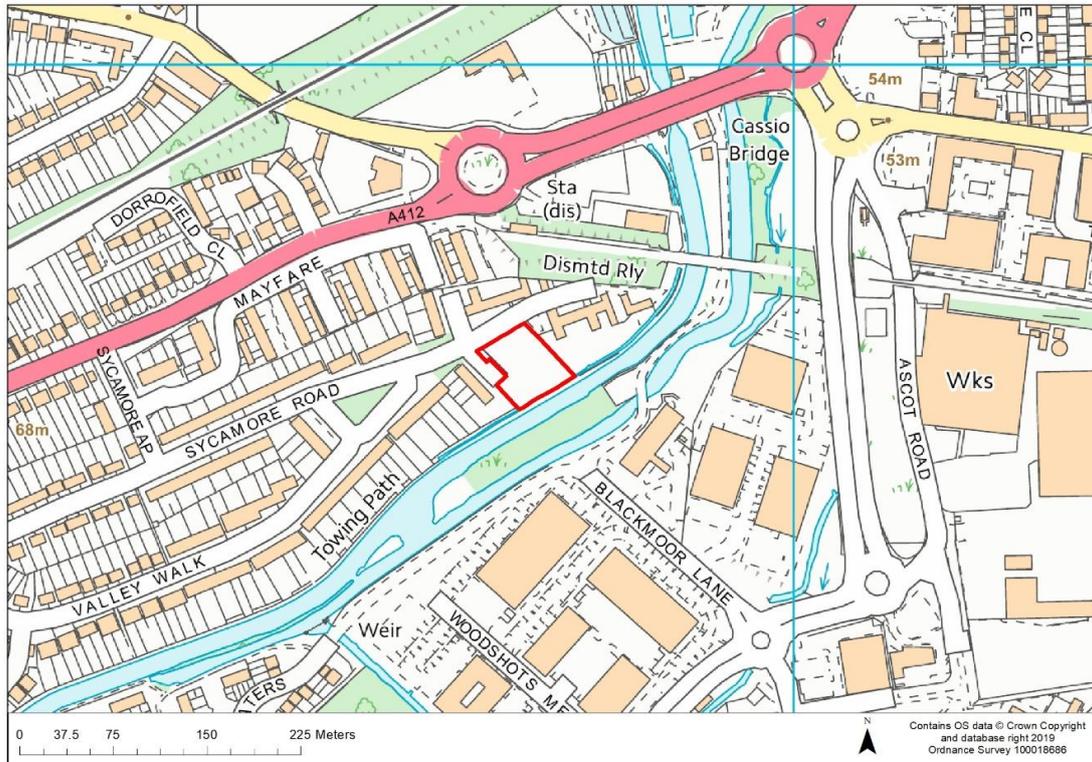


# Croxley Green

Site Ref	Address	Settlement	Site Area (ha)
CFS19	Land adjacent 62-84 & 99-121 Sycamore Road	Croxley Green	0.27



### Site Description

The site is comprised of greenfield land, located in the urban settlement of Croxley Green. The site is amenity grassland bordered by residential apartment blocks on the eastern and northern sides, with houses to the west. There are trees scattered throughout the site and mature tree screen lining the southern edge of the site. Beyond this vegetation, the south of the site borders the Grand Union Canal, with the River Gade beyond this. The site is accessed from Sycamore Road.

### Use(s) Proposed

Residential

### Planning History

The site has been the subject of an outline application for the erection of a two-storey building comprising eight residential units (05/1055/OUT). The application was refused and dismissed at appeal.  
 20/2737/FUL - Erection of a block of six apartments and a terrace of three residential dwellings, with the associated access from Sycamore Road, parking and landscaping. Application refused and dismissed at appeal.

### 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:** There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.

#### Physical Constraints:

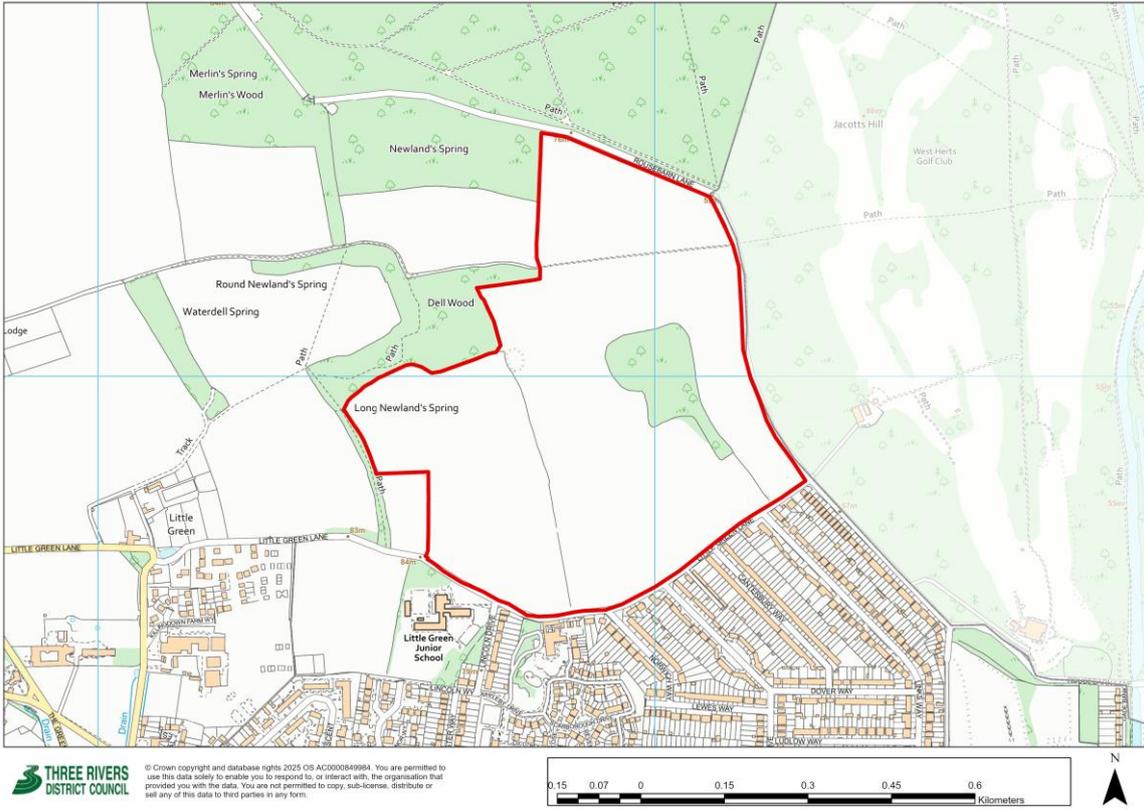
- Access
- Flood Zone
- Surface Water Flooding
- Groundwater Flooding
- Groundwater Source Protection Zone (GSPZ)

- **Flood Zone:** The site is in Flood Zone 1.
- **Surface Water Flood Risk:** Most of the site is at low risk of surface water flooding. Within the southern section of the site, there are areas at medium risk.
- **Groundwater Flooding:** Groundwater levels are very near (within 0.025m) the ground surface.

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li><b>GSPZ:</b> The site is wholly within 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 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.</li> <li><b>Access:</b> The site could be easily accessed from Sycamore Road.</li> </ul>		
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> <li>Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.</li> <li><b>TPO:</b> The sycamore tree located close to the western border of the site is protected (TPO693).</li> </ul>		
<p><b>Further Constraints/Considerations:</b></p>			
<ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> </ul>			
<p><b>Availability (ownership/legal issues)</b></p>			
<p>The site is in single ownership and is being promoted by the landowner.</p>			
<p><b>Achievability</b></p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p><b>Potential Density</b></p>			
Landowner Proposed DPH	30-74	Landowner Proposed Dwelling Range	8-20
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	14
<p><b>Phasing</b></p>			
0-5 years	X	6-10 years	11-15 years      16+ years
<p><b>Conclusion</b></p>			
<p>Any development of the site would be subject to mitigation measures to address the risk of flooding from various sources within the site. Further work should also be undertaken in relation to the site's location in GSPZ1. Any development of the site would need to take account of the presence of the protected tree within the site.</p>			
<p>Application refused and dismissed at appeal; site is therefore not considered to be achievable or suitable. Site is used as amenity space for neighbouring residential units.</p>			
<b>Suitable</b>	No	<b>Available</b>	Yes <b>Achievable</b> No
<b>Deliverable</b>	No	<b>Developable</b>	No

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
CFS21	Land at Rousebarn Lane, Little Green Lane	Croxley Green	40.6
 <p>© Crown copyright and database rights 2025 OS AC0000849884. 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 the data to third parties in any form.</p>			
<b>Site Description</b>			
<p>The site is comprised of greenfield land, consisting of two large arable fields which are currently in agricultural use. There is an area of woodland to the east of the site and much of the site is well contained by existing tree stands and woodland. The site is located on the northern edge of Croxley Green. To the north and east of the site is Whippendell Woods and to the east is West Herts Golf Course. Beyond Little Green Lane to the south is Little Green Junior School and residential development associated with the settlement of Croxley Green. Agricultural land is located to the west of the site.</p> <p>The eastern boundary of the site is adjacent to the Borough of Watford.</p>			
<b>Use(s) Proposed</b>		Residential and associated infrastructure (Country Park, community centre, sports facilities, children's/youth play, sports areas, primary education, local centre, GP).	
<b>Planning History</b>			
An application (24/1220/EIA) screening request for up to 600 dwellings has been accepted. No further applications have been received.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>National Landscapes</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. The site is not considered grey belt.</li> <li><b>Historic Environment:</b> No heritage assets lie within the site. Croxley Green Conservation Area lies to the south-west of the site and Cassiobury Park Registered Park and Garden is adjacent to the northern boundary of the site. The Heritage Impact Assessment states that the site's development would have a moderate adverse impact on the historic environment. Any proposals would need to give careful consideration to masterplanning in order to protect the setting of the Registered Park and Garden and Conservation Area, with</li> </ul>	

## SHELAA Site Assessments – Part 4

	<p>landscaping and planting on the western and eastern side of the site.</p> <p>Durrants House is a Grade II Listed Building lying to the south of Little Green Lane, opposite the site. Any planning application for the site would require a detailed heritage statement defining the impact on the Listed Building and its setting.</p> <ul style="list-style-type: none"> <li>• <b>Archaeology:</b> 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.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> The majority of the site not at risk of surface water flooding, although there is a flowpath at low-medium risk along the eastern boundary and a small flowpath of high risk in the south east corner.</li> <li>• <b>Access:</b> Little Green Lane is a single-track lane with a footway and wide verge on the southern side of the lane. The intention is to de-prioritise Little Green Lane as a traffic route; making it a more pedestrian and cycle friendly route. It is proposed that Links Way and Durrants Drive will form priority routes direct into the site with Little Green Lane giving way and Links Way and the eastern most access forming a staggered priority junction with Little Green Lane. A limited section of widening between the eastern most site access and Links Way is proposed to support bus access to the Site. There is no intention to utilise Rousebarn Lane for vehicular access towards the proposed development.</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.</li> <li>• <b>TPO:</b> There are protected trees adjacent to the north-eastern boundary of the site (TPO182).</li> <li>• <b>Local Wildlife Site:</b> The eastern field contains a Local Wildlife Site (Wood East of Dell Wood). Open space/parkland is proposed to surround this area.</li> <li>• <b>Ancient Woodland:</b> The eastern field contains an Ancient Woodland. This covers the same area as the Local Wildlife Site. Open space/parkland is proposed to surround this area. A 15m buffer zone to the ancient woodland is proposed.</li> <li>• <b>SSSI:</b> To the north and east of the site is Whippendell Woods (south), which is an SSSI.</li> <li>• <b>Wastewater:</b> 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.</li> </ul>
<p><b>Further Constraints/Considerations:</b></p>	
<ul style="list-style-type: none"> <li>• A public right of way runs through the north of the site.</li> <li>• The site is strategic in scale and it is intended to provide the supporting infrastructure, including a mixed use local centre, a primary school, a GP surgery, public open space (proposed as a country park), a community/sports facility and children's play space and new walking and cycling routes.</li> </ul>	

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>The proposals are based on a net residential developable area of 16.2ha. Non-residential land use is proposed to measure 24.43ha. Proposed residential densities range from low to high based on site circumstances.</li> <li>HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site</li> <li><i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located at the edge of the Key Centre of Croxley Green.</li> </ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in single ownership and the site is being promoted by the landowner.							
<b>Achievability</b>							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
<b>Potential Density</b>							
Landowner Proposed DPH	48dph (on 16.2ha residential area) 19.2 (on 40.63ha overall site area)			Landowner Proposed Dwelling Range	782		
Indicative DPH (Developable/Non-developable Area)	50 (30%/70%)			Indicative Dwelling Range	600		
<b>Phasing</b>							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
<b>Conclusion</b>							
<p>The site sits on the northern edge of Croxley Green occupying agricultural fields largely contained by Whippendell Wood and other smaller areas of woodland, with West Herts Golf Club to the east.</p> <p>It falls within an area of moderate-high harm if released from the Green Belt.</p> <p>In terms of the Historic Environment, the setting of the site between Cassiobury Park Registered Park and Garden and Croxley Green Conservation Area, with early assessment indicating a moderate adverse impact to both designated areas, therefore requiring careful master planning.</p> <p>The other major constraint requiring mitigation is the access arrangements with Little Green Lane bordering the site to the south considered unsuitable due to its predominantly single-track nature. Subsequently, Links Way and Durrants Drive running parallel to each other to the south, perpendicular to the site itself are considered suitable for access with some widening for bus access around the Links Way junction with the site.</p> <p>A public right of way is situated in the south of the site that should be retained.</p> <p>The standard indicative DPH of 50 has been reduced due to the context of the site.</p> <p>Due to its strategic nature the site can provide significant benefits in terms of services and infrastructure.</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>							
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes		
<b>Deliverable</b>	No	<b>Developable</b>	No				

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
CFS70a	Croxley Business Park, Hatters Lane	Croxley Green	0.4
<b>Site Description</b>			
<p>The site is comprised of previously developed land which is currently in use as an overflow car park. The site's northern and eastern boundaries are tree-lined, with the River Gade (a Main River) immediately beyond these trees. Adjacent to the south of the site boundary is Croxley Business Park (an existing employment allocation: Site E(a)). The neighbouring Watford Business Park (located in the Borough of Watford) is to the south-east of the site.</p> <p>The southern and eastern boundaries of the site are adjacent to the Borough of Watford.</p>			
<b>Use(s) Proposed</b>		Employment (B1 and B8)	
<b>Planning History</b>			
<p>An outline application for the construction of a storage and distribution building (Use Class B8) on the western part of the site was approved in 2018 (18/0820/OUT).</p> <p>Application for the construction of single storey Portakabin and open play area to accommodate creche facility was approved in 2018 (18/1056/FUL). The nursery has been constructed and further permission granted for its retention in 2021 (21/0086/FUL).</p>			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> 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.</li> <li><b>Historic Environment:</b> There are no heritage assets within the vicinity of the site. The Heritage Impact Assessment states that the site's development would have no identifiable impact on designated heritage assets.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The River Gade (Main River) runs along the western boundary of the site. There is a small area of the site within Flood Zone 3b, along the western boundary. The remainder of the site is in Flood Zone 1.</li> </ul>	

