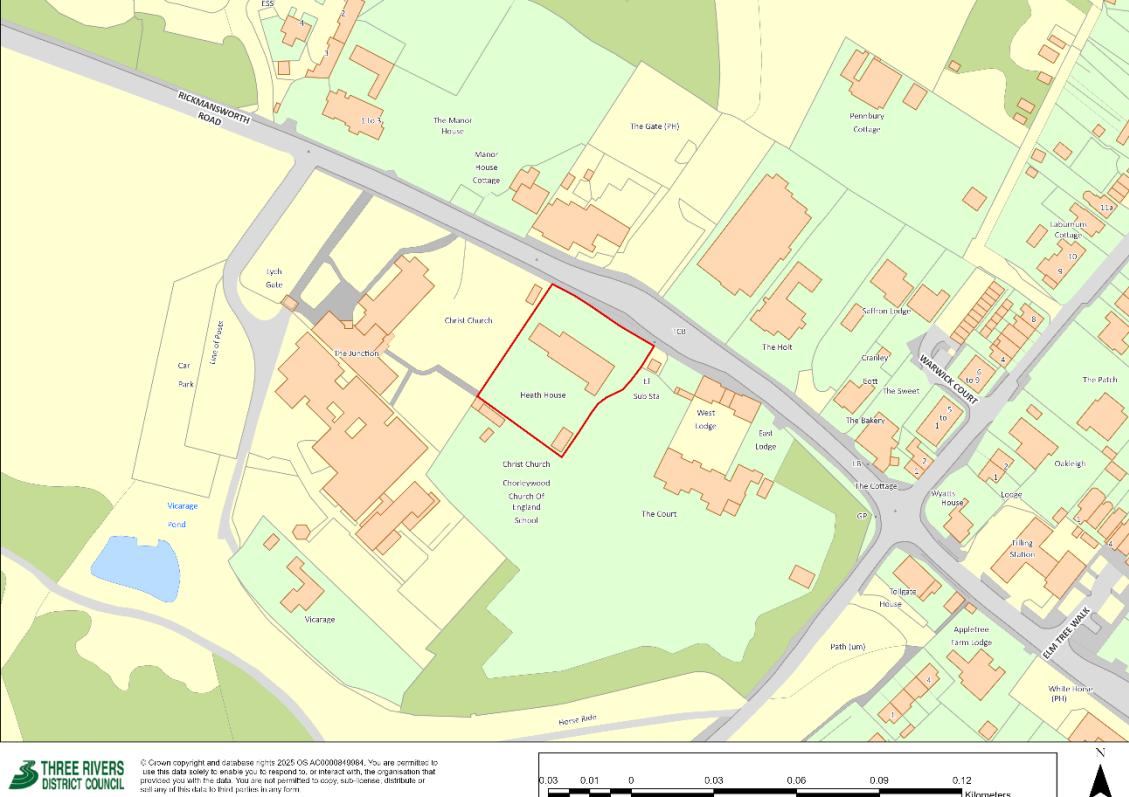


Chorleywood

Site Ref	Address	Settlement	Site Area (ha)
ACFS1	Heath House	Chorleywood	0.2
 <p>© Crown copyright and database rights 2021 OS 100000840004. You are permitted to use this data solely to enable you to respond to or interact with the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p> <p>THREE RIVERS DISTRICT COUNCIL</p>			

Site Description

The site is located in Chorleywood and is comprised of previously developed land. The site is currently in residential use and contains a residential property and a tree-lined garden. The site has an existing access from Rickmansworth Road.

Use(s) Proposed	Residential
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Planning History

There was a planning application on the site (19/0716/FUL) for the demolition of the existing dwelling and its replacement with a 10-apartment building; this was withdrawn in 2019.

Suitability

Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site is located 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-moderate. The site is considered grey belt. Historic Environment: The site does not contain a heritage asset although there is a Grade II Listed Telephone Kiosk on the road abutting the north-eastern boundary and a Grade II* Listed Building to the west (Christchurch), with other heritage assets within the vicinity. The site is also located in the Chorleywood Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. Any future proposals would need to be accompanied by a detailed heritage impact assessment and discussions with the Conservation Officer.
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SHELAA Site Assessments Part 3

	<ul style="list-style-type: none"> 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:	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flooding: There is low-medium risk of surface water flooding within the northern portion of the site and along the northern and eastern boundaries. Access: There are no access concerns due to the existing access which is in active use. 				
Potential Environmental Impacts:	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment states that the site is located within an existing developed area but has direct views towards a graveyard with Listed Buildings resulting in a rating of medium-low sensitivity rating. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Chorleywood. 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	50	Landowner Proposed Dwelling Range	10		
Indicative DPH (Developable/Non-developable Area)	50 (50%/50%)	Indicative Dwelling Range	5		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
<p>The site constitutes a mix of previously developed brownfield land, located to the south of the A404 within the Chorleywood settlement boundary. It is noted that areas of vegetation/trees immediately abut the site on the south and east boundaries. The site is otherwise largely encased by existing built form on all sides in the wider vicinity, with residential and commercial uses to the north and east, and a church and school to the west and south. There are a number of listed buildings adjacent to the site both to the east and west, with particular note given to the Grade II* listed Christ Church to the west.</p> <p>The standard indicative DPH target of 50 has been reduced due to the context of the site, principally noting the need to protect the settings of nearby listed buildings alongside the character and setting of the wider Chorleywood Conservation Area; the root protection areas of surrounding trees (which are protected as a result of their location within the Chorleywood Conservation Area); together with the need to manage surface water flooding on site.</p>					

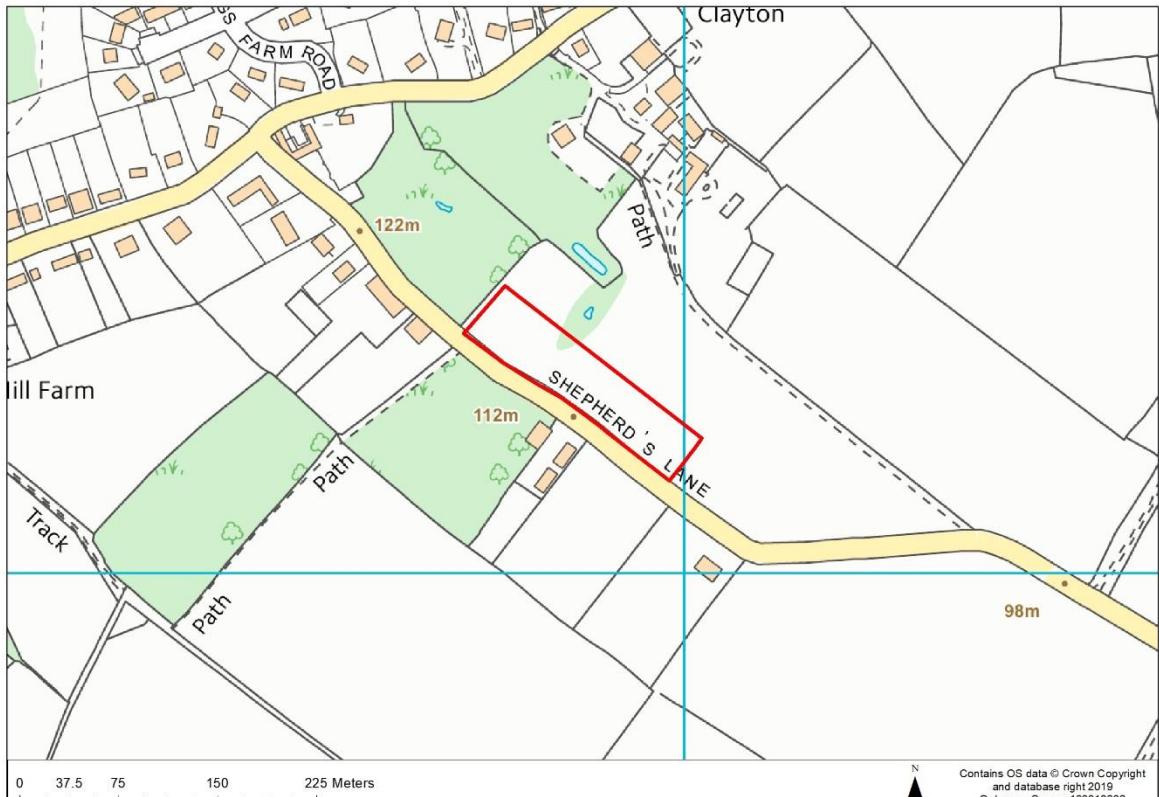
SHELAA Site Assessments Part 3

Additionally, 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.

In conclusion, the site is subjected to varied levels of surface water flooding and any proposals would need to satisfactorily address this and provide mitigation where necessary. Surrounding trees protected through their location within the Chorleywood Conservation Area would need to be protected. Heritage considerations should also be addressed. The site is both available and achievable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable			No

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)
ACFS5	Pond Field, Hall Farm, West Clayton	Chorleywood	0.9
			
Site Description <p>The site is located to the south-east of Chorleywood and is comprised of greenfield land which is currently in agricultural use. The site is part of a larger field and runs parallel to Shepherds Lane. The western boundary is formed by hedgerows adjacent to Shepherds Lane. There is woodland to the north of the site, with residential development associated with Chorleywood beyond this. To the east, south and west there is open agricultural land. There are some low-density residential dwellings to the immediate north-east and north-west.</p>			
Use(s) Proposed Residential			
Planning History <p>There is no relevant planning history on the site.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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 site although to the north-west there is a Grade II* Listed complex of buildings. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment although any future proposals should be accompanied by a heritage statement. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1 GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the 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 	

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<ul style="list-style-type: none"> • Noise • Air Quality 	<p>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.</p> <ul style="list-style-type: none"> • Access: There is no existing access to the site. The site could be accessed from Shepherd's Lane, although this is a narrow road with capacity for single-file traffic for most of its length. HCC Highways raise significant concerns due to the location and scale of the site in isolation. 				
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (Shepherd's Lane Wood) located to north-west of the site, on the opposite side of Shepherds Lane. 				
<p>Further Constraints/Considerations:</p>					
<ul style="list-style-type: none"> • It is considered that the site is not in a sustainable location and its development would be contrary to the Spatial Strategy. The site is not of a scale that would deliver additional infrastructure to address sustainability concerns. • HCC Highways have stated that in isolation, the site presents significant concerns due to the site's location and scale. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is not located within or at the edge of any settlement defined in the Settlement Hierarchy. 					
<p>Availability (ownership/legal issues)</p>					
<p>The site is in single ownership and the site is being promoted by the landowner.</p>					
<p>Achievability</p>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<p>Potential Density</p>					
Landowner Proposed DPH	9	Landowner Proposed Dwelling Range	8		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	32		
<p>Phasing</p>					
0-5 years	x	6-10 years	11-15 years	16+ years	
<p>Conclusion</p>					
<p>The site is situated to the south of Chorleywood and is comprised of greenfield land currently in agricultural use.</p>					
<p>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. 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.</p>					
<p>The deliverable area has been reduced due to the rural character of the site, the need to strengthen defensible boundaries and BNG allocation.</p>					
<p>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.</p>					

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There are considerable concerns relating to access. The site could be accessed from Shepherd's Lane, although this is a narrow road with capacity for single-file traffic for most of its length. HCC Highways raise significant concerns due to the location and scale of the site in isolation. Additionally, the site is considered to be in an unsustainable location. It is outside of the settlement of Chorleywood and there is no pedestrian access.

The site is therefore considered as not suitable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable		No	

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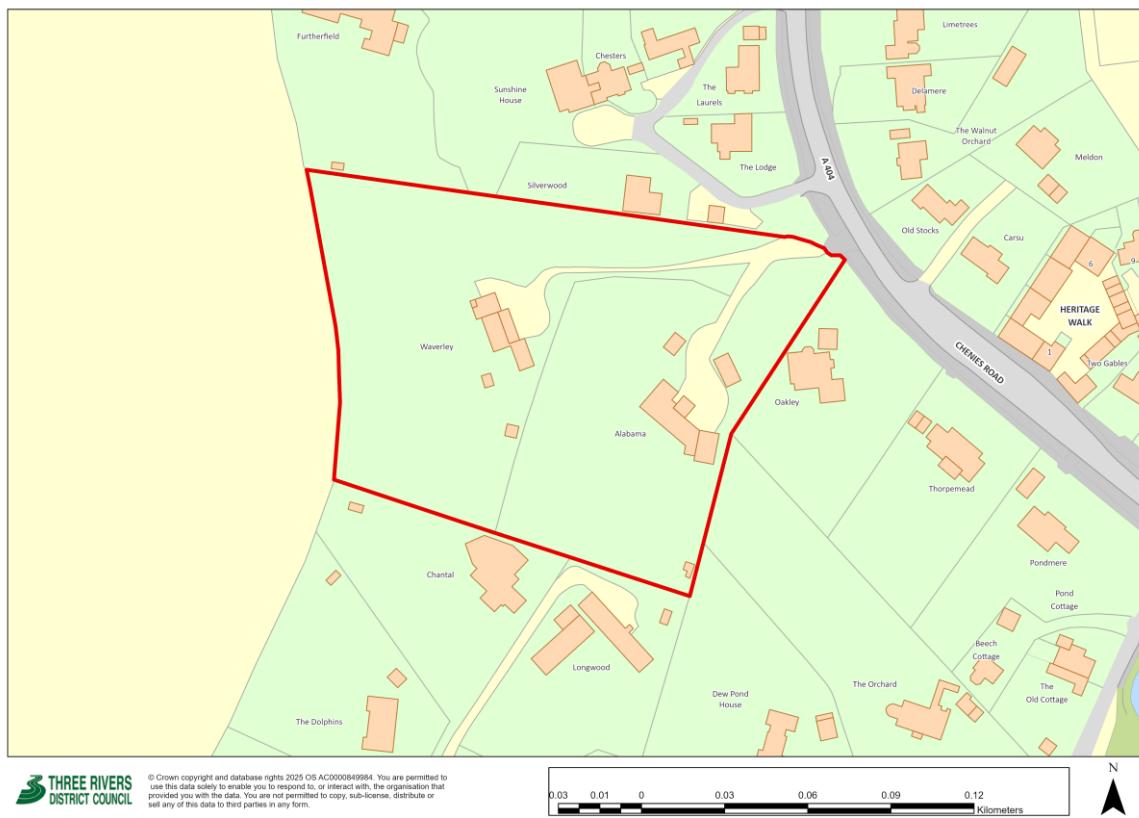
Site Ref	Address	Settlement	Site Area (ha)
ACFS6	Home Field, Berry Lane, West Clayton	Chorleywood	0.8
			
Site Description <p>The site is located to the south of the settlement edge of Chorleywood and is comprised of greenfield land. The site is currently in agricultural use, consisting of open farmland with trees lining the western boundary. The northern boundary is formed by Berry Lane with residential development beyond this. To the south, the site is adjacent to the remainder of the agricultural field. The railway line runs within close vicinity of the site, to the north-east.</p>			
Use(s) Proposed Residential			
Planning History <p>There is no relevant planning history on the site.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> 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: The site does not contain any heritage assets but is adjacent to the Chorleywood Common Conservation Area. The Heritage Impact Assessment states that views into and out of the Conservation Area would be impacted by residential development on the site. A detailed heritage assessment would be required as part of any proposals 		
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination 			

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<ul style="list-style-type: none"> • Noise • Air Quality 	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classes the site as having medium-low sensitivity to built development. • Ecology: Hertfordshire County Council Ecology state that the site has a moderate-high ecological sensitivity due to the proximity of the Chorleywood Common (Local Wildlife Site). 								
Further Constraints/Considerations: <ul style="list-style-type: none"> • The site is part of a larger site which is also being considered (PCS6) • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 									
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 <table border="1"> <tr> <td>Landowner Proposed DPH</td><td>8</td><td>Landowner Proposed Dwelling Range</td><td>9</td></tr> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td><td>50 (70%/30%)</td><td>Indicative Dwelling Range</td><td>28</td></tr> </table>		Landowner Proposed DPH	8	Landowner Proposed Dwelling Range	9	Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	28
Landowner Proposed DPH	8	Landowner Proposed Dwelling Range	9						
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	28						
Phasing <table border="1"> <tr> <td>0-5 years</td><td>x</td><td>6-10 years</td><td></td><td>11-15 years</td><td></td><td>16+ years</td><td></td></tr> </table>		0-5 years	x	6-10 years		11-15 years		16+ years	
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, the need to strengthen the defensible barrier, and BNG allocation.									
There are also concerns related to access and the site's unsustainable location. Berry Lane is a narrow, single-track lane which does not provide any pedestrian access. The site is therefore considered to be unsuitable.									
<i>Please see the Site Assessments for Sites PCS6, EOS5.2 and EOS5.3, which are larger sites in which the site is located.</i>									
Suitable	No	Available	Yes	Achievable	Yes				
Deliverable	No	Developable		No					

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)
CFS15	Alabama & Waverley, Chenies Road, Chorleywood	Chorleywood	1.9



Site Description

The site is comprised of a mix of brownfield and greenfield land. The brownfield part of the site (where two dwellings are sited) measures approximately 0.12ha. The remainder of the site is comprised of greenfield land and is in use as residential gardens. The site is surrounded by low-density residential development and open green space. The site is accessed from Chenies Road.

Use(s) Proposed Residential

Planning History

There is no relevant planning history on the site.

Suitability

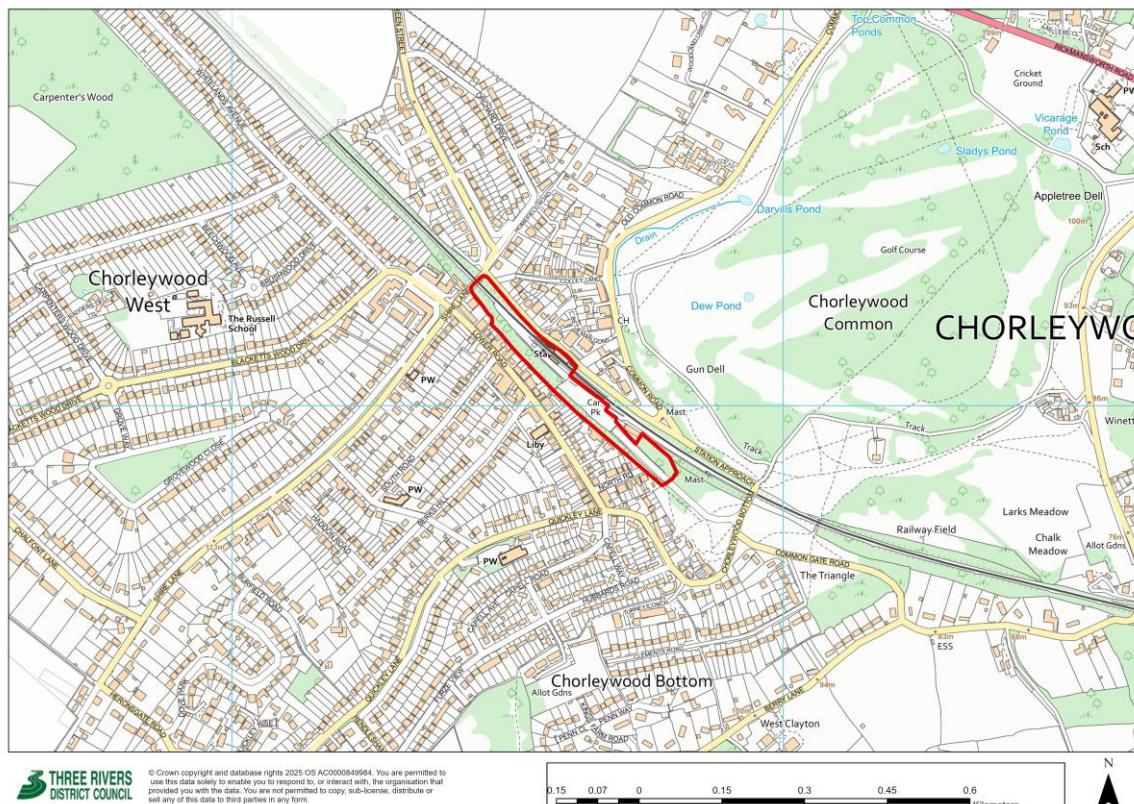
Policy Constraints: <ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 	<ul style="list-style-type: none"> • Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate. The site is considered grey belt. • Historic Environment: The site is adjacent to the western edge of Chorleywood Conservation Area. Two Listed Buildings are to the east of the site; the Heritage Impact Assessment states that the heritage assets are unlikely to be impacted due to tree coverage and other houses along Rickmansworth Road. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. The boundary of the Conservation Area should be protected as part of any proposals. • National Landscapes: The site's western boundary is adjacent to the Chilterns National Landscape.
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: There is a stretch of medium-high risk of surface water flooding along the western boundary

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<ul style="list-style-type: none"> • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> of the site. • Access: The site is accessed from Chenies Road. 								
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. The sensitivity of the site increases due to the location of the National Landscape which borders the west of the site. 								
Further Constraints/Considerations: <ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located within the settlement boundary of the Key Centre of Chorleywood. 									
Availability (ownership/legal issues) The site is in multiple ownership but is being promoted by both landowners.									
Achievability The promoters of the site have not specified any issues regarding the viability in developing the site.									
Potential Density <table border="1"> <tr> <td>Landowner Proposed DPH</td><td>25</td><td>Landowner Proposed Dwelling Range</td><td>48</td></tr> <tr> <td>Indicative DPH (Developable/Non-developable Area)</td><td>50 (11%/89%)</td><td>Indicative Dwelling Range</td><td>10</td></tr> </table>		Landowner Proposed DPH	25	Landowner Proposed Dwelling Range	48	Indicative DPH (Developable/Non-developable Area)	50 (11%/89%)	Indicative Dwelling Range	10
Landowner Proposed DPH	25	Landowner Proposed Dwelling Range	48						
Indicative DPH (Developable/Non-developable Area)	50 (11%/89%)	Indicative Dwelling Range	10						
Phasing <table border="1"> <tr> <td>0-5 years</td><td>x</td><td>6-10 years</td><td>11-15 years</td><td>16+ years</td></tr> </table>		0-5 years	x	6-10 years	11-15 years	16+ years			
0-5 years	x	6-10 years	11-15 years	16+ years					
Conclusion The site is within the settlement boundary of Chorleywood, a Key Centre. Additionally, the site is largely encased by existing residential development.									
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.									
In the context of the above, it is noted that any future development at the site would need to be sympathetically designed in order to mitigate any impact to the setting of the adjacent Chorleywood Conservation Area to the east, and the Chilterns National Landscape to the west. Additionally, the site is subjected to varied levels of surface water flooding, and any proposals would need to satisfactorily address this and provide mitigation where necessary. Taking account of the aforementioned Conservation Area and the character/density of existing surrounding development, the indicative standard DPH of 50 has been lowered.									
In conclusion, the site is subjected to varied levels of surface water flooding and any proposals would need to satisfactorily address this and provide mitigation where necessary. Heritage considerations should also be addressed principally in respect to any impact upon the Chorleywood Conservation Area. Additional consideration should be given over the impact of any future development to the Chilterns National Landscape. The site is both available and achievable.									
Suitable	No	Available	Yes	Achievable	Yes				
Deliverable	No	Developable	No						

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)
CFS16	Land at Chorleywood Station (station car park and adjoining land)	Chorleywood	2.3



Site Description

The site comprises of previously developed land (brownfield) urban land and is included on the Brownfield Register. The site is currently in use as Chorleywood station car park, with adjoining land to the station also included in the site boundary. To the south of the site are Lower Road and North Road, with a mix of town centre and residential uses present. Chorleywood Common is located to the east and north-east 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 located in the Green Belt.
- Historic Environment:** The site is located between two Conservation Areas (Chorleywood (Station Estate) to the south west and Chorleywood Common to the north east). The site is adjacent to the western edge of Chorleywood Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and states that the design of any development should take into account the design of the adjacent Conservation Areas.

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 stretch of medium-high risk of surface water flooding along the western boundary of the site. The HCC Surface Water Hot Spot Map (2019) comments that deep surface water flooding occurs at the junction between Homefield Road and Whitelands Avenue, with flood incident reports suggesting that water levels have reached 4ft. HCC state that improved drainage of this area is required to prevent such flooding. A suitable Flood Risk

SHELAA Site Assessments Part 3

<ul style="list-style-type: none"> • Noise • Air Quality 	<p>Assessment and drainage strategy would be required as part of any application.</p> <ul style="list-style-type: none"> • Noise: Noise and vibrations caused by the use of the station can also be addressed through mitigation measures to ensure high standards of residential amenity. • Access: Access to the site is from Chorleywood Common. This is a single track road with passing places. There are concerns over its suitability and development of the site may require widening the access road. 				
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • Local Wildlife Site: The eastern boundary is adjacent to Chorleywood Common Local Wildlife Site. • TPO: There is a TPO covering all trees along the southern boundary of the site (TPO054). • Ecology: Hertfordshire County Council Ecology state that the site has high ecological sensitivity due to the presence of the Chorleywood Common Local Nature Reserve and Local Wildlife Site. • Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development. 				
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • HCC Highways state that the site is situated in a potentially highly sustainable location in transport terms. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Chorleywood. • The HWE Integrated Care Board is likely to seek a financial contribution towards medical infrastructure. • 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. • National Highways state that an individual transport assessment alongside reviews of sustainability and net zero proposals may be required. 					
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and the site is being promoted by the landowner.</p>					
<p>Achievability</p> <p>The promoters of the site have highlighted potential issues regarding the viability of the site dependent on the Council's car parking requirements.</p>					
<p>Potential Density</p>					
Landowner Proposed DPH	82	Landowner Proposed Dwelling Range	190		
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	81		
<p>Phasing</p>					
0-5 years	X	6-10 years	11-15 years	16+ years	
<p>Conclusion</p>					

SHELAA Site Assessments Part 3

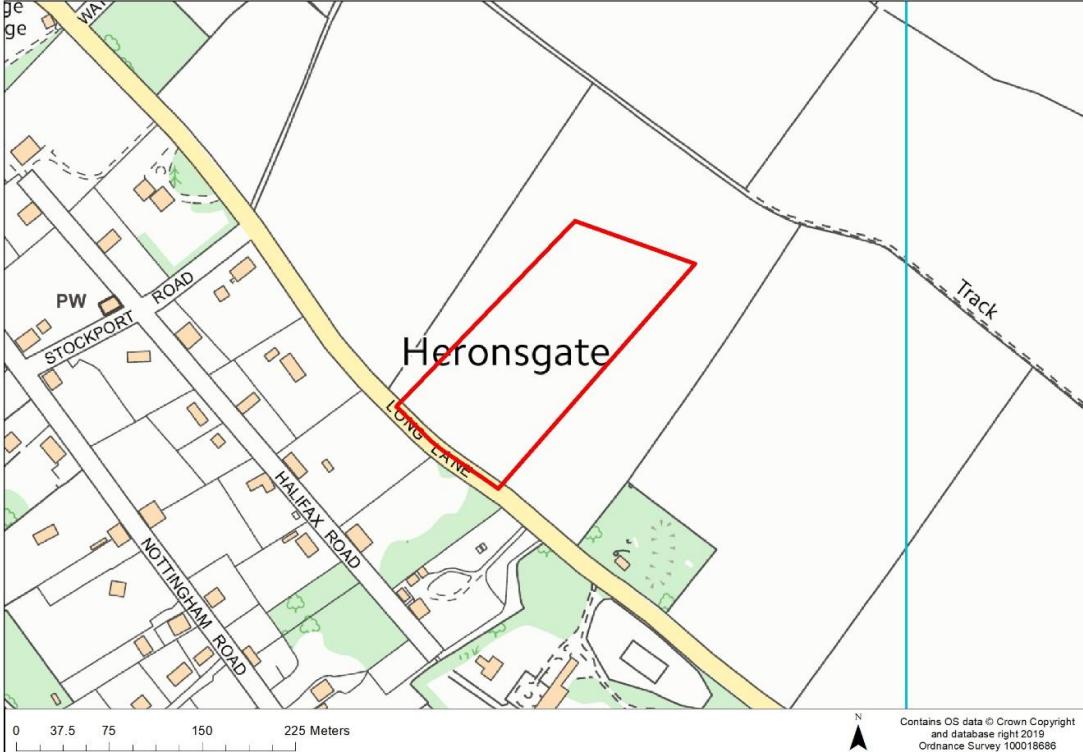
The site is comprised of previously developed land and is located in a highly sustainable location. Notwithstanding this, there are a number of constraints including heritage assets and access, impacting the site which cumulatively warrant a deviation from the standard indicative DPH of 50 to a lower figure. Transport for London have confirmed that the station and associated commercial units would remain as part of any development. Station parking is expected to be provided in full.

