the south-east, there is residential development. The site is accessed from Upper Hitch.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • AONB	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** There are no heritage assets within the vicinity of the site.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is within Flood Zone 1. The Oxhey Brook, an ordinary watercourse, is culverted under the site. • **Surface Water Flood Risk:** The site is at high risk of surface water flooding, with 62% of the site at risk during a 1 in 30 year rainfall event. The extent of surface water flood risk extends to cover 95% of the site in a 1 in 1,000 year rainfall event (low risk). • **Access:** The site has existing access which is from Upper Hitch, which leads from By the Wood.

Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree	• The site has not been assessed as part of the Landscape Sensitivity Assessment. • **Local Wildlife Site:** The site's south-western corner is located within a Local Wildlife Site (Upper Hitch Local Wildlife Site).

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Secondary Centre of Carpenders Park.

Availability (ownership/legal issues)

The site is in single ownership but is subject to various leasehold agreements which relate to the ownership of existing residential properties. The site has not been promoted for development by any of the landowners The site is considered to be unavailable.

Achievability

The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	50-90	Indicative Dwelling Range	3-5

Phasing

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

Conclusion

The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.

Suitable	Yes	**Available**	No	**Achievable**	No

Site Ref	Address	Settlement	Site Area (ha)
CP9	Garages, The Hoe	Carpenders Park	0.09

Site Description

The site is comprised of previously developed land and is located in Carpenders Park. The site is comprised of four rows of garages, located between two flatted developments and adjacent to amenity greenspace. There are two access points; the access from The Hoe serves the garages on the western part of the site and the access from Cholesbury serves four garages which are located at the north-eastern part of the site. There is a footpath adjacent to the western boundary which connects The Hoe to Cholesbury.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • AONB	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is within Flood Zone 1. • **Surface Water Flood Risk:** The majority of the site is at negligible risk of surface water flooding; along the south of the site and at the north-western corner, there are areas at low risk of flooding. • **Groundwater Flood Risk:** The southern portion of the site has ground water levels at or very near (within 0.025m of) the ground surface. • **Access:** The site is accessed from The Hoe and Cholesbury.

Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree	• The site has not been assessed as part of the Landscape Sensitivity Assessment. • The northern boundary of the site is adjacent to the Sherwoods Wood and Margeholes Wood Local Wildlife Site.

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Secondary Centre of Carpenders Park.

Availability (ownership/legal issues)

The site is in single ownership but is subject a leasehold agreement relating to existing residential properties. The site has not been promoted for development by any of the landowners The site is considered to be unavailable.

Achievability

The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	50-90	Indicative Dwelling Range	5-9

Phasing

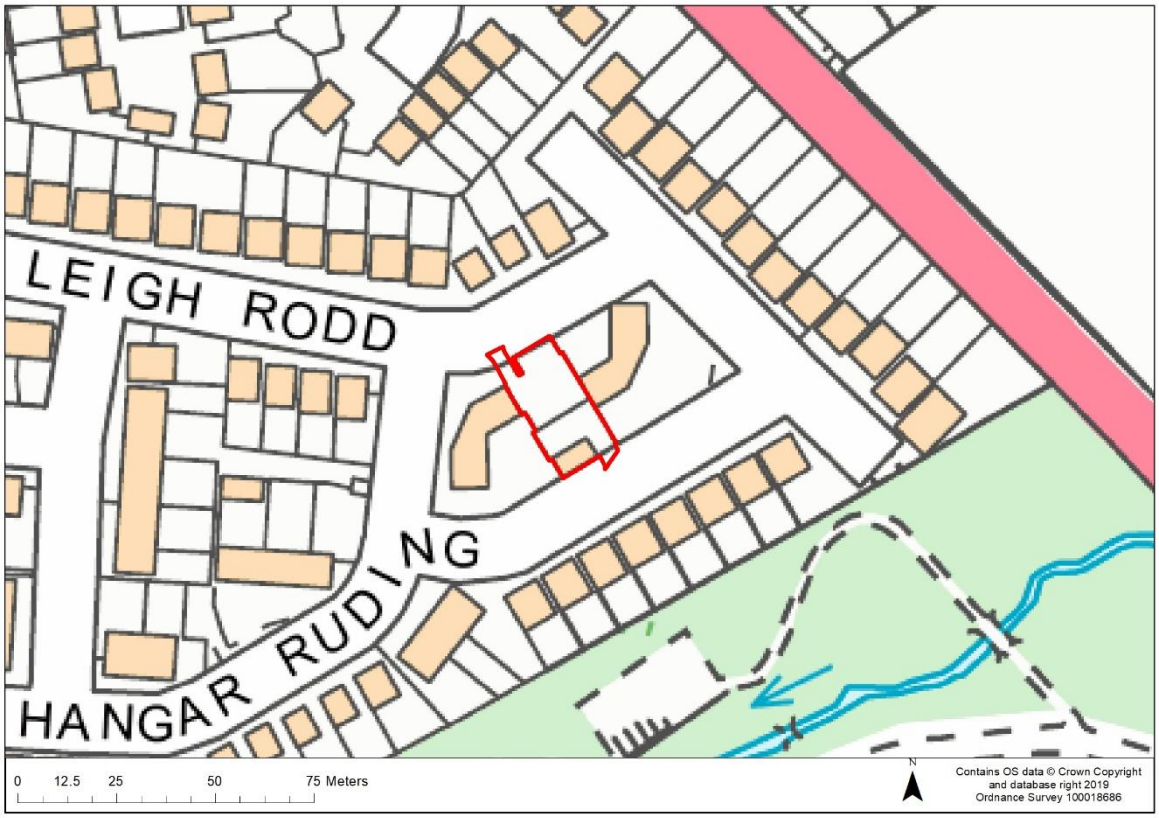
0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.