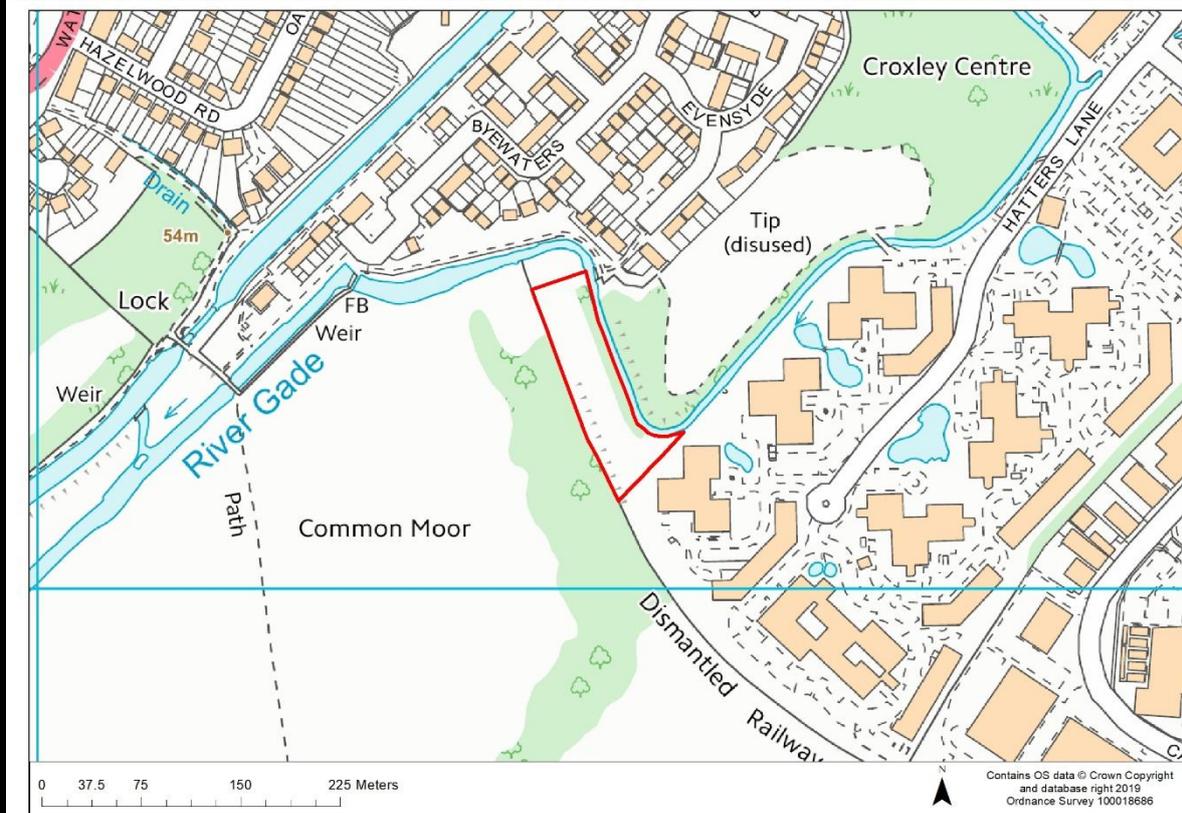
## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Surface Water Flood Risk:</b> Along the western boundary, there is low-medium risk of surface water flooding.</li> <li>• <b>Groundwater flooding:</b> Groundwater levels are within 0.025m of the ground surface during a 1 in 100-year groundwater flood event.</li> <li>• <b>GSPZ:</b> The site is wholly within 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 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.</li> <li>• <b>Access:</b> There is an existing access to the site from Woodshots Meadow, which is within the existing Croxley Business Park employment site.</li> </ul>						
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li> <li>• <b>TPO:</b> There is a TPO close to the northern boundary of the site (TPO163).</li> </ul>						
<p><b>Further Constraints/Considerations:</b></p>							
<ul style="list-style-type: none"> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Tolpits Lane/Croxley Business Park which is classified as an “Other Settlement” in the Settlement Hierarchy. The majority of the Tolpits Lane/Croxley Business Park settlement area is allocated for employment use (Sites E(a) and E(b) in the Site Allocations LDD, 2014).</li> </ul>							
<p><b>Availability (ownership/legal issues)</b></p>							
<p>The site is in single ownership and the site is being promoted by the landowner.</p>							
<p><b>Achievability</b></p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p><b>Potential Density</b></p>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	N/A	Indicative Dwelling Range	N/A				
<p><b>Phasing</b></p>							
0-5 years	x	6-10 years		11-15 years		16+ years	
<p><b>Conclusion</b></p>							
<p>The site is in the Green Belt and is therefore considered unsuitable for development. However, consideration would need to be given to the level of Green Belt harm acceptable to the council.</p>							
<p>The SW Herts Economic Study (2019) identifies Croxley Park as a highly successful business park and recognises the potential for further expansion. The site has existing outline permission for the proposed employment use. The site is considered suitable for an employment allocation as an extension of the existing employment site. Mitigation measures should address flood risk issues on the site and the site’s location in GSPZ1. Design of any development should also take account of the presence of a TPO on the site. The site is both available and achievable.</p>							
<p>Application for the construction of single storey Portakabin and open play area to accommodate creche facility was approved in 2018 (18/1056/FUL). The nursery has been constructed and further permission granted for its retention in 2021 (21/0086/FUL).</p>							

## SHELAA Site Assessments – Part 4

<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Deliverable</b>		No	<b>Developable</b>		No

Site Ref	Address	Settlement	Site Area (ha)
CFS70b	Croxley Business Park, Hatters Lane	Croxley Green	0.7



### Site Description

The site is comprised of greenfield land, with grassland to the north and a compost area and small area of hardstanding at the centre of the site, with a pathway leading to this. The site is also used as an informal sports area by the adjacent Croxley Business Park. The southern boundary is adjacent to Croxley Business Park (an existing employment allocation: Site E(a)) and all other boundaries are tree-lined. To the north of the site is the River Gade and woodland whilst to the immediate west is Croxley Common Moor, comprised of woodland and open green space.

### Use(s) Proposed

Ancillary space to employment site

### Planning History

There was an application on the site for the installation of a tennis court and the relocation of existing table tennis tables, which was approved in 2018 (18/1415/FUL).

### Suitability

#### Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate.
- **Historic Environment:** There are no heritage assets within the vicinity of the site. The Heritage Impact Assessment states that the site's development would have no identifiable impact on designated heritage assets.

#### Physical Constraints:

- Access
- Flood Zone
- Surface Water Flooding
- Groundwater Flooding

- **Flood Zone:** The River Gade runs along the eastern boundary. The majority of the site is in Flood Zone 1, but along the eastern boundary there is land within Flood Zone 3b.

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li><b>Surface Water Flood Risk:</b> There is an area at the centre of the site at low risk of surface water ponding and the eastern edge of the site is at high risk of surface water flooding.</li> <li><b>Groundwater flooding:</b> The site is at moderate to high risk of groundwater flooding. Water levels are estimated to be within 0.025m to 0.5m of the ground surface at the centre of the site and in the surrounding areas it reaches between 0.5m and 5m of the ground surface.</li> <li><b>GSPZ:</b> The site is wholly within 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 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.</li> <li><b>Access:</b> Vehicular access would not need to be provided as the site is proposed as leisure space, ancillary to the existing business park. Pedestrian access could be provided from the existing business park.</li> </ul>				
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li> <li><b>Local Nature Reserve:</b> The site's western boundary is adjacent to a Local Nature Reserve (Croxley Common Moor).</li> <li><b>SSSI:</b> The site's western boundary is adjacent to an SSSI (Croxley Common Moor SSSI East).</li> </ul>				
<p><b>Further Constraints/Considerations:</b></p>					
<ul style="list-style-type: none"> <li>The site is proposed by the promoter to allow for this land to be used as ancillary leisure space to support employment function of Croxley Park.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Tolpits Lane/Croxley Business Park which is classified as an "Other Settlement" in the Settlement Hierarchy. The majority of the Tolpits Lane/Croxley Business Park settlement area is allocated for employment use (Sites E(a) and E(b) in the Site Allocations LDD, 2014).</li> </ul>					
<p><b>Availability (ownership/legal issues)</b></p>					
<p>The site is in single ownership and the site is being promoted by the landowner.</p>					
<p><b>Achievability</b></p>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<p><b>Potential Density</b></p>					
<p>Landowner Proposed DPH</p>	<p>N/A</p>	<p>Landowner Proposed Dwelling Range</p>	<p>N/A</p>		
<p>Indicative DPH</p>	<p>N/A</p>	<p>Indicative Dwelling Range</p>	<p>N/A</p>		
<p><b>Phasing</b></p>					
<p>0-5 years</p>	<p>x 6-10 years</p>	<p>11-15 years</p>	<p>16+ years</p>		
<p><b>Conclusion</b></p>					
<p>The site is located within the Green Belt and is therefore considered unsuitable for development. However, consideration will need to be given to the level of Green Belt harm acceptable to the council.</p>					
<p>The site has an existing permission for a leisure use, which is intended to support Croxley Business Park. The site is considered suitable as an ancillary leisure use to support the existing employment allocation, as approved in a planning application (18/1415/FUL). The site is both available and achievable.</p>					
<p><b>Suitable</b></p>	<p>No</p>	<p><b>Available</b></p>	<p>Yes</p>	<p><b>Achievable</b></p>	<p>Yes</p>

## SHELAA Site Assessments – Part 4

Deliverable	No	Developable	No
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Site Ref	Address	Settlement	Site Area (ha)
CG16	Garages off Owen's Way	Croxley Green	0.09



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10 5 0 10 20 30 40 Metres



### Site Description

The site is comprised of previously developed land and is located in Croxley Green. The site contains several garages and is accessed from Owens Way. The site is surrounded by residential properties and gardens in all directions.

### Use(s) Proposed

Residential

### Planning History

There is no relevant planning history on the site.

### Suitability

#### Policy Constraints:

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

- **Green Belt:** The site is not in the Green Belt.
- **Historic Environment:** There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.

#### Physical Constraints:

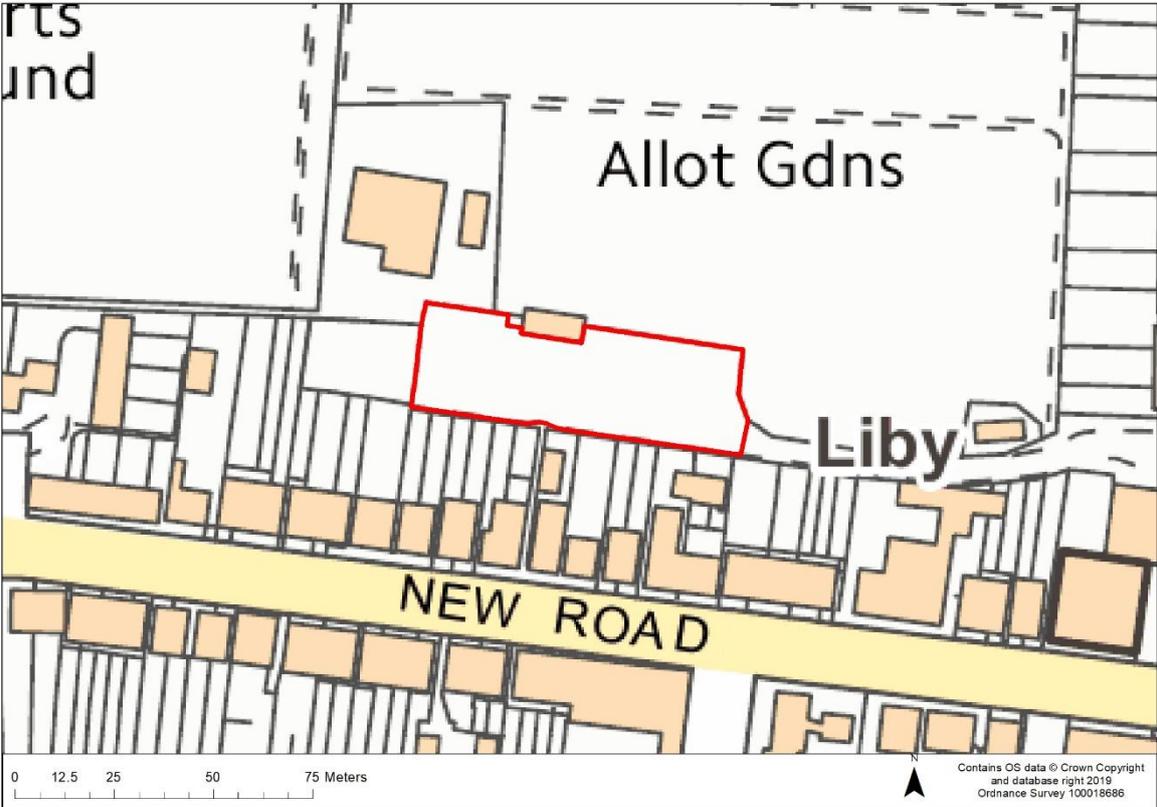
- Access
- Flood Zone
- Surface Water Flooding
- Groundwater Flooding
- Groundwater Source Protection Zone (GSPZ)
- Contamination
- Noise
- Air Quality

- **Flood Zone:** The site is within Flood Zone 1.
- **Surface Water Flood Risk:** The entirety of the access road is at low risk of surface water flooding; areas at the centre are at medium risk and areas to the north of the access road are at high risk of surface water flooding. The remainder of the site which comprises of the garages is at negligible risk of surface water flooding.
- **Access:** Existing access to the site is from Owens Way, however the access route is narrow (approximately 4m in width) and is adjacent to residential properties on both

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	sides. This access is unlikely to meet the Manual for Streets requirements.						
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> <li>Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>						
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> </ul>							
<b>Availability (ownership/legal issues)</b>							
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.							
<b>Achievability</b>							
No issues regarding the viability in developing the site have been identified.							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A			Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)			Indicative Dwelling Range	5		
<b>Phasing</b>							
0-5 years		6-10 years		11-15 years	x	16+ years	
<b>Conclusion</b>							
There are concerns relating to the risk of surface water flooding on the site and appropriate mitigation would be required prior to development. It is considered that the access to the site would not meet requirements set out by the Manual for Streets guidance. The site is therefore considered not to be suitable. The site is both available and achievable.							
<b>Suitable</b>	No		<b>Available</b>	Yes		<b>Achievable</b>	Yes
<b>Deliverable</b>	No			<b>Developable</b>	No		

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Site Ref	Address	Settlement	Site Area (ha)
CG18	Community Way Car Park	Croxley Green	0.2
			
<b>Site Description</b>			
The site is located in Croxley Green. The site is in current use as a public car park. The site is accessed from Community Way.			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> The site does not contain any Heritage Assets and the site is not within a Conservation Area.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is within Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> The east of the site has no risk of surface water flooding. The remainder of the site has a high risk of flooding to the west with a medium to low risk of flooding in the centre of the site.</li> <li><b>Access:</b> The site is accessed off of Community Way</li> </ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>Landscape Character</li> </ul>		<ul style="list-style-type: none"> <li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>	

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<ul style="list-style-type: none"> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>			
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li>• The car park use supports New Road retail centre and would likely need to be re-provisioned through any development of the site or in a suitable alternative location.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Croxley Green.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in the single ownership of Three Rivers District Council. The site is not currently available for development.			
<b>Achievability</b>			
No issues regarding the viability in developing the site have been identified.			
<b>Potential Density</b>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	10
<b>Phasing</b>			
0-5 years	6-10 years	11-15 years	16+ years x
<b>Conclusion</b>			
The site is not currently available for development.			
<b>Suitable</b>	Yes	<b>Available</b>	No
<b>Deliverable</b>	No	<b>Developable</b>	No
<b>Achievable</b>	Yes		

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
CG2	Garages at Windmill Drive	Croxley Green	0.05
<b>Site Description</b>			
<p>The site is comprised of previously developed land and is located in Croxley Green. The site is comprised of two rows of garages with access from Windmill Drive. There is residential development to the south-east and east, whilst adjacent to the west is Scots Hill. A small local shopping parade and The Sportsman pub is located to the north-west. Adjacent to the north of the site is a yard which is located to the rear of a local shop on Scots Hill.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> The site is partially within the Croxley Green Conservation Area and there are two Locally Listed Buildings to the north-west. 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 and there should be early discussions with the conservation officer on layout and height of development..</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> There is low-medium risk of surface water flooding at the centre of the site and along the access road from Windmill Drive.</li> <li><b>Access:</b> The site is accessed from Windmill Drive.</li> </ul>	

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<ul style="list-style-type: none"> <li>Air Quality</li> </ul>			
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>		<ul style="list-style-type: none"> <li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>	
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is under several ownerships which relate to the ownership of existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.			
<b>Achievability</b>			
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.			
<b>Potential Density</b>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	3
<b>Phasing</b>			
0-5 years	x	6-10 years	11-15 years
			16+ years
<b>Conclusion</b>			
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.			
It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.			
<b>Suitable</b>	Yes	<b>Available</b>	No
<b>Deliverable</b>	No	<b>Developable</b>	No
<b>Achievable</b>	No		

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Site Ref	Address	Settlement	Site Area (ha)
CG26	Garages, Yorke Road	Croxley Green	0.07
<b>Site Description</b>			
The site is previously developed land located in Croxley Green. The site is in current use as privately owned garages and is comprised of an L-shaped row of garages. The site can be accessed from Yorke Road.			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> The site does not contain any Heritage Assets and is not within a Conservation Area. However the sites north-western boundary is adjacent to the Croxley Green Conservation Area. The Heritage Impact Assessment states that development would have a neutral impact on the historic environment.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is within Flood Zone 1.</li> <li><b>Access:</b> The site is accessed off from Yorke Road.</li> </ul>	

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<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>		<ul style="list-style-type: none"> <li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>	
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
<p>The site is subject to leasehold agreements relating to existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.</p>			
<b>Achievability</b>			
<p>The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.</p>			
<b>Potential Density</b>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Deliverable/Non-Deliverable Area)	50 (100%/0%)	Indicative Dwelling Range	3
<b>Phasing</b>			
0-5 years	6-10 years	11-15 years	16+ years
<b>Conclusion</b>			
<p>The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.</p>			
<b>Suitable</b>	Yes	<b>Available</b>	No
<b>Deliverable</b>	No	<b>Developable</b>	No

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Site Ref	Address	Settlement	Site Area (ha)
CG3	Garages adjacent to 87 Windmill Drive	Croxley Green	0.07
<b>Site Description</b>			
<p>The site is comprised of previously developed land and is located in Croxley Green. The site is comprised of two rows of garages, with access from Windmill Drive. There are residential properties surrounding the site, with Scots Hill adjacent to the south of the site.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> There is a Grade II Listed Building (Scots Hill Cottage) located to the south-west of the site. The Heritage Impact Assessment states that development would have a neutral impact on the historic environment.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Access:</b> The site accessed from Windmill Drive.</li> </ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> </ul>		<ul style="list-style-type: none"> <li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>	

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<ul style="list-style-type: none"> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>			
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is under several ownerships which relate to the ownership of existing residential properties and has not been promoted for development by any of the landowners. The site is considered to be unavailable.			
<b>Achievability</b>			
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.			
<b>Potential Density</b>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	4
<b>Phasing</b>			
0-5 years	x	6-10 years	11-15 years
			16+ years
<b>Conclusion</b>			
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.			
<b>Suitable</b>	Yes	<b>Available</b>	No
<b>Deliverable</b>	No	<b>Developable</b>	No