The site is deemed suitable for residential development, subject to mitigation measures to address site specific issues raised within the 'Suitability' and 'Further Constraints' sections of this document. Principally, future development would need to address risk of surface water flooding within the site, together with accounting for the presence of any protected trees within the site. Development will need to be sensitively designed, taking account of the raised and prominent position both within Chorleywood as whole but also upon the Chorleywood Conservation Area. It is noted that the site is also within an ecologically sensitive location.

Noise and vibrations caused by the use of the railway line should be addressed through mitigation measures. An upgrade to the wastewater network may also be necessary and an individual transport assessment alongside reviews of sustainability and net zero proposals may be required. The site is both available and achievable.

Suitable	Yes	Available	Yes	Achievable	Yes
Deliverable	No	Developable			Yes

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)
CFS17	Birdwood Land at Hill Farm, Stag Lane	Chorleywood/Heronsgate	2.3
			
Site Description The site is comprised of greenfield land which is currently in agricultural use. Surrounding residential development in the locality is low density and semi-rural. There is open green land to the north and east.			
Use(s) Proposed Residential			
Planning History There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> 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: Heronsgate Conservation Area is adjacent to the south-west boundary of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as development would impose upon the historic agrarian landscape in which the Conservation Area is appreciated. A detailed heritage impact assessment will be required as part of any planning application, in order to define the impact of development and associated mitigation strategy. 		
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: An area at the centre of the site ranges from low-medium risk of surface water flooding. GSPZ: The majority of the site is in GSPZ1. Land to the south-west of the site is in GSPZ2. GSPZ1 is the most sensitive zone in terms of the 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, 		

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<ul style="list-style-type: none"> • Noise • Air Quality 	<p>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.</p> <ul style="list-style-type: none"> • Access: The site could be accessed from Long Lane, although this is a narrow road with capacity for single-file traffic for most of its length. 								
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • Ecology: Hertfordshire County Council Ecology state that the site has a moderate-high ecological sensitivity due to the presence of woodland. 								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • HCC Highways have stated that in isolation, the site presents significant concerns due to the site's location and scale. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Heronsgate which is classified as an "Other Settlement" in the Settlement Hierarchy. 									
<p>Availability (ownership/legal issues)</p> <p>The site is in single joint ownership and is being promoted by all of the landowners.</p>									
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p>Potential Density</p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>9+</td> <td>Landowner Proposed Dwelling Range</td> <td>20+</td> </tr> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td> <td>50 (70%/30%)</td> <td>Indicative Dwelling Range</td> <td>81</td> </tr> </table>		Landowner Proposed DPH	9+	Landowner Proposed Dwelling Range	20+	Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	81
Landowner Proposed DPH	9+	Landowner Proposed Dwelling Range	20+						
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	81						
<p>Phasing</p> <table border="1"> <tr> <td>0-5 years</td> <td>x</td> <td>6-10 years</td> <td>x</td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>		0-5 years	x	6-10 years	x	11-15 years		16+ years	
0-5 years	x	6-10 years	x	11-15 years		16+ years			
<p>Conclusion</p> <p>The site is to the east of Long Lane in Heronsgate surrounded by open fields. 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.</p> <p>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.</p> <p>The site is adjacent to a conservation area and is also in GSPZ1, so care will need to be taken in relation to infiltration drainage and below ground development.</p> <p>The developable area has been reduced due to the rural character of the site, the need to strengthen defensible borders and BNG allocation.</p> <p>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.</p> <p>There are concerns relating to the suitable access to the site. Long Lane is a narrow single-track lane which is unlikely to have the capacity for the extent of development. The site is also outside of any settlement boundary and therefore considered to be unsustainable.</p>									

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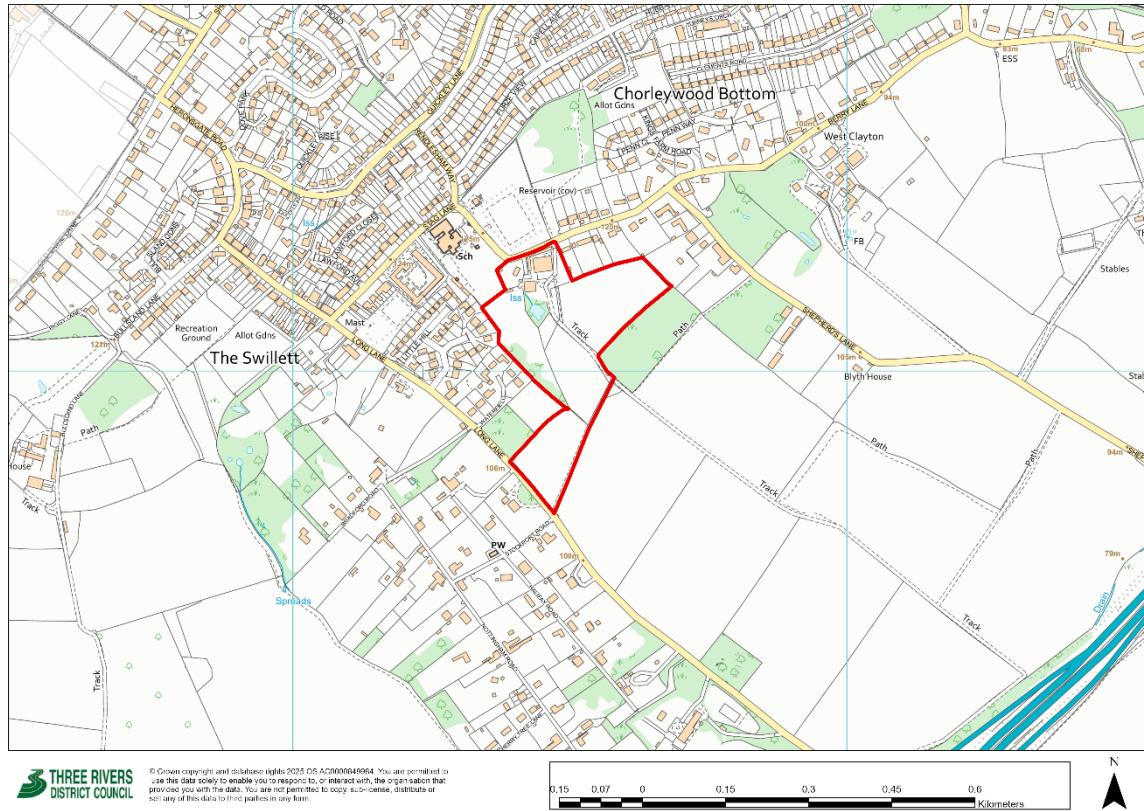
The site is therefore considered to be not suitable.

The site is located within a larger site which is adjacent to the Key Centre of Chorleywood; please see the Site Assessment for Site OSPF3b for an assessment of the larger site.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No		Developable	No

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)
CFS18	Hill Farm, Stag Lane, Chorleywood	Chorleywood	8.7



Site Description

The site is comprised of greenfield land, which is currently in agricultural use as grazing land. There are agricultural buildings to the north of the site. To the north of the site is a primary school and residential development of Chorleywood. To the west there is low-density residential development of the Heronsgate settlement. There is open agricultural land to the south and east. The site is accessed from Stag Lane.

Use(s) Proposed	Residential
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Planning History

There have been three prior approval applications on land at the north of the site. The application for change of use of an agricultural barn to one dwelling was refused (15/0463/PDA) and a later application for the change of use of an agricultural barn to a pair of semi-detached dwellings was refused (15/0643/PDA). An application for the change of use of an agricultural barn to three dwellings was also refused (16/1361/PDA). An appeal (16/0045/REF) to this application was subsequently withdrawn.

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 is within two parcels that were assessed in the Stage 2 Green Belt Review. The parcel in which the northern part of the site is located was assessed as leading to low harm to the Green Belt if released. The parcel in which the southern part of the site is located was assessed as leading to moderate-high harm to the Green Belt if released.
- **Historic Environment:** Heronsgate Conservation Area is adjacent to the southern boundary of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. The Heritage Impact Assessment considers that the site area which abuts the Conservation Area should retain its rural character, with care taken on height of buildings to ensure

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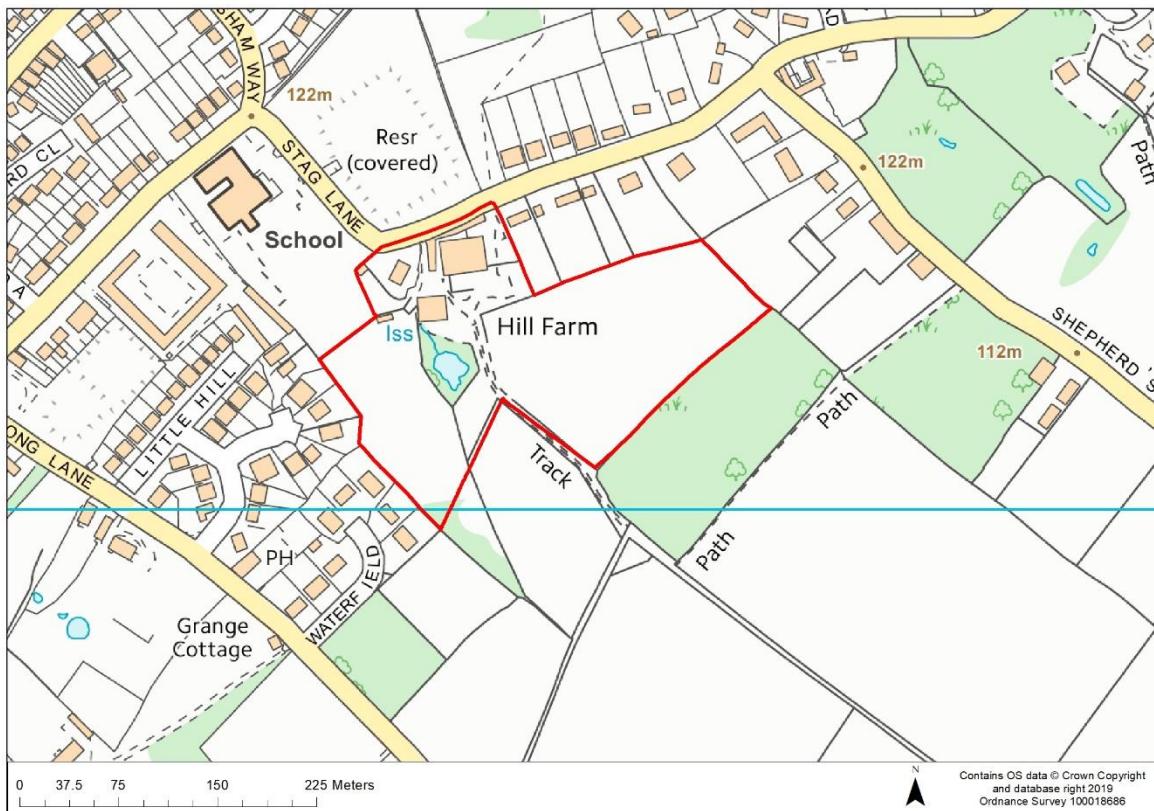
	<p>that impact on the listed building complex and the boundary of the Conservation Area is avoided. A detailed heritage impact assessment would be required as part of any planning application.</p> <ul style="list-style-type: none"> • Archaeology: HCC Historic Environment advise that the site includes/has 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: The south of the site which abuts Long Lane is at low-medium risk of surface water flooding. • Access: The site is accessed from Stag Lane, although this is a narrow road with capacity for single-file traffic for most of its length and improvements would be necessary. Access could also be provided from Long Lane although it is likely that improvements to this road was also be required. Two new access points are proposed by the promoters; access on to Stag Lane is proposed to utilise the permitted site access with minor amendments. It is proposed by the promoter to make further amendments to the Stag Lane access to provide a full-length access of 4.8m within the site, and an improved visibility to the west and a footway of 2.0m in width on the southern side of Stag Lane in the vicinity of the junction only. The second access is proposed onto Long Lane frontage at its southwestern end.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (Shepherd's Lane Wood) within the site boundary, located to the south-east of the site. • Ecology: Hertfordshire County Council Ecology state that the site has a locally high ecological sensitivity due to the Shepherd's Lane Wood Local Wildlife Site. • Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.
<p>Further Constraints/Considerations:</p>	
	<ul style="list-style-type: none"> • There are public right of ways running through the centre of the site. • Thames Water have advised that the site would be likely to require upgrades to the wastewater network. • HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and wider mitigation measures may be necessary to achieve a sustainable location. Enabling permeability to the existing settlement would be a key consideration. • Of the site area, a 5.9ha residential area is proposed, with the remaining land use to be used for public open space and woodland. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood.
<p>Availability (ownership/legal issues)</p>	
<p>The site is in single ownership and is being promoted by a beneficiary who has an option agreement to purchase the land.</p>	

SHELAA Site Assessments Part 3

Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	17 25 (on 5.9ha developable area)		Landowner Proposed Dwelling Range	150 150			
Indicative DPH (Developable/Non-developable Area)	50 (23%/77%)		Indicative Dwelling Range	100			
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
<p>The site adjoins the built-up area of Chorleywood, with existing development to the north and west. Herongate is located to the south of the site, which is additionally covered by a Conservation Area. Any development at the site would need to mitigate any identified impact to the setting of the Conservation Area.</p> <p>Further mitigation measures to address surface water flooding within the site as well as impacts on the ecological value of the site would need to be taken into account. The area of the site which constitutes a wildlife site is considered to be unsuitable for development. An upgrade to the wastewater network may also be necessary as part of any development. Additionally, upgrades to the access would be required together with a well-considered design to avoid the creation of a car dependent development. Regard should be had to the presence of rights of way which should be retained where possible.</p> <p>Taking account of the context of the site, character of surrounding development and the need to address constraints, the standard indicative DPH of 50 has been reduced, resulting in an indicative dwelling number of circa 100 dwellings.</p> <p>Notwithstanding the above, 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.</p> <p><i>The site is being taken forward under CFS18a.</i></p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)
CFS18a (revised boundary)	Hill Farm, Stag Lane, Chorleywood	Chorleywood	4.2



Site Description

The site is comprised of greenfield land, which is currently in agricultural use as grazing land. There are agricultural buildings to the north of the site. To the north of the site is a primary school and residential development of Chorleywood. To the west there is low-density residential development, in the settlement of Heronsgate. There is open agricultural land to the south and east. The site is accessed from Stag Lane.

The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS18).

Use(s) Proposed	Residential
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Planning History

There have been three prior approval applications on land at the north of the site. The application for change of use of an agricultural barn to one dwelling was refused (15/0463/PDA) and a later application for the change of use of an agricultural barn to a pair of semi-detached dwellings was refused (15/0643/PDA). An application for the change of use of an agricultural barn to three dwellings was also refused (16/1361/PDA). An appeal (16/0045/REF) to this application was subsequently withdrawn.

Suitability

Policy Constraints:	<ul style="list-style-type: none"> 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 low. Historic Environment: Heronsgate Conservation Area located to the south-west of the site. A heritage impact assessment would be required as part of any proposals on 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:	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: The site is accessed from Stag Lane, although this is

SHELAA Site Assessments Part 3

<ul style="list-style-type: none"> • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	a narrow road with capacity for single-file traffic for most of its length.								
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development (this assessment includes land to the south – Site CFS18). • Local Wildlife Site: The south-western boundary is adjacent to a Local Wildlife Site (Shepherd's Lane Wood). • Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development. 								
Further Constraints/Considerations: <ul style="list-style-type: none"> • There is a public right of way running through the centre of the site. • Thames Water have advised that the site would be likely to require upgrades to the wastewater network. • HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and wider mitigation measures may be necessary to achieve a sustainable location. Enabling permeability to the existing settlement would be a key consideration. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 									
Availability (ownership/legal issues) The site is in single ownership and the site was promoted by the landowner as part of a larger site (Site CFS18).									
Achievability The promoters of the site have not specified any issues regarding the viability in developing the site.									
Potential Density <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>N/A</td> <td>Landowner Proposed Dwelling Range</td> <td>N/A</td> </tr> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td> <td>50 (70%/30%)</td> <td>Indicative Dwelling Range</td> <td>147</td> </tr> </table>		Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	147
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A						
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	147						
Phasing <table border="1"> <tr> <td>0-5 years</td> <td>x</td> <td>6-10 years</td> <td>x</td> <td>11-15 years</td> <td></td> <td>16+ years</td> </tr> </table>		0-5 years	x	6-10 years	x	11-15 years		16+ years	
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 has been reduced due to the rural nature of the site, the need to strengthen defensive boundaries and BNG allocation.									
Any development of the site would need to take account of the presence of public right of ways and heritage considerations. An upgrade to the wastewater network may also be necessary. There are concerns relating to the impact upon the adjacent Local Wildlife Site. The site is both available and achievable.									

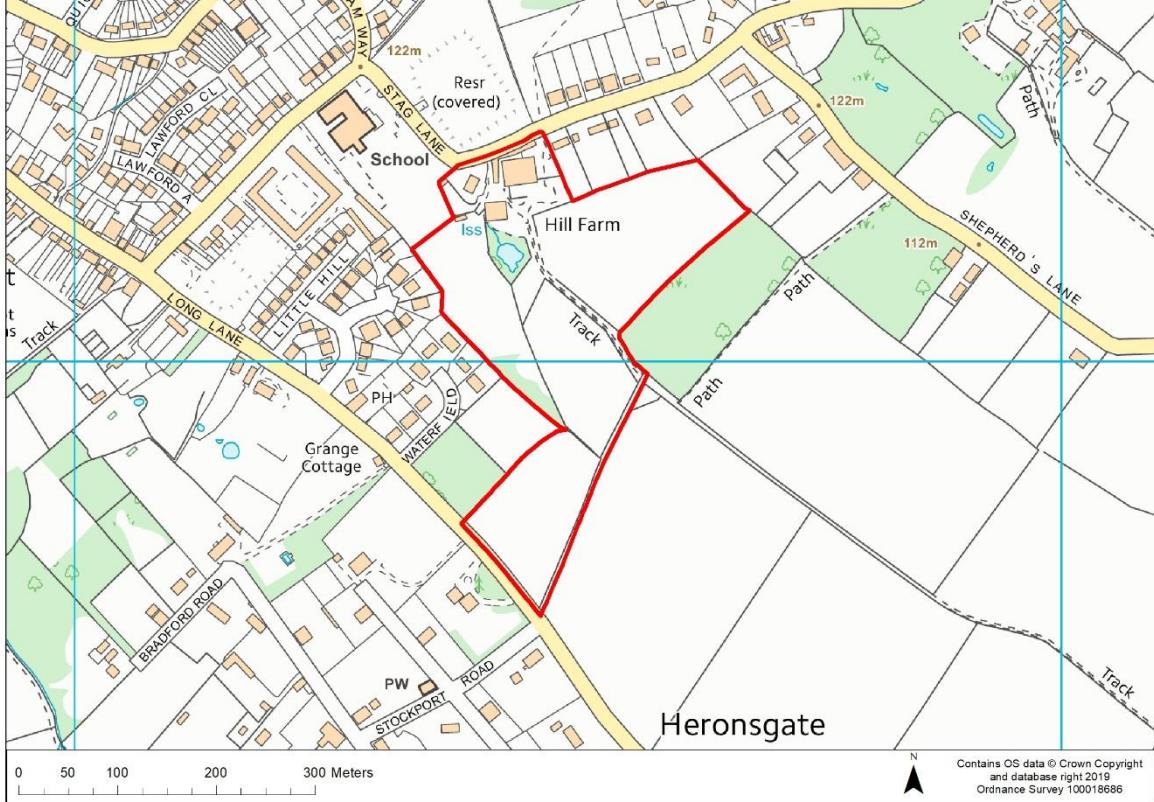
SHELAA Site Assessments Part 3

The site boundary of CFS18a is revised to include land that is adjacent to the south-west which has been promoted. *Please see the Site Assessment for Site CFS18b for an expanded boundary of the site, which still excludes the Local Wildlife Site.*

The site is adjacent to Site OSPF3b which is located to the south. *Please see the Site Assessment for Site OSPF3b which assesses a combination of both sites.*

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No		Developable	No

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)
CFS18b	Hill Farm, Stag Lane	Chorleywood	7
			
Site Description <p>The site is comprised of greenfield land, which is currently in agricultural use as grazing land. There are agricultural buildings to the north of the site. To the north of the site is a primary school and residential development of Chorleywood. To the west there is low-density residential development of the Heronsgate settlement. There is open agricultural land to the south and east, with an area of woodland adjacent to part of the southern boundary.</p>			
<p>The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS18).</p>			
Use(s) Proposed Residential			
Planning History <p>There have been three prior approval applications on land at the north of the site. The application for change of use of an agricultural barn to one dwelling was refused (15/0463/PDA) and a later application for the change of use of an agricultural barn to a pair of semi-detached dwellings was refused (15/0643/PDA). An application for the change of use of an agricultural barn to three dwellings was also refused (16/1361/PDA). An appeal (16/0045/REF) to this application was subsequently withdrawn.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The site is within two parcels that were assessed in the Stage 2 Green Belt Review. The parcel in which the northern part of the site is located was assessed as leading to low harm to the Green Belt if released. The parcel in which the southern part of the site is located was assessed as leading to moderate-high harm to the Green Belt if released. Historic Environment: Heronsgate Conservation Area is adjacent to the southern boundary of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. The Heritage Impact Assessment considers that the site area 	

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	<p>which abuts the Conservation Area should retain its rural character, with care taken on height of buildings to ensure that impact on the listed building complex and the boundary of the Conservation Area is avoided. A detailed heritage impact assessment would be required as part of any planning application.</p> <ul style="list-style-type: none"> • 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: The south of the site which abuts Long Lane is at low-medium risk of surface water flooding. • Access: The site is accessed from Stag Lane, although this is a narrow road with capacity for single-file traffic for most of its length and improvements would be necessary. Access could also be provided from Long Lane although it is likely that improvements to this road would also be required. Two new access points are proposed by the promoters; access on to Stag Lane is proposed to utilise the permitted site access with minor amendments. It is proposed by the promoter to make further amendments to the Stag Lane access to provide a full-length access of 4.8m within the site, and an improved visibility to the west and a footway of 2.0m in width on the southern side of Stag Lane in the vicinity of the junction only. The second access is proposed onto Long Lane frontage at its southwestern end.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (Shepherd's Lane Wood) adjacent to the south-eastern boundary. • TPO: There are protected trees within the site (TPO049). • Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • There are public right of ways running through the centre of the site. • Thames Water have advised that the site would be likely to require upgrades to the wastewater network. • HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and wider mitigation measures may be necessary to achieve a sustainable location. Enabling permeability to the existing settlement would be a key consideration. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 	
<p>Availability (ownership/legal issues)</p>	
<p>The site is in single ownership and the site was promoted by the landowner as part of a larger site (Site CFS18).</p>	
<p>Achievability</p>	
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>	
<p>Potential Density</p>	

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Landowner Proposed DPH	25 (on proposed 5.9ha developable area)	Landowner Proposed Dwelling Range	150		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	245		
Phasing					
0-5 years	x	6-10 years	x		
Conclusion					
<p>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.</p> <p>The developable area has been reduced due to the rural nature of the site, the need to strengthen defensive boundaries and BNG allocation.</p> <p>There are concerns relating to the impact upon the adjacent Local Wildlife Site. Mitigation measures to address surface water flooding and impacts on the historic environment would be required. Any development must also account for the presence of protected trees and public right of ways within the site. An upgrade to the wastewater network may also be necessary. The site is available and achievable.</p> <p><i>The site is adjacent to Site OSPF3b which is located to the south. Please see the Site Assessment for Site OSPF3b which assesses a combination of both sites.</i></p> <p>The site is being taken forward under CFS18.</p>					
Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable		No	

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Site Ref	Address	Settlement	Site Area (ha)
CFS18c	Hill Farm, Stag Lane	Chorleywood	0.75
			
Site Description <p>The site is comprised mainly of agricultural buildings, with a small area of trees to the west of the site. To the north of the site is a primary school and residential development of Chorleywood. To the east there is low-density residential development along Stag Lane. There is open agricultural land to the south and east.</p> <p>The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS18).</p>			
Use(s) Proposed Residential			
Planning History <p>There have been three prior approval applications on land at the north of the site. The application for change of use of an agricultural barn to one dwelling was refused (15/0463/PDA) and a later application for the change of use of an agricultural barn to a pair of semi-detached dwellings was refused (15/0643/PDA). An application for the change of use of an agricultural barn to three dwellings was also refused (16/1361/PDA).</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The site is within parcel CH4, assessed in the Stage 2 Green Belt Review. The parcel in which the site is located was assessed as leading to low harm to the Green Belt if released. Historic Environment: The site is not within or adjacent to a Conservation Area, and there are no other Heritage Assets in the immediate 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: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Source Protection Zone: Part of the site is in SPZ1, and the rest of the site is adjacent to SPZ1. Environment Agency guidance will need to be taken into consideration if the site is to be developed 		