Suitable	Yes	**Available**	No	**Achievable**	No

Site Ref	Address	Settlement	Site Area (ha)
CP10	Garages, Hangar Ruding	Carpenders Park	0.05



Site Description

The site is comprised of previously developed land and is located in Carpenders Park. To the north of the site there is a former garage court which is now in use for resident parking and residential refuse storage. To the south of the site there is hardstanding and a row of four garages. There are flats and associated amenity greenspace adjacent to the west and east of the site. The north of the site is accessed from Leigh Rodd and the south of the site from Hangar Ruding. Due to topographical differences, the north and south of the site are separated into lower and upper levels.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • AONB	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise	• **Flood Zone:** The site is within Flood Zone 1. • **Access:** The north of the site is accessed from Leigh Rodd and the south of the site from Hangar Ruding.

• Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree	• The site was not assessed as part of the Landscape Sensitivity Assessment.

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Secondary Centre of Carpenders Park.

Availability (ownership/legal issues)

The site is in single ownership but is subject to various leasehold agreements which relate to the ownership of existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.

Achievability

The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	50-80	Indicative Dwelling Range	3-4

Phasing

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

Conclusion

The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.

It is not considered that the size and context of the site could accommodate more than 3-4 dwellings; development of the site would be more appropriately considered through the planning application process.

Suitable	Yes	**Available**	No	**Achievable**	No

Site Ref	Address	Settlement	Site Area (ha)
CP11	Garages, The Hoe	Carpenders Park	0.06

Site Description	
The site is comprised of previously developed land and is located in Carpenders Park. The site is comprised of two rows of garages. Adjacent to the west of the site is woodland with the railway line beyond this whilst to the east and south there are residential dwellings. Woodland is adjacent to the north of the site. The site is accessed from The Hoe.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • AONB	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is within Flood Zone 1. • **Access:** The site is accessed from The Hoe. • **Noise:** Noise issues caused by the site's proximity to the railway line may have an impact on the site and its future occupiers.

Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree	• The site was not assessed as part of the Landscape Sensitivity Assessment. • **Local Wildlife Site:** The site's northern boundary is adjacent to a Local Wildlife Site (Sherwoods Wood and Margeholes Wood Local Wildlife Site); this covers the same area as the area of ancient woodland and protected trees. • **Ancient Woodland:** The site's northern boundary is adjacent to an ancient woodland; this covers the same area of protected trees and Local Wildlife Site. • **TPO:** The site's northern boundary is adjacent to protected trees; this covers the same area as the ancient woodland and Local Wildlife Site.

Further Constraints/Considerations:

- *Settlement Hierarchy (Core Strategy, 2011):* The site is located in the Secondary Centre of Carpenders Park.

Availability (ownership/legal issues)

The site is in multiple ownerships relating to existing residential properties and has not been promoted for development by any of the landowners. The site is considered to be unavailable.

Achievability

The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	50-80	Indicative Dwelling Range	3-5

Phasing

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

Conclusion

The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.

Suitable	Yes	**Available**	No	**Achievable**	No

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: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **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'. The site is not considered grey belt. • **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: • Access • Flood Zone • Surface Water Flooding	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flooding:** The site is partially impacted by a 1 in 1000 surface water flood risk designation. Low to high surface water flood risk on Pinner Road/Oxhey Lane and this could

• Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	impact access and egress of the site. An access and egress assessment is recommended. • **Access:** Access to the site would be of Oxhey Lane (A4008), either utilising the existing access or creating a new one
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • 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. • **Ancient Woodland:** The woodland adjacently to the east is listed by Natural England as being Ancient Woodland (Sherwoods Park). It is a mixed deciduous woodland and light spill on adjacent trees / woody habitats should be avoided. • **Local Wildlife Site:** There is a local wildlife site adjacent to the southern and eastern borders of the site. • HCC Ecology stated that Preliminary Ecological Appraisal and/or Preliminary Roost Assessment may be required to determine ecological interest and impacts of any development.

Further Constraints/Considerations:

- HCC Minerals and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.
- HCC Adult Care stated the Site may be suitable for a nursing home or a housing-with-care scheme comprising 70–80 units.

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	50

Phasing

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

Conclusion

The site lies just south of the settlement extent of Watford. However, it constitutes a built residential complex and garden land, accompanied by a paddock.

If this parcel of land that contains this site was released from the Green Belt, the Stage 2 Green Belt Review assesses the level of harm to be low-moderate. However, the site boundary is currently weak and indefensible and as such the site is not considered to constitute grey belt.