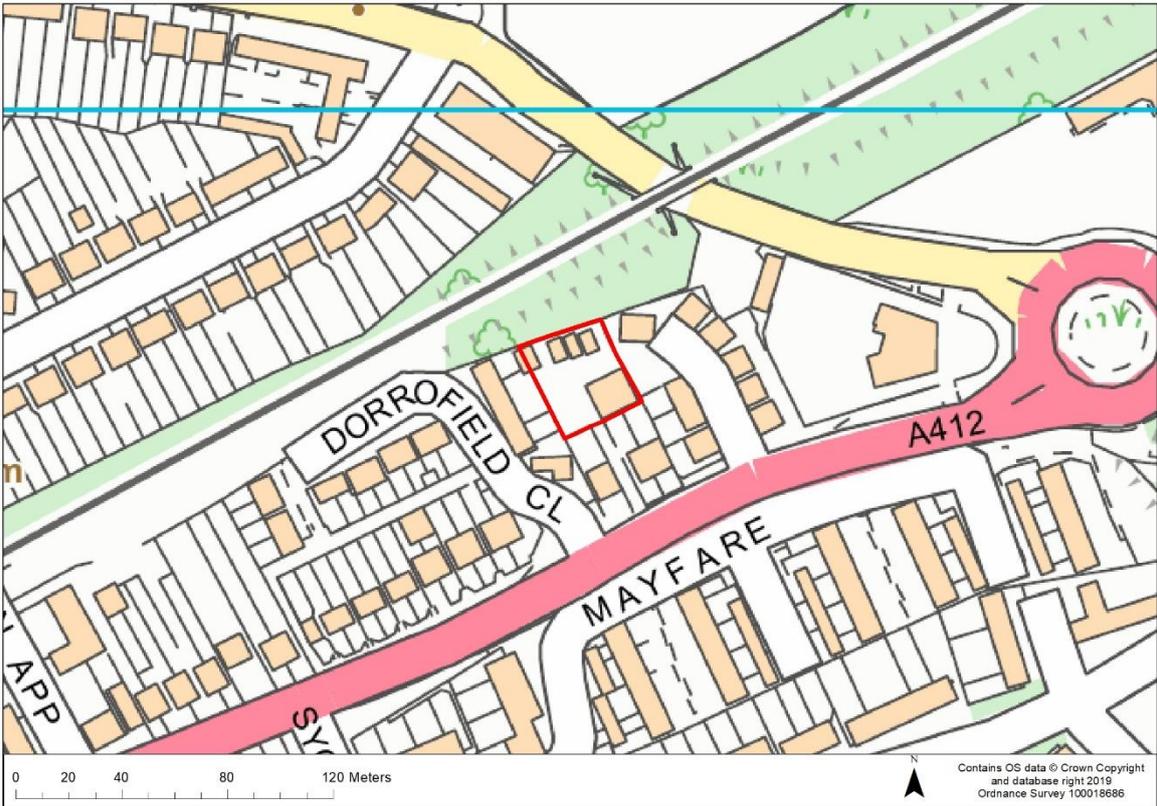
## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
CG37	Builders yard, Barton Way	Croxley Green	0.09
<b>Site Description</b>			
<p>The site is comprised of previously developed (brownfield) land and is located in Croxley Green. Within the site there is a building and several storage units. The site is situated to the rear of a residential properties along New Road and is accessed via a private drive which runs between a property and a retail unit. There are residential properties to the east and west, whilst the northern boundary is formed by fencing and vegetation/trees. Beyond the northern boundary, the site is adjacent to a public footpath and road which serves the Barton Way play area and open space.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> The Dickinson Square (Croxley Green) Conservation Area is located to the south-west of the site, beyond residential development along New Road. A detailed heritage impact assessment may be required as part of any proposals.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>GSPZ:</b> The site is in GSPZ 2.</li> <li><b>Access:</b> The site is accessed via a narrow private road which runs between a retail unit and a residential property on New Road, which may pose capacity issues as a primary access road. The vehicular road adjacent to the north of the site may have potential to provide access to the site.</li> </ul>	

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>Noise</li> <li>Air Quality</li> </ul>							
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>						
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"> <li>A public right of way runs adjacent to the northern boundary.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> </ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in single ownership. No response was received by the landowner when confirmation of availability was sought. The site is therefore deemed unavailable.							
<b>Achievability</b>							
The site has is not being promoted and there is no clear evidence that the site is achievable.							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	60-80	Indicative Dwelling Range	5-7				
<b>Phasing</b>							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
<b>Conclusion</b>							
The site is unavailable for development and therefore undeliverable.							
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No		

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Site Ref	Address	Settlement	Site Area (ha)
CG54	Workshops rear of 243 Watford Road	Croxley Green	0.12
			
<b>Site Description</b>			
<p>The site is comprised of previously developed land and is located in Croxley Green. The site contains several workshop buildings for different businesses (car servicing/repairs and carpet sales). The business premises are accessed via a private driveway adjacent to a residential property on Watford Road. To the north of the site there is woodland and vegetation which forms a buffer to the adjacent railway. To the south are residential properties with Watford Road beyond this. To the south and east there are residential gardens.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Groundwater Flood Risk:</b> Groundwater levels are between 0.025m and 0.5m below the surface.</li> <li><b>GSPZ:</b> 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 DSPZ1 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</li> </ul>	

## SHELAA Site Assessments – Part 4

	<p>be required at the pre-application stage to support any proposals on site.</p> <ul style="list-style-type: none"> <li>• <b>Access:</b> The site is accessed via a private driveway adjacent to a residential property on Watford Road.</li> </ul>				
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"> <li>• The site supports local businesses and development would result in a loss of employment floorspace, unless re-provisioned.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> </ul>					
<b>Availability (ownership/legal issues)</b>					
The site is not registered through the Land Registry. The site is considered deemed to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range		N/A	
Indicative DPH	50-80	Indicative Dwelling Range		6-10	
<b>Phasing</b>					
0-5 years	x	6-10 years	11-15 years	16+ years	
<b>Conclusion</b>					
The site is not considered to be available for development and is therefore deemed undeliverable. The site also supports local businesses and development would result in a loss of employment floorspace, unless re-provisioned.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No

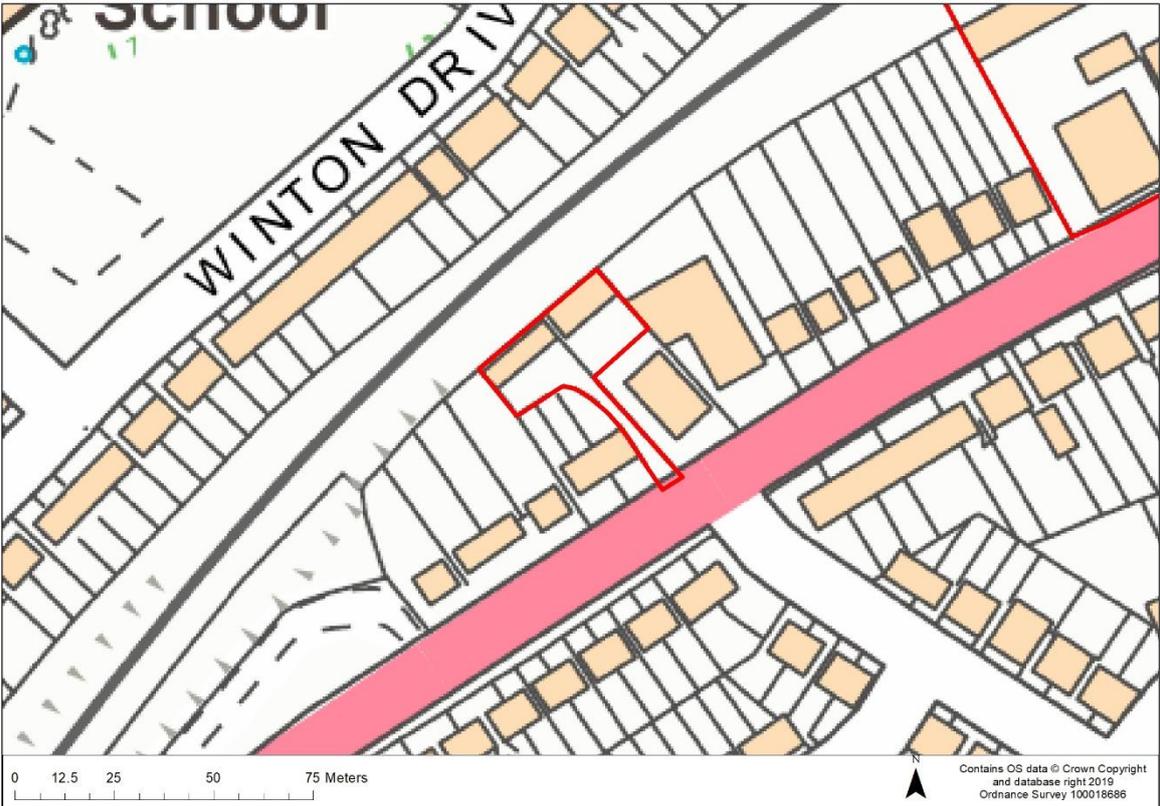
## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
CG63	Garages at Sycamore Road	Croxley Green	0.08
<b>Site Description</b>			
<p>The site is comprised of previously developed land and is located in Croxley Green. The site contains three sets of garages which are accessed from Sycamore Road. The site is situated to the west of Sycamore Road, with flatted development to the west. To the south of the site there is a small area of grassland and the River Gade/Grand Union Canal immediately beyond this.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1. A Main River (the River Gade/the Grand Union Canal) runs within close vicinity to the site; the appropriate buffer distance would be required from the river to any development.</li> <li><b>Surface Water Flood Risk:</b> There is low risk of surface water flooding across the majority of the site, concentrated to the north and west of the site.</li> <li><b>Groundwater Flood Risk:</b> The groundwater levels are either at or very near (within 0.025m of) the ground surface.</li> <li><b>GSPZ:</b> 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</li> </ul>	

## SHELAA Site Assessments – Part 4

	<p>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 site.</p> <ul style="list-style-type: none"> <li>• <b>Access:</b> There is existing access to the site from Sycamore Road.</li> </ul>				
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> </ul>					
<b>Availability (ownership/legal issues)</b>					
The site is under several ownerships which relate to the ownership of existing residential properties and has not been promoted for development by any of the landowners. The site is considered to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-80		Indicative Dwelling Range	4-6	
<b>Phasing</b>					
0-5 years	x	6-10 years	11-15 years	16+ years	
<b>Conclusion</b>					
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	No

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
CG67	Garages to rear of Scout Hut	Croxley Green	0.08
			
<b>Site Description</b>			
<p>The site is brownfield land located in Croxley Green. The site is in current use as garages and comprised of two rows of garages. The site can be accessed off of Watford Road. The site is situated behind residential properties and a scout hut, with the northern boundary running adjacent to the railway line.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> The site does not contain any Heritage Assets</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> Approximately half of the site is at high risk of surface water flooding, associated with an area of ponding within the site. The area of flood risk increases to the west and north of the site in 1 in 100 and 1 in 1,000 year rainfall events.</li> <li><b>Groundwater Flood Risk:</b> The groundwater levels are between 0.5m and 5m below the grounds surface.</li> <li><b>GSPZ:</b> 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 underground car parks in GSPZ1. A preliminary</li> </ul>	

## SHELAA Site Assessments – Part 4

	<p>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"> <li>• <b>Access:</b> The site is accessed off of Watford Road.</li> <li>• <b>Noise:</b> The sites northern boundary runs adjacent to the railway line, therefore a buffer will need to be put in place.</li> </ul>		
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
<p>The majority of the site is not registered through the Land Registry and this part of the site is considered deemed to be unavailable. The area containing the garages is subject to several freehold ownerships and leasehold agreements, relating to existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.</p>			
<b>Achievability</b>			
<p>The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.</p>			
<b>Potential Density</b>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	50-90	Indicative Dwelling Range	3-7
<b>Phasing</b>			
0-5 years	6-10 years	11-15 years	16+ years
<b>Conclusion</b>			
<p>The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable.</p>			
<b>Suitable</b>	Yes	<b>Available</b>	No
		<b>Achievable</b>	No

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
CG69	Grove Crescent Garages	Croxley Green	0.1
			
<b>Site Description</b>			
<p>The site is comprised of brownfield land and is located in Croxley Green. The site is comprised of two garage courts split by a block of flats in the middle, both garage courts are comprised of two rows of garages and access points. The site is located in a residential area.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
<p>The site is proposed to provide the access points to the adjacent allocated housing site (H5: Killingdown Farm).</p>			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> 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..</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Access:</b> The site can be accessed from Grove Crescent.</li> </ul>	

## SHELAA Site Assessments – Part 4

<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>		<ul style="list-style-type: none"> <li>• The site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>	
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"> <li>• A public right of way runs along the northern boundary of the site (Croxley Green 013)</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> </ul>			
<b>Availability (ownership/legal issues)</b> <p>The site is owned by Three Rivers District Council. The site is not currently available for development; the deliverability of the adjacent allocated housing site (H5: Killingdown Farm) depends upon the use of the site as access points.</p>			
<b>Achievability</b> <p>No viability issues in developing the site have been identified.</p>			
<b>Potential Density</b>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	50-90	Indicative Dwelling Range	5-9
<b>Phasing</b>			
0-5 years	6-10 years	x	11-15 years
		x	16+ years
<b>Conclusion</b> <p>The site is to be protected for the development of the access points to Site H5 (Killingdown Farm) and is therefore not available for development.</p>			
<b>Suitable</b>	Yes	<b>Available</b>	No
		<b>Achievable</b>	Yes

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
EOS3.0	Land to the west of Copthorne Road	Croxley Green	20.26
<b>Site Description</b>			
<p>The site is comprised of two parcels; the western parcel is larger in size than the eastern parcel. Both parcels are comprised of greenfield land, located on the western edge of Croxley Green. The western parcel is in agricultural use and the eastern parcel is in use as a paddock, associated with a residential dwelling to the north. The east of the site is bounded by residential development associated with Croxley Green whilst the northern and western the boundaries are adjacent to open green space, with the River Chess running in close vicinity to the western boundary. To the south of the site is Copthorne Wood and to the north-east is The Green.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is within the Green Belt. The Stage 2 Green Belt Review assessed the harm to the Green Belt of releasing the wider parcels (in which the site is located) as high. Part of the site was not assessed as part of the Stage 2 Green Belt Review, however the Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.</li> <li>• <b>Historic Environment:</b> The site does not contain any Heritage Assets, however there are Locally Listed and Grade II Buildings within the vicinity of the site. The north-eastern part of the eastern parcel is located in Croxley Green Conservation Area. The Green is an area of common land that is located to the east of the site. The Heritage Impact Assessment states that development of the site would have a minor-adverse impact on the historic environment. A detailed heritage statement would be required as part of any proposals.</li> </ul>	
<b>Physical Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is within Flood Zone 1.</li> </ul>	

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<ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Surface Water Flood Risk:</b> There is a surface water flow path in the western parcel, running from the River Chess to the west, through the centre of the site and to the north; the flow path ranges from low-medium risk of surface water flooding. Another surface water flow path is located to the south of the western parcel and ranges low-medium risk of surface water flooding.</li> <li>• <b>Groundwater Flood Risk:</b> The groundwater levels of the majority of the site are between 0.5m and 5m below the ground surface, although there are small areas along the western boundary between 0.025m-0.5m below the ground surface. Levels at the north of the site and land along the central-eastern boundary are at least 5m below the ground surface.</li> <li>• <b>GSPZ:</b> The majority of the site is within GSPZ2. There is a small parcel to the south of the site that is within GSPZ1, which is the most sensitive zone in terms of the potential of 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.</li> <li>• <b>Access:</b> There is no existing vehicular access. The only possible access points are from The Green to the north-east and from Scots Mill Lane to the south. However, access from The Green would be via common land and this is not considered to be acceptable. Access from Scots Mill Lane also poses issues as a re-configuration of traffic from Scots Hill/Copthorne Road would likely be required. Additionally, one access point for a site of this size and scale of development would not be considered acceptable. HCC Highways have stated that is unclear how a suitable access strategy could be delivered and there is no obvious permeability into the existing settlement other than a single footpath (which crosses The Green). HCC Highways have stated that an access strategy would need to be developed prior to deliverability being known.</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment assessed the site as having medium-high sensitivity to built development.</li> <li>• <b>Local Wildlife Site:</b> There is a Local Wildlife Site (Little Gillions Grassland) located to the south of the eastern parcel; this could be removed from the site boundary if the site were to be developed. The southern boundary of the western parcel is also adjacent to a Local Wildlife Site.</li> <li>• <b>Ancient Woodland:</b> The southern boundary of the eastern parcel adjacent to an ancient woodland.</li> <li>• <b>TPO:</b> The eastern boundary of the western parcel is adjacent to an area of protected trees.</li> </ul>
<p><b>Further Constraints/Considerations:</b></p>	
<ul style="list-style-type: none"> <li>• A number of public right of ways run through the site (Croxley Green 002/003/007).</li> </ul>	

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<ul style="list-style-type: none"> <li>Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Croxley Green.</li> </ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in multiple ownerships. The western parcel of the site is in the single ownership of Royal Masonic School. The eastern parcel is in two separate ownerships.							
<b>Achievability</b>							
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A			Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (60%/40%)			Indicative Dwelling Range	709-1013		
<b>Phasing</b>							
0-5 years		6-10 years		11-15 years		16+ years	
<b>Conclusion</b>							
<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/amenity allocation.</p> <p>There are concerns in which much of the site is not within a sustainable location. It is also not considered that sufficient vehicular access to the site could be achieved and subsequently the site is not considered to be suitable for residential development.</p>							
<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	No		
<b>Deliverable</b>	No		<b>Developable</b>	No			