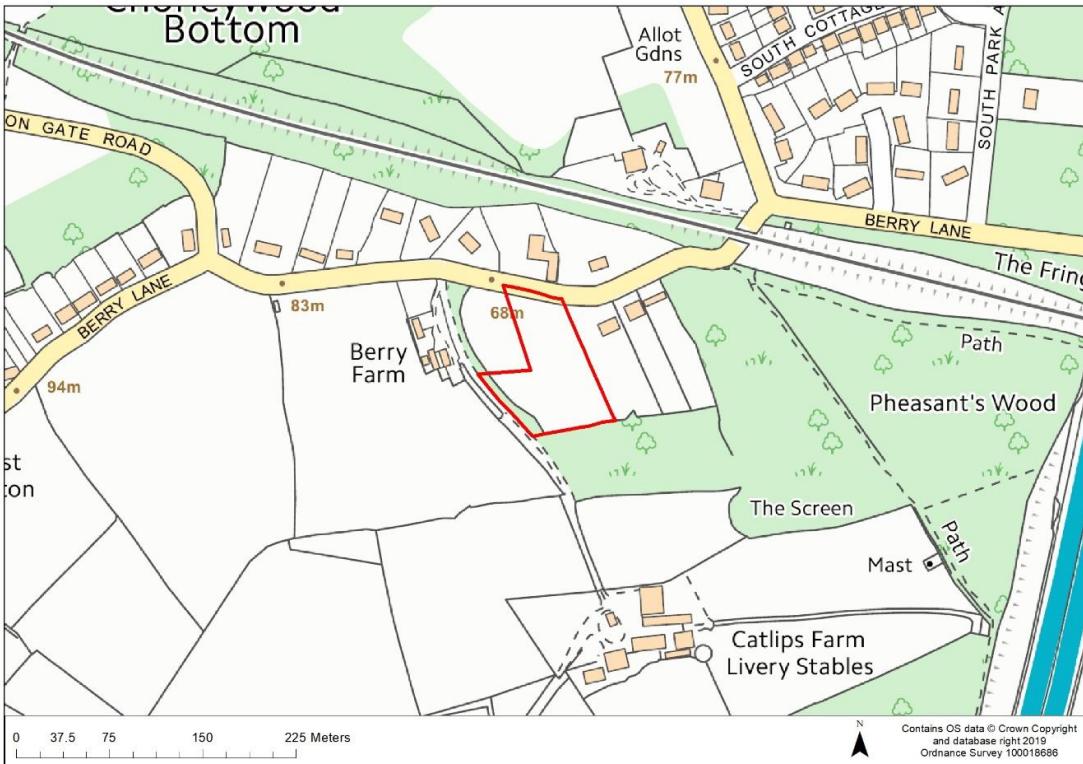
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<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Access: The site is accessed from Stag Lane, although this is a narrow road with capacity for single-file traffic for most of its length and improvements would be necessary. Access on to Stag Lane is proposed to utilise the permitted site access with minor amendments. It is proposed by the promoter to make further amendments to the Stag Lane access to provide a full-length access of 4.8m within the site, and an improved visibility to the west and a footway of 2.0m in width on the southern side of Stag Lane in the vicinity of the junction only.
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. The site is within the Chilterns Landscape Area Local Wildlife Site: There is a Local Wildlife Site (Shepherd's Lane Wood) a short distance from the south-eastern boundary. TPO: There are no protected trees within the site, however there are some trees along stag lane opposite the site which are protected under TPO080. Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.
Further Constraints/Considerations:	
<ul style="list-style-type: none"> There is a public right of way running through the site along the eastern side. Thames Water have advised that the site would be likely to require upgrades to the wastewater network. HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and wider mitigation measures may be necessary to achieve a sustainable location. Enabling permeability to the existing settlement would be a key consideration. HCC Growth and Infrastructure have stated that this site is not large enough to facilitate bus service improvements for an adequate period or generate patronage that would make any such improvements viable in the long term, and that the surrounding roads are generally not suitable for bus operation. Due to the nature of Stag Lane, local facilities would only be accessible by car for the majority of residents. HCC consider that the site presents no opportunities for sustainable development with constraints considered insurmountable to enable a site to align with policies that the county council would expect to see in the emerging plan <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. The site is located close to Affinity Water Apparatus. Developers will be expected to engage with Affinity Water as early as is practicable to ensure that these are taken into consideration. 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)	
<p>The site is in single ownership, and the site was promoted by the landowner as part of a larger site (CFS18).</p>	

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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	26		
Phasing					
0-5 years	x	6-10 years	x	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 rural character of the site and BNG allocation.					
Development would be subject to impact on heritage and matters of archaeological interests. Any development must also account for the presence of the public right of way within the site. An upgrade to the wastewater network may also be necessary. The site is available and achievable.					
<i>The site is being taken forward under CFS18.</i>					
Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable		No	

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)
CFS57	Pheasants Ridge Gap Berry Lane	Chorleywood	0.7
			
Site Description <p>The site is comprised of greenfield land, which is currently used as a paddock. The site is enclosed on the south and west by mature trees, whilst adjacent to the eastern boundary there is a residential property. The northern boundary is formed by Berry Lane. There is low density residential development and the railway line to the north and north-east, with agricultural beyond this. There is also is agricultural land to the south. To the east there is a wooded area (Pheasant's Wood) and the M25, with agricultural land beyond this.</p>			
Use(s) Proposed Residential			
Planning History <p>There is no relevant planning history on the site.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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: Chorleywood Common Conservation Area located to the north of the site. The Heritage Impact Assessment considers the row of houses between the site and the Conservation Area would form a buffer. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: Approximately 36% of the site is at medium risk of surface water flooding, due to a large flow path which crosses the site from the north-west. A larger area to the north and centre of the site is at low risk of surface water flooding. Access: Access would have to be provided from Berry Lane, although this is a narrow road with capacity for single-file traffic for most of its length and without safe pedestrian access, which presents significant concerns. It is proposed that the frontage of the site onto Berry Lane could be widened. GSPZ: The southern portion of the site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination 	

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	<p>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 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.</p> <ul style="list-style-type: none"> • Noise: Noise issues caused by the site's proximity to the M25 and railway line 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. The Chorleywood AQMA is located to the north-east of the site. 				
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (Pheasant's Wood) adjacent to the south of the site. • TPO: The trees to the south of the site are protected (TPO084). 				
Further Constraints/Considerations: <ul style="list-style-type: none"> • Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Chorleywood. • HCC Growth and Infrastructure consider that the site presents no opportunities for sustainable development with constraints considered insurmountable to enable a site to align with policies that the county council would expect to see in the emerging plan. The site would in effect have no connection (in transport terms) to any facilities, services, leisure provision or even open space, without the need for private vehicle use due to the nature of Berry Lane, which the county council does not believe would be mitigatable to an acceptable level by a site of this scale. 					
Availability (ownership/legal issues)					
<p>The site is in single ownership and is being promoted by the landowner.</p>					
Achievability					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
Potential Density					
Landowner Proposed DPH	25	Landowner Proposed Dwelling Range	16		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	25		
Phasing					
0-5 years	6-10 years	X	11-15 years	16+ years	
Conclusion					
<p>The developable area has been reduced due to the rural nature of the site and BNG allocation.</p>					
<p>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.</p>					
<p>Areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation as required. Development would also need to take account of the site's location in GSPZ1. Noise and air quality issues arising from proximity to the M25 should also be taken account of. Any development of the site would need to ensure the protection of protected trees within the site.</p>					

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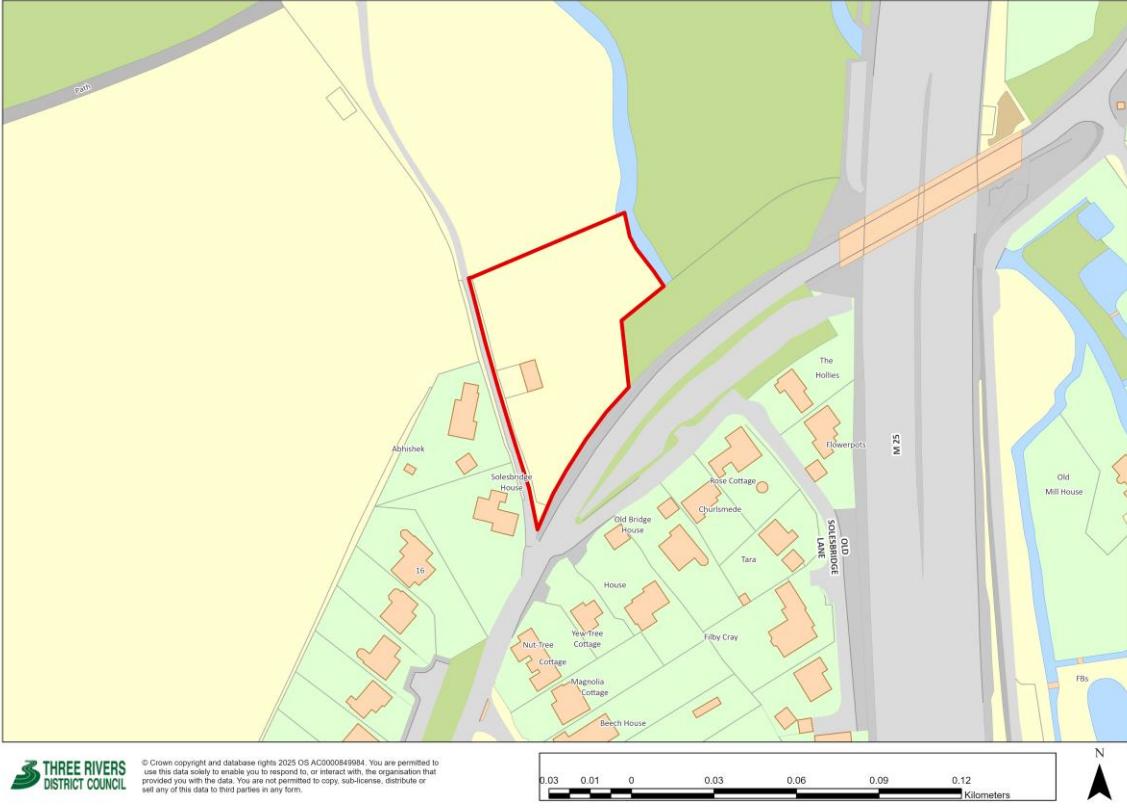
There are additional concerns relating to access. Access would have to be provided from Berry Lane, although this is a narrow road with capacity for single-file traffic for most of its length and without safe pedestrian access. The site is also considered to be in an unsustainable location.

The site is therefore considered to be not suitable.

The site is both available and achievable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No		Developable		No

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Site Ref	Address	Settlement	Site Area (ha)		
CFS72	Land off Solesbridge Lane	Chorleywood	0.4		
					
Site Description <p>The site is comprised of greenfield land, which is in use as open land with a barn located within the site, adjacent to the western boundary. The barn is currently in use as a workshop. All boundaries of the site are tree-lined, with Solesbridge Lane immediately to the south and a tributary of the River Chess running along part of the eastern boundary. Further south and to the immediate west, there is residential development associated with Chorleywood. Beyond a wooded area to the west is the M25 motorway. Solesbridge Lane continues to the east, at an elevated level above the M25.</p>					
Use(s) Proposed Residential					
Planning History <p>There was a prior approval application for the change of use of the barn to a residential dwelling which was granted approval in 2018 (18/0117/PDA). A repeat application (20/2045/PDA) was granted permission to allow the applicant more time to implement the proposals. No further applications have been received.</p>					
Suitability <table border="1"> <tr> <td>Policy Constraints:</td> <td> <ul style="list-style-type: none"> • 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. The site is considered grey belt. • Historic Environment: There is a Grade II Listed Building (Solesbridge House) located in the adjacent plot to the west. The Outer Loudwater Conservation Area is located to the east. The Heritage Impact Assessment states that development of the site would have a minor adverse impact on the historic environment. Any future design would need to take into account both the position and setting of the Listed Building. A detailed heritage assessment would be required as part of any future proposals. • National Landscapes: The Chilterns National Landscape is adjacent to the northern and north-eastern boundary. </td> </tr> </table>				Policy Constraints:	<ul style="list-style-type: none"> • 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. The site is considered grey belt. • Historic Environment: There is a Grade II Listed Building (Solesbridge House) located in the adjacent plot to the west. The Outer Loudwater Conservation Area is located to the east. The Heritage Impact Assessment states that development of the site would have a minor adverse impact on the historic environment. Any future design would need to take into account both the position and setting of the Listed Building. A detailed heritage assessment would be required as part of any future proposals. • National Landscapes: The Chilterns National Landscape is adjacent to the northern and north-eastern boundary.
Policy Constraints:	<ul style="list-style-type: none"> • 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. The site is considered grey belt. • Historic Environment: There is a Grade II Listed Building (Solesbridge House) located in the adjacent plot to the west. The Outer Loudwater Conservation Area is located to the east. The Heritage Impact Assessment states that development of the site would have a minor adverse impact on the historic environment. Any future design would need to take into account both the position and setting of the Listed Building. A detailed heritage assessment would be required as part of any future proposals. • National Landscapes: The Chilterns National Landscape is adjacent to the northern and north-eastern boundary. 				

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Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: An unnamed ordinary watercourse is located at the eastern boundary of the site. 25% of the site area, to the north-east, is in Flood Zone 3b. The majority of the site (74% of the area) is in Flood Zone 1. Surface Water Flood Risk: An area at the north-east of the site is at low risk of surface water flooding; this area is located in the floodplain and corresponds with the fluvial flood risk area. Ground Water Flood Risk: The majority of the site is at moderate risk of groundwater flooding (levels between 0.05-0.5m below the surface). In the north-east, levels are within 0.025m of the surface and are therefore considered as very high risk. Access: Access is proposed from Solesbridge Lane. The access and highway improvements (including increased pedestrian infrastructure and connections along Solesbridge Lane and The Readings) agreed by HCC Highways during the Local Plan process must be implemented. Prior to the submission of a planning application, an access strategy and schedule of works must be agreed with HCC Highways. The details of any agreed highways proposals should be provided at the planning application (and preferably pre-application) stage. 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: The site is in close proximity to the Chorleywood NO2 AQMA. 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: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> Landscape: The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> A public right of way runs along the western boundary. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 					
Availability (ownership/legal issues)					
The site is in single ownership and is being promoted by the landowner.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	30	Landowner Proposed Dwelling Range	12		
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	14		
Phasing					
0-5 years	X	6-10 years	11-15 years	16+ years	
Conclusion					
The standard indicative DPH of 50 has been lowered due to the context of the site.					
The site is located to the north of Chorleywood and is accessed via Chess Valley Walk. As part of any future development at the site there are a number of constraints which would need to be sufficiently addressed. The site is in a sensitive location, adjacent to the edge of the Chilterns National Landscape and has been identified					

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as having a medium sensitivity to built development. There is additionally a Grade II listed building within the vicinity of the site and the Outer Loudwater Conservation Area located to the east. Given the greenfield nature of the site, it is likely to be of ecological value which will need to be assessed and impacts of future development mitigated against in this respect.

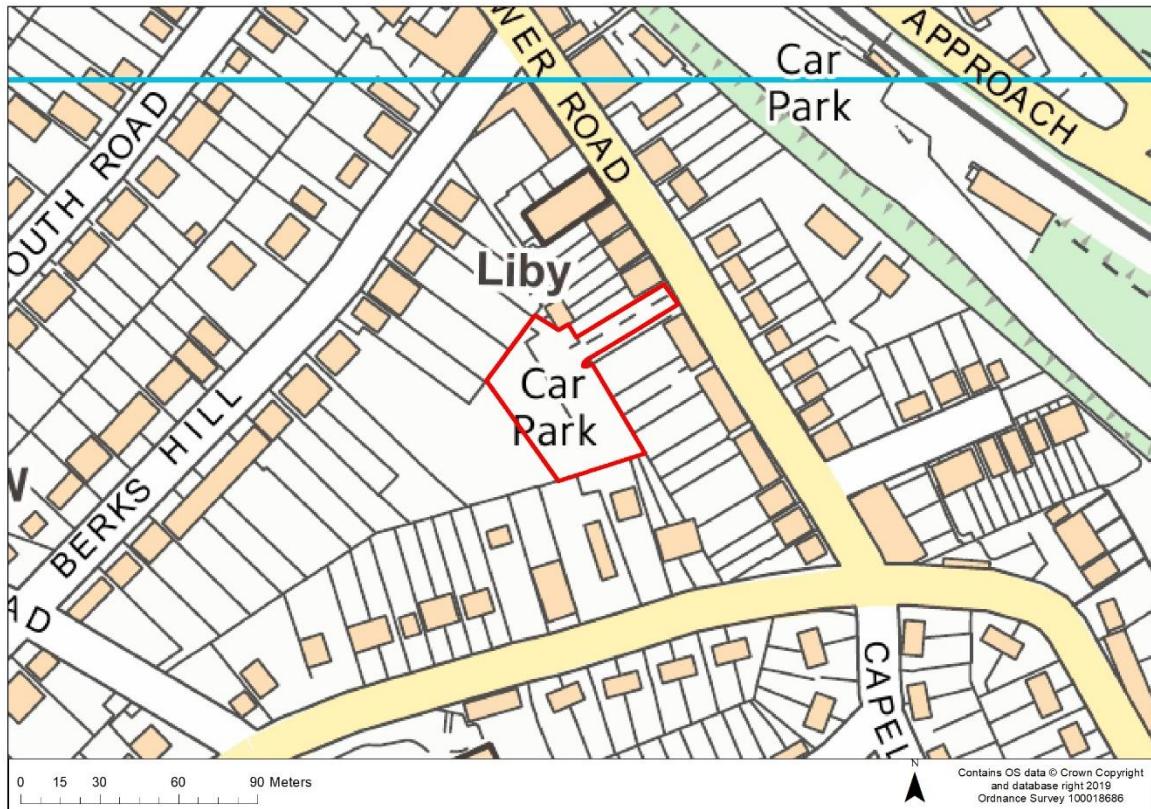
Furthermore, there are noise and air quality issues relating to the site, stemming from the nearby M25 and nearby Chorleywood NO2 Air Quality Management Area.

No development will be permitted in Flood Zone 3b and appropriate mitigation measures will need to be implemented to address flood risk issues from various sources on the site. The site is both available and achievable.

Notwithstanding this, 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

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Site Ref	Address	Settlement	Site Area (ha)				
CW4	Ferry Lane Car Park, Lower Road	Chorleywood	0.24				
 <p>Contains OS data © Crown Copyright and database right 2019 Ordnance Survey 100018686</p>							
Site Description <p>The site is comprised of previously developed land and is located in Chorleywood. The site is in use as a car park, and is bounded by trees along its boundaries with residential properties beyond this. The site is at a higher topographical level than land to the east; the access road from Lower Road slopes upwards into the site.</p>							
Use(s) Proposed Residential							
Planning History <p>There is no relevant planning history on the site.</p>							
Suitability <table border="1"> <tr> <td> Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes </td> <td> <ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no heritage assets within the vicinity of the site. The majority of the site is within the Chorleywood (Station Estate) Conservation Area, with the access road falling outside of the Conservation Area boundary. To the east of the site is the Chorleywood Common Conservation Area. A detailed heritage impact assessment would be required as part of any proposals. </td> </tr> <tr> <td> Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality </td> <td> <ul style="list-style-type: none"> Flood Zone: The site is within Flood Zone 1. Access: The site is accessed from Lower Road, via a steep single track entrance. </td> </tr> </table>				Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no heritage assets within the vicinity of the site. The majority of the site is within the Chorleywood (Station Estate) Conservation Area, with the access road falling outside of the Conservation Area boundary. To the east of the site is the Chorleywood Common Conservation Area. A detailed heritage impact assessment would be required as part of any proposals. 	Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is within Flood Zone 1. Access: The site is accessed from Lower Road, via a steep single track entrance.
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no heritage assets within the vicinity of the site. The majority of the site is within the Chorleywood (Station Estate) Conservation Area, with the access road falling outside of the Conservation Area boundary. To the east of the site is the Chorleywood Common Conservation Area. A detailed heritage impact assessment would be required as part of any proposals. 						
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is within Flood Zone 1. Access: The site is accessed from Lower Road, via a steep single track entrance. 						

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Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • The site was not assessed as part of the Landscape Sensitivity Assessment. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • The car park use supports Chorleywood retail centre would likely need to be re-provisioned through any development of the site or in a suitable alternative location. • <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Chorleywood. 			
Availability (ownership/legal issues)			
The site is in the single ownership of Three Rivers District Council. The site is not currently available for development.			
Achievability			
No issues regarding the viability in developing the site have been identified.			
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	12
Phasing			
0-5 years	6-10 years	11-15 years	16+ years
Conclusion			
The site is not currently available for development.			
Suitable	Yes	Available	No
Deliverable	No	Developable	Yes
			No

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)
CW8	Telephone Exchange, New Parade	Chorleywood	0.09
			

Site Description

The site is comprised of previously developed land and is located in Chorleywood. The site contains the Chorleywood Telephone Exchange building. The site to the rear of a shopping parade on Shire Lane, with garages adjacent to the northern and eastern boundaries of the site. To the south of the site there are residential dwellings.

Use(s) Proposed	Residential
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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:** To the south and east of the site, on the opposite side of Blacketts Wood Drive, is the Chorleywood (Station Estate) Conservation Area. A Grade II Listed Building (Roman Catholic Church of St John Fisher). The Heritage Impact Assessment states that 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.
- Surface Water Flood Risk:** There is low risk of surface water flooding along the eastern boundary. The access road into the site is at low-medium risk of surface water flooding.
- Access:** The site is accessed from New Parade, which leads from Shire Lane.

Potential Environmental Impacts:

- Landscape Character

- The site was not assessed as part of the Landscape Sensitivity Assessment.

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<ul style="list-style-type: none"> • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 												
Further Constraints/Considerations:												
The existing telephone exchange use supports the local telephone system and it is considered that protection of the use is necessary. <ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Chorleywood. 												
Availability (ownership/legal issues)												
The site is in single ownership and is subject to a leasehold agreement.												
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)	50 (100%/0%)		Indicative Dwelling Range	5								
Phasing												
0-5 years	x	6-10 years		11-15 years		16+ years						
Conclusion												
The site is previously developed brownfield land and is considered to be in a highly sustainable location.												
<i>The site is being taken forward under NSS23.</i>												
Suitable	Yes	Available	Yes	Achievable	No							
Deliverable		Yes	Developable		No							

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Site Ref	Address	Settlement	Site Area (ha)
CW9	Garages, Copmans Wick	Chorleywood	0.1
			
Site Description	<p>The site is comprised of previously developed land and is located in Chorleywood. The site is in use as a garage court, with garages located along the eastern and southern boundaries. The site is accessed from Copmans Wick. The south of the site is adjacent to Hubbards Road allotments whilst to the north there is a public footpath with residential dwellings beyond this. There are residential dwellings to the east and west.</p>		
Use(s) Proposed	Residential		
Planning History	<p>There is no relevant planning history on the site.</p>		
Suitability	<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes <p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality <p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site 		
	<ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: The southern and eastern areas of the site are at risk of surface water flooding from a surface water flow path originating to the south west. The eastern portion of the site is at high risk (13% of the site area). Moving westwards, the flood extent significantly increases to medium and high risk (26% of the site is at medium risk of surface water flooding and 40% of the site is at low risk of surface water flooding). Access: The site is accessed from Copman's Wick. <ul style="list-style-type: none"> The Landscape Sensitivity Assessment assessed the site as having medium-low sensitivity to built development. 		

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<ul style="list-style-type: none"> • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 					
Further Constraints/Considerations:					
A public right of way runs parallel to the north of the site. <ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Chorleywood. 					
Availability (ownership/legal issues)					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
Achievability					
No issues regarding the viability in developing the site have been identified.					
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					
The site constitutes previously developed land which is within the settlement boundary of Chorleywood. The site is deemed suitable for residential development, subject to mitigation measures to address the risk of surface water flooding across the site. The site is both available and achievable. The site is deemed to be developable.					
Suitable	Yes	Available	Yes	Achievable	Yes
Deliverable		No	Developable		Yes

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Site Ref	Address	Settlement	Site Area (ha)
CW11	Heronsgate Motors, Heronsgate Road	Chorleywood	0.09
 <p>Contains OS data © Crown Copyright and database right 2019 Ordnance Survey 100018686</p>			
Site Description <p>The site is comprised of previously developed land located in Chorleywood. The site is in use as a car service station, with a hardstanding/parking area to the rear. The northern, eastern and western boundaries are adjacent to residential properties whilst the southern boundary is formed by Long Lane. Beyond residential development on the opposite side of Long Lane, there are allotments and open greenfield land. Residential development of Chorleywood is located to the north.</p>			
Use(s) Proposed Residential			
Planning History <p>There is no relevant planning history on the site.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: Heronsgate Conservation Area is located to the south-east; a heritage impact assessment may be required as part of any proposals. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: The site is accessed from Heronsgate Road. 	
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character 		<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 	

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<ul style="list-style-type: none"> • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 					
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Chorleywood. 					
Availability (ownership/legal issues)					
The site is in single ownership. The landowner has confirmed that there is currently no intention to develop the site.					
Achievability					
The site has not been promoted and 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)	78 (100%/0%)	Indicative Dwelling Range	7		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The site is brownfield and considered to be in a relatively sustainable location.					
The site is unavailable for development and therefore undeliverable.					
Suitable	Yes	Available	No	Achievable	No
Deliverable		No	Developable		No

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)
CW23	Land rear of Clovers Court	Chorleywood	0.12
			
Site Description <p>The site is comprised of greenfield land and is in use as garden/open land to the rear of existing housing (1-6 Clovers Court). The properties located to the immediate north of the site are comprised of two-storey terrace dwellings, which have frontage onto a parking area. To the south of the parking area is the northern boundary of the site. The ground levels rise from the northern to southern boundary and there is an established group of trees located along the southern boundary. Adjacent to the southern, western and eastern boundaries are residential gardens associated with properties along Rendlesham Way.</p>			
Use(s) Proposed	Residential		
Planning History <p>The residential dwellings located to the north of the site (1-6 Clovers Court) were recently developed through permission 11/1652/FUL; a condition of the planning permission states that no structures/enclosures or any hard surface should be constructed on the open space to the rear of Clovers Court, without the written permission of the Local Planning Authority.</p> <p>In 2015, an application for the erection of two detached bungalows, including alterations to existing parking arrangements serving existing dwellings to the north of the site (1-6 Clovers Court) was refused (15/1717/FUL); this application was then subject to an appeal which was allowed subject to conditions (16/0014/REF). The permission has not been implemented.</p> <p>There were two further planning applications on the site (17/1787/FUL and 19/0040/FUL). The 17/1787/FUL application was for the construction of two detached chalet bungalows, including alterations to existing parking arrangements serving existing dwellings to the north of the site (1-6 Clovers Court); this application was refused in November 2017. The 19/0040/FUL application was for the erection of six three-bedroomed dwellings (two sets of three terraced dwellings); the application was refused and was the subject of an appeal which was subsequently dismissed (19/0034/REF). The main issues of the application proposal were the effect of the proposal on the character and appearance of the area, the living conditions of residents at 6 Rendlesham Way, the living conditions of future residents, with particular reference to the amount of garden space and the provision of affordable housing.</p>			

SHELAA Site Assessments Part 3

Planning application (20/1349/FUL) for the construction of seven units within one single two-storey flatted black (four 2-bed and three 1-bed) with associated parking, access, alterations to land levels and landscaping was dismissed in December 2020.