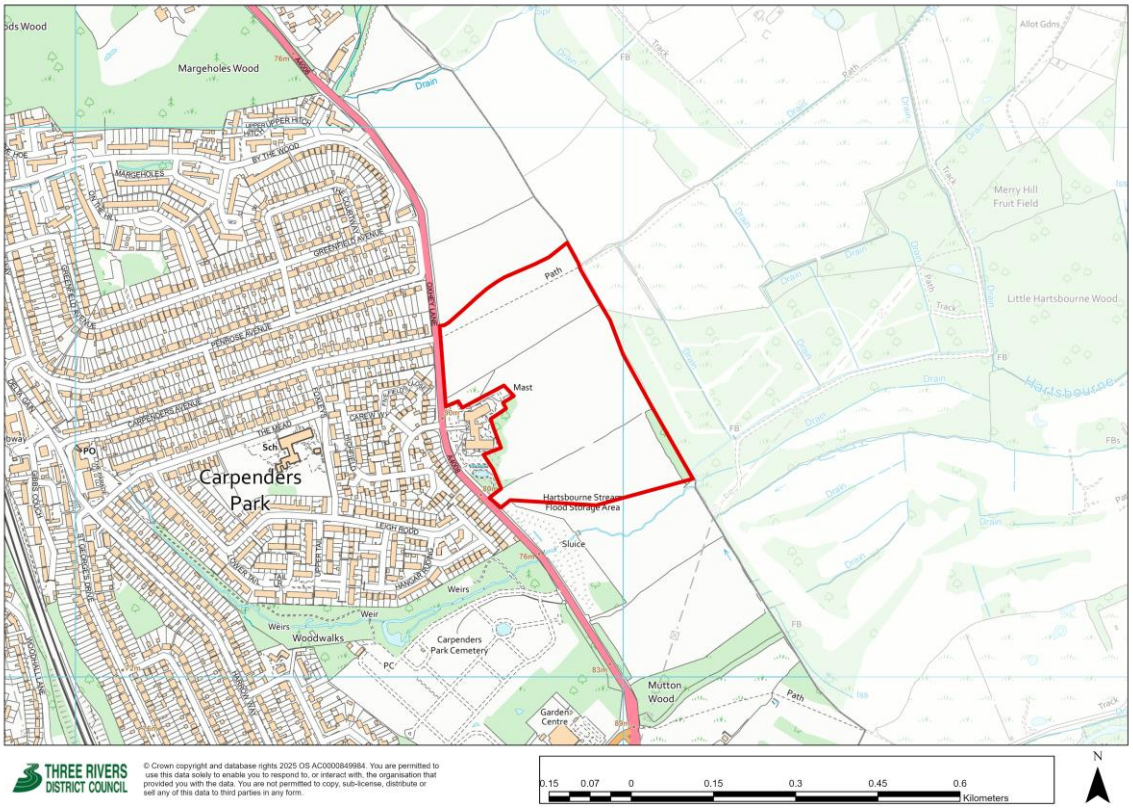
Whilst there is woodland to the west, which is a Local Wildlife Site and is covered by a TPO, this should not affect development on the site, unless development was planned on the edge of site to the west, close enough to impact upon tree roots.

There are also Grade II listed buildings to the south, around 100m away, so a Heritage Impact Assessment will be required. Strengthening of the site boundary to minimise Green Belt impact may have the dual benefit of helping minimise the impact on heritage assets through development.

The standard indicative DPH of 50 has been decreased due to the context of the site.

Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.					
Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable		No	**Developable**		No

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.

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. An outline application (25/1020/OUT) for up to 256 homes, housing with care and a children's home has been submitted and is currently under consideration.

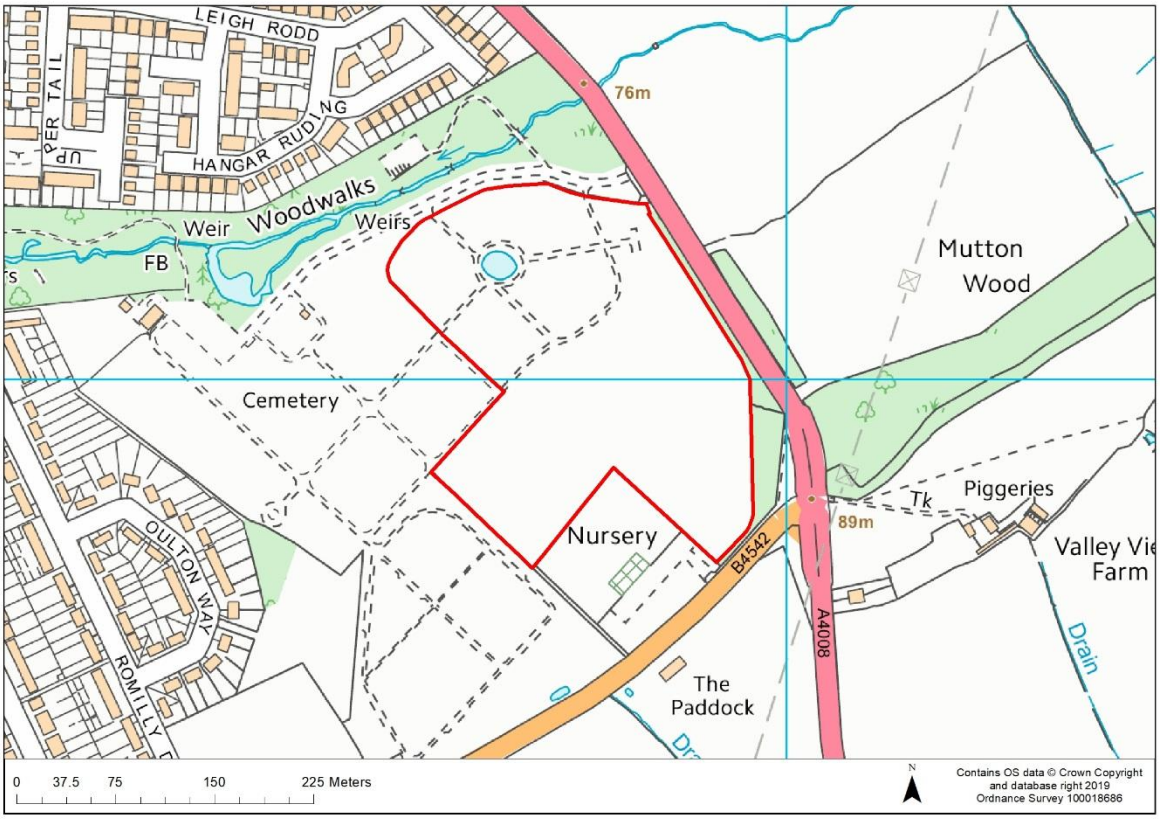
Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • 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 Landscapes	• HCC Historic Environment advised that the submission of Archaeological Desk Based Assessment is encouraged alongside with the planning application.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • 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. • **Surface Water Flooding:** The site is partially impacted by surface water flood risk designations 1 in 30, 1 in 100 and 1 in 1000. Access and egress would need to be assessed. A sequential test may be required in relation to the flow path, though it appears largely generated on site.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • 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. • MoD advised that development height exceeding 91.4m will trigger statutory consultation requirement. Development resulting in the creation of attractant environments for large and flocking bird species are hazardous to aviation. • HCC Transport advised that the development of the site is required to secure improvement to local sustainable transport provision and appropriate connections to local services. • HCC Ecology suggested measures should be considered to avoid light spill on adjacent trees / woody habitats. • Part of the site fall within the Local Nature Recovery Strategy (LNRS) Area. Actions such as managing existing grassland and heathland, creating new woodland and expanding existing sites should be considered. • HCC Ecology advised that Preliminary Ecological Appraisal may be required. • HCC Adult Care suggested that the site is suitable for larger housing with care scheme with communal facilities and transportation services. • London Borough of Harrow raised serious concerns on the allocation of the site due to i) the development of the site is not in compliance with NPPF Green Belt policy; ii) adverse impact to the Green Belt; and iii) further evidence is required for addressing the potential impact on Green Belt, landscapes and infrastructure capacity. • HCC Mineral and Waste state that a Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage. • Watford Rural Parish Council objected to the proposed allocation due to i) adverse impact to the Green Belt with encroachment into open countryside, which contradicted to national and local policies; ii) future development would place unacceptable pressure on local road and services; iii) the site is in significant surface water flood risk which raise serious concerns on site suitability and deliverability; iv) potential impact to trees, grassland at the site and there is no clear BNG strategy has been provided; and v) the site is in poor accessibility for pedestrian and cyclists, which is not a sustainable location for development.	