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
EOS3.1	Land adjacent to Rickmansworth School	Croxley Green	6.8
<b>Site Description</b>			
<p>The site is comprised of greenfield land and is located on the southern edge of Croxley Green. The majority of the site is in use as Rickmansworth School's playing fields; the remainder of the site is in use as woodland, open grassland and grazing land. There are two electricity pylons contained within the site; one at the north-western corner and to the west of the site. The site is bounded by allotments and the Croxley Hall woodland to the south, with residential development and Rickmansworth School buildings adjacent to the north.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is located in the Green Belt. The site is located in two parcels that were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the western part 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 moderate.</li> <li>• <b>Historic Environment:</b> There is a Grade II Listed Building to the north of the site, located along the A412. Croxley Green Conservation Area is located to the north of the site. The Heritage Impact Assessment states that development of the whole land parcel would have a minor adverse impact on the historic environment. Any application would need to be accompanied by a heritage impact statement and there should be early discussions with the conservation officer on layout and height of development.</li> </ul>	
<b>Physical Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is within Flood Zone 1.</li> </ul>	

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<ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Surface Water Flood Risk:</b> The eastern boundary ranges from low to medium risk of surface water flooding.</li> <li>• <b>Groundwater Flood Risk:</b> Groundwater levels across the majority of the site are at least 5m below the surface. A western portion of the site has groundwater levels between 0.5m and 5m below the ground surface.</li> <li>• <b>GSPZ:</b> The majority of the site is within 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 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. Land at the north-east corner of the site is in GSPZ2.</li> <li>• <b>Access:</b> There is no existing vehicular access onto the site. HCC Highways have stated that it is unclear how a suitable access strategy could be delivered and that Lavrock Lane and All Saints Lane are not publicly maintained highways and therefore it is unlikely that access could be taken from these roads. HCC Highways also stated that access from the A412 would be extremely complex and would have a significant impact on the viability of the site.</li> </ul>		
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment assessed the site as having medium-low sensitivity to built development.</li> <li>• <b>Local Wildlife Site:</b> The south-eastern boundary is adjacent to a Local Wildlife Site (Croxley Hall Wood falls into the site at the east side).</li> <li>• <b>Ancient Woodland:</b> The site's south-eastern boundary is adjacent to an ancient woodland.</li> <li>• <b>TPO:</b> There are protected trees adjacent to the northern boundary of the western part of the site which borders the A412.</li> </ul>		
<p><b>Further Constraints/Considerations:</b></p>			
<ul style="list-style-type: none"> <li>• The site includes Rickmansworth Secondary School sports pitches and playing fields.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Croxley Green.</li> </ul>			
<p><b>Availability (ownership/legal issues)</b></p>			
<p>The site is in three separate ownerships. The eastern part of the site is in use by Rickmansworth Secondary School and is unavailable for development. Part of the site to the west is owned by Three Rivers District Council and is not being promoted for development.</p>			
<p><b>Achievability</b></p>			
<p>The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable. If access were to be provided from the A412, this would have a significant impact on the viability of the site.</p>			
<p><b>Potential Density</b></p>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable Area/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	238

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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 rural character of the site, the need for a buffer to the school and BNG allocation.</p> <p>The eastern part of the site is used as sports pitches which are ancillary to Rickmansworth Secondary School and is therefore unavailable for development. The western part of the site, which is not in use as sports pitches, measures approximately 2.1ha.</p> <p>It is also considered that access from Lavrock Lane, All Saints Lane and the A412 would be unachievable. The presence of pylons on the site also poses a constraint, with their relocation posing viability issues. For these reasons, it is considered that the site is unsuitable.</p>							
<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	No		
<b>Deliverable</b>	No	<b>Developable</b>	No				

Site Ref	Address	Settlement	Site Area (ha)
EOS3.2	Land north of Croxleyhall Woods	Croxley Green	2.3

**Site Description**

## SHELAA Site Assessments – Part 4

<p>The site is comprised of greenfield land, located to the south of Croxley Green. The site is in use as Croxley Hall Wood allotment gardens to the north, with a Rugby Union playing pitch to the south of the site which is used by Rickmansworth School (Sibley Fields). The site is bounded by the Croxley Hall Wood Site to the south and west and residential development to the north and east.</p>	
<p><b>Use(s) Proposed</b></p>	<p>Residential</p>
<p><b>Planning History</b></p>	
<p>There is no relevant planning history on the site.</p>	
<p><b>Suitability</b></p>	
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Heritage Assets Listed Buildings</li> <li>• Conservation Area</li> <li>• Historic Park and Garden</li> <li>• National Landscapes</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> 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-moderate.</li> <li>• <b>Historic Environment:</b> There are no heritage assets within the site. Croxley Green Conservation Area is located to the north-west and contains several Listed and Locally Listed Buildings. The Heritage Impact Assessment states that development would have a neutral impact on the historic environment.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is within Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> A large portion of the site is covered by a surface water flow path which ranges from low to high risk of surface water flooding.</li> <li>• <b>Groundwater Flood Risk:</b> Groundwater levels are at least 5m below the ground surface.</li> <li>• <b>GSPZ:</b> The west of the site is in GSPZ2, whilst the east 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 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.</li> <li>• <b>Access:</b> There is no existing vehicular access to the site. The location of residential dwellings and ancient woodland would restrict the achievability of access. HCC Highways have stated that there are no clear access points and that All Saints Lane is not a publicly maintained highway and therefore access would be unachievable other than by third party land. HCC Highways also state that there is minimal opportunity for permeability into the wider settlement.</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment assessed the site as having medium sensitivity to built development.</li> <li>• <b>Local Wildlife Site:</b> Croxley Hall Wood Local Wildlife Site is adjacent to the western and southern boundaries.</li> <li>• <b>Ancient Woodland:</b> The western and southern boundaries are adjacent to an ancient woodland, which covers the same area as Croxley Hall Wood Local Wildlife Site.</li> </ul>
<p><b>Further Constraints/Considerations:</b></p>	

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located at the edge of the Key Centre of Croxley Green.</li> </ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in multiple ownerships. The south of the site (the playing field) is owned by Rickmansworth Secondary School and the north of the site (the allotment) is owned by Three Rivers District Council.							
<b>Achievability</b>							
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A			Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)			Indicative Dwelling Range	81		
<b>Phasing</b>							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
<b>Conclusion</b>							
<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 reduced due to the need for a buffer to the woodland to the south and BNG allocation.</p> <p>The site also consists of allotment land; the Open Space, Sport and Recreation Study (2019) states that there is a need for allotments within the district. The remainder of the site is used for sports which is ancillary to the education facility of Rickmansworth Secondary School. The site is therefore undeliverable.</p> <p>Croxley Hall Woods allotments forms part of the open space provision in the district and in Croxley Green. The Three Rivers Open Space Standards Paper, forming part of the Open Space, Sport and Recreation Study (2019), assessed the Croxley Green area as having a sufficient provision of allotments (+0.15 ha per 1,000 population) against the recommended standard. However, Croxley Green was assessed as having a quantity shortfall against three types of other open space (parks and gardens, natural and semi-natural greenspace and amenity greenspace). The Three Rivers Open Space Standards Paper identifies a future need of allotment provision to maintain the current quantity of provision. The Three Rivers Playing Pitch Strategy Assessment, forming part of the Open Space, Sport and Recreation Study (2019), states that the current supply of rugby union provision in Three Rivers is insufficient to accommodate current demand. The draft Local Plan seeks to protect existing open space and playing pitches. It is therefore considered that site's current use as an allotment and playing field should be protected. Subsequently the site is deemed unsuitable for residential development. Access to the site is also considered likely to be unachievable. The site is also considered to be unavailable due to its current uses.</p>							
<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	No		
<b>Deliverable</b>	No		<b>Developable</b>	No			

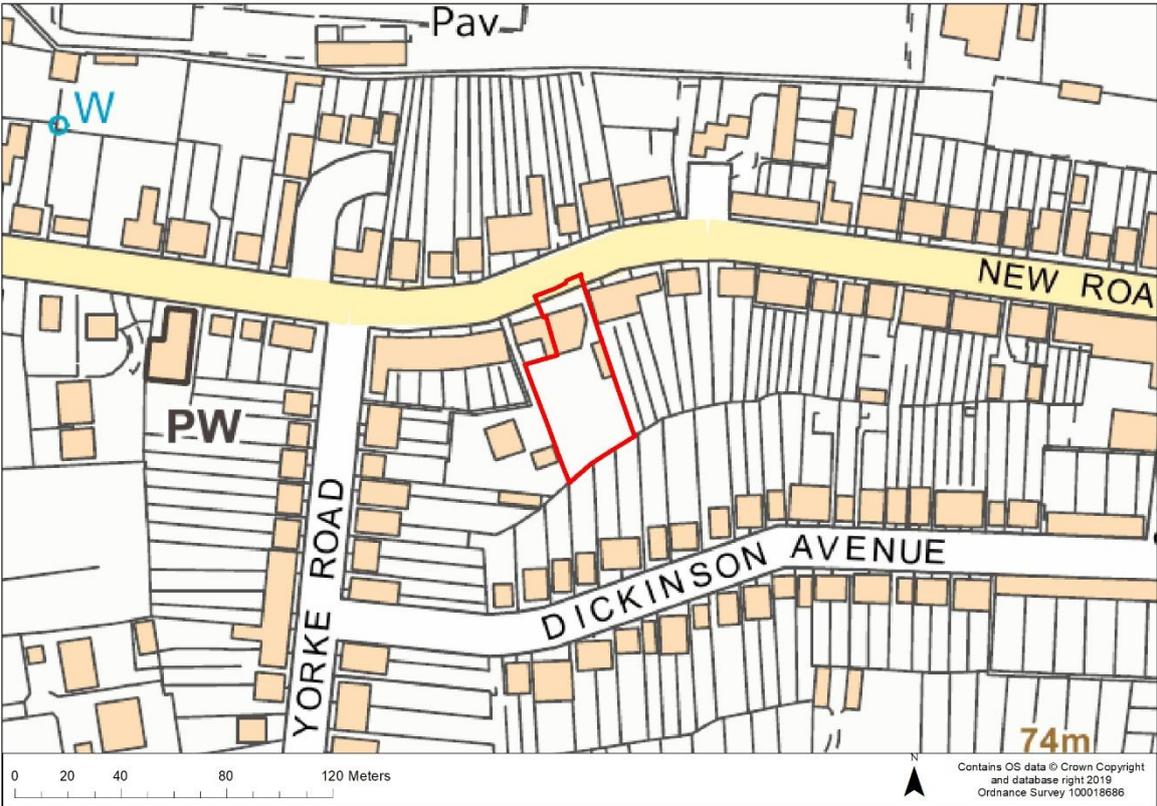
## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
H10	Killingdown Farm	Croxley Green	7.6
<b>Site Description</b>			
<p>The site is comprised of greenfield land and is located to the north-west of Croxley Green. The site is in agricultural use with a farmhouse and agricultural buildings on the southern portion of the site and agricultural land to the north and east. Adjacent to the north-western corner of the site are residential properties with residential development adjacent to the southern boundary. Beyond Little Green Lane, which forms the northern boundary, there is open agricultural land. Croxley House Care Home is situated to the west of the site, on the opposite side of Little Green Lane. Beyond an open green field to the west of the site is Little Green Junior School.</p>			
<b>Use(s) Proposed</b>	Residential		
<b>Planning History</b>			
<p>The site was a housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 140-180 dwellings.</p> <p>Application for demolition of existing buildings for residential development (160 dwellings in total) was accepted at appeal with conditions (21/0042/REF).</p>			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> The site is located in Croxley Green Conservation Area. The site contains a Grade II Listed Building (Killingdown Farmhouse) and several Locally Listed Buildings to the west. There is also a Grade II Listed Building (1, 2 and 3 Little Green) in close vicinity to the north-western corner of the site. A heritage impact assessment would be required as part of any proposals.</li> </ul>		
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> There are small areas at low risk of surface water flooding at the north-east and west of the site as well as along the southern boundary.</li> <li><b>Groundwater Flood Risk:</b></li> </ul>		

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li><b>GSPZ:</b> The site is in GSPZ 2.</li> <li><b>Access:</b> The site is accessed from Little Green Lane.</li> </ul>								
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>This site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>								
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Croxley Green.</li> </ul>									
<p><b>Availability (ownership/legal issues)</b></p> <p>The site is in two ownerships. The site, excluding the area containing the agricultural buildings and farmhouse, is being promoted by its landowner.</p>									
<p><b>Achievability</b></p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p><b>Potential Density</b></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</td> <td>30-40</td> <td>Indicative Dwelling Range</td> <td>230-304</td> </tr> </table>		Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH	30-40	Indicative Dwelling Range	230-304
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A						
Indicative DPH	30-40	Indicative Dwelling Range	230-304						
<p><b>Phasing</b></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><b>Conclusion</b></p> <p>The site was a housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is both available and achievable and is deemed to be deliverable.</p> <p>Application for demolition of existing buildings for residential development (160 dwellings in total) was accepted at appeal with conditions (21/0042/REF).</p>									
<table border="1"> <tr> <td><b>Suitable</b></td> <td>Yes</td> <td><b>Available</b></td> <td>Yes</td> <td><b>Achievable</b></td> <td>Yes</td> </tr> </table>	<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes			
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes				

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
H11	50-52 New Road	Croxley Green	0.17
			
<b>Site Description</b>			
<p>The site is comprised of previously developed land and is located in Croxley Green. The site is currently in use as a car services station, with buildings at the north and centre of the site, a row of garages at the east and a parking area to the rear. The northern boundary is formed by New Road which has residential properties to the east and west of the site, with a local shopping parade further along to the east. The south, east and west of the site abuts residential gardens.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
<p>The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 10 dwellings.</p>			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> Croxley Green Conservation Area is located to the west of the site and Dickinson Square Conservation Area to the south-east. A heritage impact assessment may be required as part of any proposals.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> There is medium risk of surface water flooding along New Road, adjacent to the north of the site. A small area at low risk of surface water flooding is located to the north-west of the site.</li> <li><b>Access:</b> The site has an existing access from New Road.</li> </ul>	

## SHELAA Site Assessments – Part 4

<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>		<ul style="list-style-type: none"> <li>• This site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>	
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"> <li>• The site is on the Brownfield Land Register (2019).</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Croxley Green.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership. Information from the landowner has confirmed that the site is no longer available for housing development.			
<b>Achievability</b>			
The site is no longer being promoted and subsequently there is no clear evidence that the site is achievable.			
<b>Potential Density</b>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	60-80	Indicative Dwelling Range	10-14
<b>Phasing</b>			
0-5 years	6-10 years	11-15 years	16+ years
			x
<b>Conclusion</b>			
Information from the landowner has confirmed that the site is no longer available for housing development. The site is therefore undeliverable.			
<b>Suitable</b>	Yes	<b>Available</b>	No
		<b>Achievable</b>	No

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
H9	33 Baldwins Lane	Croxley Green	0.09
<p><b>Site Description</b></p> <p>The site is comprised of previously developed land and is located in Croxley Green. The site is in use as car sales centre, build a building to the east and south of the site. The northern boundary is formed by Baldwins Lane whilst the southern boundary is adjacent to residential gardens. The west of the site is adjacent to a woodland and vegetation which acts as a buffer to the railway line, whilst to the east the site is adjacent to a car park serving the Harvester restaurant. Further to the north-west is the site of Croxley Danes secondary school which is under construction, with residential development beyond this, as well as further to the south of the site.</p>			
<p><b>Use(s) Proposed</b></p>		<p>Residential</p>	
<p><b>Planning History</b></p> <p>The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 10 dwellings.</p> <p>In 2008 there was an application for the redevelopment of the site into 14 residential units (08/1557/FUL); the application was withdrawn.</p>			
<p><b>Suitability</b></p>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>National Landscapes</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</li> </ul>	
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> Along the northern boundary, risk of surface water flooding ranges from low to medium, with high risk along Baldwins Lane to the north of the site.</li> <li><b>Groundwater Flood Risk:</b> Groundwater levels are between 0.025m and 0.5m below the ground surface.</li> </ul>	

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li><b>GSPZ:</b> 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 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.</li> <li><b>Access:</b> The site has an existing access from Baldwins Lane.</li> <li><b>Noise:</b> Noise and vibrations caused by the use of the railway lien to the west may have an impact on the site and its future occupiers.</li> </ul>		
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> <li>Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>This site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>		
<p><b>Further Constraints/Considerations:</b></p>			
<ul style="list-style-type: none"> <li>The site is on the Brownfield Land Register (2019).</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> <li>HCC Minerals and Waste state that a Site Waste Management Plan (SWMP) will be required to support any proposal at the planning application stage.</li> </ul>			
<p><b>Availability (ownership/legal issues)</b></p>			
<p>The site was in single ownership and was promoted by the landowner to the previous Local Plan. The site now has a new owner which has provided no confirmation of availability.</p>			
<p><b>Achievability</b></p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p><b>Potential Density</b></p>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50	Indicative Dwelling Range	5
<p><b>Phasing</b></p>			
0-5 years	x	6-10 years	x
11-15 years	x	16+ years	
<p><b>Conclusion</b></p>			
<p>The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is not currently available.</p>			
<b>Suitable</b>	Yes	<b>Available</b>	No
<b>Achievable</b>	Yes	<b>Deliverable</b>	No
<b>Developable</b>		<b>Deliverable</b>	No