Application (21/2590/FUL) was approved in February 2022 and has been completed.

Suitability

Policy Constraints:	<ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • AONB
Physical Constraints:	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • GSPZ: The site is in GSPZ 2. • Access: Access to the site would have to be provided via Clovers Court (off Quickley Lane), although this would be through the parking area serving the residential properties to the north of the site (1-6 Clovers Court).
Potential Environmental Impacts:	<ul style="list-style-type: none"> • TPO: There are protected trees at the north-eastern and south-western corners of the site (TPO756).

Further Constraints/Considerations:

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

Availability (ownership/legal issues)

The site is in single ownership. The site was recently the subject of a planning application and appeal and on this basis, the site is considered to be available.

Achievability

The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable. Additionally, the 19/0040/FUL application did not propose the provision of affordable housing raising potential viability issues in meeting future policy requirements.

Potential Density

Landowner Proposed DPH	50	Landowner Proposed Dwelling Range	6
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	6

Phasing

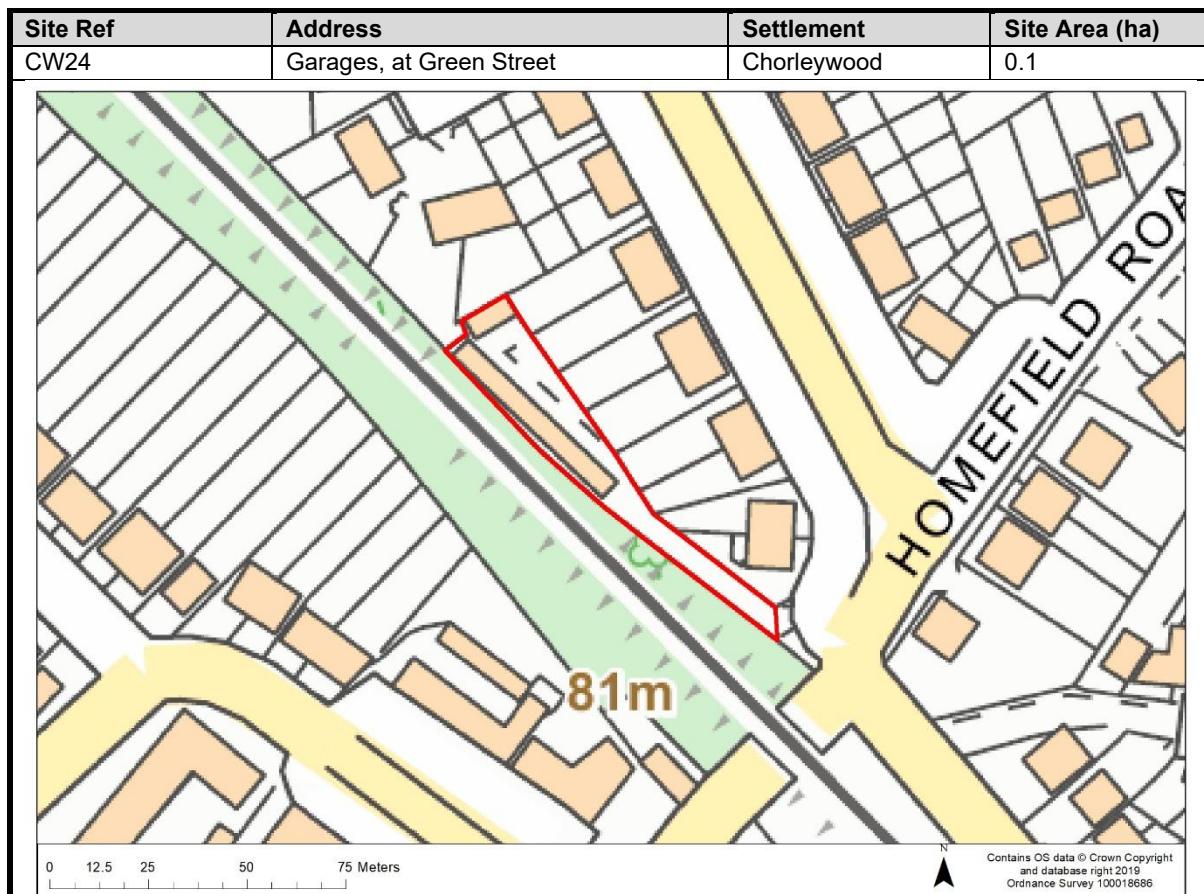
0-5 years	x	6-10 years		11-15 years		16+ years	
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Conclusion

Application (21/2590/FUL) was approved in February 2022 and has been completed.

Suitable	Yes	Available	No	Achievable	No
Deliverable		No	Developable		No

SHELAA Site Assessments Part 3



Site Description

The site is comprise of previously developed land and is located in Chorleywood. The site is comprised of a row of garages. The railway line runs adjacent to the south of the site, beyond a woodland buffer. To the north of the site there are residential dwellings. To the south-east of the site, beyond the railway line, is Chorleywood shopping parade.

Use(s) Proposed	Residential
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Planning History

There was one refused planning application on the site (18/1744/FUL) for the redevelopment of the site into six residential flats. This application was subsequent to an appeal which was allowed with conditions (18/0045/REF). This has been completed.

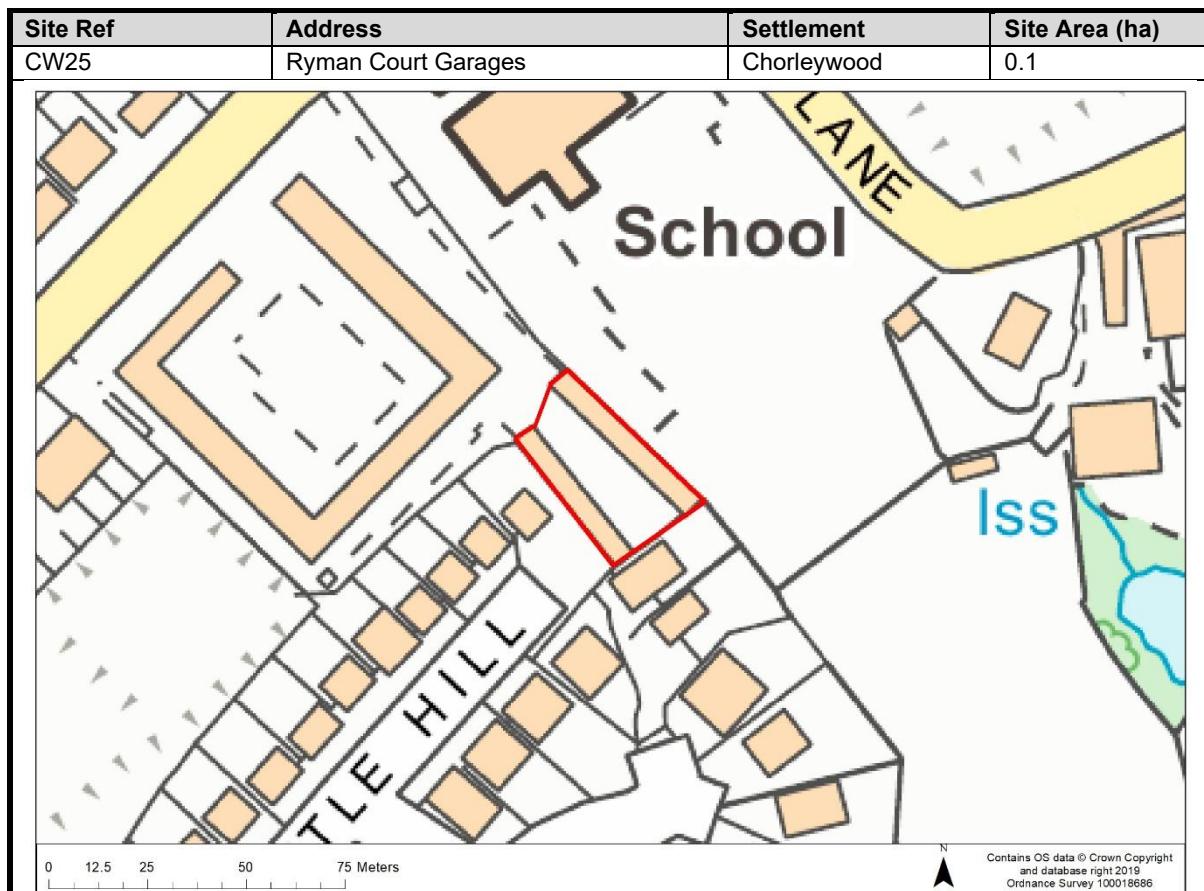
Suitability

Policy Constraints:	<ul style="list-style-type: none"> • Green Belt: The site is not in the Green Belt, • Historic Environment: Chorleywood Common Conservation Area is located close to the east of the site whilst the Chorleywood Station Estate Conservation Area is located to the south-east of the site. The Heritage Impact Assessment states that development would have a neutral impact on the historic environment.
Physical Constraints:	<ul style="list-style-type: none"> • Flood Zone: The site is within Flood Zone 1. • Surface Water Flood Risk: There is low risk of surface water flooding along the access leading to site. • Groundwater Flood Risk: The groundwater levels are at least 5m below the surface. • Access: The site is accessed via a narrow access from Green Street. • Noise: Noise issues caused by the site's proximity to the railway line may have an impact on the site and its future occupiers.

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Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 		<ul style="list-style-type: none"> • The site was not assessed as part of the Landscape Sensitivity Assessment. 							
Further Constraints/Considerations:									
<ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Chorleywood. 									
Availability (ownership/legal issues)									
Development of the site is anticipated to commence in 2020/21 (18/1744/FUL).									
Achievability									
There are no known 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									
There was one refused planning application on the site (18/1744/FUL) for the redevelopment of the site into six residential flats. This application was subsequent to an appeal which was allowed with conditions (18/0045/REF). This has been completed.									
Suitable	Yes	Available	No	Achievable	Yes				
Deliverable		No	Developable		No				

SHELAA Site Assessments Part 3



Site Description

The site is comprised of previously developed land and is in use as garages. The site is located to the rear of Ryman Court which is in residential use. There are residential properties adjacent to the west and south of the site. To the immediate east of the site is Chorleywood Primary School and playing field.

Use(s) Proposed	Residential
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Planning History

Planning permission has been granted.

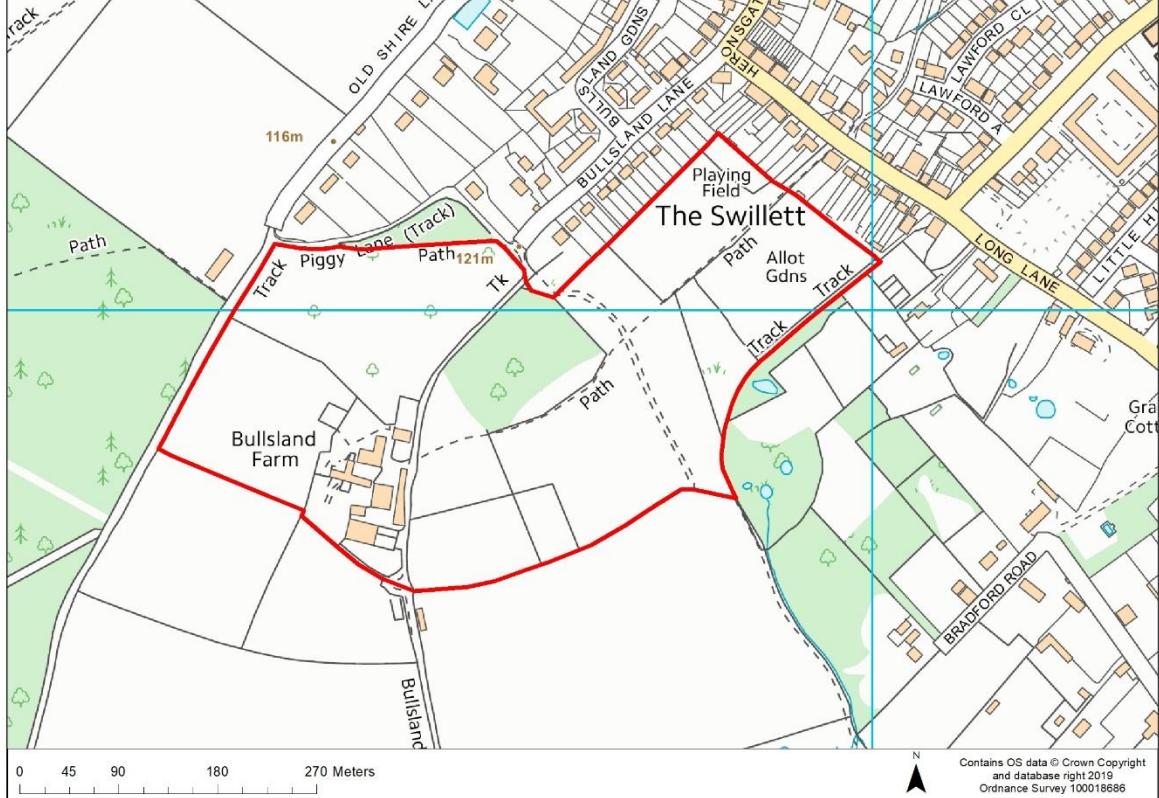
Suitability

Policy Constraints:	<ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • AONB
Physical Constraints:	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Access: The site is accessed from Stag Lane, via a road to the rear of properties associated with Ryman Court. The access road also provides access to parking bays serving existing properties. The access is unlikely to meet Manual for Streets guidance.
Potential Environmental Impacts:	<ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site <ul style="list-style-type: none"> • The site was not assessed as part of the Landscape Sensitivity Assessment.

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<ul style="list-style-type: none"> • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 										
Further Constraints/Considerations:										
<ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Chorleywood. 										
Availability (ownership/legal issues)										
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.										
Achievability										
No issues regarding the viability in developing the site have been identified.										
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		6-10 years		11-15 years	x 16+ years					
Conclusion										
The site is deemed suitable for residential development. Any development would need to address heritage considerations. The site is both available and achievable. The site is deemed to be developable.										
Planning permission has been granted for development.										
Suitable	Yes	Available	No	Achievable	Yes					
Deliverable	No	Developable			No					

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)
EOS5.0	Land to the south of Bullsland Lane	Chorleywood	14.4
			
Site Description <p>The site is comprised of greenfield land and is in use as open fields. To the east of the site is the Swillett playing fields and allotment land. Bullsland Farm and associated farm buildings are located to the south-west of the site, with agricultural land surrounding it. Bullsland Lane runs from the north of the site and leads to Bullsland Farm. To the north of the site, there is an area of woodland. Adjacent to the north of the site there is residential development whilst to the south is agricultural land.</p>			
Use(s) Proposed Residential			
Planning History <p>The site is Bullsland Farm has been subject to several planning applications. In 2016 (16/2516/FUL), an application for the creation of four new dwellings was approved; construction has started. In 2018 (18/1778/FUL) an application was refused for the conversion of a barn to a self-contained dwelling; the application was withdrawn.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The site is located in three parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel (in which the western portion of the site is located) was assessed as high. Harm to the Green Belt of releasing the parcel (in which the eastern portion of the site is located) was assessed as low-moderate. Harm to the Green Belt of releasing the parcel (in which the central portion of the site is located) was assessed as very high. Historic Environment: There are two Grade II Listed Buildings, associated with Bullsland Farm, located in the site boundary. Heronsgate Conservation Area is located in close proximity to the south-east of the site. The Heritage Impact Assessment states that the site's development would have a moderate-adverse impact on the historic environment. A detailed heritage impact assessment would be required to 	

SHELAA Site Assessments Part 3

		determine the full impact on the historic environment, particularly the three Conservation Areas and the nearby listed buildings.																	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is within Flood Zone 1. Surface Water Flood Risk: The centre of the site ranges from low-high risk of surface water flooding. Access: HCC Highways have stated that there are no clear access points and it would be challenging to provide suitable access points from Bullslane Lane or Old Shire Lane, which could not accommodate additional vehicular movements and have no walking or cycling capacity. HCC Highways also stated that there would be a likely requirement of a significant amount of third party land for a suitable access along Old Shire Lane and that a site of this size (300+ dwellings) would require two access points, with it being unclear whether a second access point exists. 																	
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 		<ul style="list-style-type: none"> The Landscape Sensitivity Assessment assessed the site as having medium sensitivity to built development. 																	
Further Constraints/Considerations: <ul style="list-style-type: none"> There are a number of public right of ways running throughout the site. The Swillett playing fields are located to the north-east of the site; this is an existing open space allocation. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 																			
Availability (ownership/legal issues) The site is in three separate ownerships.																			
Achievability The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.																			
Potential Density <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>N/A</td> <td>Landowner Proposed Dwelling Range</td> <td>N/A</td> <td></td> <td></td> </tr> <tr> <td>Indicative DPH (Developable/Non-Developable)</td> <td>50 (70%/30%)</td> <td>Indicative Dwelling Range</td> <td>504</td> <td></td> <td></td> </tr> </table>						Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A			Indicative DPH (Developable/Non-Developable)	50 (70%/30%)	Indicative Dwelling Range	504				
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A																
Indicative DPH (Developable/Non-Developable)	50 (70%/30%)	Indicative Dwelling Range	504																
Phasing <table border="1"> <tr> <td>0-5 years</td> <td></td> <td>6-10 years</td> <td></td> <td>x</td> <td>11-15 years</td> <td></td> <td>x</td> <td>16+ years</td> <td></td> </tr> </table>										0-5 years		6-10 years		x	11-15 years		x	16+ years	
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 defensible boundaries and BNG allocation.																			
Part of the site to the north-east is an allocated open space (in use as playing fields and a play area). The Swillet allotment also provides forms part of the open space provision in the District and in Chorleywood. The Three																			

SHELAA Site Assessments Part 3

Rivers Open Space Standards Paper identifies a future need of allotment provision to maintain the current quantity of provision and the draft Local Plan seeks to protect existing open space. It is considered that the existing uses as public open space and allotments should be protected and therefore the eastern part of the site is deemed to be unsuitable for residential development.

Achieving suitable access to the site from Bullsland Lane or Old Shire Lane is also considered to be unachievable.

For the reasons set out above, the site is considered to be unsuitable for residential development.

Suitable	No	Available	No	Achievable	No
Deliverable		No		Developable	No

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)
EOS5.1	Land to the south of Berry Lane	Chorleywood	8.3

Site Description

The site is comprised of greenfield land and is currently in agricultural use, consisting of open farmland. There are strips of trees running through the site which divide the site into separate fields. Adjacent to the east of the site are agricultural buildings associated with Berry Farm, with residential dwellings beyond this. Adjacent to the north-western boundary are buildings associated with Hall Farm and West Clayton Business Centre. Further south of the site is Catlips Farm. To the north of the site is the remainder of the agricultural field, with Berry Lane and residential development of Chorleywood beyond this. The railway line runs in close proximity to the north-east of the site.

Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints:	<ul style="list-style-type: none"> • 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: Chorleywood Common Conservation Area is located in close proximity to the north of the site. The Heritage Impact Assessment states that the site's development would have a moderate-adverse impact on the historic environment. A detailed heritage impact assessment would be required to determine the full impact on the historic environment, particularly the three Conservation Areas and the nearby listed buildings.
Physical Constraints:	<ul style="list-style-type: none"> • Flood Zone: The site is within Flood Zone 1. • GSPZ: The northern half of the site is within GSPZ2. The southern part of the site is within GSPZ1. GSPZ1 is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1

SHELAA Site Assessments Part 3

<ul style="list-style-type: none"> • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<p>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 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.</p> <ul style="list-style-type: none"> • Access: There is currently no access to the site. HCC Highways have stated that Berry Lane is not suitable for any additional capacity due to the nature of the lane and the surrounding highway network and that development of the site would require complete reconstruction of the local transport network including a significant amount of third party lane. HCC Highways also stated that there is minimal opportunity for the site to link with existing settlement. • Noise: Noise issues caused by the site's proximity to the railway line may have an impact on the site and its future occupiers. 				
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having medium sensitivity to built development. • Local Wildlife Site: The site's south-eastern corner is adjacent to a Local Wildlife Site (Pheasant's Wood). 				
<p>Further Constraints/Considerations:</p>					
<ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 					
<p>Availability (ownership/legal issues)</p>					
<p>The site is in two separate ownerships. Part of the site has been confirmed by its landowner as available for development. There is no confirmation regarding the other part of the site.</p>					
<p>Achievability</p>					
<p>No viability issues have been identified.</p>					
<p>Potential Density</p>					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	291		
<p>Phasing</p>					
0-5 years	x	6-10 years	x	11-15 years	16+ years
<p>Conclusion</p>					
<p>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.</p>					
<p>The developable area has been reduced due to the rural character of the site, the need to strengthen defensible boundaries and BNG allocation.</p>					

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It is not considered that the site is in a sustainable location. It is also not considered that suitable access arrangements can be made. Access roads to the site are narrow, single-track lanes without pedestrian access. Therefore, the site is not considered to be suitable.

Additionally, there is no confirmation that one part of the site is available.

The site has been considered in combination with Site PCS6. Please see the site assessment for EOS5.2

Suitable	No	Available	No	Achievable	Yes
Deliverable		No		Developable	No

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)
EOS5.2	Land to the South of Berry Lane (Larger Site)	Chorleywood	10

Site Description

The site is comprised of greenfield land and is currently in agricultural use, consisting of open farmland. There are strips of trees running through the site which divide the site into separate fields. The north of the site is bounded by Berry Lane which residential development of Chorleywood beyond this. There is an electricity sub-station located within the site, to the north. Adjacent to the east of the site are agricultural buildings associated with Berry Farm, with residential dwellings beyond this. Adjacent to the north-western boundary are buildings associated with Hall Farm and West Clayton Business Centre. Further south of the site is Catlips Farm. The railway line runs in close proximity to the north-east of the site.

The site contains Site EOS5.1 and Site PCS6.

Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints:	<ul style="list-style-type: none"> • 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: Chorleywood Common Conservation Area is located in close proximity to the north of the site. The Heritage Impact Assessment states that the site's development would have a minor-adverse impact on the historic environment. A detailed heritage impact assessment would be required to determine the full impact on the historic environment, particularly the three Conservation Areas and the nearby listed buildings.
Physical Constraints:	<ul style="list-style-type: none"> • Flood Zone: The site is within Flood Zone 1. • GSPZ: The northern half of the site is within GSPZ2. The southern part of the site is within GSPZ1. GSPZ1 is the most sensitive zone in terms of the potential risk of

SHELAA Site Assessments Part 3

<ul style="list-style-type: none"> • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<p>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 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.</p> <ul style="list-style-type: none"> • Access: There is currently no access to the site. There is currently no access to the site. HCC Highways have stated that Berry Lane is not suitable for any additional capacity due to the nature of the lane and the surrounding highway network and that development of the site would require complete reconstruction of the local transport network including a significant amount of third party lane. HCC Highways also stated that there is minimal opportunity for the site to link with existing settlement and that there are no safe walking or cycling routes to the existing settlement, with minimal opportunity for highway improvements, notably on Berry Lane and Common Gate Road. • Noise: Noise issues caused by the site's proximity to the railway line may have an impact on the site and its future occupiers. 					
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having medium sensitivity to built development. • Local Wildlife Site: The site's south-eastern corner is adjacent to a Local Wildlife Site (Pheasant's Wood). 					
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • The electricity sub-station to the north of the site would need to be protected from development. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 						
<p>Availability (ownership/legal issues)</p> <p>The site is in two separate ownerships. An area to the north of the site (Site ACFS6) has been promoted by one of the landowners. Contact with one of the landowners has confirmed that land to the east of the site is available. The landowner of land to the west of the site has confirmed that the majority of land in their ownership is available but a revised boundary was submitted. <i>Please see the Site Assessment for Site EOS5.3 to reflect the revised boundary of the site.</i></p>						
<p>Achievability</p>						
<p>No viability issues have been identified.</p>						
<p>Potential Density</p>						
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A			
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	350			
<p>Phasing</p>						
0-5 years	x	6-10 years	x	11-15 years	16+ years	
<p>Conclusion</p>						

SHELAA Site Assessments Part 3

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.