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 on the eastern side of Oxhey Lane, adjacent to the main settlement of Carpenders Park. It is currently open greenfield land. Carpenders Park Care Home lies immediately to the west, but is not included in the site boundary. The remainder of the site either fronts onto Oxhey Lane, or is bound by agriculural land to the north, and similar open greenfield land to the site itself to the south. The indicative standard DPH of 50 has been reduced due to the context of the site. Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.							
Suitable	No	**Available**	Yes	**Achievable**	Yes		
Deliverable	No		**Developable**	No			

Site Ref	Address	Settlement	Site Area (ha)
PCS2	East Carpenders Park	Carpenders Park	5.2



Site Description	
The site is comprised of greenfield land. The northern section of the site is in use as the cemetery and the southern section as open land and woodland. The western boundary is adjacent to the remainder of the cemetery and the southern boundary is adjacent to Carpenders Park Garden Centre. The north of the site is adjacent to woodland and the eastern boundary is formed by Oxhey Lane.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • AONB	• **Green Belt:** The site is within 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. • **Historic Environment:** There are no heritage assets within the vicinity of the site. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** There are scattered areas of the site at low risk of surface water flooding at the west of the site and to the north, where a pond is present.

• Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree	• **TPO:** There are protected trees through the centre of the site (TPO533)

Further Constraints/Considerations:

- The site is reserved for future cemetery use.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located at the edge of the Secondary Centre of Carpenders Park.

Availability (ownership/legal issues)

The site is under single ownership but is subject to three separate leases on the site ranging from lease dates between 2023 and 2051.

The site was previously rejected from further considerations due to its requirement for the future expansion of the cemetery, which is still the case.

Achievability

The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.

Potential Density

Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	30-40	Indicative Dwelling Range	155-210

Phasing

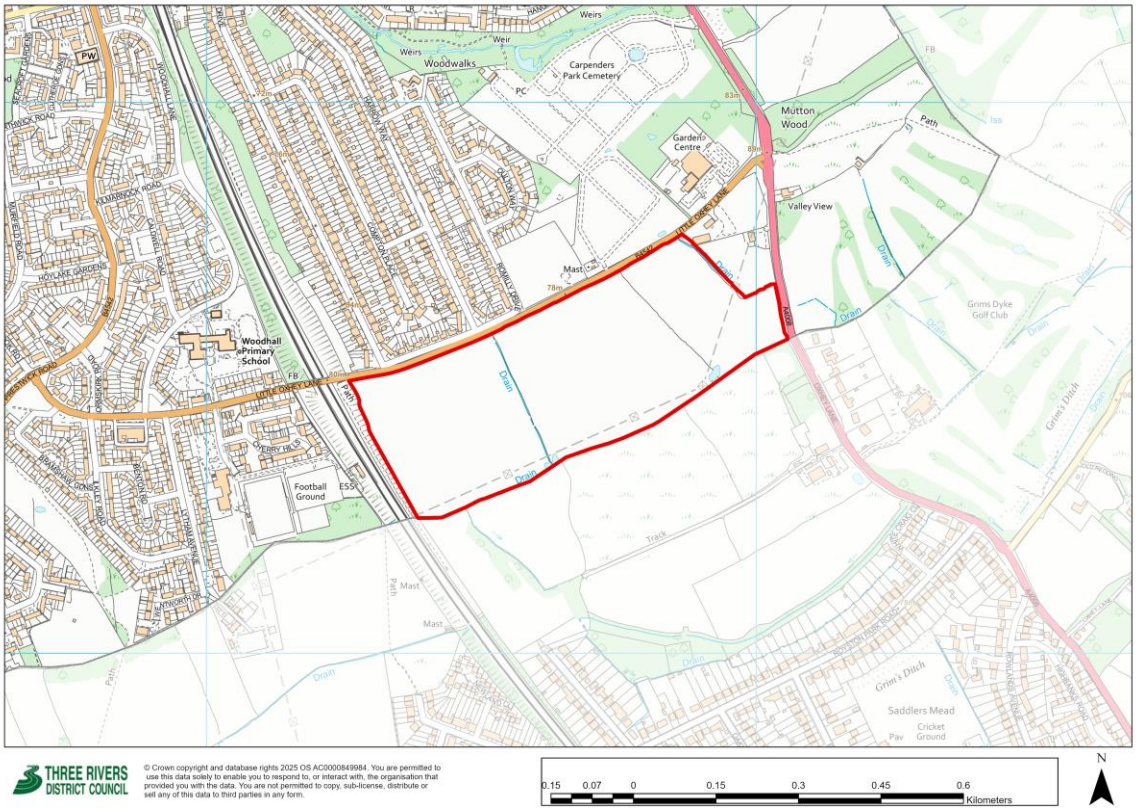
0-5 years	x	6-10 years	x	11-15 years		16+ years	

Conclusion

The site is not available for residential development and is reserved for future cemetery use. The site is therefore deemed undeliverable.