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
NCFS36	Land North of Little Green Lane	Croxley Green	1ha
<p><b>Site Description</b></p> <p>The site is located outside any defined settlement boundary (though does immediately adjoin Croxley Green to the south, a Key Centre) and constitutes greenfield land, comprising the southwestern section of a worked agricultural field. The topography of the site is generally flat and is bounded by mature hedgerow on the western and southern boundaries. In terms of the wider area, the site is surrounded by open countryside to the west, north and east. Croxley Green is located to the south of the site, with the site adjoining its urban extent. The overarching character of the area is rural in nature.</p> <p>Access to the site at present is poor, with the section of Little Green Lane which adjoins the site being temporarily pedestrianised. At this stage it is unclear whether the closure to vehicle traffic will be made permanent. Outline application 24/2073/OUT is of relevance in this respect, which constitutes a 600 dwelling scheme with associated infrastructure on the remainder of the agricultural field which NCFS36 occupies, which would provide significant accessibility improvements to NCFS36.</p> <p>The site was previously submitted under PSCFS24 (for education use).</p> <p>To the south of Little Green Lane (south-west of NCFS36) planning permission was granted by Hertfordshire County Council for “construction of 5,818 sqm Special Educational Needs and Disabilities (SEND) school (Use Class F1a) (relocation of existing Breakspeare School) with associated soft and hard landscaping, car parking and drop off facilities and creation of new access. Construction of new Multi Use Games Area on neighbouring Little Green Junior School site” under reference number PL/0388/24.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
Whilst the site itself has no planning history of relevance to the call for sites process, it is noted that the ongoing outline application 24/2073/OUT on the remainder of the field, adjoining the site, is of relevance.			
<b>Suitability</b>			
<b>Policy Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Review (2019) assessed harm to the</li> </ul>	
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Heritage Assets Listed Buildings</li> </ul>			

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Historic Park and Garden</li> <li>• National Landscapes</li> </ul>	<p>Green Belt of releasing the wider parcel (in which the site is located) as moderate high (parcel CG8).</p> <ul style="list-style-type: none"> <li>• <b>Historic Environment:</b> There is a Grade II Listed Heritage Asset within 250m of the site and would likely be within view of any development at NCF36. Additionally, there are several Locally Important Buildings within the site's locality. Croxley Green Conservation Area is located circa 330m to the west. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts of any development on the heritage assets of the site.</li> <li>• HCC Historic Environment requested for the Archaeological Evaluation and advised that the submission of Archaeological Desk Based Assessment is encouraged alongside with the planning application.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is within in Flood Zone 1.</li> <li>• <b>Access:</b> Little Green Lane is a pedestrianised street and vehicle access to the site may thus represent an issue.</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Local Wildlife Site:</b> there is a Local Wildlife Site (WLS) which adjoins the site's western boundary. There are several WLSs within the wider area.</li> <li>• <b>Tree Preservation Order:</b> The trees forming part of the woodland which adjoins the western boundary of the site are all subject to a Tree Preservation Order.</li> <li>• <b>Ancient Woodland:</b> The woodland adjoining the site's western boundary is ancient woodland.</li> </ul>
<p><b>Further Constraints/Considerations:</b></p>	
<ul style="list-style-type: none"> <li>• A public right of way (SARRATT 063) runs adjacent to the site boundary, within the woodland to the immediate west of the site.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of settlement boundary of the Key Centre Croxley Green.</li> <li>• Sarratt Parish Council stated that the site is not sustainable due to i) the site is connected by a single-track access; ii) future development will cause adverse impact to the biodiversity of the ancient woodland to the immediate west of the site; iii) the development of the site is in contrary to the policies in the emerging Neighbourhood Plan; iv) housing needs are already met by the previously approved development in the parish; v) development at the site will cause significant impact on local biodiversity and it is detrimental to the natural and built environment.</li> <li>• MoD advised that development height exceeding 9.4m will trigger statutory consultation requirement.</li> <li>• HCC Transport advised that an HCC LTP4 compliant access strategy should be evidenced.</li> <li>• HCC Ecology suggested measures should be considered to avoid light spill on adjacent trees / woody habitats.</li> <li>• HCC Ecology recommended that Preliminary Roost Assessment and Preliminary Ecological Appraisal may be required.</li> <li>• 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.</li> </ul>	
<p><b>Availability (ownership/legal issues)</b></p>	

## SHELAA Site Assessments – Part 4

The landowner (Hertfordshire County Council) owns the entirety of the site.							
<b>Achievability</b>							
The landowner has not identified any issues with developing the site.							
<b>Potential Density</b>							
Landowner Proposed DPH			n/a		Landowner Proposed Dwelling Range		n/a
Indicative DPH (Developable/Non-developable Area)			50 (70%/30%)		Indicative Dwelling Range		35
<b>Phasing</b>							
0-5 years	x	6-10 years		11-15 years	16+ years		
<b>Conclusion</b>							
<p>The standard indicative DPH of 50 has been reduced due to the context of the site.</p> <p>In terms of the ecological impact of developing the site, the site represents greenfield land, is adjacent to ancient woodland which is a designated Local Wildlife Site and is bounded by mature hedgerow. Whilst it is noted that the site is a worked agricultural field and therefore may be less valuable in ecological terms when compared with an unworked field/pasture, it is nonetheless considered that the site is likely of ecological value given its proximity to the Local Wildlife Site, ancient woodland and mature hedgerow. Accordingly, development of the site may lead to ecological harm which would need to be assessed as part of any future development.</p> <p>With respect to the access, following a consultation in 2023, the section of Little Green Lane from where the site would take access (east of the site, close to Little Green School) was closed to vehicle traffic for the duration of an Experimental Traffic Regulation Order. The purpose of this closure was to allow for monitoring and assessment of the effects of the closure on traffic patterns in the area. Notwithstanding this road closure, it is noted that even if the road were open, it would still likely be of an insufficient size to serve a development of the scale (circa 35 dwellings) indicated (subject to highways advice). Access to the site would be from the western section of Little Green Lane, which is a very narrow single track road. The present situation thus poses significant challenges for the deliverability of the site.</p> <p>Whilst application 24/2073/OUT could provide a solution to this issue if approved, given this would provide alternative access to the site, this application cannot be relied upon because it is still undetermined at this stage. Accordingly, additional work is required to resolve access concerns to the site.</p> <p>Further to 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, but the access issues mean current suitability is unlikely.</p>							
<b>Suitable</b>		No		<b>Available</b>		Yes	
<b>Deliverable</b>		No		<b>Developable</b>		No	
<b>Achievable</b>		Yes		<b>Suitable</b>		No	

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
PCS12	Former Croxley Green Railway Station	Croxley Green	0.7
<b>Site Description</b>			
<p>The site is located in Croxley Green and is comprised of a mix of greenfield and brownfield land. The site was formerly in use as a railway station which has been dismantled. The vast majority of the site is now covered by woodland and a small building remains at the north-western corner of the site. The site is located to the immediate south of the roundabout which links Watford Road and Baldwins Lane. Its eastern boundary is formed by the Main River Gade whilst to the south and west there is residential development on Sycamore Road and Mayfare. To the immediate north of the site is the car park for the Cassiobridge Play Area and Sea Cadets. The Sea Cadets Building is adjacent to the north-eastern corner of the site runs along the length of the boundary. The old railway bridge crosses over the River Gade from Ascot Road and into the site.</p>			
<b>Use(s) Proposed</b>	Residential		
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not located in the Green Belt.</li> <li><b>Historic Environment:</b> There are no heritage assets within the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.</li> </ul>		
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> There is high risk of surface water flooding adjacent to the east of the site although this risk area is associated with the River Gade.</li> <li><b>Groundwater Flood Risk:</b> Along the northern and eastern boundaries, groundwater levels are very near the surface (within</li> </ul>		

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>	<p>0.025 of the surface). The remainder of the site has groundwater levels between 0.5m and 5m below the ground.</p> <ul style="list-style-type: none"> <li><b>GSPZ:</b> 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 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</li> </ul>		
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li> </ul>		
<p><b>Further Constraints/Considerations:</b></p>			
<ul style="list-style-type: none"> <li>A small portion of the site's north-western corner is within a designated open space (Cassiobridge Playing Area).</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> </ul>			
<p><b>Availability (ownership/legal issues)</b></p>			
<p>The site is in single ownership. The site is not being promoted for development.</p>			
<p><b>Achievability</b></p>			
<p>The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.</p>			
<p><b>Potential Density</b></p>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	40-50	Indicative Dwelling Range	28-35
<p><b>Phasing</b></p>			
0-5 years	6-10 years	11-15 years	16+ years
<p><b>Conclusion</b></p>			
<p>The site is unavailable and is therefore deemed undeliverable.</p>			
<b>Suitable</b>	Yes	<b>Available</b>	No
		<b>Achievable</b>	No

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
PCS49	Little Green Playing Fields	Croxley Green	4.5
<b>Site Description</b>			
<p>The site is comprised of greenfield land and is located to the north of Croxley Green. The site is flat grassland contained by hedgerows along all boundaries. To the north of the site is Little Green Lane with open agricultural land beyond this. To the east is Little Green Junior School, with residential development to the south. The west of the site is adjacent to Killingdown Farm, an existing housing allocation (Site Ref: H(10)).</p>			
<b>Use(s) Proposed</b>		Education	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> 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.</li> <li><b>Historic Environment:</b> There are no heritage assets within the site. To the west of the site is Croxley Green Conservation Area, with two Grade II Listed Buildings located within the vicinity of the site (1-3 Little Green and Killingdown Farmhouse). The Heritage Impact Assessment states that development would have a minor-adverse impact on the historic environment; a detailed discussion with the Conservation Officer would be needed at an early design stage and a detailed heritage impact assessment would be required with any application.</li> <li><b>Archaeology:</b> 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.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> </ul>	

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Surface Water Flood Risk:</b> There is a small area at the south-east at low risk of surface water flooding whilst to the south-west there is an area ranging from low to medium risk.</li> <li>• <b>Access:</b> There is currently no access on to the site but this could be provided from Little Green Lane.</li> </ul>								
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having low sensitivity to built development.</li> <li>• <b>Local Wildlife Site:</b> There is a Local Wildlife Site (Dell Wood) to the immediate north of the site, on the opposite side of Little Green Lane.</li> </ul>								
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"> <li>• HCC Highways state that enabling the location to be sustainable is considered likely to be achievable; enabling permeability to the existing settlement would be a key consideration.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Croxley Green.</li> </ul>									
<p><b>Availability (ownership/legal issues)</b></p> <p>Whilst the site is in single ownership, the site is no longer being promoted for education use. The site is therefore considered unavailable.</p>									
<p><b>Achievability</b></p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p><b>Potential Density</b></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</td> <td>N/A</td> <td>Indicative Dwelling Range</td> <td>N/A</td> </tr> </table>		Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH	N/A	Indicative Dwelling Range	N/A
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A						
Indicative DPH	N/A	Indicative Dwelling Range	N/A						
<p><b>Phasing</b></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><b>Conclusion</b></p> <p>The site is in the Green Belt and is therefore considered unsuitable for development. However, consideration would need to be given to the level of Green Belt harm acceptable to the council.</p> <p>The site is no longer being promoted for development and is considered unavailable. The site is therefore deemed undeliverable.</p>									
<table border="1"> <tr> <td><b>Suitable</b></td> <td>No</td> <td><b>Available</b></td> <td>No</td> <td><b>Achievable</b></td> <td>Yes</td> </tr> </table>	<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	Yes			
<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	Yes				

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
PCS51	Cockaygne, Loudwater Lane	Croxley Green	19
<b>Site Description</b>			
<p>The site is comprised of greenfield land and is located to the south of Sarratt Road and to the north of Loudwater Lane. The site comprises of agricultural land and several detached residential dwellings and surrounding residential garden land. There are trees on the site which separate the plots and border the site. The site is currently accessed via private residential driveways from Sarratt Road and Loudwater Lane.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>National Landscapes</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is within the Green Belt. Part of the site (at the south-west) was assessed in the Stage 2 Green Belt Review. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the south-west of the site is located) as high. The remainder of the site was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.</li> <li><b>Historic Environment:</b> There are three Grade II listed buildings located within the site (Croxley Wyld, Barn Cottage and Gallopers Cottage), to the east and south-east of the site. The eastern portion of the site is also partially located in the Croxley Green Conservation Area and the site's western boundary is partially adjacent to the Outer Loudwater Conservation Area. Any proposals would require a detailed heritage impact assessment.</li> <li><b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site</li> </ul>	

## SHELAA Site Assessments – Part 4

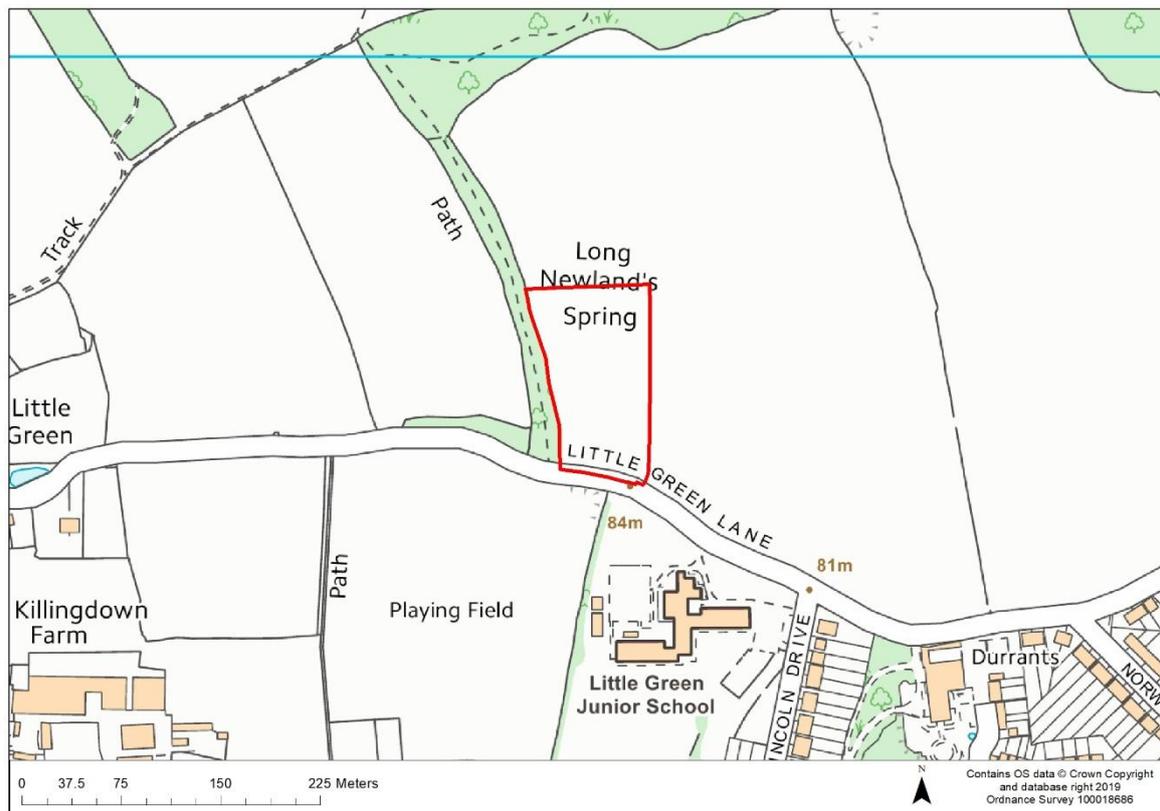
	should be accompanied by a pre-application or pre-determination archaeological assessment.		
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> There are small areas ranging from of medium to high risk of surface water flooding, at the south-eastern corner and to the west and south of the site.</li> <li>• <b>Access:</b> Hertfordshire County Council Highways state that the site presents significant concerns LTP policy could not be met due to the site's location.</li> </ul>		
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• <b>TPO:</b> There are protected trees throughout and along its south-western and southern boundaries (TPO037).</li> </ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li>• HCC Highways state that the site presents significant concerns Local Transport Policy could be met due to the site's location.</li> <li>• Hertfordshire Network and Travel state that the site is well over 400m from the nearest bus stops and serving this development by bus would be significantly problematic. Loudwater Lane is unsuitable for bus operation and the lack of connection between this site and the neighbouring more built up areas is unlikely to enable a commercially viable bus route and also likely to discourage walking and cycling.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located outside of any settlement defined in the Settlement Hierarchy.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site has multiple owners (14 different titles). Representations from some of the landowners confirm that they are not willing to promote their land for development. There is no evidence that the site is available for development. The site is considered to be unavailable.			
<b>Achievability</b>			
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.			
<b>Potential Density</b>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (60%/40%)	Indicative Dwelling Range	380-570
<b>Phasing</b>			
0-5 years	x	6-10 years	x
		11-15 years	
			16+ years
<b>Conclusion</b>			
<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. It is therefore considered unsuitable for development. Whilst the site is of a scale that could potentially support some infrastructure provision, the site is not located at the edge of a higher tier settlement/inset village and would result in high harm to the Green Belt. However, consideration would need to be given to the level of Green Belt harm acceptable to the council.</p> <p>The developable area has been reduced due to the rural character of the site, the need to strengthen defensible boundaries and BNG/amenity allocation.</p> <p>The site has not been promoted, is under multiple ownerships and existing owners have expressed that they are not willing to develop land in their ownership. There is no evidence of the site's availability.</p>			

## SHELAA Site Assessments – Part 4

For the reasons set out above, the site is deemed undeliverable.