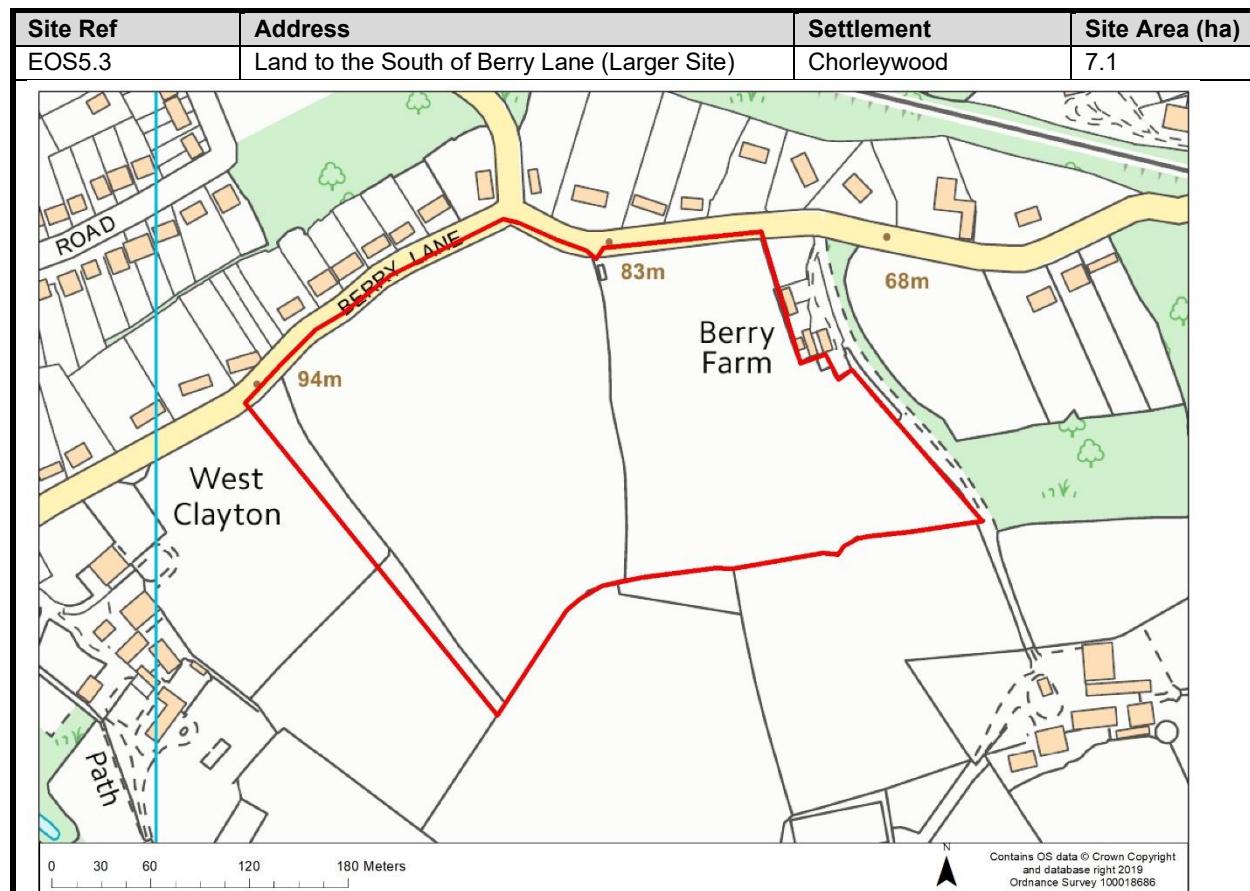
The developable area has been reduced due to the rural character of the site, the need to strengthen the defensible boundary and BNG allocation.

It is not considered that the site is in a sustainable location. It is also not considered that suitable access arrangements can be made. Access roads to the site are narrow, single-track lanes without pedestrian access. Therefore, the site is not considered to be suitable. Additionally, it is not known if the entirety of the site is available.

Please see the Site Assessment for Site EOS5.3 to reflect the revised boundary of the site.

Suitable	No	Available	No	Achievable	Yes
Deliverable		No		Developable	No

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Site Description

The site is comprised of greenfield land and is currently in agricultural use, consisting of open farmland. There are strips of trees running through the site which divide the site into separate fields. The north of the site is bounded by Berry Lane which residential development of Chorleywood beyond this. There is an electricity sub-station located within the site, to the north. Adjacent to the east of the site are agricultural buildings associated with Berry Farm, with residential dwellings beyond this. Adjacent to the west of the site is the remainder of a field comprising part of the site, with buildings associated with Hall Farm and West Clayton Business Centre beyond this. Further south of the site is Catlips Farm. The railway line runs in close proximity to the north-east of the site.

The site is a revised boundary of Site EOS5.2.

Use(s) Proposed	Residential
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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:** Chorleywood Common Conservation Area is located in close proximity to the north of the site. A detailed heritage impact assessment would be required as part of any proposals.

Physical Constraints:

- Access
- Flood Zone
- Surface Water Flooding
- Groundwater Flooding
- Groundwater Source Protection Zone (GSPZ)

- **Flood Zone:** The site is within Flood Zone 1.
- **GSPZ:** The northern half of the site is within GSPZ2. The southern part of the site is within GSPZ1. GSPZ1 is the most sensitive zone in terms of the 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

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<ul style="list-style-type: none"> Contamination Noise Air Quality 	<p>object in principle to tall buildings with deep foundations, 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.</p> <ul style="list-style-type: none"> Access: There is currently no access to the site. There is currently no access to the site. HCC Highways have stated that Berry Lane is not suitable for any additional capacity due to the nature of the lane and the surrounding highway network and that development of Site EOS5.2 (in which the site is located) would require complete reconstruction of the local transport network including a significant amount of third party lane. HCC Highways also stated that there is minimal opportunity for the site to link with existing settlement and that there are no safe walking or cycling routes to the existing settlement, with minimal opportunity for highway improvements, notably on Berry Lane and Common Gate Road. Noise: Noise issues caused by the site's proximity to the railway line may have an impact on the site and its future occupiers. 				
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. Local Wildlife Site: The site's south-eastern corner is adjacent to a Local Wildlife Site (Pheasant's Wood). 				
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> The electricity sub-station to the north of the site would need to be protected from development. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 					
<p>Availability (ownership/legal issues)</p> <p>The site is in two separate ownerships. An area to the north of the site (Site ACFS6) has been promoted by one of the landowners. Contact with one of the landowners has confirmed that land to the east of the site is available. The landowner of land to the west of the site has confirmed that the land to the west of the site is available.</p>					
<p>Achievability</p> <p>No viability issues have been identified.</p>					
<p>Potential Density</p>					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	249		
<p>Phasing</p>					
0-5 years	x	6-10 years	x	11-15 years	16+ years
<p>Conclusion</p>					
<p>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.</p>					

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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.

It is not considered that the site is in a sustainable location. It is also not considered that suitable access arrangements can be made. Access roads to the site are narrow, single-track lanes without pedestrian access. Therefore, the site is not considered to be suitable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No		Developable	No

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)				
NCFS13	Catlips Farm (Chorleywood)	Chorleywood	34.5				
							
Site Description <p>The site is outside any defined settlement boundary and is thus considered to be within the open countryside in planning terms. The site's current use is a mixture of residential, equestrian and storage. The site principally consists of open fields/pastures but also encompasses woodland and residential use with associated equestrian structures. As such, the site is partly brownfield, although mainly greenfield land. In terms of the site's surroundings, the site sits within a pocket of fields, separating the urban areas of Rickmansworth and Chorleywood. The site is bounded by woodland and the M25 to the east, open fields to the south and west and ribbon residential development along Berry Lane to the north. The overarching character of the area is rural in nature.</p> <p>In terms of the site's accessibility, it is noted that vehicle access is taken from both Berry Lane to the north and Shepherds Lane to the south. Berry Lane and Shepherds Lane are both single lane country roads at the points where access is taken. In terms of public transport, there are some limited options within the vicinity, with a public footpath crossing the M25 on the eastern edge of the site to access The Queens Drive, Rickmansworth, which benefits from bus stops. Chorleywood Station is located circa 800m to the northwest of the site providing train connections.</p> <p>NCFS13 has a larger red line boundary compared to NSS18, which was previously submitted as part of the call for sites process.</p>							
<table border="1"> <tr> <td>Use(s) Proposed</td> <td colspan="3">Residential, Medical Centre, Community Buildings, School, Sports Facilities, Parks</td> </tr> </table>				Use(s) Proposed	Residential, Medical Centre, Community Buildings, School, Sports Facilities, Parks		
Use(s) Proposed	Residential, Medical Centre, Community Buildings, School, Sports Facilities, Parks						
Planning History <p>The site benefits from two EIA screening requests:</p> <p>23/2062/EIA: 'Environmental impact assessment screening request in relation to a proposed development of up to 300 dwellinghouses'. The council issued its response on 18th December 2023.</p> <p>24/1213/EIA: 'Environmental impact assessment screening request in relation to a proposed development of up to 400 dwellinghouses'. The council issued its response on 15th August 2024.</p>							
Suitability <table border="1"> <tr> <td>Policy Constraints:</td> <td> <ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review (2019) assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate high (parcel CH3). </td> </tr> </table>				Policy Constraints:	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review (2019) assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate high (parcel CH3). 		
Policy Constraints:	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review (2019) assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate high (parcel CH3). 						

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<ul style="list-style-type: none"> • Historic Park and Garden • National Landscapes 	<ul style="list-style-type: none"> • Historic Environment: There are Grade II and II* Listed Heritage Assets within the locality. It is suggested that a Historic Impact Assessment be prepared to assess the impact of any future proposal on nearby Heritage Assets. The site is also located within the vicinity of a Conservation Area. HCC Historic Environment recommend that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal. • Open Space Designation: The site is partially covered by an Open Space designation (DM11).
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Access: The surrounding road network is predominantly made up of single lane roads (i.e. Shepherds Lane and Berry Lane) which may represent a concern for a sizeable development on this site. • Surface Water Flooding: The site is subject to limited surface water flood risk designations including 1 in 30, 1 in 100 and 1 in 1000 flood risk. • Noise: The site is located adjacent to the M25 and additional work may be required to review the noise impact to future residents. • Air Quality: The site is located adjacent to the M25 and additional work may be required to review the air quality impact to future residents, particularly on those areas closest to the east boundary. • GSPZ: The site is in SPZ1 and would therefore require robust supporting documentation for proposals. 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 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.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • Tree Preservation Order: There are protected trees located across the site, principally clustered around the southern boundary of the site. • Ancient Woodland: A portion of the adjacent woodland is classified as Ancient Woodland. • Local Wildlife Site: The LWS, Pheasant's Wood, is adjacent to the site.
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • A public right of way (CHORLEYWOOD 030) runs down the eastern side of the site. • The promoter has suggested the provision of a medical centre, community buildings, forestry school, sports facilities, parks and footpath and cycle connections • The indicative dwelling range suggested by the LPA would likely require the provision of a primary school on site • HCC Transport have stated that adjacent roads are unsuitable for the scale of the proposed development with little opportunity for enhancement. 	

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- Chalfont St Peter Parish council opposed the development at the site due to the impact on Green Belt, as well as the insufficient sewage capacity at Maple Lodge.
- MoD advised that development height exceeding 45.7m will trigger statutory consultation requirement. Development might result in creation of attractant environments for large and flocking bird species hazardous to aviation.
- 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 more woodland and expanding existing sites should be considered.
- HCC Ecology advised that an Ecological Appraisal may be required to determine ecological interest and impacts of any development.
- Subject to the potential development north of Chorleywood, HCC Education advised that 1FE new provision may be required within the development.
- HCC Adult Care advised that the site may be suitable for a larger housing with care scheme with the provision of a range of onsite communal facilities, and a transportation service to enhance accessibility to nearby towns for additional amenities.
- Chorleywood Parish Council strongly objected the site for development due to the reasons of i) development of the site would damage the function of Green Belt on towns/settlements amalgamation; ii) the site is not sustainable from travel and transport perspectives; iii) the development of the site would deliver adverse impacts on the nearby conservation area, as well as the TPOs in the vicinity of the site; iv) there are several constraints at the site for development in human environment perspective (e.g. asbestos contamination, unlicenced waste disposal, noise and air quality issue by M25); v) there is lack of capacity for sewage and wastewater infrastructures; vi) proposed housing density on the site is significantly below the draft new policies and the average density for Chorleywood, which is not an effective use on valuable greenfield land; vii) there is a lack of affirmation on the future project proponent's commitment of providing 50% of affordable housing; and viii) there is no consideration on the loss of existing livery stables.
- 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 being promoted by an agent, the client of whom does not own any part of the site.

Achievability

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

Potential Density

Landowner Proposed DPH	13	Landowner Proposed Dwelling Range	440
Indicative DPH (Developable/Non-Developable)	50 (50%/50%)	Indicative Dwelling Range	863

Phasing

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

It is not considered that the site is in a sustainable location. It is also not considered that suitable access arrangements can be made. Access roads to the site are narrow, single-track lanes without pedestrian access. Therefore, the site is not considered to be suitable.

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

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.

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

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

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

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

Consequently, the site is not considered suitable, but it is available and achievable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No		Developable	No

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)			
NCFS14	Land at Homefield Road	Chorleywood	0.4			
 <p>© Crown copyright and database rights 2014. Ordnance Survey. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.</p> <p>20 10 0 20 40 60 80 Meters</p> <p>THREE RIVERS DISTRICT COUNCIL</p>						
<h3>Site Description</h3> <p>The site is located within the settlement boundary of Chorleywood. The site currently constitutes Thorpedale, which appears to operate as a residential care home for disabled persons and four other existing dwellings together with their associated curtilages, and is accessed via Homefield Road, off Green Street and Orchard Drive. In terms of the site surroundings, it is noted that the site is encased by the urban form of Chorleywood on all sides, predominantly constituting two-storey detached and semi-detached dwellings. A railway station is located circa 175m to the southeast of the site and a high street with a range of services is located circa 100m to the southwest. The site is in a highly sustainable location. The area surrounding the site is considered to be suburban in nature.</p>						
Use(s) Proposed	Residential					
<h3>Planning History</h3> <p>There is no relevant planning history on the site.</p>						
<h3>Suitability</h3>						
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Historic Environment: The site is located within the Chorleywood Common Conservation Area. It is likely a Heritage Impact Assessment is required. There are no Listed Buildings within the immediate vicinity of the site, however, depending on the scale of development there are two Grade II Listed Buildings within the wider site locality (within 200m) which may need to be taken into consideration. 					
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Noise: A railway line is located 25m to the south of the site and thus any future proposal may require consideration of this and its impact on the amenity of future occupiers. Surface Water Flooding: There is minor surface water flood risk to the west of the site. A low to high surface water flow from the junction of Homefield Road and Station Approach. 					

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Potential Environmental Impacts: <ul style="list-style-type: none"> • 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 are a series of specific Tree Preservation Orders located across the site, namely on the western site boundary (the entire row of trees) and within the curtilages of 'Red Tiles' and 'Quilley House'. Additionally, given the location of the site within the Chorleywood Common Conservation Area, other mature trees will also be protected.		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • A private road, Homefield Road, runs through the length of the site (south to north). It is understood that access will need to be obtained from the northern entrance/exit of the site. • HCC Transport have identified cycle route 8 as a priority scheme close to the site. • MoD advised that development height exceeding 45.7m will trigger statutory consultation requirement. Development might result in creation of attractant environments for large and flocking bird species hazardous to aviation. • HCC Ecology suggested measures should be considered to avoid light spill on adjacent trees / woody habitats. • HCC Ecology recommended that Preliminary Roost Assessment may be required. • HCC Adult Care stated that the site may be suitable for a block of six supported housing units for individuals with learning and/or physical disabilities. Further assessment would be required to ensure the site meet the locational criteria. • Chorleywood Parish Council strongly objected the site for development due to the reasons of i) it is doubtful on the availability of the site as it is not being proposed by the current owners of on-site existing residential dwellings, which there is no certainty on the intention of selling properties to the promoters; ii) there are concerns on inconsistency with the character of Conservation Area, and anticipated adverse impact to the adjacent Grade II Listed Buildings; iii) although the site is highly sustainable from a transport perspective, the existing road capacity might not be sufficient to accommodate future traffic flow by future development; iv) there is lack of capacity for sewage and wastewater infrastructures; v) there is no arrangement or proposal on the reprocision of residential care home for adults with learning difficulties; and vi) it is questionable on whether low density of housing would either economically feasible or deliver sufficient public benefits to overcome any harm to the Conservation Area. • HCC Mineral and Waste advised that a Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage. 			
Availability (ownership/legal issues)			
<p>The site is in mixed ownership and is being promoted by an agent who is understood to be working on behalf of one of the landowners of the site. The site poses a legal issue where access to the site shall be restricted to the northern entrance.</p>			
Achievability			
<p>The site is in mixed ownership and has access constraints which may impact its deliverability.</p>			
Potential Density			
Landowner Proposed DPH Indicative DPH (Developable/Non-Developable Area)	125 50 (100%/0%)	Landowner Proposed Dwelling Range Indicative Dwelling Range	50 20
Phasing			
0-5 years x 6-10 years 11-15 years 16+ years			
Conclusion			
<p>Whilst redevelopment of the site for continued residential use is acceptable in principle, through its location within the Chorleywood settlement boundary (Key Centre) and being partly brownfield land, regard is had to the character and appearance of the locality and the significance of the Chorleywood Conservation Area.</p>			

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

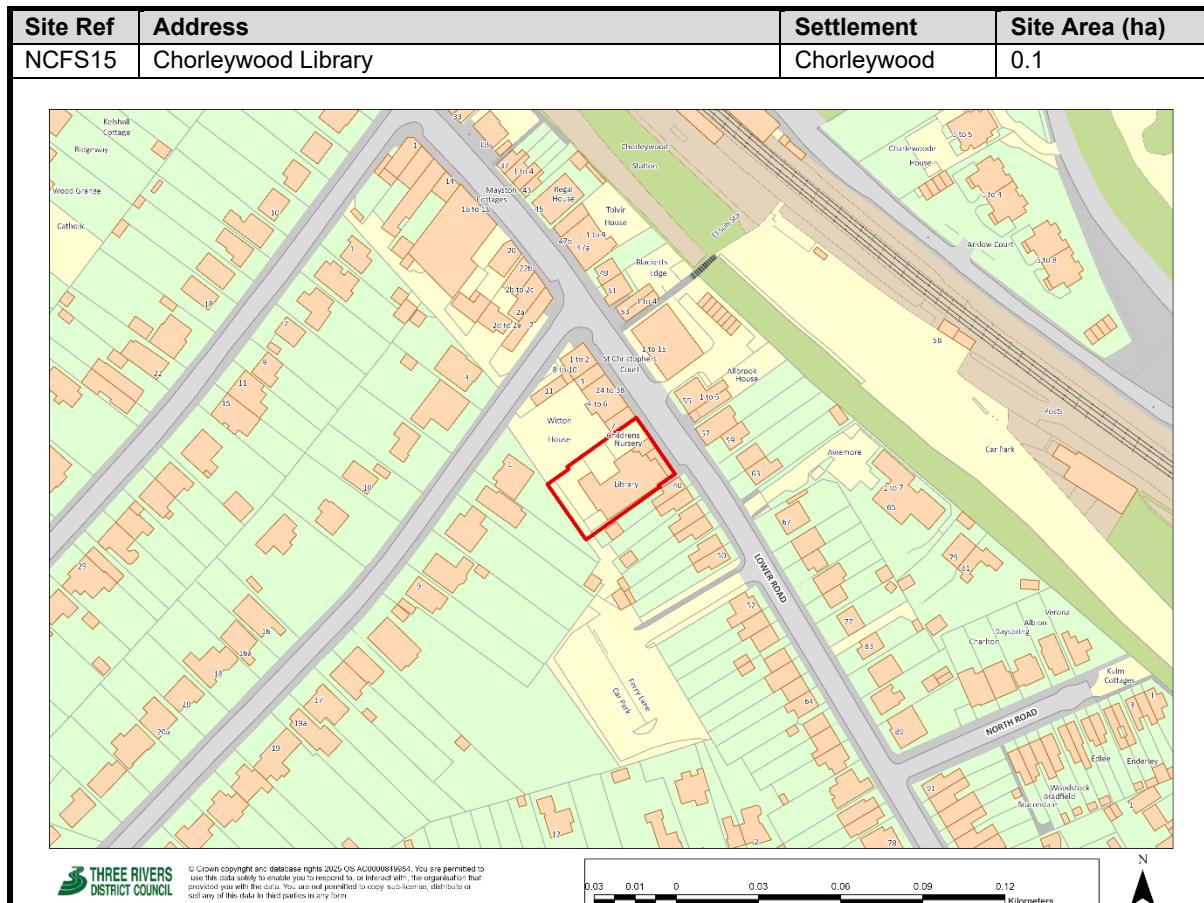
It is concluded that a scheme of the scale proposed by the landowner would represent an overdevelopment of the site and would have a detrimental impact to the character and appearance of the Chorleywood Conservation Area. However, the site may have capacity for residential development at a reduced scale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

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

Subsequently, the site is not considered to be suitable, mainly due to overdevelopment in the conservation area, and it is only partly available. The site is achievable.

Suitable	No	Available	No	Achievable	Yes
Deliverable		No	Developable		No

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Site Description

The site is located within the settlement boundary of Chorleywood. The site constitutes an existing single storey library and associated curtilage and is thus brownfield land. The site is enclosed by the built form of Chorleywood on all sides. The site is located at the end of a high street with a range of services and benefits from a bus stop directly in front of it, in addition to Chorleywood Train Station 200m to the north. Surrounding development is predominantly residential in nature, although retail mixed use is located to the immediate northwest along the high street. The form of surrounding development is a mixture of predominantly two storey and 2.5 storey buildings, with the library acting as one of the few single storey examples in the street scene. The overarching character of the area is urban in nature.

Use(s) Proposed	Residential/community
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Planning History

There is no relevant planning history on the site.

Suitability

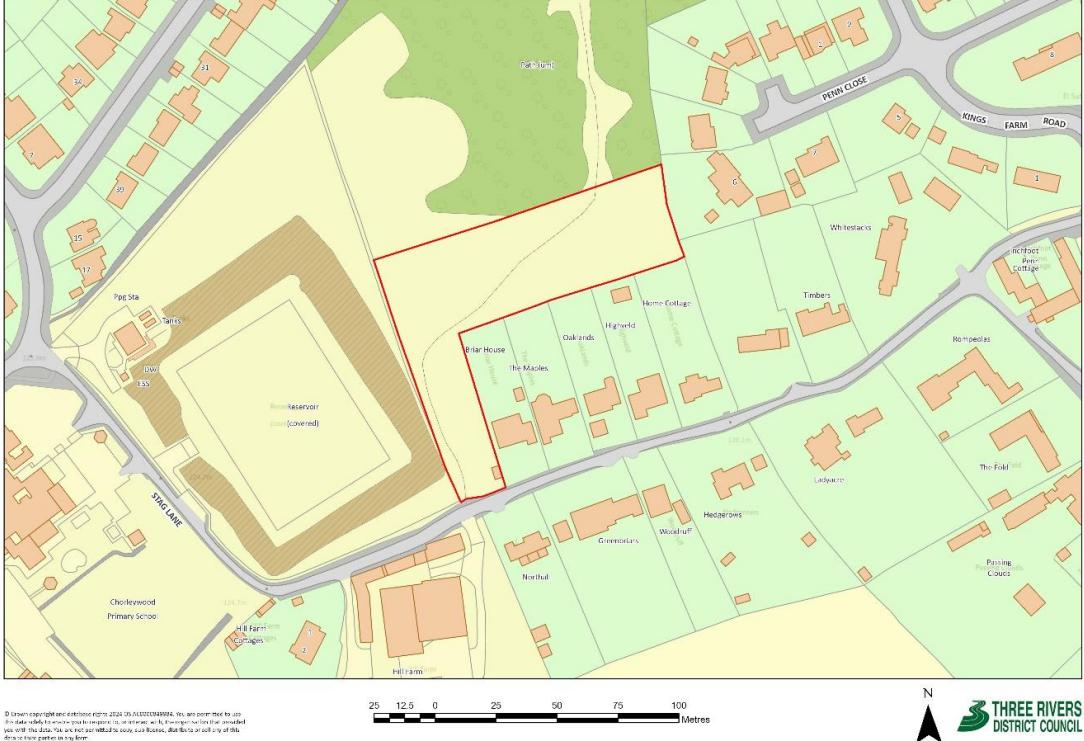
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Historic Environment: The site is located adjacent to the Chorleywood Station Estate Conservation Area, and thus any development of this site is likely to impact its setting. There is a Listed Heritage Asset located 100m to the north, however, given the visual separation from the site, development which is broadly in keeping with the scale of the surrounding built form is unlikely to impact its setting, nor any Listed Buildings within the wider locality. A Heritage Impact Assessment would be necessary to support any future proposal is assessing the impact to the setting of the Conservation Area.
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Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 	<ul style="list-style-type: none"> Access: Access to the site would be from Lower Road. Flood Zone: The site is in Flood Zone 1. Surface water flood risk: A Low to medium surface water flood risk in the north, east and southeast of the site is identified, due to a flow path along Lower Road. An access and egress
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<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> assessment may be required and there is a potential hazard assessment will be required. Contamination: Given the brownfield nature of the site, there is the potential for site contamination. Notwithstanding this however, the existing use is not considered to raise significant concern in this regard. 								
Potential Environmental Impacts: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> The landowner (Hertfordshire County Council) has specified that the library could be retained/replaced at ground floor level. 									
Availability (ownership/legal issues) The site is in single ownership and is being promoted by the landowner.									
Achievability The promoters of the site have not specified any issues regarding the viability in developing the site.									
Potential Density <table border="1"> <tr> <td>Landowner Proposed DPH</td><td>N/a</td><td>Landowner Proposed Dwelling Range</td><td>N/a</td></tr> <tr> <td>Indicative DPH (Developable/Non-Developable)</td><td>50 (100%/0%)</td><td>Indicative Dwelling Range</td><td>5</td></tr> </table>		Landowner Proposed DPH	N/a	Landowner Proposed Dwelling Range	N/a	Indicative DPH (Developable/Non-Developable)	50 (100%/0%)	Indicative Dwelling Range	5
Landowner Proposed DPH	N/a	Landowner Proposed Dwelling Range	N/a						
Indicative DPH (Developable/Non-Developable)	50 (100%/0%)	Indicative Dwelling Range	5						
Phasing <table border="1"> <tr> <td>0-5 years</td><td>x</td><td>6-10 years</td><td></td><td>11-15 years</td><td></td><td>16+ years</td><td></td></tr> </table>		0-5 years	x	6-10 years		11-15 years		16+ years	
0-5 years	x	6-10 years		11-15 years		16+ years			
Conclusion The site is located within the settlement boundary of Chorleywood in a highly sustainable location with a range of sustainable transport modes available within the site's vicinity. Additionally, the site represents brownfield land and thus will not result in the loss of greenfield to realise its development potential of a minimum of 5 dwellings. It would be highly desirable to retain the library use at ground floor level as suggested by the landowner, and there is no information available at this stage which would suggest that retaining/redeveloping such a use would render any future proposal on the site unviable.									
Accordingly, it is considered that the site is suitable, available and achievable.									
Suitable Yes	Available Yes	Achievable Yes							
Deliverable Yes	Developable 		No						

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)			
NCFS16	Land at Stag Lane	Chorleywood	0.65			
						
<p>Site Description</p> <p>The site is located within the Chorleywood settlement boundary. The site currently constitutes a meadow, the topography of which generally slopes down to the northeast towards the built form of Chorleywood. Access to the site is gained from Stag Lane, which is reduced to single lane for the section where the site takes its access. The site boundary largely constitutes mature hedgerow. In terms of the site surroundings, the site forms part of a small green corridor into the built area of Chorleywood, being bounded by residential development on the east and south, a covered reservoir (appearance of an open field) to the west and woodland to the north. The overall character of the area is rural/suburban in nature.</p> <p>Accessibility to the site is poor, with limited sustainable transport options within the immediate vicinity accessibly by foot, not aided by the fact that the section of Stag Lane to which this site connects does not benefit from pavements. Whilst there is a public footpath to the north of the site connecting the site to Chorleywood, due to the nature of this footpath (i.e. unpaved) it would be unreasonable to expect future residents to use this year-round to access services.</p> <p>Due to the shape of the site, it is considered that the developable area is circa 0.50ha, as a result of needing to provide an access through the initial 0.15ha of the site connecting to Stag Lane.</p>						
Use(s) Proposed	Residential					
<p>Planning History</p> <p>There is no relevant planning history on the site.</p>						
<p>Suitability</p> <table border="1"> <tr> <td>Policy Constraints:</td> <td> <ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review (2019) assessed harm to the Green Belt of releasing the parcel as low (parcel CH4). Open Space: The entirety of the site is located within an open space allocation under Policy SA5. Policy SA5 states that sites allocated as open space will generally be safeguarded as open spaces. HCC Historic Environment advised that the submission of Archaeological Desk Based Assessment is encouraged alongside with the planning application. </td> </tr> </table>				Policy Constraints:	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review (2019) assessed harm to the Green Belt of releasing the parcel as low (parcel CH4). Open Space: The entirety of the site is located within an open space allocation under Policy SA5. Policy SA5 states that sites allocated as open space will generally be safeguarded as open spaces. HCC Historic Environment advised that the submission of Archaeological Desk Based Assessment is encouraged alongside with the planning application. 	
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SHELAA Site Assessments Part 3

Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. 						
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> Tree Preservation Orders: Whilst there are no protected trees on the site itself, there are several trees protected by Tree Preservation Orders either side of the site entrance, the root protection areas of said trees may limit the options for formalising a site entrance in this location. Local Wildlife Site: The entirety of the site is designated as a Local Wildlife Site. 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> There is a public right of way (CHORLEYWOOD 025) which runs diagonally across the site which would require rerouting in order to facilitate the delivery of development on the site. HCC Transport have stated that the surrounding highways network is unlikely to be suitable for accommodating the scale of proposed development with little opportunity for enhancement. 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 should be considered. HCC Ecology advised that Preliminary Ecological Appraisal and/or LWS quality survey, and Preliminary Roost Assessment, may be required. HCC Adult Care suggested that a nursing home or a block of six supported housing units for individuals with learning and/or physical disabilities to be proposed in the site. Chorleywood Parish Council objected the site for development due to i) significant adverse impact on the totality of Local Wildlife Site and the overall biodiversity, as well as the root system of the protected trees in the vicinity of the site; ii) development would result in loss of open spaces; iii) there is no pedestrian facilities and public footpath connecting the site, and the existing public right of way might be required to be altered due to the future development. 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 an agent on behalf of the landowner.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	5	Landowner Proposed Dwelling Range	2-3				
Indicative DPH (Developable/Non-Developable)	50 (70%/30%)	Indicative Dwelling Range	23				
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							

SHELAA Site Assessments Part 3

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 reserve space for a suitable access and BNG allocation.