Suitable	No	**Available**	No	**Achievable**	No

Site Ref	Address	Settlement	Site Area (ha)
PCS47	South of Little Oxhey Lane	Carpenders Park	19.4



Site Description

The site is comprised of greenfield land and is located to the south of Little Oxhey Lane. The site runs between the railway line to the east and storage land and Oxhey Lane to the west. The site is comprised of three agricultural fields, each separated by vegetation. There are mature hedgerows along all site boundaries and an overhead electricity cable running across the site from east to west. An unnamed ordinary watercourse flows southwards through the centre of the site and forms the southern boundary. A second watercourse is located on the eastern boundary of the site. The two watercourses form tributaries of the Main River Pinn. Residential development and associated facilities and services are located to the north (Carpenders Park) and beyond the railway line to the west (South Oxhey). To the immediate north of the site is the Oulton Way Play Area and skate park whilst to the north-east is Carpenders Park Garden Centre. Grims Dyke Golf Course is located to the east and there is open grassland to the south.

The south of the site is adjacent to the London Borough of Harrow.

Use(s) Proposed	Residential

Planning History

There is no relevant planning history on the site.

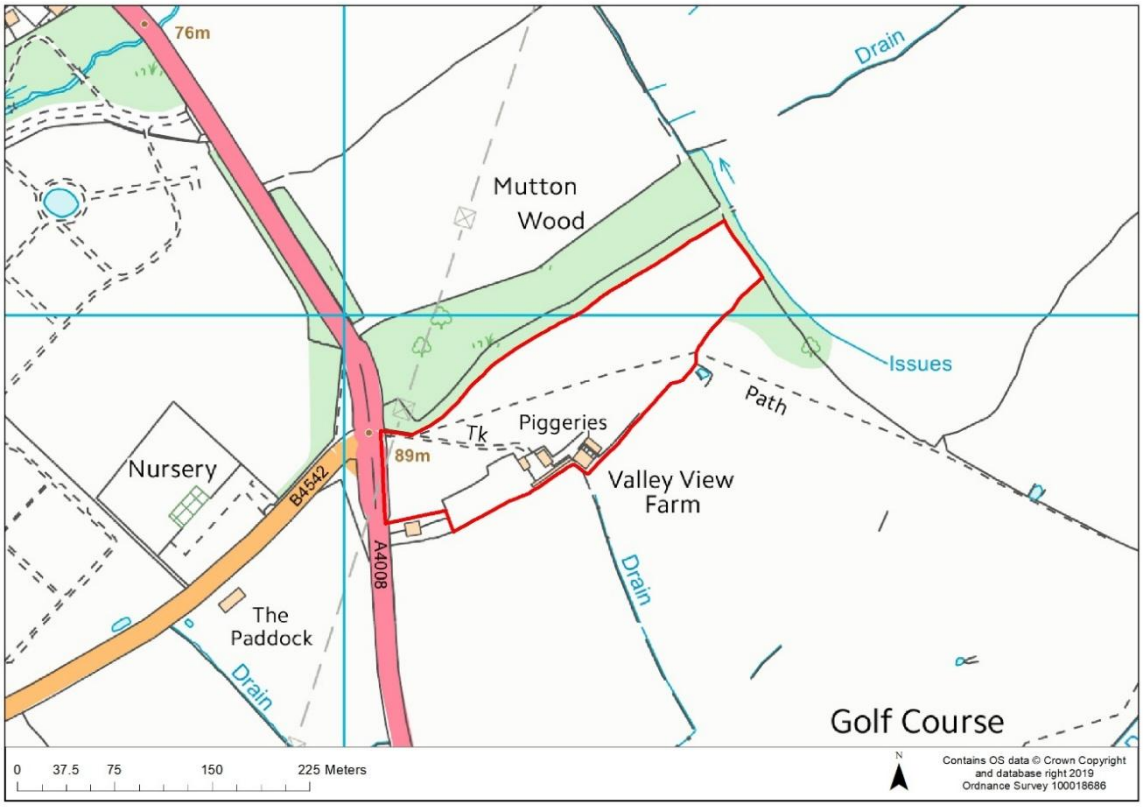
Suitability

Policy Constraints:	
• Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is within 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 very high. The site is not considered grey belt. • **Historic Environment:** There are no heritage assets within the site. To the south-west there is the London Coal Duty Marker on County Boundary on the railway embankment (Grade II Listed), with three others Grade II Listed Buildings located to the south-east (Oxhey Lane Farmhouse, Stables in the grounds of Melodies and a Coal Duty Marker). The