<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	No
<b>Deliverable</b>	No		<b>Developable</b>	No	

Site Ref	Address	Settlement	Site Area (ha)
PSCFS24	Land north of Little Green Lane	Croxley Green	1.1



### Site Description

The site is comprised of greenfield land and is situated to the north of Little Green Lane. The site is in agricultural use and forms part of a larger open agricultural land. The western and southern boundaries are formed by vegetation and trees; the northern and eastern boundaries extend out into the remainder of the open field. The southern boundary is adjacent to Little Green Lane and Little Green Junior School.

**Use(s) Proposed** Education

### Planning History

There is no relevant planning history on the site.

### Suitability

#### Policy Constraints:

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

- **Green Belt:** The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.
- **Historic Environment:** There are no heritage assets within the site. To the south-east there are a several Locally Listed buildings. Croxley Green Conservation Area, which contains two Grade II Listed Buildings close to its eastern boundary (Killingdown Farmhouse and Little Green), is located to the south-west.

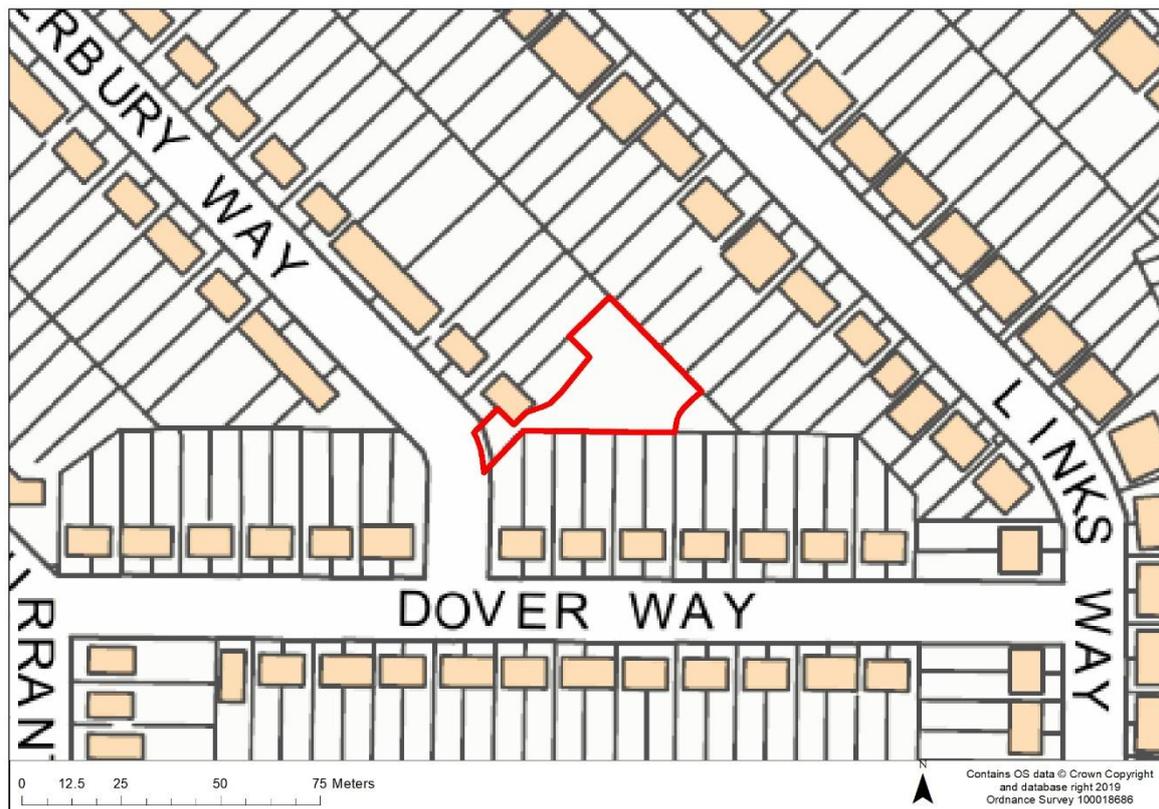
## SHELAA Site Assessments – Part 4

<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Access:</b> There is no access onto the site, although this could be provided from Little Green Lane.</li> </ul>			
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Local Wildlife Site:</b> The western boundary is adjacent to a Local Wildlife Site (Dell Wood, Round Newland's &amp; Long Newland's Spring).</li> <li>• <b>Ancient Woodland:</b> The western boundary is adjacent to an ancient woodland.</li> <li>• <b>TPO:</b> There is a protected belt of trees adjacent to the western boundary (TPO026).</li> </ul>			
<p><b>Further Constraints/Considerations:</b></p>				
<ul style="list-style-type: none"> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is at the edge of the Key Centre of Croxley Green.</li> </ul>				
<p><b>Availability (ownership/legal issues)</b></p>				
<p>The site is in single ownership but is now being promoted by the landowner for residential use (NCFS36).</p>				
<p><b>Achievability</b></p>				
<p>No viability issues in developing the site for education use have been highlighted.</p>				
<p><b>Potential Density</b></p>				
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	
Indicative DPH	N/A	Indicative Dwelling Range	N/A	
<p><b>Phasing</b></p>				
0-5 years	x	6-10 years	11-15 years	16+ years
<p><b>Conclusion</b></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>In terms of the ecological impact of developing the site, the site represents greenfield land, is adjacent to ancient woodland which is a designated Local Wildlife Site and is bounded by mature hedgerow. Whilst it is noted that the site is a worked agricultural field and therefore may be less valuable in ecological terms when compared with an unworked field/pasture, it is nonetheless considered that the site is likely of ecological value given its proximity to the Local Wildlife Site, ancient woodland and mature hedgerow. Accordingly, development of the site may lead to ecological harm which would need to be assessed as part of any future development.</p> <p>With respect to the access, following a consultation in 2023, the section of Little Green Lane from where the site would take access (east of the site, close to Little Green School) was closed to vehicle traffic for the duration of an Experimental Traffic Regulation Order. The purpose of this closure was to allow for monitoring and assessment of the effects of the closure on traffic patterns in the area. Access to the site would be from the western section of Little Green Lane, which is a very narrow single track road. The present situation thus poses significant challenges for the deliverability of the site.</p> <p>For the above reasons the site is considered to be not suitable.</p>				

## SHELAA Site Assessments – Part 4

See NCFS36 for residential version of the site.					
<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	Yes
<b>Deliverable</b>	No	<b>Developable</b>	No		

Site Ref	Address	Settlement	Site Area (ha)
RWA14	2 Canterbury Way	Croxley Green	0.09



### Site Description

The site is comprised of greenfield land and is located in Croxley Green. The site contains the front amenity space, access and private rear garden of 2 Canterbury Way, which is adjacent to the site. There are residential gardens adjacent to the north, east and south of the site.

### Use(s) Proposed

Residential

### Planning History

There was one planning applications on the site (19/1923/OUT) for the development of two dwellings, which was refused in December 2019. The reasons for refusal were that the development would result in an appropriate form of tandem and backland development, would result in a dominant and oppressive relationship with the neighbouring dwellings, would fail to provide sufficient parking and would not contribute to affordable housing provision. The 2019 application was the subject of an appeal (20/0006/REF) which was subsequently dismissed.

### Suitability

#### Policy Constraints:

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

- **Green Belt:** The site is not within the Green Belt.
- **Historic Environment:** There are no heritage assets within the vicinity of the site and the site is not within a Conservation Area.

#### Physical Constraints:

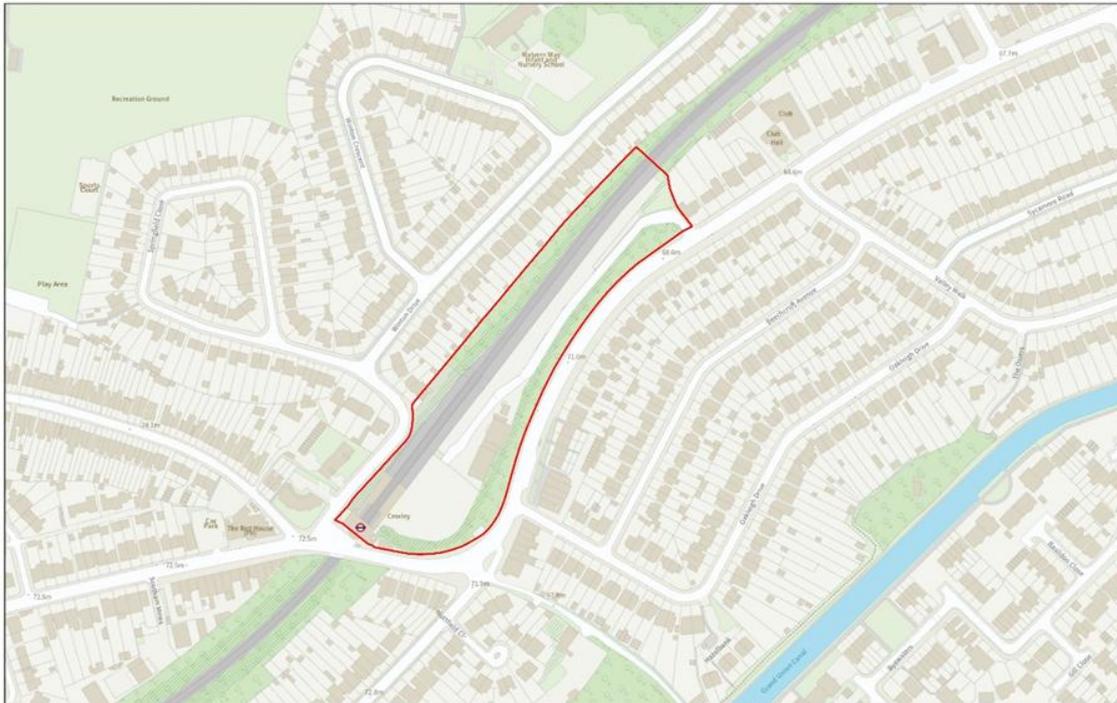
- **Flood Zone:** The site is in Flood Zone 1.

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Access:</b> Access could be obtained via the existing driveway which serves 2 Canterbury Way, subject to improvements/widening as necessary.</li> </ul>				
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Tree Preservation Order:</b> There is a protected tree adjacent to the north-eastern corner of the site (TPO911).</li> </ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> </ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and there is an option to purchase the site. The site is considered to be available.					
<b>Achievability</b>					
One of the reasons for refusal of the 19/1923/OUT application was that the proposal contributes to affordable housing provision, without demonstration that affordable housing provision would be unviable. An application would need to meet policy requirements or submit sufficient viability evidence.					
<b>Potential Density</b>					
Landowner Proposed DPH	22	Landowner Proposed Dwelling Range	2		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	3		
<b>Phasing</b>					
0-5 years	x	6-10 years	11-15 years	16+ years	
<b>Conclusion</b>					
Given the reasons for refusal of 19/1923/OUT, it is considered that a lower density development would be suitable for the context of the site. Development of the site would be more appropriately considered through the planning application process in a lower density scheme appropriate to the site.					
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Deliverable</b>	No	<b>Developable</b>	No		

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
CFS20	Land at Croxley Station, Watford Road	Croxley Green	2.3



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40 20 0 40 80 120 160  
Metres



THREE RIVERS  
DISTRICT COUNCIL

### Site Description

The site comprises of previously developed (brownfield) urban land and is included on the Brownfield Land Register. The site is currently in use as Croxley station and car park, with adjoining land and a timber yard to the rear of the station also included in the site boundary. The site boundary includes the railway line. Residential development surrounds the site and there are two shopping parades in close proximity, to the immediate south and west.

The southern area of the site is an existing housing allocation (Site H(13): Croxley Station Car Park and Timber Yard).

<b>Use(s) Proposed</b>	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:** Croxley Railway Station is a Locally Listed Building. There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.

#### Physical Constraints:

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

- **Flood Zone:** The site is in Flood Zone 1.
- **Surface Water Flood Risk:** There is a small area at the north of the site at risk of surface water flooding. Ponding along the embankment also occurs during rainfall events, with a return period of 1 in 100 and 1 in 1,000 years.
- **Groundwater flooding:** Groundwater levels are between 0.5m and 5m below the ground surface during a 1 in 100-year groundwater flood event. HCC LLFA state that the site is

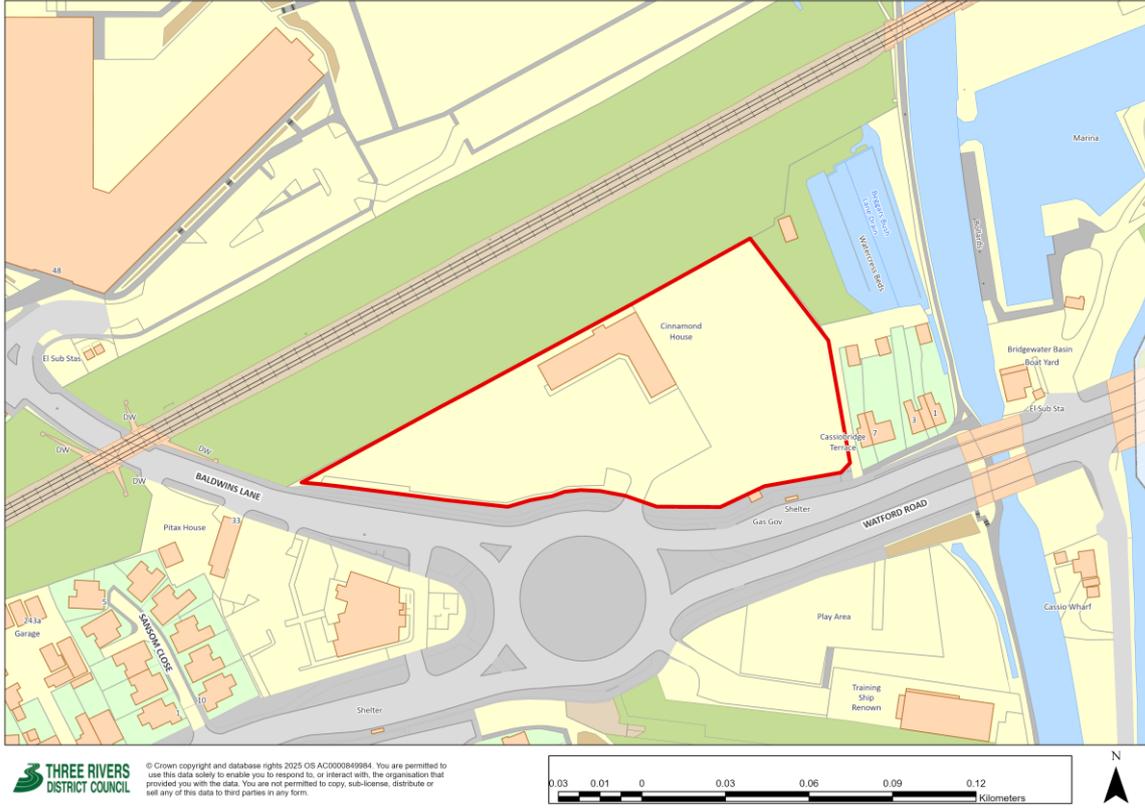
## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>Noise</li> <li>Air Quality</li> </ul>	<p>indicated to have high potential (&gt;50%) for groundwater emergence. Site-specific ground investigations should be conducted to assess groundwater levels at the earliest stage of any potential development.</p> <ul style="list-style-type: none"> <li><b>GSPZ:</b> The site is wholly within 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 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</li> <li><b>Access:</b> Access could be provided from Watford Road.</li> <li><b>Noise:</b> Noise and vibrations caused by the use of the station may have an impact on the site and its future occupiers.</li> </ul>		
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> <li>Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.</li> </ul>		
<p><b>Further Constraints/Considerations:</b></p>			
<ul style="list-style-type: none"> <li>HCC Highways state that the site is situated in a potentially highly sustainable location in transport terms.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> <li>HWE Integrated Care Board is likely to seek financial contribution towards a new premises solution for the New Road Surgery.</li> <li>HCC Minerals and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.</li> <li>The site is located near to a safeguarded waste management site (GPG Auto Services – ELV metal recycling facility). Any future proposals on the allocation may need to consider the nearby safeguarded waste management site and the need to incorporate measures to avoid adverse amenity conditions for residents and to avoid any restrictions being placed on the existing facility.</li> <li>A car parking survey may be required at a planning application stage.</li> <li>TFL have accepted that a 3m buffer from the railway is needed but this can still be used for vehicle access.</li> </ul>			
<p><b>Availability (ownership/legal issues)</b></p>			
<p>The site is in single ownership and the site is being promoted by the landowner.</p>			
<p><b>Achievability</b></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><b>Potential Density</b></p>			
<p>Landowner Proposed DPH</p>	<p>60-80</p>	<p>Landowner Proposed Dwelling Range</p>	<p>140-185</p>
<p>Indicative DPH (Developable/Non-developable Area)</p>	<p>71 (100%/0%)</p>	<p>Indicative Dwelling Range</p>	<p>163</p>