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

In terms of the ecological impact of the site, the site both represents greenfield land, currently constituting a meadow, and is also a designated Local Wildlife Site. It is therefore evident that the site is of high ecological value, and the development of this site would thus likely result in significant ecological harm, which would weigh against any decision to develop this site for residential use. In terms of the site's sustainability, whilst it is noted that the site is located within the Chorleywood settlement boundary, the site's only pedestrian links to Chorleywood are via an unpaved public footpath leading to the north, given the section of Stag Lane from which the site is accessed does not benefit from pavements. HCC Transport have stated that the surrounding highways network is unlikely to be suitable for accommodating the scale of proposed development with little opportunity for enhancement.

Furthermore, given the unpaved nature of the footpath, it is unreasonable to expect future residents to use this to access Chorleywood year-round (e.g. due to path being unlit and the likely deterioration of the path's surface in wetter months). Whilst there are public transport options within the locality, a future resident would struggle to access these via foot due to the poor pedestrian links, leading to a high likelihood that future occupiers would be heavily reliant on private vehicles as their primary mode of transportation. The site's location is therefore unsustainable.

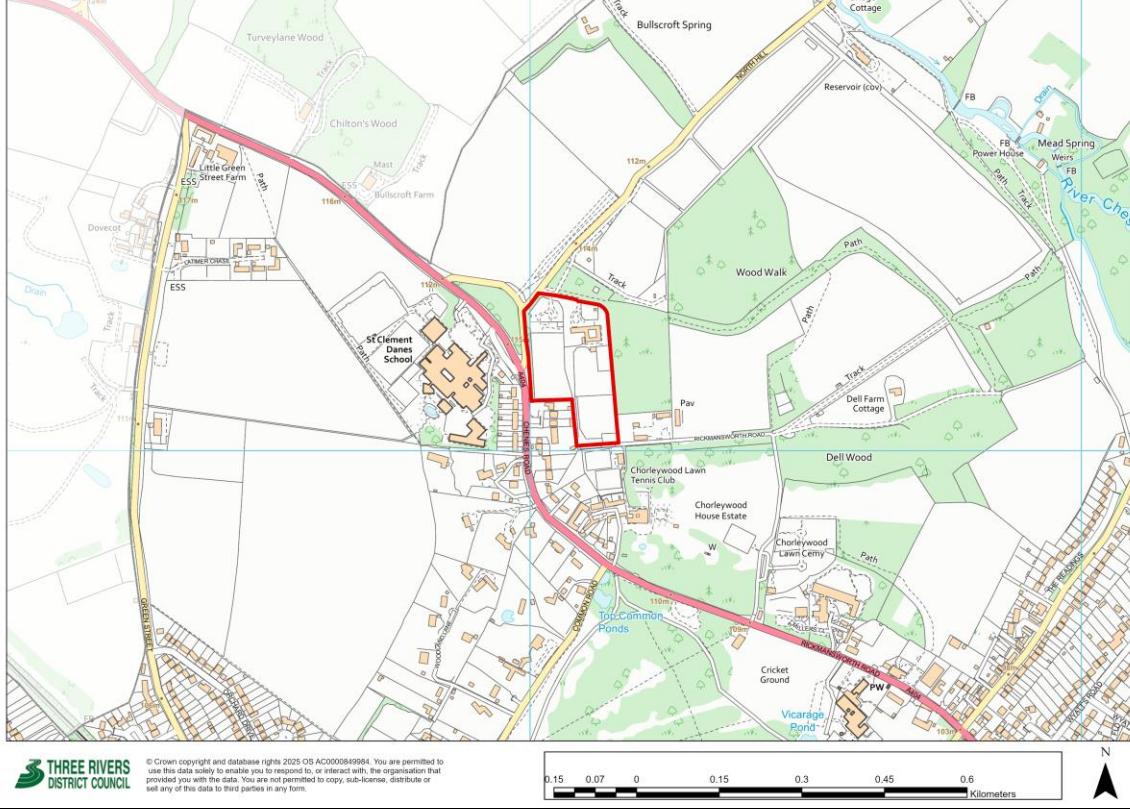
In terms of the overall capacity of the site, there is a five dwelling threshold to warrant the inclusion of the site in the SHELAA. Given the agent for the site has indicated that it would be suitable for two to three dwellings, the site would not meet the minimum criteria for inclusion in the SHELAA. The Council's own calculations indicate a capacity of circa 17 dwellings on a basis of a 35 dwelling per hectare (dph) target. Accordingly, if the site were able to come forward, the Council's own dwelling target would be favourable, though any final figure would need to take into account any site-specific constraints and policy requirements.

In terms of policy conflicts, it is noted that the site is both located within an allocated open space. Open spaces are protected under Policy SA5 of the Three Rivers District Council Core Strategy (2011) ('the CS'), which states that 'sites allocated as open space will generally be safeguarded as open spaces'. Consequently, the allocation of this site would result in harm due to conflict with Policy SA5, which would weigh against any decision to allocate this site for development. The open spaces contained within the CS are due to be taken forward into the new Local Plan.

Subsequently, the site is not considered to be suitable. The site is available and achievable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No		Developable		No

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)		
NCFS17	North Hill Farm	Chorleywood	3.24		
					
Site Description <p>The site is located outside any defined settlement boundary and is thus considered to be within open countryside for planning purposes, though it is noted that the Chorleywood settlement boundary bounds the site to the south and west. The site is currently utilised for a mixture of uses, including a dwelling house with associated curtilage and campsite. The site is divided into four areas, with fields to the southeast and southwest, the dwelling and associated curtilage to the northeast and campsite to the northwest. Accordingly, the site is a mixture of brownfield and greenfield land, with the brownfield land contained towards the north of the site. The area of brownfield land to the north of the site constitutes circa 1.13ha. The overall topography of the site is flat, and the boundary treatments are typically trees/mature hedgerow.</p> <p>In terms of the site's surroundings, the site is bounded by development to the west and south, constituting St Clement Danes School and loose knit residential development associated with the built extent of Chorleywood respectively. To the north and east of the site is a mixture of open fields (pastures and meadows) and woodland. The overarching character of the area is suburban/rural (edge of settlement).</p> <p>Access to the site is taken from North Hill, a country lane adjoining the A404. However, due to North Hill being a country lane (albeit a wide country lane where the site takes access), the road does not benefit from pavements. As a result of the lack of pavements, pedestrian accessibility to public transport options in the locality is poor.</p>					
Use(s) Proposed Residential					
Planning History <p>There is no relevant planning history on the site.</p>					
Suitability <table border="1"> <tr> <td data-bbox="198 1718 635 2032"> Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes </td><td data-bbox="635 1718 1389 2032"> <ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 1 Green Belt Review (2017) assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as significant. The parcel was not carried forward to the Stage 2 Green Belt Review. The site is considered grey belt. Heritage Impact: The site is located circa 100m from a Conservation Area, located to the south of the site. Accordingly, depending on the scale of development, it may be necessary to prepare a Heritage Impact Assessment in support of any future proposal. </td></tr> </table>				Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 1 Green Belt Review (2017) assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as significant. The parcel was not carried forward to the Stage 2 Green Belt Review. The site is considered grey belt. Heritage Impact: The site is located circa 100m from a Conservation Area, located to the south of the site. Accordingly, depending on the scale of development, it may be necessary to prepare a Heritage Impact Assessment in support of any future proposal.
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 1 Green Belt Review (2017) assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as significant. The parcel was not carried forward to the Stage 2 Green Belt Review. The site is considered grey belt. Heritage Impact: The site is located circa 100m from a Conservation Area, located to the south of the site. Accordingly, depending on the scale of development, it may be necessary to prepare a Heritage Impact Assessment in support of any future proposal. 				

SHELAA Site Assessments Part 3

<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> National Landscapes: The site is located within the Chilterns National Landscape. Accordingly, it will be necessary to prepare a Landscape and Visual Impact Assessment as part of any future proposal. Access: Access to the site would be from the existing access off North Hill. 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. Accordingly, any future proposal at the site is likely to require a supporting flood risk assessment. 									
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 		<ul style="list-style-type: none"> Tree Preservation Order: Although there are no tree preservation orders on the site itself, there are protected trees immediately adjacent to the site's southeastern boundary, its southwestern boundary and its northern boundary. 									
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> HCC Ecology advised that Preliminary Roost Assessment and Preliminary Ecological Appraisal may be required. 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. 											
<p>Availability (ownership/legal issues)</p> <p>The site has been promoted by an agent on behalf of a client who does not own any part of the site. The client is however in the process of purchasing the whole site.</p>											
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>											
<p>Potential Density</p> <table border="1"> <tr> <td>Landowner Proposed DPH</td><td>23</td><td>Landowner Proposed Dwelling Range</td><td>75</td></tr> <tr> <td>Indicative DPH (Developable/Non-Developable) based on utilising brownfield area</td><td>50 (35%/65%)</td><td>Indicative Dwelling Range</td><td>57</td></tr> </table>				Landowner Proposed DPH	23	Landowner Proposed Dwelling Range	75	Indicative DPH (Developable/Non-Developable) based on utilising brownfield area	50 (35%/65%)	Indicative Dwelling Range	57
Landowner Proposed DPH	23	Landowner Proposed Dwelling Range	75								
Indicative DPH (Developable/Non-Developable) based on utilising brownfield area	50 (35%/65%)	Indicative Dwelling Range	57								
<p>Phasing</p> <table border="1"> <tr> <td>0-5 years</td><td>x</td><td>6-10 years</td><td>11-15 years</td><td>16+ years</td><td></td></tr> </table>				0-5 years	x	6-10 years	11-15 years	16+ years			
0-5 years	x	6-10 years	11-15 years	16+ years							
<p>Conclusion</p> <p>The site is available and achievable, however, there would be detrimental impacts resulting from development in this location. Chiefly, the site is located within the Chilterns National Landscape and could impact the setting of a Conservation Area.</p>											
<p>With respect to the Chilterns National Landscape, it would likely be necessary as part of any future proposal for a housing scheme on the site to prepare a Landscape and Visual Impact Assessment (LVIA). The LVIA would be utilised to better understand the harm caused by development on the site and how heavily this would weigh against granting consent for a housing scheme in this location. National Policy sets out that there must be a strong reason for not including sites within the National Landscape. In this case, development would be limited to the previously developed area of the site, limiting the harm to the National Landscape.</p>											

SHELAA Site Assessments Part 3

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

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

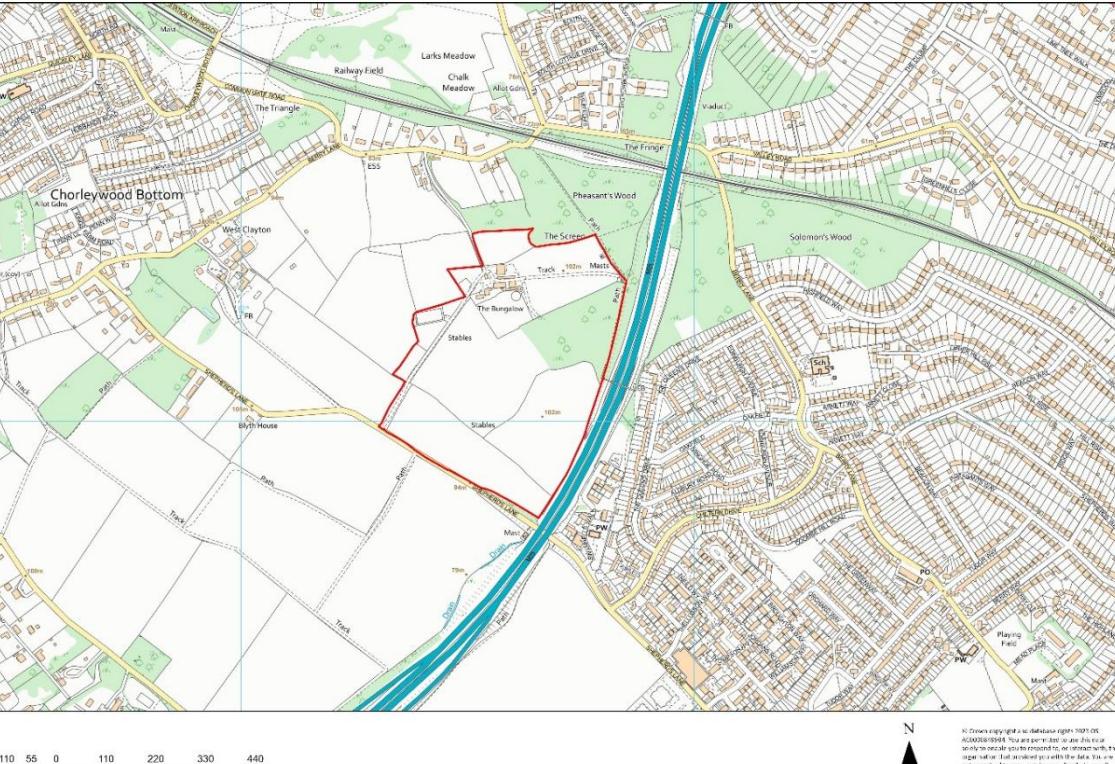
The previously developed area of the site, i.e. the northern area, is considered to be the most suitable, particularly in respect of landscape harm. The previously developed area of the site constitutes 1.13ha, which is what the indicative capacity calculations above have been based upon. Furthermore, the standard indicative DPH of 50 has been reduced due to the context of the site.

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

Additionally, 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

SHELAA Site Assessments Part 3

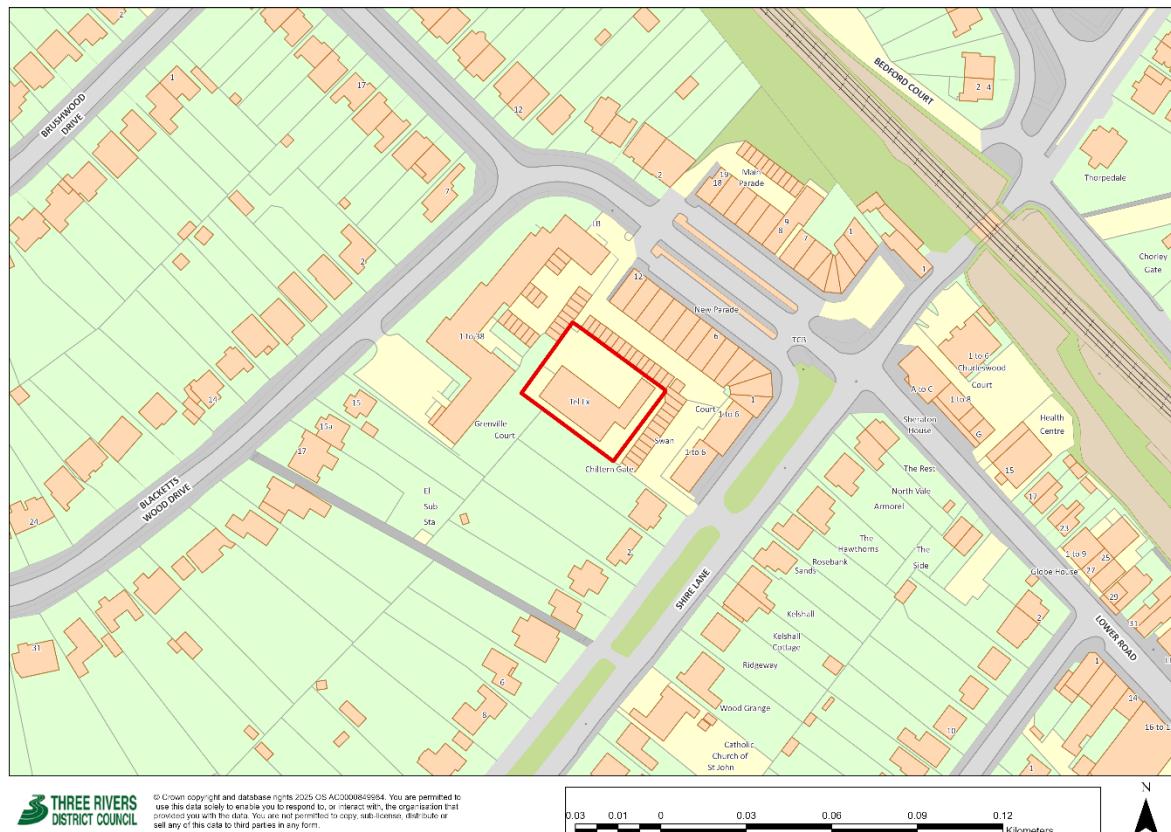
Site Ref	Address	Settlement	Site Area (ha)
NSS18	Catlips Farm, Berry Lane	Chorleywood	21.8
			
Site Description <p>The site is located in Chorleywood, north of Shepherds Lane. The site is comprised mainly of agricultural greenfield land, as well as an area of woodland, part of Pheasant's Wood. There is an existing livery stables within the site. The site is bordered to the south by Shepherds Lane, and to the east by the M25. The north of the site is bordered by Pheasants Wood, with Berry Lane beyond. To the west there are further agricultural fields.</p>			
Use(s) Proposed Residential			
Planning History <p>There is no relevant planning history on the site.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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 CH3 (in which the site is located) as moderate-high. Historic Environment: There are no heritage assets within the site boundary 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1 Surface Water Flood Risk: Most of the site is at negligible risk of surface water flooding. There are two small areas in the centre of the site at medium risk. Groundwater Flood Risk: Groundwater levels of the site are at least 5m below the ground surface. GSPZ: GSPZ3 Access: Main access to the site would be from Shepherds Lane, at the south of the site. Access may be possible from Berry Lane to the northwest. Shepherds Lane is a single track road with no footway, becoming a two lane road with a pavement to one side just before reaching the M25, which it crosses underneath. Berry Lane is a single track road with passing places. 	

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Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • Local Wildlife Site: The woodland area in the east of the site is part of a Local Wildlife Site, which extends to cover the woods north of the site boundary • Open Space: Pheasants Wood is designated Open Space, and a portion of the woodland is within the site boundary 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is outside of any defined settlement, and lies between Chorleywood and Mill End, which are defined as Key Centres in the Settlement Hierarchy. • There is a Public Right of Way which runs along the east of the site, crossing over the M25 from The Queens Drive and passing through Pheasants Wood along the site 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	13.8	Landowner Proposed Dwelling Range	300				
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)	Indicative Dwelling Range	545				
Phasing							
0-5 years	X	6-10 years		11-15 years		16+ years	
Conclusion							
<p>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.</p>							
<p>The developable area has been reduced due to the site's rural character and BNG/amenity allocation.</p>							
<p>A suitable buffer to the east of the site would be required to mitigate against any potential noise or air pollution from the M25.</p>							
<p>The site is considered to be in an unsustainable location which is outside of the settlement boundary of Chorleywood and Mill End. Access to the site is via single track lanes with no pedestrian access which will not be suitable for a development of this size. There are also concerns relating to impact upon the adjacent Local Wildlife Site and the designated open space of Pheasants Wood. The site is therefore considered not suitable.</p>							
<p>See NCFS13 for assessment of site with larger boundary.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable		No	Developable	No			

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Site Ref	Address	Settlement	Site Area (ha)
NSS23	Chorleywood Telephone Exchange Shire Lane	Chorleywood	0.11



Site Description

The site is comprised of previously developed land and is in use as a Telephone Exchange. The site borders garages to the north and east. Beyond these, the site is located to the rear of shops on Shire Lane. There are residential properties including blocks of flats surrounding the site.

Use(s) Proposed	Residential
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Planning History

There is no relevant planning history on the site.

Suitability

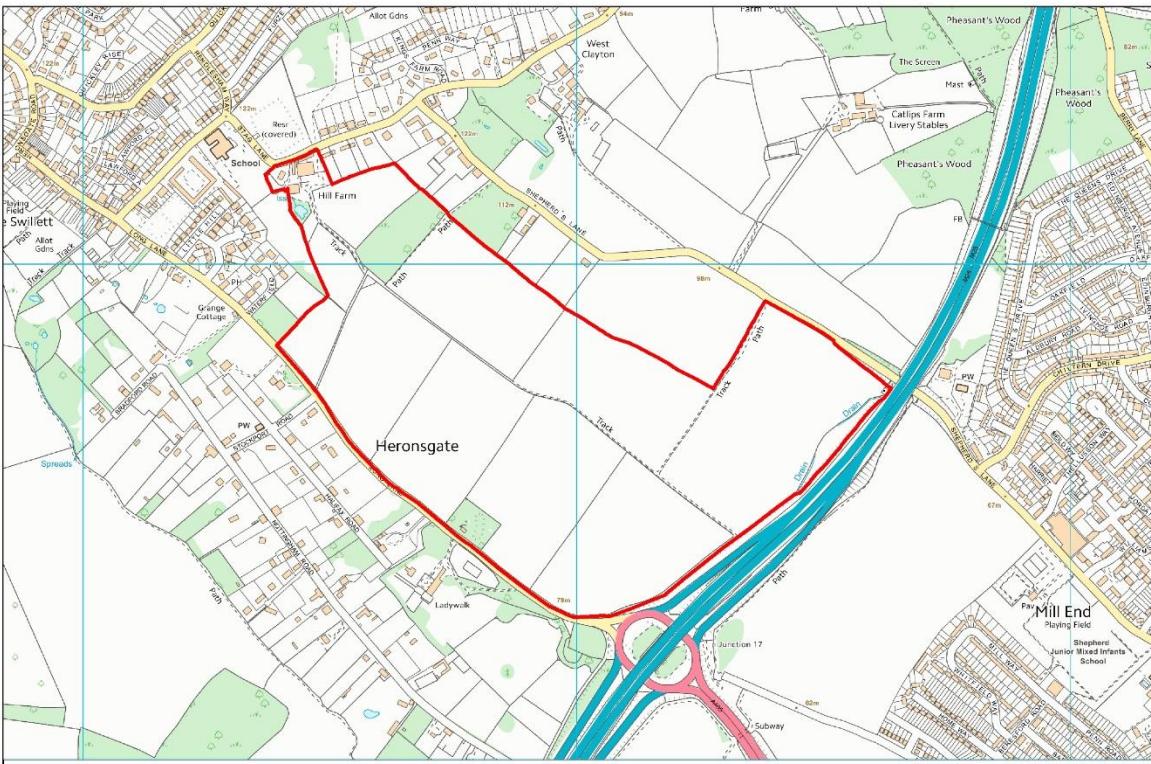
Policy Constraints:	<ul style="list-style-type: none"> • Green Belt: The site is not in the Green Belt. • Historic Environment: The site does not contain any heritage assets. Chorleywood Station Estate Conservation Area is located to the south-east of the site, beyond residential development along Shire Lane. A detailed heritage impact assessment may be required as part of any proposals.
Physical Constraints:	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Access: The site is accessed from Shire Lane, via a road to the side of the New Parade Shops

Potential Environmental Impacts:	<ul style="list-style-type: none"> • The site is within the Chilterns Landscape Area
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SHELAA Site Assessments Part 3

<ul style="list-style-type: none"> • 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:					
<ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Chorleywood. HCC Minerals and Waste state that a Site Waste Management Plan (SWMP) will 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 agents on behalf of the landowner.					
Achievability					
No issues regarding the viability in developing the site have been identified.					
Potential Density					
Landowner Proposed DPH	181	Landowner Proposed Dwelling Range	20-25		
Indicative DPH (Developable/Non-developable Area)	50 (100%/0%)	Indicative Dwelling Range	10		
Phasing					
0-5 years	X	6-10 years	11-15 years	16+ years	
Conclusion					
<p>The site is located within the settlement boundary of Chorleywood and has access to a range of sustainable travel options. As a result of the site's sustainable location and form of surrounding development, the standard indicative DPH of 50 has been increased due to the context of the site and potential for higher density. Notwithstanding this, future development will need to have regard to the setting of the Chorleywood Conservation Area to ensure its setting is not detrimentally impacted.</p> <p>The site is deemed suitable for residential development. The site is both available and achievable. The site is deemed to be developable.</p>					
Suitable	Yes	Available	Yes	Achievable	Yes
Deliverable	No	Developable		Yes	

SHELAA Site Assessments Part 3

Site Ref	Address	Settlement	Site Area (ha)
OSPF3	Land at Heronsgate, Chorleywood	Chorleywood	56
			

Site Description

The site is situated to the south of Chorleywood, with Heronsgate located to the south-west. The site is comprised of greenfield land and is in agricultural use. There is an area of woodland to the north-west of the site and at the south-west of the site. There are a number of agricultural buildings adjacent to the north of the site, which are accessed from Stag Lane. A central footpath runs from Stag Lane to the north through to the southern boundary of the site. The M25 is adjacent to the south-eastern boundary of the site, with Long Lane defining the south-westerns boundary. The agricultural buildings to the north of the site are adjacent to Chorleywood Primary School playing fields. Shepherds Lane is located to the north-east and part of this site boundary is adjacent to residential properties and gardens located along Shepherds Lane.