	Heritage Impact Assessment states that development on the site would have a minor-adverse impact on the historic environment; a detailed heritage impact assessment would be required with any application to ensure the setting of the heritage assets is appropriately considered in design. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Flood Zone:** The site is in Flood Zone 1. • **Surface Water Flood Risk:** Little Oxhey Lane and Oxhey Lane are both at risk of flooding from surface water (ranging from low-high risk), at points along the northern and eastern site boundaries. A flow path ranging from low-medium risk flows southwards across the centre of the site. Surface water flood risk corresponds with the floodplains of the ordinary watercourses within the site. • **Access:** Access could be provided from Little Oxhey Lane. There is a single-track bridge on part of Little Oxhey Lane, to the immediate west of the site; this may cause capacity issues. HCC Highways state that achieving safe access from Little Oxhey Lane is likely to be achievable. • **Air Quality:** The site's southern boundary is adjacent to Harrow AQMA, which covers the whole borough. Consideration should be given to air quality which may have an impact on the site
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.
Further Constraints/Considerations:	
• There is an overhead electricity cable running across the site from east to west; a development buffer would likely be required from the electricity cable. • HCC Network and Travel Planning highlight that distances to destinations and severance may significantly limit sustainable trips. The nearest bus stops are in Harrow Way to the north of Little Oxhey Lane, which would be within 400m of some of the site and the main bus route (W19) runs only hourly. HCC Highways state that in order for all dwellings to be within 400m of a stop (to meet LTP4), diversion of services into the site would be necessary. Service frequency improvements would also be necessary. • HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site. • A pedestrian crossing to the Oulton Way play area is proposed and pedestrian routes to Carpenders Park and the London Loop footpath are proposed. • The proposed developable area is 11.2ha in size. 8.23ha of open space is proposed. • A medium pressure gas pipeline runs along the southern boundary of the site. An appropriate buffer distance is likely to be required from the pipeline to any development; Cadent Gas must be consulted as part of any application. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Carpenders Park.	

Availability (ownership/legal issues)							
The site is in single ownership and the site 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	45 (11.2ha dev. area)			Landowner Proposed Dwelling Range		504	
Indicative DPH (Developable/Non-developable Area)	50 (50%/50%)			Indicative Dwelling Range		485	
Phasing							
0-5 years	X	6-10 years	X	11-15 years		16+ years	
Conclusion							
The site is located on the southern edge of Carpenders Park and is currently agricultural land. The residential area of Carpenders Park sits to the north, the Watford District boundary to the west, scrub/open land to the south and the A4008 to the east. Harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as very high according to the Stage 2 Green Belt Review Any development would require a strong buffer to the south, which is currently weak, with a relatively narrow gap between Carpenders Park and the built up area of Harrow. The site is not considered to constitute grey belt and falls within an area of fundamental importance as set out in the Stage 4 Green Belt Review. As such, the quantum and scale of development needs to be considered carefully so as to avoid potentially undermining the purposes of the Green Belt. There are relatively few constraints for a site of this size, although there are some surface water flow paths, mainly associated with the ordinary watercourses, which will need to be modelled (following which, the entire site is unlikely to be Flood Zone 1. There is also a gas pipeline to the south which will require a buffer from development, but being on the boundary this is unlikely to be a constraint. There are also overhead power lines that will need to be considered, and potentially a buffer created (in consultation with National Grid. Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.							
Suitable	No	**Available**	Yes	**Achievable**	Yes		
Deliverable	No		**Developable**	No			

Site Ref	Address	Settlement	Site Area (ha)
PSCFS11	Land north-east of Valley View Farm	Carpenders Park	2.8



Site Description

The site is comprised of greenfield land and is a derelict piggeries farm, located to the east of Oxhey Lane. Adjacent to the south-eastern corner of the site are residential properties. There are golf courses to the east and south of the site, with woodland and open land to the north. To the west, beyond Oxhey Lane, is a Garden Centre & Carpenders Park Cemetery.

Use(s) Proposed	Residential

Planning History

There was a planning application on the site (*14/2493/FUL*) for 14 dwellings, shared sports facilities and wildlife hide which was refused. The application was a subject of an appeal (*15/0037/REF*) which was subsequently dismissed.

A second application for the erection of 8 residential dwellinghouses, sports facilities and new vehicular access (23/1692/FUL) was refused in 2024.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is within 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 very high. • **Historic Environment:** There are no heritage assets within the vicinity of the site. • **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: • Access • Flood Zone	• **Flood Zone:** The site is in Flood Zone 1.

• Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Surface Water Flood Risk:** A small area within the southern central area of the site ranges from low-high risk of surface water flooding. • **Access:** There is no access onto the site, although this could be provided from Oxhey Lane.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **Local Wildlife Site:** The majority of the site is in a Local Wildlife Site (Valley View Farm Meadows). The site is also adjacent to Mutton Wood Local Wildlife Site.

Further Constraints/Considerations:

- A public right of way runs from the north-west corner to the south-east of the site.
- *Settlement Hierarchy (Core Strategy, 2011):* The site is located outside of any settlement defined in the Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in single ownership and the site 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	98