## SHELAA Site Assessments – Part 4

Phasing							
0-5 years	X	6-10 years	X	11-15 years		16+ years	
Conclusion							
<p>The site is situated in Croxley Green and consists of Croxley Green railway station and the associated parking area. It is surrounded by residential dwellings on both sides.</p> <p>The site has groundwater approximately 0.5m below the surface with a greater than 50% of emergence, according to the LLFA. Subsequently detailed ground investigations will be required and potential mitigation measures taken.</p> <p>The site is also in GSPZ1 which will limit the use of infiltration SuDS and below ground development, as well as deep foundations for tall buildings.</p> <p>The site is in close proximity to a safeguarded waste management site, so mitigation may be required to reduce the chance of odour issues.</p> <p>A no development buffer will also be required by TfL of 3m, although vehicular access will be permitted in this area.</p> <p>The indicative dwelling number has been increased to more than the standard 50 DPH due to potential for increased density due to its location adjacent to Croxley Green railway station, but this may be curtailed based on the results of the ground investigations into the risk of groundwater flooding and the GSPZ1 location.</p> <p>Noise and vibrations caused by the use of the railway line is likely to be an issue and should be investigated and suitably addressed through mitigation measures. The site is suitable, available and achievable. The site is deemed to be developable.</p>							
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes		
<b>Deliverable</b>	No		<b>Developable</b>	Yes			

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
CFS61	Cinnamond House, Cassio Bridge	Croxley Green	1
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<b>Site Description</b>			
<p>The site is located in the settlement of Croxley Green and is comprised of a mix of previously developed (brownfield) urban land and greenfield land. The majority of the site area, to the west, is included on the Brownfield Land Register. The western part of the site is currently in use as an office, workshop and yard for a demolition and site clearance business, with a large proportion of the site used for car parking. The east of the site is greenfield land which is currently in use as grassland. The boundaries of the site are tree-lined, with the Grand Union Canal and River Gade located to the east of the site, as well as a row of residential properties. Beyond an area of woodland to the north, is the railway line and Croxley Danes Secondary School (which is under construction). The south is bounded by Baldwin's Lane/Watford Road with residential development beyond this.</p>			
<b>Use(s) Proposed</b>	Residential		
<b>Planning History</b>			
There was an application for residential development on the site in 1986 which was refused (8/591/86).			
<b>Suitability</b>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>National Landscapes</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> 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.</li> <li><b>Historic Environment:</b> The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. There are two Grade II Listed Buildings to the north of the site, which should not be impacted as views from the site are blocked by the railway embankment. There is one Grade II Listed Building to the east; impact on this asset will depend on the proposed building height. The Conservation Officer should be consulted at an early design stage and a detailed heritage impact assessment may be required depending on the nature of development in any future proposals.</li> </ul>		

## SHELAA Site Assessments – Part 4

	<ul style="list-style-type: none"> <li>• <b>Archaeology:</b> 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.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> The majority of the site is at risk of surface water flooding. The western portion of the site is at medium-high risk, whilst the south of the site is at low-medium. The site may be required to pass the sequential test and suitable mitigation provided to address the surface water flood risk on site.</li> <li>• <b>Groundwater flooding:</b> Groundwater levels are between 00.025m and 0.5m below the ground surface during a 1 in 100-year groundwater flood event. HCC LLFA state that the site is indicated to have high potential (&gt;50%) for groundwater emergence. Site-specific ground investigations should be conducted to assess groundwater levels at the earliest stage of any potential development.</li> <li>• <b>GSPZ:</b> The site is wholly within 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 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.</li> <li>• <b>Access:</b> There is an existing access from Watford Road. HCC state that an agreed access strategy, including safety, should be developed</li> <li>• <b>Noise:</b> Noise and vibrations caused by the close proximity of the railway line may have an impact on the site and its future occupiers, although there is an existing tree buffer between the site and railway. Noise issues should still be further considered as part of any future proposals.</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.</li> </ul>
<p><b>Further Constraints/Considerations:</b></p>	
<ul style="list-style-type: none"> <li>• HCC Highways state that the site is situated in a potentially highly sustainable location in transport terms.</li> <li>• Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Croxley Green.</li> <li>• TFL: support site but suggest MLX route needs to be protected - No plans for bridge over Watford Rd, will be road based solution</li> <li>• The HWE Integrated Care Board is likely to seek a financial contribution towards a new premises solution for the New Road Practice.</li> </ul>	

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<ul style="list-style-type: none"> <li>HCC Minerals and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.</li> </ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in single ownership and the site is being promoted by the landowner.							
<b>Achievability</b>							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
<b>Potential Density</b>							
Landowner Proposed DPH	100			Landowner Proposed Dwelling Range	100		
Indicative DPH (Developable/Non-developable Area)	80 (100%/0%)			Indicative Dwelling Range	80		
<b>Phasing</b>							
0-5 years	X	6-10 years		11-15 years		16+ years	
<b>Conclusion</b>							
<p>The site is situated within Croxley Green and consists of a site office, workshop and yard with a green undeveloped area to the east. The site is bound by the Metropolitan Line extension to the north, the main Watford Road and Baldwins Lane to the south and Grand Union Canal and River Gade beyond a short row of houses to the east.</p> <p>However, despite the site character and surroundings, it does fall within the Green Belt and release has been assessed as causing moderate harm in the Stage 2 green belt assessment.</p> <p>In terms of constraints, there are significant areas of surface water flood risk. The western part of the site is the most impacted, with a medium high risk of flooding. Design mitigation may be required, or avoidance of development in the most at risk areas. The site also falls within GSPZ1 which may limit SuDS use and below ground development and deep foundations.</p> <p>Noise mitigation may also be required from the railway line to the north and relevant assessment will be required, although the existing tree buffer will provide some mitigation.</p> <p>The indicative dwelling number has been increased to more than the standard 50 DPH due to potential for increased density.</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>							
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes		
<b>Deliverable</b>	No	<b>Developable</b>	No				

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
CG47	Garages off Grove Crescent	Croxley Green	0.26
<p><b>Site Description</b></p> <p>The site is comprised of previously developed land and is located in Croxley Green. The site contains 52 garages and hardstanding, as well as four parking bays at the northern corner of the site. The site is located to the rear of a flatted development on Grove Crescent, with residential development in all directions and Baldwins Lane recreation ground and local shopping parade further south. Access to the site is from Grove Crescent.</p>			
<p><b>Use(s) Proposed</b></p>		<p>Residential</p>	
<p><b>Planning History</b></p> <p>There is no relevant planning history on the site.</p>			
<p><b>Suitability</b></p>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>National Landscapes</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</li> </ul>	
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> The access road at the south of the site ranges from medium high risk of surface water flooding. The area at low risk of flooding extends into a flow path which reaches the highway in Grove Crescent.</li> <li><b>Access:</b> There are two existing vehicular access points from Grove Crescent</li> </ul>	
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> </ul>		<ul style="list-style-type: none"> <li>The site was not assessed as part of the Landscape Sensitivity Assessment.</li> </ul>	

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> <li>Beechwoods SAC</li> </ul>					
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Croxley Green.</li> <li>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.</li> <li>HCC Minerals and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.</li> </ul>					
<b>Availability (ownership/legal issues)</b>					
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.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-developable Area)	73 (100%/0%)	Indicative Dwelling Range	19		
<b>Phasing</b>					
0-5 years	X	6-10 years	11-15 years	16+ years	
<b>Conclusion</b>					
The site is located in the north west part of Croxley Green, and consists of a garage complex. The site is surrounded by the maisonettes the garages serve on all sides, with the main vehicular access to the east.					
The site has few constraints, but the medium high risk of surface water flood risk will need to be assessed and any resulting mitigation measures undertaken.					
The site is close to Affinity Water apparatus which may impact upon the site design, so early dialogue with Affinity Water is essential.					
The indicative dwelling number has been increased to more than the standard 50 DPH due to potential for increased density. due to the brownfield nature of the site and the existing pattern of built development. The site is suitable, available and achievable. The site is deemed to be developable.					
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Deliverable</b>		No	<b>Developable</b>		Yes



## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> <li>Beechwoods SAC</li> </ul>					
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"> <li>There is a public right of way adjacent to the northern boundary of the site (along Community Way).</li> <li>The British Red Cross Building is a nominated Asset of Community Value.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Croxley Green.</li> </ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in the single ownership of Three Rivers District Council but is subject to a leasehold agreement until 2030. The leaseholder is entitled to renew the leasehold agreement, if sought. The site is anticipated for development in the later stage of the Plan period.					
<b>Achievability</b>					
No issues regarding the viability in developing the site have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH (Developable/Non-developable Area)	133 (100%/0%)		Indicative Dwelling Range	8	
<b>Phasing</b>					
0-5 years	X	6-10 years		11-15 years	16+ years
<b>Conclusion</b>					
<p>The site is located in a residential area just to the west of the underground Croxley railway station. It is a former Red Cross building and is surrounded by residential, with a library to the south.</p> <p>The indicative dwelling number has been increased to more than standard 50 DPH due to potential for increased density given the sites sustainable brownfield location.</p> <p>The site has no constraints of note associated with it.</p> <p>The site is suitable, available and achievable. The site is deemed to be developable.</p>					
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Deliverable</b>	No		<b>Developable</b>	Yes	

## SHELAA Site Assessments – Part 4

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



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### Site Description

The site is comprised of scrubland within the Green Belt and is greenfield land. There is an electrical pylon within the northwest of the site with powerlines running overhead. Immediately to the eastern border of the site is two storey elderly accommodation and the Croxley Green Key Centre settlement area. To the immediate north of the site is the A412 (Scots Hill). To the west is Lavrock Lane and the former Scotsbridge House (which is in the process of being re-developed). To the south of the site is grazing land and to the southeast is Rickmansworth School playing fields. There is pedestrian access to the site from Lavrock Lane.

### Use(s) Proposed

Residential

### Planning History

There is no relevant planning history on the site.

### Suitability

#### Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as High. The site is not considered to be grey belt.
- **Historic Environment:** There is a Grade II Listed Building located to the east of the site up Scots Hill. There is a Locally Important Building located opposite the site across Scots Hill.

#### Physical Constraints:

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

- **Access:** Access to the site could be located off Scots Hill/Park Road (A412). HCC Transport have raised concerns relating to pedestrian, vehicular and cycle access to the site.
- **Flood Zone:** The site is in Flood Zone 1.
- **Groundwater flood risk:** The majority of the site is located in an area of greater than or equal to 75% risk of groundwater flooding.
- **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,

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>Air Quality</li> </ul>	<p>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>		
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> <li>Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>There are protected trees located along the northern and western borders of the site.</li> <li><b>Local Wildlife Site:</b> A Local Wildlife Site is located in close proximity to the western boundary of the site.</li> </ul>		
<p><b>Further Constraints/Considerations:</b></p>			
<ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the settlement boundary of the Key Centre of Croxley Green.</li> <li>An electrical substation is located within the site with connecting overhead powerlines.</li> <li>HCC Mineral and Waste state that a Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.</li> <li>HCC Ecology stated that Preliminary Roost Assessment and Preliminary Ecological Appraisal may be required.</li> <li>HCC Historic Environment have recommended an Archaeological Desk Based Evaluation prior to development of the site.</li> </ul>			
<p><b>Availability (ownership/legal issues)</b></p>			
<p>The site is in single ownership and is being promoted by the landowner, however it is unclear if there is easement in relation to the powerlines. Discussions will need to take place with the National Grid.</p>			
<p><b>Achievability</b></p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p><b>Potential Density</b></p>			
<p>Landowner Proposed DPH</p>	<p>60</p>	<p>Landowner Proposed Dwelling Range</p>	<p>52</p>
<p>Indicative DPH (Developable/Non-developable Area)</p>	<p>50 (70%/30%)</p>	<p>Indicative Dwelling Range</p>	<p>30</p>
<p><b>Phasing</b></p>			
<p>0-5 years</p>	<p>x</p>	<p>6-10 years</p>	<p>11-15 years</p> <p>16+ years</p>
<p><b>Conclusion</b></p>			
<p>The site is on next to the western settlement edge of Croxley Green and is currently greenfield land. The site is between the residential edge of Croxley Green and Scotsbridge House, fronting Scots Hill, with open land to the rear (south).</p> <p>The standard indicative DPH of 50 has been reduced due to the context of the site.</p> <p>Any development of the site would need to take account of the presence of the pylon and the presence of protected trees within the site.</p> <p>The pylon associated overhead lines and overhead power lines located on the site are likely to limit the developable area and subsequently the site capacity.</p>			

## SHELAA Site Assessments – Part 4

There are some concerns raised by HCC Transport relating to suitable access. These concerns will have to be addressed prior to development of the site.

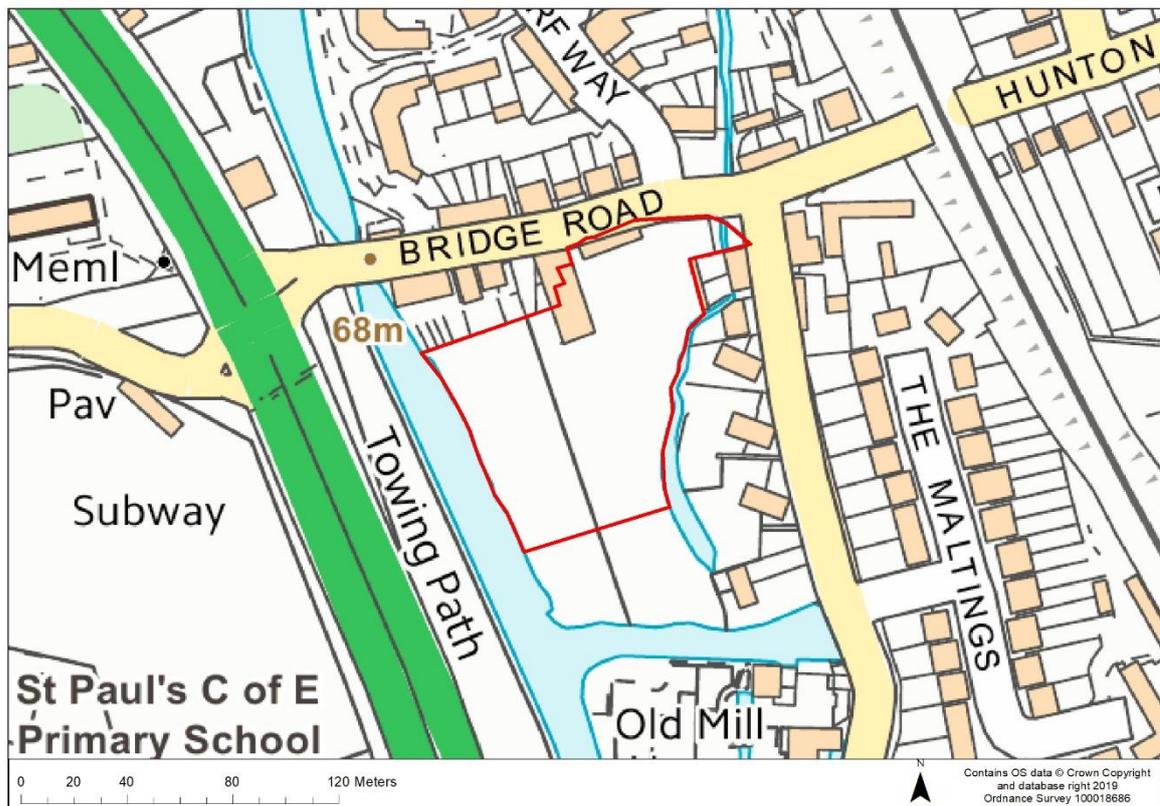
The site is in a sustainable location given its proximity to Rickmansworth and nearby public transport infrastructure and is inset to the Croxley Green settlement area.

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, notwithstanding the outstanding statutory consultee comments from National Grid and Hertfordshire Highways in particular, that have some concerns over the suitability of the site for development.