Use(s) Proposed	Residential
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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) was assessed as moderate-high. Harm to the Green Belt of releasing the parcel (in which a small area of the site, to the north-west) was assessed as low.
- **Historic Environment:** The southern boundary of the site abuts Heronsgate Conservation Area which includes a number of Grade II Listed Buildings. The Heritage Impact Assessment states that the sites development would have a moderate adverse impact on the historic environment, as development of the site would remove part of the agricultural landscape which the Conservation Area is set within. The assessment states that as part of any proposals, a heritage impact assessment would be required and design should

SHELAA Site Assessments Part 3

	<p>protect Long Lane, the boundary of the Conservation Area and the route of the footpath through site.</p> <ul style="list-style-type: none"> • 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is within Flood Zone 1. • Surface Water Flood Risk: There is high risk of surface water flooding along the southern boundary, adjacent to Long Lane. This is linked to larger area in the north-west of the site which is at low-medium risk of surface water flooding. There is an area of ponding at the south-eastern corner of the site, ranging from low-high risk. • GSPZ: The majority of the site, to the south, is in GSPZ1. This is the most sensitive zone in terms of the 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 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: There is current access to the site via a farm track from Stag Lane. However, this is a narrow road and there may be capacity issues in using this as a primary access road into the site. The promoters of the south of the site (OSPF3a) propose the diverting of Long Lane through the site, close to the south east and south west corners of the site, to form a primary street; it is proposed by the promoters that the existing Long Lane would form the minor arms of priority junctions and it is proposed that the existing lane would be stopped up to through-traffic (vehicles) at a point along its length. A secondary access is proposed from Shepherds Lane. • 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.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • Local Wildlife Site: The site includes part of a Local Wildlife Site, which is also adjacent to the north-eastern boundary (Shepherd's Lane Wood). • Ecology: Hertfordshire County Council Ecology state that the site has a locally high ecological sensitivity due to the presence of the Shepherd's Lane Wood Local Wildlife Site. • TPO: There are protected trees at the north-west of the site (TPO048). • Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest

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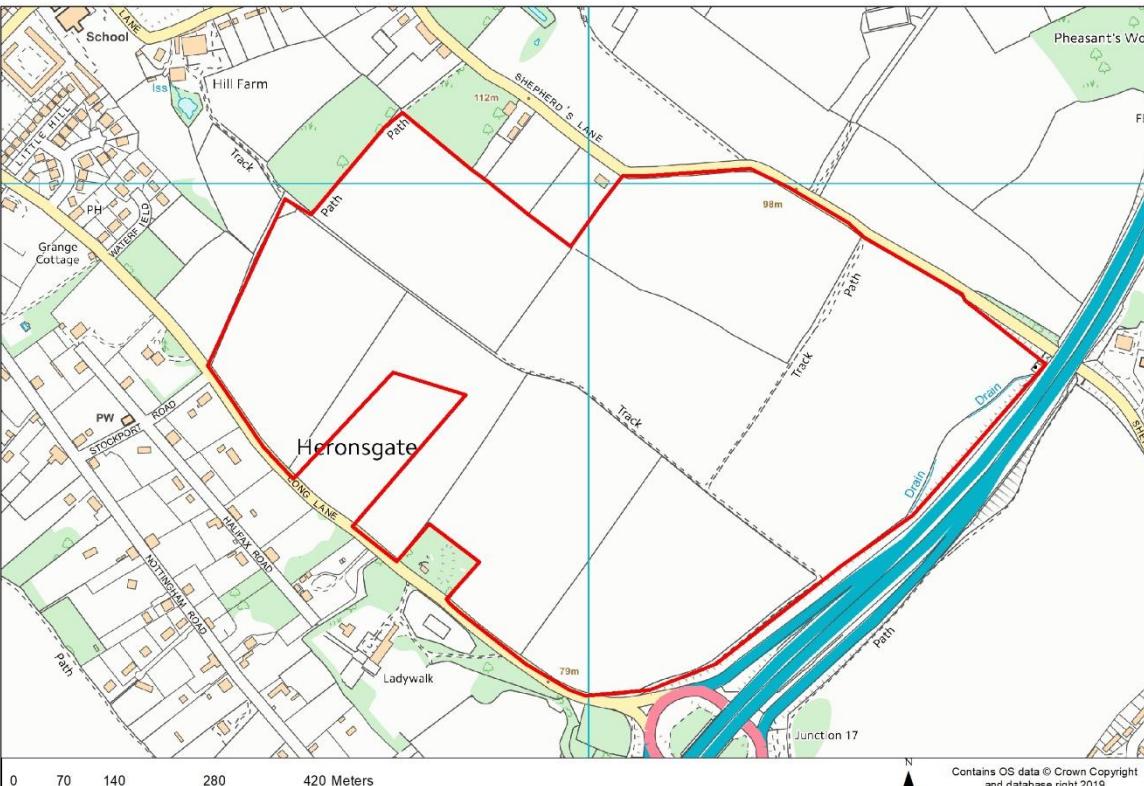
	opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> There are several public footpaths running through the site. HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site. HCC Highways have also stated that the impact to rural routes would need to be understood. The site has two smaller sites within its boundary which are considered separately in the site assessments for Sites CFS17, CFS18, CFS18a and CFS18b. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 							
Availability (ownership/legal issues)							
<p>The site is in four separate ownerships. Three of the ownerships are associated with Site CFS18, CFS17 and Site OSPF3a which have all been promoted by their landowners separately. The fourth parcel of land is approximately 0.6ha in size and has not been promoted by the landowner; the fourth parcel is adjacent to Long Lane and could be removed from the site boundary.</p> <p>Please see the Site Assessment for Site OSPF3a which assesses land within the site to the south and additional land to the north-east (along Shepherds Lane) which is in single ownership and has been promoted. This land excludes Site CFS18, Site CFS17 and the fourth ownership parcel (0.6ha) from the boundary to result in a single ownership boundary.</p>							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	OSPF3a (26) CFS18b (25) CFS17 (9) Average: 28	Landowner Proposed Dwelling Range	1379 150 20 Total: 1549				
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)	Indicative Dwelling Range	1400				
Phasing							
0-5 years	x	6-10 years	x	11-15 years	x	16+ years	x
Conclusion							
<p>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</p> <p>The developable area has been reduced due to the rural nature of the site, a need to strengthen defensive boundaries and BNG allocation.</p> <p>The site is strategic in scale and its development would support a high level of infrastructure provision. Any proposals should take account of the presence of public rights of way within the site. Areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Noise and air quality issues arising from proximity to the M25 should also be taken account of.</p> <p>Part of the site has not been promoted for development and is considered to be unavailable.</p>							

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Please see the Site Assessment form for Site OSPF3a which assesses the single ownership boundary of the majority of the site. The Site Assessment for OSPF3b assesses the combined land parcel of Site OSPF3a, CFS18b and CFS17, all of which have been promoted by their landowners.

Suitable	No	Available	No	Achievable	Yes
Deliverable	No		Developable		No

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Site Ref	Address	Settlement	Site Area (ha)										
OSPF3a	Land at Heronsgate, Chorleywood	Chorleywood	53.9										
 <p>Contains OS data © Crown Copyright and database right 2019 Ordnance Survey 100018686</p>													
<h3>Site Description</h3> <p>The site is situated to the south of Chorleywood, with Heronsgate located to the south-west. The site is comprised of greenfield land and is in agricultural use. There is an area of woodland adjacent to the north-west of the site and at the south-west of the site. A central footpath runs from the north of the site through to the southern boundary of the site. The M25 is adjacent to the south-eastern boundary of the site, with Long Lane defining the south-western boundary. The south-western boundary wraps around an area of woodland and an area of greenfield land along Long Lane. Shepherds Lane forms the northern boundary, with the site boundary also wrapping round residential properties and gardens located along Shepherds Lane.</p> <p>The site is a revised boundary of OSPF3. The site excludes Sites CFS18 and CFS17 from the boundary and includes land to the north, along Shepherds Lane, to result in a single ownership boundary.</p>													
<table border="1"> <tr> <td>Use(s) Proposed</td> <td>Residential</td> </tr> <tr> <td>Planning History</td> <td></td> </tr> <tr> <td>Suitability</td> <td></td> </tr> <tr> <td>Policy Constraints:</td> <td> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes </td> </tr> <tr> <td></td> <td> <ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. Harm to the Green Belt of releasing the parcel (in which the site is located) was assessed as moderate-high. Historic Environment: The southern boundary of the site abuts Heronsgate Conservation Area which includes a number of Grade II Listed Buildings. The Heritage Impact Assessment, which assessed Site OSPF3, states that the site's development would have a moderate adverse impact on the historic environment, as development of the site would remove part of the agricultural landscape which the Conservation Area is set within. The assessment states that as part of any proposals, a heritage impact assessment would be required and design should protect Long Lane, the </td> </tr> </table>				Use(s) Proposed	Residential	Planning History		Suitability		Policy Constraints:	<ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. Harm to the Green Belt of releasing the parcel (in which the site is located) was assessed as moderate-high. Historic Environment: The southern boundary of the site abuts Heronsgate Conservation Area which includes a number of Grade II Listed Buildings. The Heritage Impact Assessment, which assessed Site OSPF3, states that the site's development would have a moderate adverse impact on the historic environment, as development of the site would remove part of the agricultural landscape which the Conservation Area is set within. The assessment states that as part of any proposals, a heritage impact assessment would be required and design should protect Long Lane, the
Use(s) Proposed	Residential												
Planning History													
Suitability													
Policy Constraints:	<ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 												
	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. Harm to the Green Belt of releasing the parcel (in which the site is located) was assessed as moderate-high. Historic Environment: The southern boundary of the site abuts Heronsgate Conservation Area which includes a number of Grade II Listed Buildings. The Heritage Impact Assessment, which assessed Site OSPF3, states that the site's development would have a moderate adverse impact on the historic environment, as development of the site would remove part of the agricultural landscape which the Conservation Area is set within. The assessment states that as part of any proposals, a heritage impact assessment would be required and design should protect Long Lane, the 												

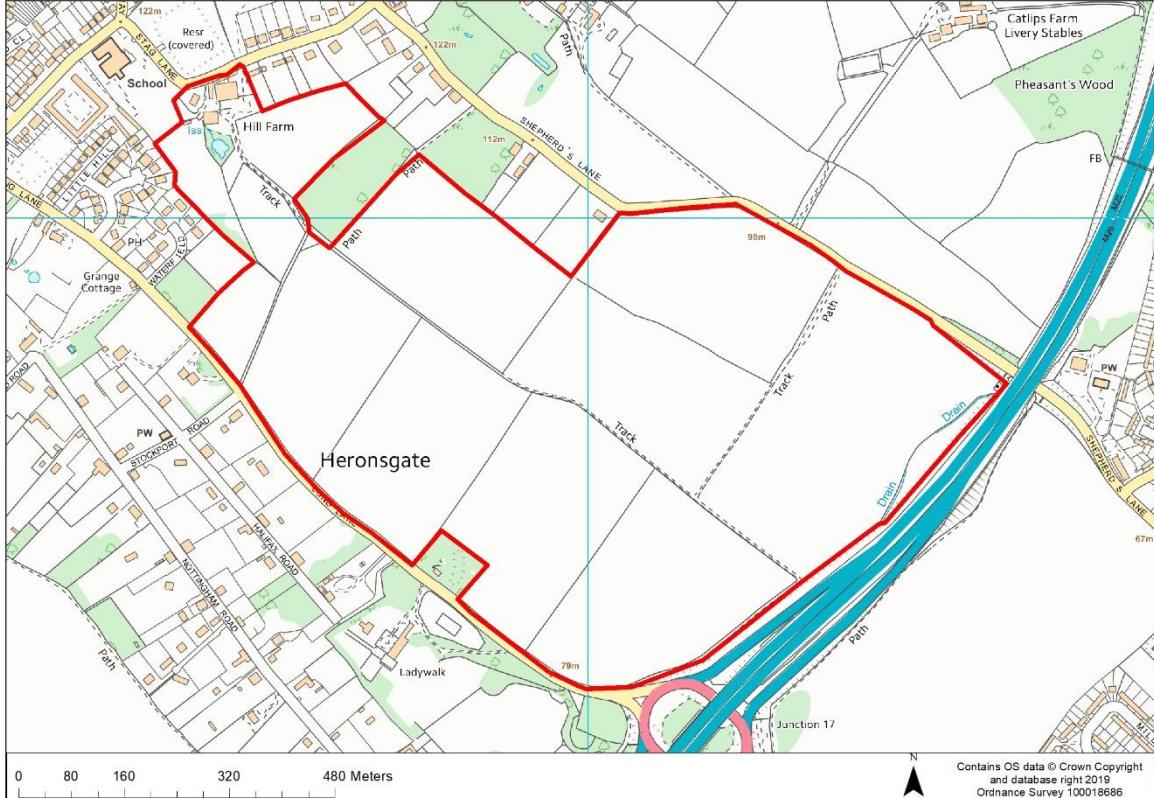
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	<p>boundary of the Conservation Area and the route of the footpath through site.</p> <ul style="list-style-type: none"> • Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is within Flood Zone 1. • Surface Water Flood Risk: There is high risk of surface water flooding along the southern boundary, adjacent to Long Lane. This is linked to larger area in the north-west of the site which is at low-medium risk of surface water flooding. There is an area of ponding at the south-eastern corner of the site, ranging from low-high risk. • GSPZ: The north-east of the site is in GSPZ2. The majority of the site, to the south, is in GSPZ1. This is the most sensitive zone in terms of the 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 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: There is current access to the site via a farm track from Stag Lane. However, this is a narrow road and there may be capacity issues in using this as a primary access road into the site. The promoters of the site propose the diverting of Long Lane through the site, close to the south east and south west corners of the site, to form a primary street; it is proposed by the promoters that the existing Long Lane would form the minor arms of priority junctions and it is proposed that the existing lane would be stopped up to through-traffic (vehicles) at a point along its length. A secondary access is proposed from Shepherds Lane. • 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.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • Local Wildlife Site: The north-eastern corner is adjacent to a Local Wildlife Site (Shepherd's Lane Wood). • Ecology: Hertfordshire County Council Ecology state that Site OSPF3, in which the site is located, has a locally high ecological sensitivity due to the presence of the Shepherd's Lane Wood Local Wildlife Site. • TPO: There are protected trees adjacent to the northern corner of the site (TPO048). • Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity.

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	opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> There is a public footpath running through the centre of the site. HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site. HCC Highways have also stated that the impact to rural routes would need to be understood. Promoters of the site, in discussions with the bus provider Arriva, have stated that the principle of extending a bus service into the site is a deliverable option. The promoters of the site propose a mixed-use community hub, a new primary school, provision of walking and cycling routes. Sites CFS17 and CFS18 are adjacent to the site's boundaries and have been promoted for development. <i>Please see the Site Assessment form for Site OSPF3b which assesses the combined land parcel of Site OSPF3a, CFS18 and CFS17.</i> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Heronsgate which is classified as an "Other Settlement" in the Settlement Hierarchy. 							
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	26	Landowner Proposed Dwelling Range	1379				
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)	Indicative Dwelling Range	1348				
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 defensible boundaries and amenity/BNG allocation.							
The site is strategic in scale and its development would support a high level of infrastructure provision. Any proposals should take account of the presence of public right of ways within the site. Areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is considered not to be suitable due to the concerns addressed above. The site is both available and achievable.							
If considered in combination with adjacent land (Site CFS18b), the site is located adjacent to the Key Centre of Chorleywood; <i>please see the Site Assessment for Site OSPF3b which assessed the combined land parcel of Site OSPF3a, CFS18b and CFS17.</i>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable		No	Developable		No		

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Site Ref	Address	Settlement	Site Area (ha)
OSPF3b	Land at Heronsgate, Hill Farm and Birdwood	Chorleywood	68
 <p>Contains OS data © Crown Copyright and database right 2019 Ordnance Survey 100018686</p>			
<p>Site Description</p> <p>The site is situated to the south of Chorleywood, with Heronsgate located to the south-west. The site is comprised of greenfield land and is in agricultural use. The M25 is adjacent to the south-eastern boundary of the site. The south-western boundary is defined by Long Lane but partially wraps around an area of woodland along Long Lane. Shepherds Lane forms the northern boundary, with the site boundary also wrapping round residential properties and gardens located along Shepherds Lane. The northern boundary also wraps around an area of woodland adjacent to the site (Shepherds Lane Wood). The north-western point of the site, which contains agricultural buildings partially abuts Stag Lane. A primary school playing field is adjacent to this part of the site and residential development of Chorleywood is located to the north-west. To the west there is low-density residential development associated with the Heronsgate settlement. There is open agricultural land to the south and east.</p> <p>The site is a revised boundary of OSPF3a and includes Sites CFS18b and CFS17.</p>			
Use(s) Proposed	Residential		
Planning History	There is no relevant planning history on the site.		
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. Harm to the Green Belt of releasing the parcel (in which majority of the site is located) was assessed as moderate-high. Part of the site, to the north (adjacent to Stag Lane i.e. the boundary of Site CFS18a) was assessed as low harm. Historic Environment: The southern boundary of the site abuts Heronsgate Conservation Area which includes a number of Grade II Listed Buildings. The Heritage Impact Assessment, which assessed Site OSPF3 (set within the site), states that the site's development would have a moderate adverse impact on the historic environment, as development of the site would remove part of the agricultural landscape which the Conservation Area is set within. The assessment 		

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	<p>states that as part of any proposals, a heritage impact assessment would be required and design should protect Long Lane, the boundary of the Conservation Area and the route of the footpath through site.</p> <ul style="list-style-type: none"> • 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.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is within Flood Zone 1. • Surface Water Flood Risk: There is high risk of surface water flooding along the southern boundary, adjacent to Long Lane. This is linked to larger area at the west of the site which is at low-medium risk of surface water flooding. There is an area of ponding at the south-eastern corner of the site, ranging from low-high risk. • GSPZ: The north-east of the site is in GSPZ2. The majority of the site, to the south, is in GSPZ1. This is the most sensitive zone in terms of the 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 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: There is current access to the site via a farm track from Stag Lane. However, this is a narrow road and there may be capacity issues in using this as a primary access road into the site. The promoters of the site propose the diverting of Long Lane through the site, close to the south east and south west corners of the site, to form a primary street; it is proposed by the promoters that the existing Long Lane would form the minor arms of priority junctions and it is proposed that the existing lane would be stopped up to through-traffic (vehicles) at a point along its length. A secondary access is proposed from Shepherds Lane. • 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.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • Local Wildlife Site: The northern boundary is adjacent to a Local Wildlife Site (Shepherd's Lane Wood). • Ecology: Hertfordshire County Council Ecology state that Site OSPF3, which is located within the site, has a locally high ecological sensitivity due to the presence of the Shepherd's Lane Wood Local Wildlife Site. • TPO: There are protected trees adjacent to the northern corner of the site (TPO048) and adjacent to the north-western corner of the site (TPO251).

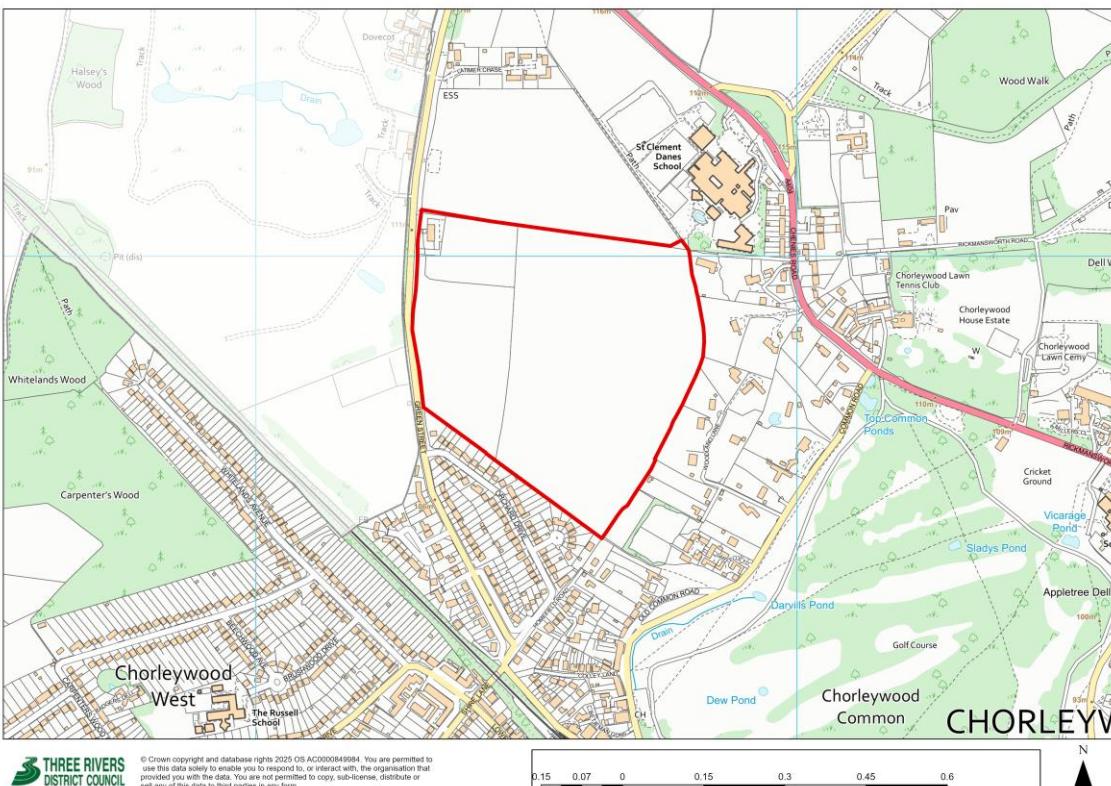
SHELAA Site Assessments Part 3

	<ul style="list-style-type: none"> Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development. 					
Further Constraints/Considerations:						
<ul style="list-style-type: none"> There are several public footpaths running through the site. HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site. HCC Highways have also stated that the impact to rural routes would need to be understood. Promoters of the site, in discussions with the bus provider Arriva, have stated that the principle of extending a bus service into the site is a deliverable option. The promoters of the site propose a mixed-use community hub, a new primary school, provision of walking and cycling routes. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 						
Availability (ownership/legal issues)						
The site is in three separate ownerships associated with Site CFS18, CFS17 and Site OSPF3a which have all been promoted by their landowners. The site is considered to be available.						
Achievability						
The promoters of the site have not specified any issues regarding the viability in developing the site.						
Potential Density						
Landowner Proposed DPH	OSPF3a (26) CFS18b (25) CFS17 (9) Average: 28	Landowner Proposed Dwelling Range	1379 150 20 Total: 1549			
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)	Indicative Dwelling Range	1700			
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 defensible boundaries and BNG/amenity allocation.						
The site is strategic in scale and its development would support a high level of infrastructure provision. Any proposals should take account of the presence of public right of ways within the site. Areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is considered not to be suitable due to the concerns addressed above. The site is both available and achievable.						
<i>The site has been superseded by OSPF3a.</i>						

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Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No		Developable	No	

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Site Ref	Address	Settlement	Site Area (ha)		
PCS4	East Green Street, Chorleywood	Chorleywood	22.6		
					
<p>Site Description</p> <p>The site is comprised of greenfield land, located to the north of Chorleywood. The site is in use as it is open grassland currently divided by fences. There is a farm building in the north-western section of the site. The site borders two residential developments (Orchard Drive to the south and Woodland Lane to the east). To the north is St Clement Danes School, an open grassland field and public footpath.</p>					
<p>Buckinghamshire is adjacent to the west of the site.</p>					
<table border="1"> <tr> <td>Use(s) Proposed</td> <td>Residential</td> </tr> </table>				Use(s) Proposed	Residential
Use(s) Proposed	Residential				
<p>Planning History</p> <p>Two planning applications in for this site, for up to 800 dwellings (20/0882/OUT) and for up to 300 dwellings (20/0898/OUT) have both been refused.</p> <p>Two new applications (24/0476/OUT) and (24/0538/OUT) are pending consideration. (as of Feb 2025)</p>					
<p>Suitability</p> <table border="1"> <tr> <td>Policy Constraints:</td> <td> <ul style="list-style-type: none"> 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. The site is provisionally considered grey belt, however consideration needs to be given to footnote 7 in the NPPF and whether being located in a National Landscape would outweigh this. Historic Environment: The site does not contain any Heritage Assets but the south-eastern boundary is adjacent to the Chorleywood Common Conservation Area. Any proposals would require a detailed heritage impact assessment. 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. National Landscapes: The site is wholly within the Chilterns National Landscape. </td> </tr> </table>				Policy Constraints:	<ul style="list-style-type: none"> 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. The site is provisionally considered grey belt, however consideration needs to be given to footnote 7 in the NPPF and whether being located in a National Landscape would outweigh this. Historic Environment: The site does not contain any Heritage Assets but the south-eastern boundary is adjacent to the Chorleywood Common Conservation Area. Any proposals would require a detailed heritage impact assessment. 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. National Landscapes: The site is wholly within the Chilterns National Landscape.
Policy Constraints:	<ul style="list-style-type: none"> 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. The site is provisionally considered grey belt, however consideration needs to be given to footnote 7 in the NPPF and whether being located in a National Landscape would outweigh this. Historic Environment: The site does not contain any Heritage Assets but the south-eastern boundary is adjacent to the Chorleywood Common Conservation Area. Any proposals would require a detailed heritage impact assessment. 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. National Landscapes: The site is wholly within the Chilterns National Landscape. 				