Phasing

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

Conclusion

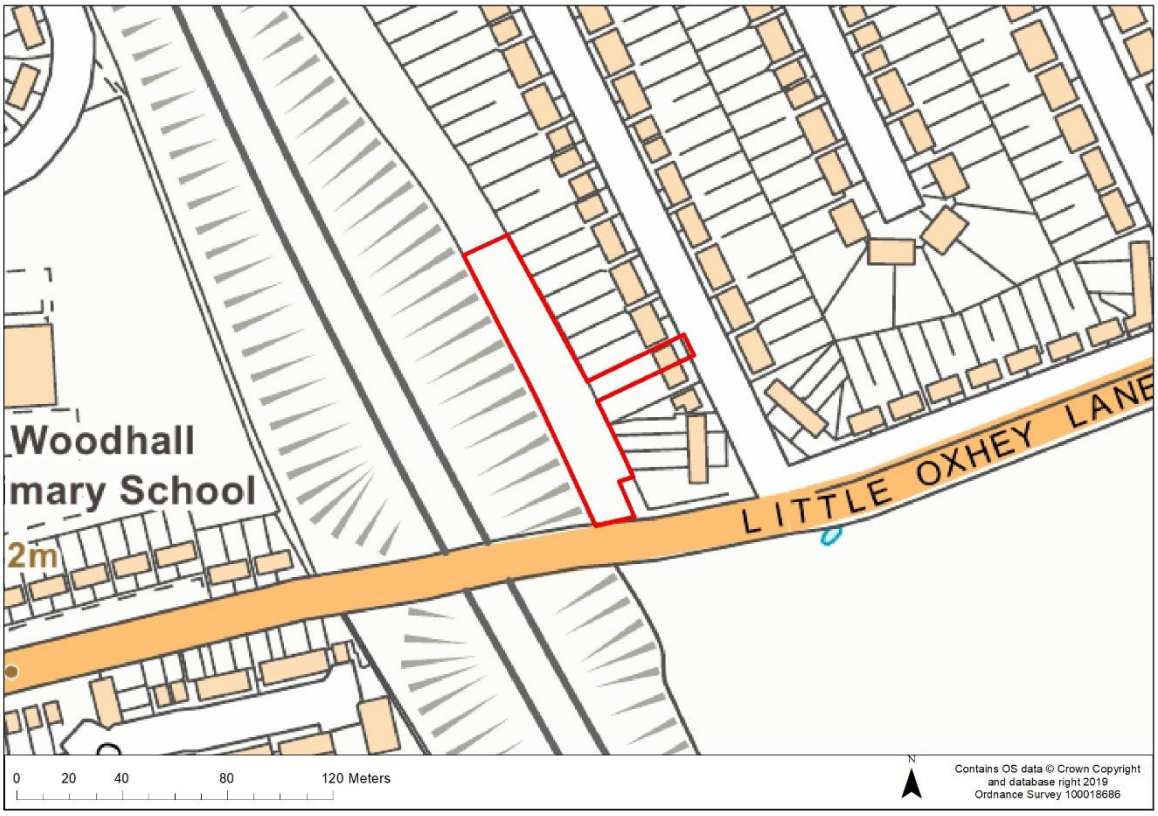
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the rural nature of the site and BNG allocation.

The site is considered to be in an unsustainable location, outside of the settlement of Carpenders Park. The majority of the site is also in a Local Wildlife Site. The site is therefore considered to be unsuitable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable	No	**Developable**	No		

Site Ref	Address	Settlement	Site Area (ha)
RWA2	Land r/o 164-182 St Georges Drive & 77-83 Little Oxhey Lane	Carpenders Park	0.26



Site Description

The site is comprised of a mix of previously developed (brownfield) and greenfield land. An existing dwelling and garden associated with 178 St Georges Drive to the east, with the majority of the site comprised of a landlocked parcel of open land between the railway and properties along St Georges Drive (nos. 164-182). The parcel of land to the rear of the properties fronting St Georges Drive is bounded by the railway line which is set significantly lower than the site; there is a railway embankment between the western boundary of the site and the railway line. To the north of the site, there is an area of woodland and to the south is Little Oxhey Lane. The eastern boundary is adjacent to residential gardens.

Use(s) Proposed	Residential

Planning History

An application for the erection of four detached bungalows was refused in February 2013 (12/2364/FUL).

There was a second planning application on the site (15/0270/FUL) for the erection of four detached bungalows. The application was refused as the proposed scheme would result in overdevelopment, failed to provide satisfactory evidence to ensure that the development would not have a significant adverse impact on local biodiversity and access arrangements into the application site from St Georges Drive failed to ensure that adequate access arrangements for large vehicles including waste and recycling vehicles can easily be achieved. The 2015 application was a subject of an appeal (*15/0023/REF*) which was subsequently dismissed.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** There are no Heritage Assets within the vicinity of the site and the site is not within a Conservation Area.
Physical Constraints:	• **Flood Zone:** The site is in Flood Zone 1.

• Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• **Access:** There is no access on to the site. The 15/0270/FUL application proposed access via 178 St Georges Drive which would be demolished. A reason for refusal of the 15/0270/FUL application was due to the proposed access arrangements from St Georges Drive which would fail to ensure that adequate access arrangements for large vehicles including waste and recycling vehicles could easily be achieved. It is not considered that access from Little Oxhey Lane would be achievable due to the location of the single-file road bridge to the immediate south-west of the site. • **Noise:** The site is in close proximity to a railway line; mitigation measures would be required. It was not considered that the noise impact of the railway line for future occupiers could be substantiated for a reason for refusal for application 15/0270/FUL. To avoid encroachment on operational railway land, Network Rail requested mitigation measures to include a 1m separation distance between the shared eastern boundary, 2m high acoustic fencing and a minimum gap of 2m between any buildings, structures and landscaping.
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• **TPO:** There are protected trees adjacent to the north of the site (TPO446).

Further Constraints/Considerations:

- The site measures 116m by 20m; the narrow nature of the site constrains potential layouts of the site and the need for a buffer from the railway embankment would decrease the width of the site.
- A reason for refusal of application 12/2364/FUL was the possible encroachment upon the Network Rail operational railway land. A legal agreement could address this issue (15/0270/FUL).
- *Settlement Hierarchy (Core Strategy, 2011)*: The site is located in the Secondary Centre of Carpenders Park.

Availability (ownership/legal issues)

The site is in single ownership.

Achievability

No viability issues were highlighted in the planning application for the site.

Potential Density

Landowner Proposed DPH	15	Landowner Proposed Dwelling Range	4 3 (net gain)
Indicative DPH (Developable/Non-Developable Area)	50 (30%/70%)	Indicative Dwelling Range	4 3 (net gain)

Phasing

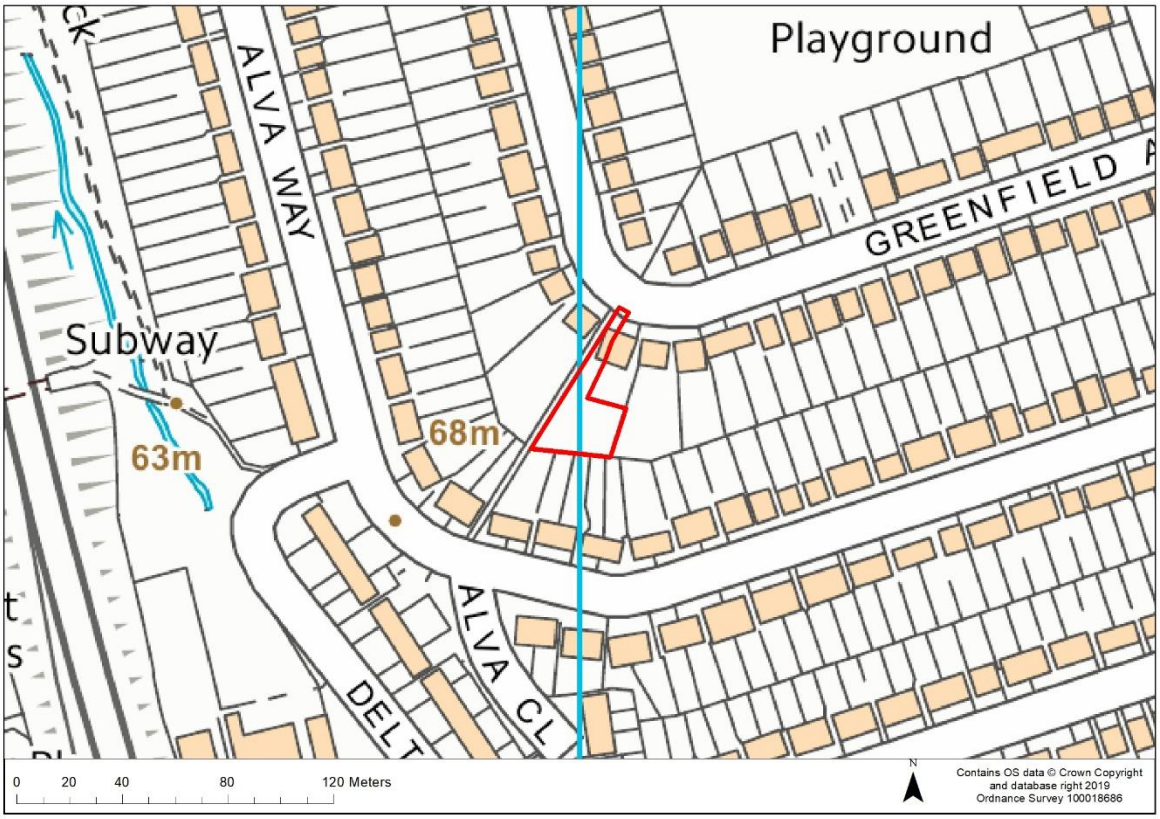
0-5 years	x	6-10 years		11-15 years		16+ years	

Conclusion

The site is a mix of previously developed brownfield land located within the Green Belt. Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the requirement for an appropriate buffer between development and development and the difficult topography of the site. It is not considered that the context of the site could accommodate more than 2-4 dwellings and any development would be dependent on the demolition of an existing dwelling. The narrow nature of site and adjacency to the railway constrains the suitability of the site for residential development. The site is therefore considered not suitable.					
Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable	No		**Developable**	No	

Site Ref	Address	Settlement	Site Area (ha)
RWA12	124 Greenfield Avenue	Carpenders Park	0.08



Site Description

The site is comprised of a mix of previously developed and greenfield land and is located in Carpenders Park. The site is an 'L' shaped plot situated on the southern side of Greenfield Avenue. The site forms the garden of 124 Greenfield Avenue, with part of the site to the north containing a garage which is attached to the property. There are residential properties adjacent to the eastern and southern boundaries of the site, as well as to the west beyond the public footpath which runs adjacent to the site.

Use(s) Proposed	Residential

Planning History

There was one planning application on the site (18/2174/OUT) for the erection of two dwellings. The application was refused as the development would not contribute to affordable housing provision (without demonstration that this would not be viable) and would result in overdevelopment of the site. The application was a subject of an appeal (*19/0013/REF*) which was subsequently dismissed.

Suitability

Policy Constraints: • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes	• **Green Belt:** The site is not in the Green Belt. • **Historic Environment:** There are no heritage assets within the vicinity of the site and the site is not within a Conservation Area.
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ)	• **Flood Zone:** The site is in Flood Zone 1. • **Access:** The 18/2174/FUL application proposed demolition of the existing garage to provide access from Greenfield Avenue along the western boundary of the site. It is unlikely this access would be able to follow the Manual for Streets guidance.

• Contamination • Noise • Air Quality	
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC	• None identified.

Further Constraints/Considerations:

- A public right of way runs adjacent to the west of the site.
- *Settlement Hierarchy (Core Strategy, 2011)*: The site is located in the Secondary Centre of Carpenders Park.

Availability (ownership/legal issues)

The site is in single ownership.

Achievability

One of the reasons for refusal of the 18/2174/OUT application was that the proposal would not contribute to affordable housing provision, without demonstration that affordable housing provision would be unviable. An application would need to meet policy requirements or submit sufficient viability evidence.

Potential Density

Landowner Proposed DPH	25	Landowner Proposed Dwelling Range	2
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	3

Phasing

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

Conclusion

It is considered that the size and context of the site could only accommodate 2-4 dwellings whilst having an acceptable impact on the amenity of existing surrounding residential development. Additionally, it is unlikely that the narrow access would adhere to the Manual for Streets guidance. Development of the site would be more appropriately considered through the planning application process in a new proposed scheme. The site is therefore considered not suitable.

Suitable	No	**Available**	Yes	**Achievable**	Yes
Deliverable	No	**Developable**	No		