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Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1 Surface Water Flood Risk: The eastern boundary of the site ranges from medium to high risk of surface water flooding. From the south-eastern corner, a surface water flow path emerges and travels to the central-western part of the site. The surface water flow path ranges from low to medium risk of surface water flooding. Access: Access could be obtained from Green Street. 					
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to built development. 					
Further Constraints/Considerations: <ul style="list-style-type: none"> A public right of way runs along the southern boundary. HCC Highways state that the site is situated in a potentially highly sustainable location in transport terms, although the cumulative impact of growth impact to A404 would be highly significant. HCC Highways also state that in order for the site to be sustainable, significant developer contributions would be required to facilitate a bus service diversion into the site so that all dwellings would be within 400m of a stop and an improvement made to the frequency of services. Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Chorleywood. 						
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	450			
Indicative DPH (Developable/Non-developable Area)	50 (60%/40%)	Indicative Dwelling Range	678			
Phasing						
0-5 years	x	6-10 years	x	11-15 years	x	16+ years
Conclusion						
<p>The site is located to the north of Chorleywood and is bounded by existing development on the southern and eastern boundaries. Land to the west and north of the site largely constitutes open grassland.</p>						
<p>Whilst the site benefits from its proximity to Chorleywood and therefore presents an opportunity to connect into existing sustainable transport options in the locality, for example bus routes on Green Street and Chorleywood Station, there are a number of constraints which would need to be appropriately addressed.</p>						
<p>The site lies wholly within the Chilterns National Landscape and a landscape sensitivity assessment for the site has identified the site has a high sensitivity to built development. Furthermore, the site lies on the boundary of the Chorleywood Conservation Area, thus requiring a measured design which would mitigate impacts to the setting of the Conservation Area.</p>						

SHELAA Site Assessments Part 3

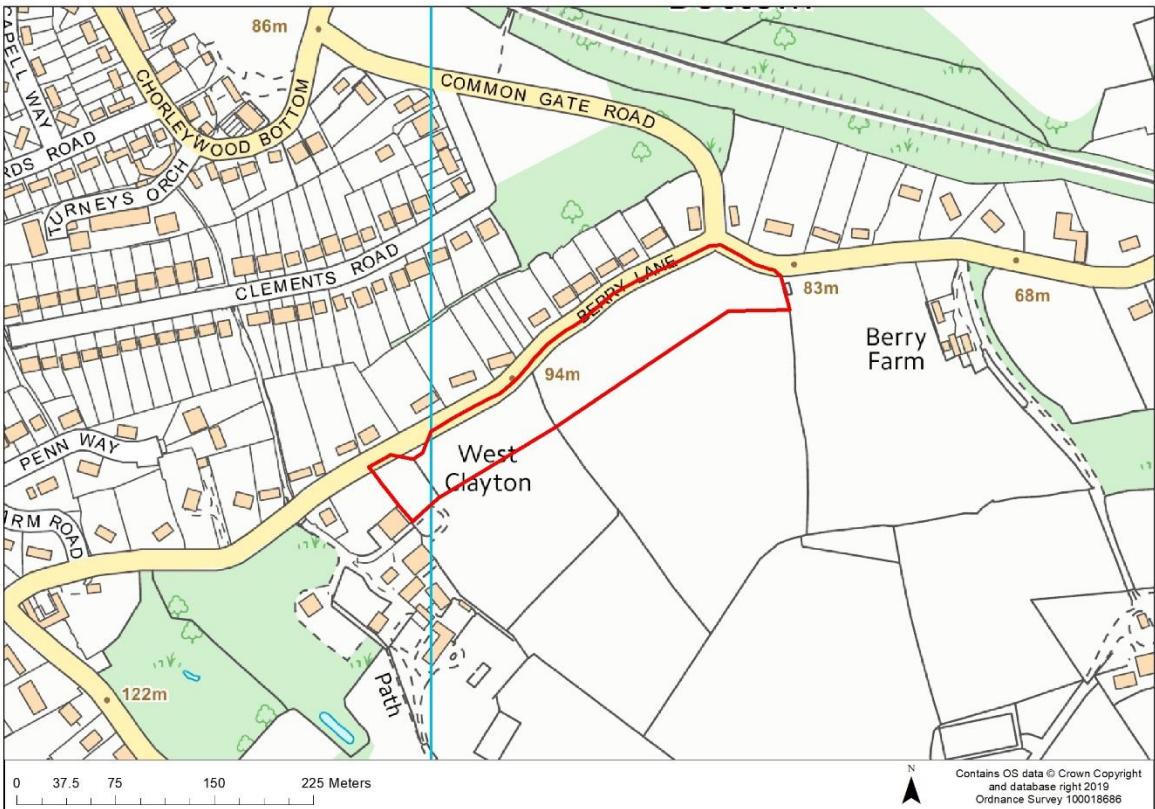
The site is additionally impacted by surface water flood risk which predominantly impacts the site's eastern boundary. Surface water flood risk concerns would need to be sufficiently addressed as part of any future development both to ensure new development is not put at risk of flooding but also to ensure that the risk of flooding is not increased elsewhere as a result of development.

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. To minimise any greenbelt harm, any future development should create a robust and defendable boundary to the wider greenbelt.

Due to the above referenced concerns and taking account of the context of the site, the standard indicative DPH of 50 has been reduced on the site.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable			No

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Site Ref	Address	Settlement	Site Area (ha)
PCS6	Hall Farm, Berry Lane	Chorleywood	1.9
 <p>Contains OS data © Crown Copyright and database right 2019 Ordnance Survey 100018686</p>			
<h3>Site Description</h3> <p>The site is located to the south of the settlement edge of Chorleywood and is comprised of greenfield land. The site is currently in agricultural use, consisting of open farmland. There is a strip of trees running through the centre of the site which divides the site into two fields. The northern boundary is formed by Berry Lane with residential development beyond this. To the south, the site extends into the remainder of the agricultural field. The west of the site is adjacent to agricultural buildings associated with Hall Farm. The railway line runs within close vicinity of the site, to the north-east.</p>			
<p>Use(s) Proposed Residential</p> <p>Planning History There is no relevant planning history on the site.</p> <p>Suitability</p>			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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: The site does not contain any Heritage Assets but it is adjacent to the Chorleywood Common Conservation Area to the north. The Heritage Impact Assessment states that views into and out of the Conservation Area would be impacted by residential development on the site. The Heritage Impact Assessment states that the site's development would have a minor-adverse impact on the historic environment. A detailed heritage assessment would be required as part of any proposals. 	
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1, Access: There is currently no access to the site. This may be obtained from Berry Lane, although this is a narrow road with capacity for single-file traffic for most of its length and without safe pedestrian access, which presents concerns. 	

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<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. 								
Further Constraints/Considerations: <ul style="list-style-type: none"> A smaller site within the boundary has been submitted for consideration (Site ACFS6). <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 									
Availability (ownership/legal issues) <p>Site PCS6 was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan.</p> <p>However, the site is in single ownership and an area within the site has been promoted by the landowner (Site ACFS6). Site ACFS6 has been promoted for development and is considered to be available. <i>Please see the Site Assessment for Site ACFS6.</i></p>									
Achievability <p>Site PCS6 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.</p> <p>The site has been promoted by the landowner as a smaller site (Site ACFS6). The promoters of the site have not specified any issues regarding the viability in developing Site ACFS6. <i>Please see the Site Assessment for Site ACFS6.</i></p>									
Potential Density <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>N/A</td> <td>Landowner Proposed Dwelling Range</td> <td>N/A</td> </tr> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td> <td>50 (50%/50%)</td> <td>Indicative Dwelling Range</td> <td>50</td> </tr> </table>		Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)	Indicative Dwelling Range	50
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A						
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)	Indicative Dwelling Range	50						
Phasing <table border="1"> <tr> <td>0-5 years</td> <td>x</td> <td>6-10 years</td> <td>11-15 years</td> <td>16+ years</td> </tr> </table>		0-5 years	x	6-10 years	11-15 years	16+ years			
0-5 years	x	6-10 years	11-15 years	16+ years					
Conclusion <p>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.</p> <p>The developable area has been reduced due to the site's rural character, the need to strengthen the defensible barrier, and BNG allocation.</p> <p>There are also concerns related to access and the site's unsustainable location. Berry Lane is a narrow, single-track lane which does not provide any pedestrian access. The site is therefore considered to be unsuitable.</p> <p>The site is not available for development and is deemed to be undeliverable.</p> <p>For an assessment of the area within the site that has been promoted for development, <i>please see the Site Assessment for Site ACFS6.</i></p>									
Suitable	No	Available	No	Achievable	No				
Deliverable	No	Developable	No						

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Site Ref	Address	Settlement	Site Area (ha)
PCS7	Hall Farm, Shepherds Lane	Chorleywood	1.5
			

Site Description

The site is located to the south-east of Chorleywood and is comprised of greenfield land which is currently in agricultural use. The site is part of a larger field and runs parallel to Shepherds Lane. The western boundary is formed by hedgerows adjacent to Shepherds Lane. There is woodland to the north of the site, with residential development associated with Chorleywood beyond this. To the east, south and west there is open agricultural land. There are some low-density residential dwellings to the immediate north-east and north-west.

Use(s) Proposed	Residential
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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 site although to the north there is a Grade II* Listed complex of buildings. At present the Grade II* Listed complex farm lies has rural views to the south of the historic landscape that it is appreciated within. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment although any future proposals should be accompanied by a heritage statement, as development in this landscape has potential to harm the setting of the designated assets.

Physical Constraints:

- Access
- Flood Zone

- **Flood Zone:** The site is in Flood Zone 1
- **GSPZ:** The north of the site is located in GSPZ1, which is the most sensitive zone in terms of the potential risk of

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<ul style="list-style-type: none"> • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<p>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 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.</p> <ul style="list-style-type: none"> • Access: There is no existing access to the site. The site could be accessed from Shepherd's Lane, although this is a narrow road with capacity for single-file traffic for most of its length. HCC Highways raise significant concerns due to the location and scale of the site in isolation. 								
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (Shepherd's Lane Wood) located to north-west of the site, on the opposite side of Shepherds Lane. 								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • HCC Highways have stated that in isolation, the site presents significant concerns due to the site's location and scale. • A smaller site within the boundary has been submitted for consideration (Site ACFS5). • Settlement Hierarchy (Core Strategy, 2011): The site is located outside of any settlement defined in the Settlement Hierarchy. 									
<p>Availability (ownership/legal issues)</p> <p>Site PCS7 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.</p> <p>However, the site is in single ownership and has been promoted by the landowner as a smaller site (Site ACFS5). Site ACFS5 has been promoted for development and is considered to be available. <i>Please see the Site Assessment for Site ACFS5.</i></p>									
<p>Achievability</p> <p>Site PCS7 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.</p> <p>The site has been promoted by the landowner as a smaller site (Site ACFS5). The promoters of the site have not specified any issues regarding the viability in developing Site ACFS5. <i>Please see the Site Assessment for Site ACFS5.</i></p>									
<p>Potential Density</p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>N/A</td> <td>Landowner Proposed Dwelling Range</td> <td>N/A</td> </tr> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td> <td>50 (55%/45%)</td> <td>Indicative Dwelling Range</td> <td>25-40</td> </tr> </table>		Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH (Developable/Non-Developable Area)	50 (55%/45%)	Indicative Dwelling Range	25-40
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A						
Indicative DPH (Developable/Non-Developable Area)	50 (55%/45%)	Indicative Dwelling Range	25-40						
<p>Phasing</p> <table border="1"> <tr> <td>0-5 years</td> <td>x</td> <td>6-10 years</td> <td></td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>		0-5 years	x	6-10 years		11-15 years		16+ years	
0-5 years	x	6-10 years		11-15 years		16+ years			
<p>Conclusion</p> <p>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</p>									

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sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

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

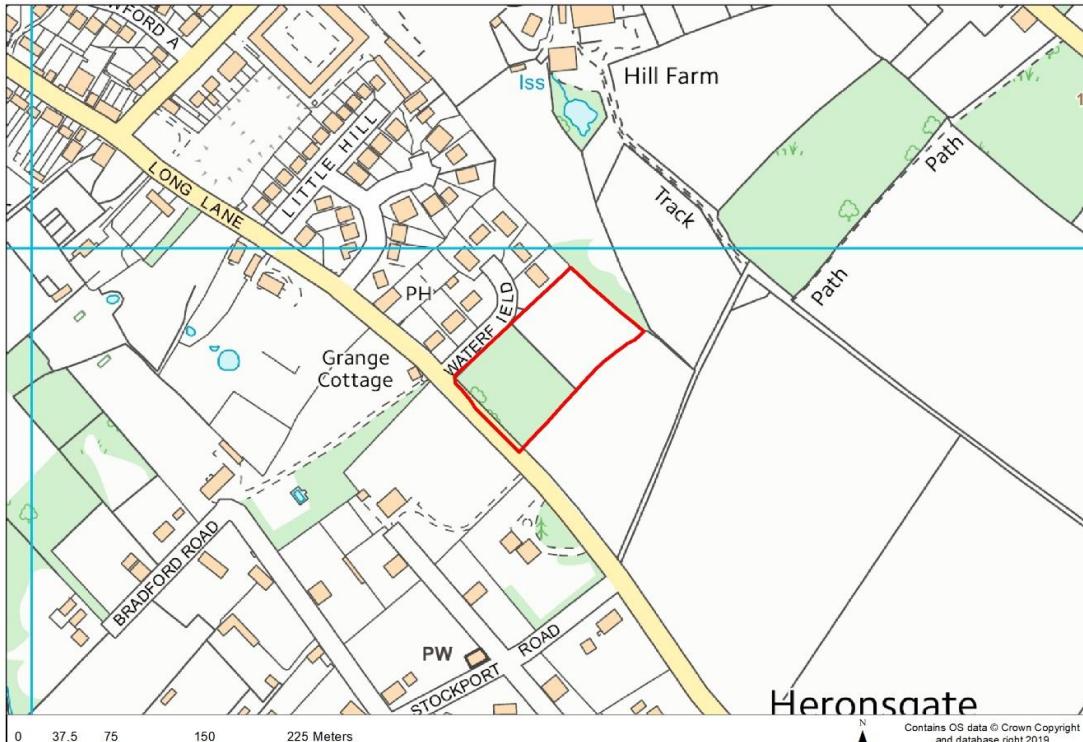
There are considerable concerns relating to access. The site could be accessed from Shepherd's Lane, although this is a narrow road with capacity for single-file traffic for most of its length. HCC Highways raise significant concerns due to the location and scale of the site in isolation. Additionally, the site is considered to be in an unsustainable location. It is outside of the settlement of Chorleywood and there is no pedestrian access.

The site is therefore considered as not suitable.

Additionally, there is now confirmation from the landowner that the site is available.

Suitable	No	Available	No	Achievable	No
Deliverable	No	Developable			No

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS10	Land north-east of Long Lane	Chorleywood	1.03
			
Site Description <p>The site is comprised of greenfield and is located to the north of Long Lane. The site is comprised of woodland to the front and grassland to the rear, with trees along the northern, southern and western boundaries. There is residential development to the north, with the settlement of Chorleywood beyond this. There is farmland to the north and east and to the south is the settlement of Heronsgate.</p>			
Use(s) Proposed Residential			
Planning History <p>There is no relevant planning history on the site.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> 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. The south-eastern boundary forms the boundary of the Heronsgate Conservation Area. The Heritage Impact Assessment states that development would have a neutral impact on the historic environment. A detailed heritage impact assessment should consider the impact on the Conservation Area boundary. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: The site to the centre and south-east is at low risk of surface water flooding, with areas closer to the south-eastern boundary also at medium risk. The western boundary, along Long Lane, is at high risk. Access: Access could be obtained from Long Lane, although this is a narrow road with capacity for single-file traffic for most of its length. 	

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<ul style="list-style-type: none"> Contamination Noise Air Quality 									
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having medium sensitivity to built development. TPO: All trees on the site are protected (TPO251, TPO596, TPO649). 								
Further Constraints/Considerations: <ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 									
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 <table border="1"> <tr> <td>Landowner Proposed DPH</td><td>9</td><td>Landowner Proposed Dwelling Range</td><td>10</td></tr> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td><td>50 (70%/30%)</td><td>Indicative Dwelling Range</td><td>37</td></tr> </table>		Landowner Proposed DPH	9	Landowner Proposed Dwelling Range	10	Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	37
Landowner Proposed DPH	9	Landowner Proposed Dwelling Range	10						
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	37						
Phasing <table border="1"> <tr> <td>0-5 years</td><td>x</td><td>6-10 years</td><td></td><td>11-15 years</td><td></td><td>16+ years</td><td></td></tr> </table>		0-5 years	x	6-10 years		11-15 years		16+ years	
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 presence of TPOs. Development will only take place on the section of the site not covered in protected trees.									
The site has a number of protected trees, development would therefore only be suitable on areas of the site without TPOs. However, it is also considered that existing access is not suitable and the site is in an unsustainable location with no pedestrian access. It is not considered that there is scope to provide any development on the site. The site is therefore considered to be unsuitable.									
Suitable	No	Available	Yes	Achievable	Yes				
Deliverable	No	Developable			No				

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS19	Land south west of Berry Lane	Chorleywood	0.35
			

Site Description

The site is comprised of greenfield land and is located to the east of Chorleywood Bottom. The site is in use as grazing land. Mature vegetation and roads mark the northern and western boundaries, with an open boundary to the east. Open land and woodland marks the edge of the site to the south, before extending east to the meet the M25 which is in close vicinity to the site.

Use(s) Proposed	Residential
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Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:	<ul style="list-style-type: none"> 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 of the site lies the Chorleywood Common Conservation Area although there is residential development between the site and Conservation Area which forms a buffer. 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.
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Physical Constraints:	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: The whole site ranges from moderate to low risk of surface water flooding. A large surface water flow path generated north of Chorleywood enters the north east corner of the site during a 1 in 100-year rainfall event
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<ul style="list-style-type: none"> • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<p>(medium risk). The flow path extends southwards to cover the majority of the site during a 1 in 1,000-year return period (low risk).</p> <ul style="list-style-type: none"> • Access: Access would have to be provided from Berry Lane, although this is a narrow road with capacity for single-file traffic for most of its length and without safe pedestrian access. HCC have stated the site does not present opportunities for sustainable development and due to the nature of Berry Lane they do not believe access provision would be mitigatable to an acceptable level by a site of this scale. • Noise: Noise issues caused by the site's proximity to the M25 and railway line 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. The Chorleywood AQMA is located to the north-east of the site. 								
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having medium-low sensitivity to built development. • TPO: There is a Tree Preservation Order (TPO084) covering all of the trees along the southern boundary. 								
Further Constraints/Considerations:									
<ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 									
Availability (ownership/legal issues)									
<p>The site is owned by a Trust; one of the trustees has promoted the site for development. The site is considered to be available.</p>									
Achievability									
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
Potential Density									
<table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>14</td> <td>Landowner Proposed Dwelling Range</td> <td>5+</td> </tr> </table>		Landowner Proposed DPH	14	Landowner Proposed Dwelling Range	5+				
Landowner Proposed DPH	14	Landowner Proposed Dwelling Range	5+						
<table border="1"> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td> <td>50 (70%/30%)</td> <td>Indicative Dwelling Range</td> <td>12</td> </tr> </table>		Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	12				
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	12						
Phasing									
<table border="1"> <tr> <td>0-5 years</td> <td>X</td> <td>6-10 years</td> <td></td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>		0-5 years	X	6-10 years		11-15 years		16+ years	
0-5 years	X	6-10 years		11-15 years		16+ years			
Conclusion									
<p>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. Areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation as required.</p>									
<p>The developable area has been reduced due to the rural character of the site and BNG allocation.</p>									
<p>There are concerns relating to noise and air quality issues arising from proximity to the M25 should also be taken account of.</p>									
<p>HCC Transport have stated the site would be unable to provide suitable access which would be mitigatable to an acceptable level by a site of this scale.</p>									
<p>Any development of the site would also need to take account of the presence of protected trees within the site.</p>									
<p>The site is also considered to be in an unsustainable location.</p>									

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For the above reasons the site is considered to be not suitable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No		Developable		No

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Site Ref	Address	Settlement	Site Area (ha)
RWA5	Delgany, Solesbridge Lane	Chorleywood	0.16
			
Site Description <p>The site is comprised of a mix of previously developed and greenfield land and is located in Chorleywood. The site contains a bungalow, which faces towards Solesbridge Lane at the west. The remainder of the site forms the residential garden, with trees and vegetation along the northern and eastern boundaries. There is a garage located at the south of the site. To the immediate south and west of the site there are residential properties and to the north is Solesbridge Lane, from which the site is accessed. There is an electricity sub-station to the north of the site which has been excluded from the site boundary. Beyond this, the site is bounded by Chess Way.</p>			
Use(s) Proposed Residential			
Planning History <p>An application for the subdivision of site and the erection of one new detached dwelling (19/0315/FUL) was granted approval in May 2019. This has not been implemented.</p> <p>An application for demolition of the existing dwelling and the construction of three detached bungalows was refused in September 2019 (19/1284/FUL) as the proposed development would result in overdevelopment of the site. The application was subject to an appeal (19/0039/FUL) which was allowed with conditions in June 2020. This has now been completed.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> 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. The Heritage Impact Assessment states that development would have a neutral impact on the historic environment. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: The site is accessed from Solesbridge Lane. 	

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<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 									
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment assessed the site as having low sensitivity to built development. 								
Further Constraints/Considerations: <ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Chorleywood. 									
Availability (ownership/legal issues) <p>The site is the subject of a planning approval for a net gain of two dwellings.</p>									
Achievability <p>No viability issues were highlighted in the planning application for the site.</p>									
Potential Density <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>19</td> <td>Landowner Proposed Dwelling Range</td> <td>3 2 (net gain)</td> </tr> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td> <td>50 (100%/0%)</td> <td>Indicative Dwelling Range</td> <td>8</td> </tr> </table>		Landowner Proposed DPH	19	Landowner Proposed Dwelling Range	3 2 (net gain)	Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	8
Landowner Proposed DPH	19	Landowner Proposed Dwelling Range	3 2 (net gain)						
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	8						
Phasing <table border="1"> <tr> <td>0-5 years</td> <td>x</td> <td>6-10 years</td> <td></td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>		0-5 years	x	6-10 years		11-15 years		16+ years	
0-5 years	x	6-10 years		11-15 years		16+ years			
Conclusion <p>The site was granted approval for the demolition of a dwelling and construction of three dwellings (net gain of two dwellings). The site will be counted in future housing commitments through 19/1284/FUL. This has now been completed.</p>									
Suitable	Yes	Available	Yes	Achievable	Yes				
Deliverable	No	Developable			No				

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Site Ref	Address	Settlement	Site Area (ha)
RWA10	5 Wyatts Road	Chorleywood	0.12
			
Site Description <p>The site is comprised of a mix of previously developed and greenfield land and is located in Chorleywood. The site is currently in use as a residential dwelling and garden and is accessed from Wyatt's Road. There are trees to the north of the site and at the centre of the site. There are residential properties located to the north and south of the site.</p>			
Use(s) Proposed Residential			
Planning History <p>There was a planning application submitted in 2018 (18/1283/OUT) for the demolition of the existing dwelling and the erection of nine residential flats; this was refused in September 2018 as the development would not contribute to affordable housing, would result in an overdevelopment of the site, would be detrimental to the residential amenity, would fail to provide sufficient off-street car parking and there was an absence of information to demonstrate that the development would not be detrimental to trees.</p> <p>A second application (19/0057/OUT) was submitted for the demolition of the dwelling and the erection of 4 dwellings in a two-storey building. The application was refused in April 2019 as the proposed development would result in overdevelopment of the site, would be detrimental to residential amenity and there was an absence of information to demonstrate that the development would not be detrimental to trees.</p> <p>Application (22/0549/FUL) for a conversion of garage into habitable accommodation and single storey front extension was permitted in May 2022.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is not within the Green Belt. Historic Environment: There are no heritage assets within the vicinity of the site. The site's northern boundary is adjacent to the Chorleywood Common Conservation Area. The Heritage Impact Assessment states that development would have a minor adverse impact on the historic environment. Any application would need to be accompanied by a heritage impact statement. 	

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		and there should be early discussions with the conservation officer on layout and height of development.															
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: There is a low risk of surface water flooding running through the south-east boundary and a low-medium risk running through the centre part of the site. Groundwater Flood Risk: Groundwater levels are at least 5m below the surface. Access: The site is accessed from Wyatts Road. 															
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 		<ul style="list-style-type: none"> TPO: A Tree Preservation Order covers all trees within the site, covering the northern half of the site as well as trees along the southern boundary (TPO363 and TPO893). 															
Further Constraints/Considerations: <ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Chorleywood. 																	
Availability (ownership/legal issues) The site is in single ownership and previous planning applications have been submitted by the landowner. The site is considered to be available.																	
Achievability One of the reasons for refusal of the 19/0057/OUT application was that the development would not contribute to the provision of affordable housing. The 18/1283/OUT application also failed to contribute towards affordable housing provision. An application would need to meet policy requirements or submit sufficient viability evidence.																	
Potential Density <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>25-67</td> <td>Landowner Proposed Dwelling Range</td> <td>4-9</td> </tr> <tr> <td></td> <td></td> <td></td> <td>3-8 (net)</td> </tr> <tr> <td>Indicative DPH (Developable/Non-Developable Area)</td> <td>50 (70%/30%)</td> <td>Indicative Dwelling Range</td> <td>4</td> </tr> </table>						Landowner Proposed DPH	25-67	Landowner Proposed Dwelling Range	4-9				3-8 (net)	Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	4
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Conclusion The developable area of the site has been reduced due to TPO restrictions. The area of the site which is not covered by a TPO measures 0.04ha and it is not considered that the size and context of the site could accommodate more than 4 dwellings. Development of the site would be more appropriately considered through the planning application process in a new proposed scheme. The site is therefore not considered suitable for the local plan process. Application (22/0549/FUL) for a conversion of garage into habitable accommodation and single storey front extension was permitted in May 2022.																	
Suitable	No	Available	Yes	Achievable	Yes												
Deliverable		No	Developable		No												

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