<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Deliverable</b>	No		<b>Developable</b>	No	

## Hunton Bridge

Site Ref	Address	Settlement	Site Area (ha)
CFS71	Land rear of Kings Head, Hunton Bridge	Kings Langley/ Hunton Bridge	0.8



### Site Description

The site is a mix of previously developed (brownfield) and greenfield land. At the north-eastern corner of the site there is The Kings Head public house and associated car park. The remaining majority of the site is in use as the garden of the public house. The north of the site is bounded by Bridge Road, with residential development beyond this. To the west there is residential development and the River Gade, which flows along the majority of the eastern

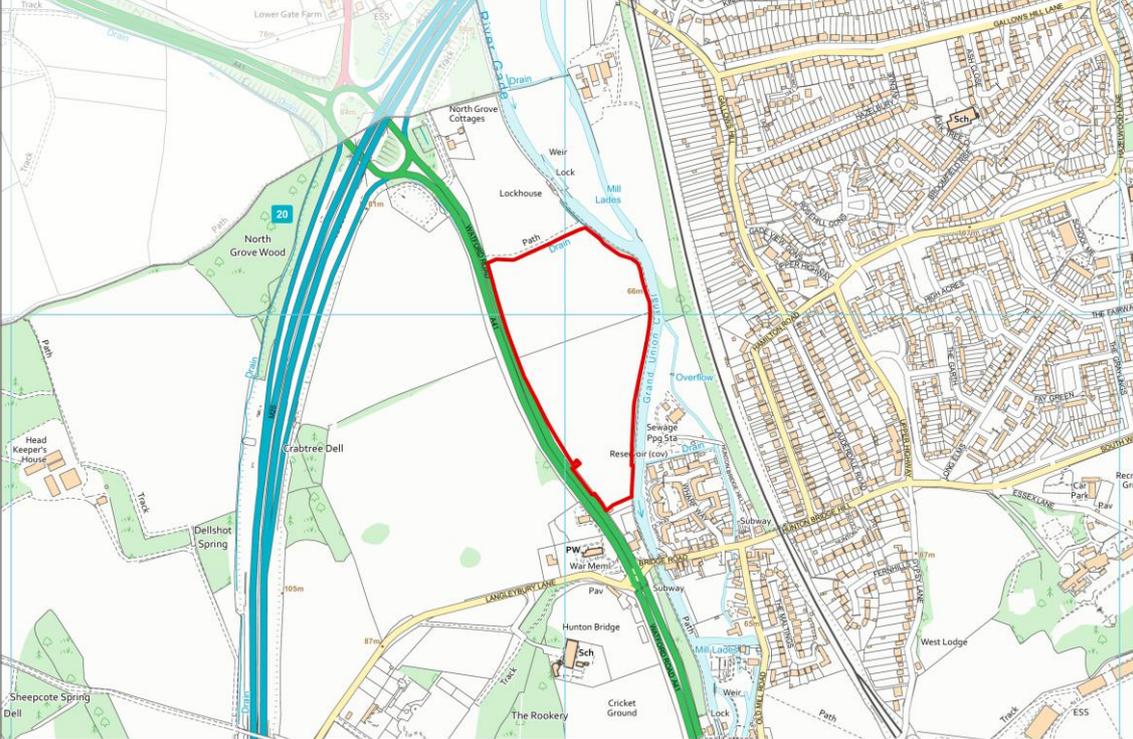
## SHELAA Site Assessments – Part 4

boundary. To the east, there is a line of trees and residential gardens beyond this. The south of the site is a private residential garden.	
<b>Use(s) Proposed</b>	Residential / Residential Care Home
<b>Planning History</b>	
There is no relevant planning history on the site.	
<b>Suitability</b>	
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Heritage Assets Listed Buildings</li> <li>• Conservation Area</li> <li>• Historic Park and Garden</li> <li>• National Landscapes</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The majority of the site, to the south, 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 Green Belt part of the site is located) as moderate-high.</li> <li>• <b>Historic Environment:</b> The site is located within the Hunton Bridge Conservation Area. There is a Grade II Listed Building located within the site to the north (The Kings Head Public House) as well as a Grade II* Listed Building (The Kings Lodge) and a Grade II Listed Building (K6 Telephone Kiosk) nearby to the north-east. The Heritage Impact Assessment considers that the site's development and change of use to residential would have a major adverse impact on the historic environment, with significant harm expected to the Conservation Area due to a change in its character, the setting of the heritage assets and the Conservation Area. The Heritage Impact Assessment recommends that the site does not proceed to allocation.</li> <li>• <b>Archaeology:</b> 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.</li> </ul>
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The River Gade runs along the western boundary. At the north of the site, the Mill Stream is culverted. The eastern, southern and western boundaries of the site are located within Flood Zone 3b and Flood Zone 3a. The north east section of the site is within Flood Zone 2. The rest of the site is in Flood Zone 1 (83% of the site area).</li> <li>• <b>Surface Water Flood Risk:</b> The entire eastern boundary is at high risk of surface water flooding. At the north east corner of the site, there is an extensive area ranging from low to high risk of surface water flooding. This aligns with the culverted section of the Mill Stream.</li> <li>• <b>Groundwater Flood Risk:</b> Groundwater levels in the north east and south east of the site are either at or very near (within 0.025m of) the ground surface. Groundwater levels for most of the site are between 0.025m and 0.5m below the ground surface. Subsequently, there is a risk of groundwater flooding to surface and subsurface assets.</li> <li>• <b>Access:</b> There is an existing vehicular access from Bridge Road.</li> </ul>
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.</li> <li>• <b>Local Wildlife Site:</b> The site is adjacent to a Local Wildlife Site to the east (Grand Union Canal/River Gade).</li> <li>• <b>TPO:</b> There are protected trees at the north-west of the site (TPO854).</li> <li>• <b>Beechwoods SAC:</b> The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of</li> </ul>

## SHELAA Site Assessments – Part 4

		Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).			
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is partially within and at the edge of the Key Centre of Abbots Langley/Hunton Bridge.</li> </ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and has been promoted by the landowner. The site is subject to a leasehold agreement until 2026.					
<b>Achievability</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density</b>					
Landowner Proposed DPH	5		Landowner Proposed Dwelling Range	5	
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)		Indicative Dwelling Range	28	
<b>Phasing</b>					
0-5 years	X	6-10 years		11-15 years	16+ years
<b>Conclusion</b>					
<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 local character, the need for a buffer to the water and impact on heritage assets.</p> <p>The northern part of the comprised of previously developed land, although this contains a Grade II Listed Building which is considered unsuitable for redevelopment. The Heritage Impact Assessment considers that development of the site into a residential use would result in major-adverse harm to the historic environment, with a major impact on the Conservation Area. Additionally, the existing use of the site as a community facility (a public house which has recently closed) should be protected in line with the draft Social and Community Facilities policy. For these reasons, the site is considered to be unsuitable.</p>					
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Deliverable</b>	No		<b>Developable</b>	No	

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
NCFS6	Land to the East of Watford Road	Hunton Bridge	9.5
 <p>The map shows the site area outlined in red, situated between the River Gade to the west and the A41 dual carriageway to the east. Key features include North Grove Wood, Crabtree Dell, and the Hunton Bridge area. A scale bar at the bottom indicates distances up to 0.6 kilometers, and a north arrow is present.</p>			
<p><b>Site Description</b></p> <p>The site is comprised of greenfield land which is currently grassland. The site is bordered by the A41 dual carriageway to the west and the River Gade to the east. There are hedgerows and trees lining the border with the River Gade as well as a drainage ditch and a Public Right of Way. There is also a line of hedgerows lining the site along the border of the A41. The A41 runs north, a short distance from the site, where it meets with the M25. To the south of the site is the residential area of Hunton Bridge, including Langleybury Church, which is partially within the settlement boundary of the Key Centre of Abbots Langley. A water pumping station is located across the River Gade to the southeast of the site. Beyond the River Gade to the east is the West Coast Main Line. A canal lock and Grade II Listed Lockhouse is located to the north of the site on the River Gade.</p>			
<p><b>Use(s) Proposed</b></p>		<p>Residential, Solar Farm, Battery Storage, Recreation Facilities</p>	
<p><b>Planning History</b></p> <p>There is no relevant planning history on the site.</p>			
<p><b>Suitability</b></p>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>National Landscapes</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as high.</li> <li><b>Historic Environment:</b> There is a cluster of Grade II Listed Buildings located to the south of the site centred around and including Langleybury Church. There are multiple Locally Listed Buildings within Hunton Bridge to the south. The Hunton Bridge Conservation Area is also located a short distance to the south of the site.</li> <li><b>Archaeology:</b> It is recommended that pre-application or pre-determination archaeological assessments be incorporated into any development brief or specific development proposal. Due to the proximity to the Late Bronze Age pits, Geophysical Survey followed by an Archaeological Evaluation through Trial Trenching be undertaken as part of the pre-application or pre-determination archaeological assessment.</li> </ul>	

## SHELAA Site Assessments – Part 4

<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> Most of the site is located in Flood Zone 2. Land to the north of the site is in Flood Zone 3a and to the east is Flood Zone 3b.</li> <li>• <b>GSPZ:</b> The site is in GSPZ1, which is the most sensitive zone in terms of potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and 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.</li> <li>• <b>Surface Water Flooding:</b> There is low to high surface water ponding across the whole of the site with surface water flooding along the A41, Watford Road adjacent to the west of the site. There is significant surface water flooding to the north of the site.</li> <li>• <b>Access:</b> There is no existing straightforward access to the site from the A41. Development may require the construction of a slip road for vehicular access to the site.</li> <li>• <b>Noise:</b> The site is adjacent to the A41 and in close proximity to the M25, likely leading to noise impact to any further proposals in this location.</li> <li>• <b>Air Quality:</b> The site's proximity to the A41 and M25 will require further work to be carried out to mitigate against any issues.</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Tree Preservation Order:</b> There is a strip of protected trees located across the northern border of the site, (TPO759: North Grove Cottages 2, Kings Langley).</li> <li>• <b>Beechwoods SAC:</b> The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).</li> <li>• <b>Local Wildlife Site:</b> A Local Wildlife Site is located a short distance to the south of the site in the vicinity of Langleybury Church. Also the Grand Union Canal/River Gade runs adjacent to the east of the site.</li> </ul>
<p><b>Further Constraints/Considerations:</b></p>	
<ul style="list-style-type: none"> <li>• The site has been identified for mineral extraction according to the promoter. As per the NPPF, land that has been developed for mineral extraction cannot be considered as Previously Developed Land.</li> <li>• There is a canal footpath that runs along the eastern and northern boundaries of the site.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the settlement boundary of the Key Centre of Abbots Langley.</li> <li>• The promoter has also suggested the provision of a solar farm, energy and battery storage, sport and recreation provision (including bike park)</li> <li>• Canal River Trust advised that future proposal required to assess the potential impacts to the canal with appropriate assessments and mitigation measures. It is also requested that future developer should either cover increased maintenance costs on canal, or to upgrade the towpath surface to standard.</li> <li>• Abbots Langley Parish Council strongly object the site for development due to i) the site is not suitable for development as it is prone to flooding; ii) future development would constitute urban sprawl and encroachment into Green Belt; iii) development of the site would irreversibly damage to the historic setting and context of the village; iv) there is lack of infrastructure to support existing</li> </ul>	

## SHELAA Site Assessments – Part 4

residents and future development would place additional strain on local services; v) the site is in poor pedestrian and vehicular connections; vi) future development would lead to the loss of trees, greenspace and biodiversity, and cause irreversible damage to climate mitigation as the area is recognised as important in Parish Council's Nature Recovery Strategy.

- HCC Ecology suggested that part of the site fall within the Local Nature Recovery Strategy (LNRS) Area. Actions such as creating more good quality grassland, restoring Hertfordshire's rivers and restoring Nightingale populations should be considered.
- HCC Ecology advised that Preliminary Ecological Appraisal and Badger walkover survey may be required.
- HCC Early Years recommended that one new childcare provision is needed to meet wider needs in Abbots Langley / Hunton Bridge area.
- HCC Adult Care advised that the site is suitable for a nursing home or housing-with-care subjected the result of further assessment on locational criteria.
- Environmental Agency stated that a minimum of 8 meters riparian zone from the river is required for future development.
- 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. However, a flood mitigation scheme may be required, impacting the viability of the site.

### Potential Density

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

### Phasing

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

The site sits to the north of Hunton Bridge with the River Gade and a Public Right of Way bordering the site to the east.

According to the Stage 2 Green Belt review it falls within an area of high harm if released from the Green Belt.

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

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

The other potential constraints outside of the site boundary that will need to be assessed are the listed buildings and conservation area to the south and air quality and noise from the A41 and M25 to the west. Outcomes of these studies may result in design mitigation, layout considerations, or even limiting site capacity.

The site is situated adjacent to Hunton Bridge, which is outside of the main settlement hierarchy, but it is in close proximity to Abbots Langley settlement area (a Key Centre) with Kings Langley railway station around 1km to the north. Pedestrians could access Kings Langley via the canal footpath along the eastern and northern boundary or via the pavement along the A41, although improvement works may be necessary to encourage active travel from the site. Further discussions with Herts Highways is needed.

## SHELAA Site Assessments – Part 4

Therefore, while it is a relatively sustainable location, it is not adjacent to a higher tier settlement and with a number of constraints to overcome, including access requirements and flood risk, some concerns remain over the inclusion of this site. We await further information and statutory comments on the access issue in particular, but also the Environment Agency on flood risk.

There would also be a need to strengthen the boundary of the site to the north. Currently the boundary is made up of a hedgerow which is considered to be weak.

According to the promoter, the site has been identified as a site for potential mineral extraction. The standard indicative DPH of 50 has been reduced due to the greenfield nature of the site with a buffer needed due to its proximity to a watercourse and difficulties regarding access.

Furthermore, 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.

<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Deliverable</b>		No	<b>Developable</b>		No

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
RWA3	10 Gypsy Lane, Hunton Bridge	Abbots Langley/ Hunton Bridge	0.1
			
<b>Site Description</b>			
<p>The site is comprised of greenfield land and is located to the rear of a residential property along Gypsy Lane (no. 10). Along the southern boundary of the site there are trees and vegetation. The site is in use as the garden of 10 Gypsy Lane, with residential gardens adjacent to the north and south. To the west of the site, three detached houses have recently been constructed (17/0197/FUL).</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
<p>An application for two detached dwellings on the site was refused in March 2017 (16/2743/FUL).</p> <p>A second application on the site (17/0695/FUL) for the erection of two detached dwellings was refused in July 2017. The reason for refusal was that the proposed development would result in an out of character form of overdevelopment. The application was the subject of an appeal (17/0039/REF) which was subsequently dismissed. The Inspector cited the main issues as the effect of the proposal on the character and appearance of the surrounding area and the effect of the proposal on the living conditions of future occupants with regard to overlooking from No 10 Gypsy Lane.</p> <p>A third application on the site (23/0600/FUL) for the erection of two semi-detached dwellings was refused in September 2023. The reasons for the refusal were similar as to previous. The application is subject of an appeal (24/0010/REF) which is currently in progress.</p>			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>National Landscapes</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not within the Green Belt.</li> <li><b>Historic Environment:</b> 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.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> The majority of the site is at risk of surface water flooding, ranging from low to high risk.</li> </ul>	

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Groundwater Flood Risk:</b> Groundwater levels are between 0.5m and 5m below the surface.</li> <li>• <b>Access:</b> There is an existing access from the south-east of the site, from Gypsy Lane. This could be widened to serve the site.</li> </ul>								
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment assessed the site as having low sensitivity to built development.</li> <li>• <b>Beechwoods SAC:</b> The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).</li> </ul>								
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"> <li>• Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Abbots Langley.</li> </ul>									
<p><b>Availability (ownership/legal issues)</b></p> <p>The site is in the single ownership of a property business.</p>									
<p><b>Achievability</b></p> <p>No viability issues were highlighted in the two planning applications submitted for the site.</p>									
<p><b>Potential Density</b></p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>20</td> <td>Landowner Proposed Dwelling Range</td> <td>2</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	20	Landowner Proposed Dwelling Range	2	Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	4
Landowner Proposed DPH	20	Landowner Proposed Dwelling Range	2						
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	4						
<p><b>Phasing</b></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><b>Conclusion</b></p> <p>The developable area has been reduced due to the need to reserve space for suitable access.</p> <p>For the same issues identified in the 2017 appeal (17/0039/REF), it is not considered that the size and context of the site could accommodate more than 2-3 dwellings. Development of the site would be more appropriately considered through the planning application process in a new proposed scheme.</p>									
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes				
<b>Deliverable</b>	No	<b>Developable</b>	No		No				

# Langleybury

Site Ref	Address	Settlement	Site Area (ha)
H7	Langleybury House/School	Langleybury	1.97
 <p>© Crown copyright and database rights 2022 OS. All rights reserved. You are permitted to use this data solely for non-commercial purposes. For more information, please visit the Ordnance Survey website. No other data is permitted to show your location. Data from Ordnance Survey is not shown.</p> <p>60 30 0 60 120 180 240 Metres</p> <p>N THREE RIVERS DISTRICT COUNCIL</p>			
Site Description			
<p>The site is comprised of previously developed land and contains several redundant former secondary school buildings. The site is currently in use for filming. To the north of the site is the Langleybury Mansion. Home Farm, adjacent to the Langleybury Mansion, is currently an active agricultural holding. There is also a separate Charitable Children's farm to the north-west of the site and a woodland to the north-east.</p>			
Use(s) Proposed	Residential		
Planning History			
<p>The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 20 dwellings.</p> <p>The site forms part of the Langleybury and Grove Development Brief (2012) area.</p>			
Suitability			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>National Landscapes</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.</li> <li><b>Historic Environment:</b> The Estate comprises the Grade II* Langleybury House and the separately listed Grade II Stables, Dairy Cottages and Aisled Barn. Langleybury House is on Historic England's Heritage at Risk Register. A heritage impact assessment would be required as part of any proposal.</li> <li><b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site</li> </ul>		

## SHELAA Site Assessments – Part 4

	should be accompanied by a pre-application or pre-determination archaeological assessment.		
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Access:</b> There is an existing access from Langleybury Lane onto the site. In relation to the larger site (CFS23) in which Site H7 is located, HCC Highways state that the existing access may need improvement if the use of the access were to be intensified.</li> </ul>		
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>			
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li>• The site is a current site allocation in the Site Allocations LDD and is subject to the Langleybury and The Grove Development Brief (2012). The main proposals for the Langleybury site include the removal of the old school buildings, refurbishment, extension and conversion of Langleybury House to hotel use and some residential and new hotel/leisure development in the least sensitive locations of the site. As set out in the Langleybury and Grove Development Brief, it is intended that a change in the location of some the existing built footprint of the former secondary school buildings could be replaced with new development.</li> <li>• The site is on the Brownfield Land Register (2019).</li> <li>• Settlement Hierarchy (Core Strategy, 2011): The site is located outside of any settlement included in the Settlement Hierarchy.</li> <li>• 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.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership. The site was promoted by the landowner to the previous Local Plan and to considerations for the new Local Plan as a larger site ( <i>Site CFS23</i> ). The promoter has since withdrawn the site due to its continued use as a film studio.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (30%/70%)	Indicative Dwelling Range	30
<b>Phasing</b>			
0-5 years		6-10 years	x
		11-15 years	
		16+ years	
<b>Conclusion</b>			
The site is an existing housing allocation (Site H7) in the Site Allocations LDD (adopted in 2014). 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.			

## SHELAA Site Assessments – Part 4

The developable area has been reduced due to development focusing upon PDL sections of the site.

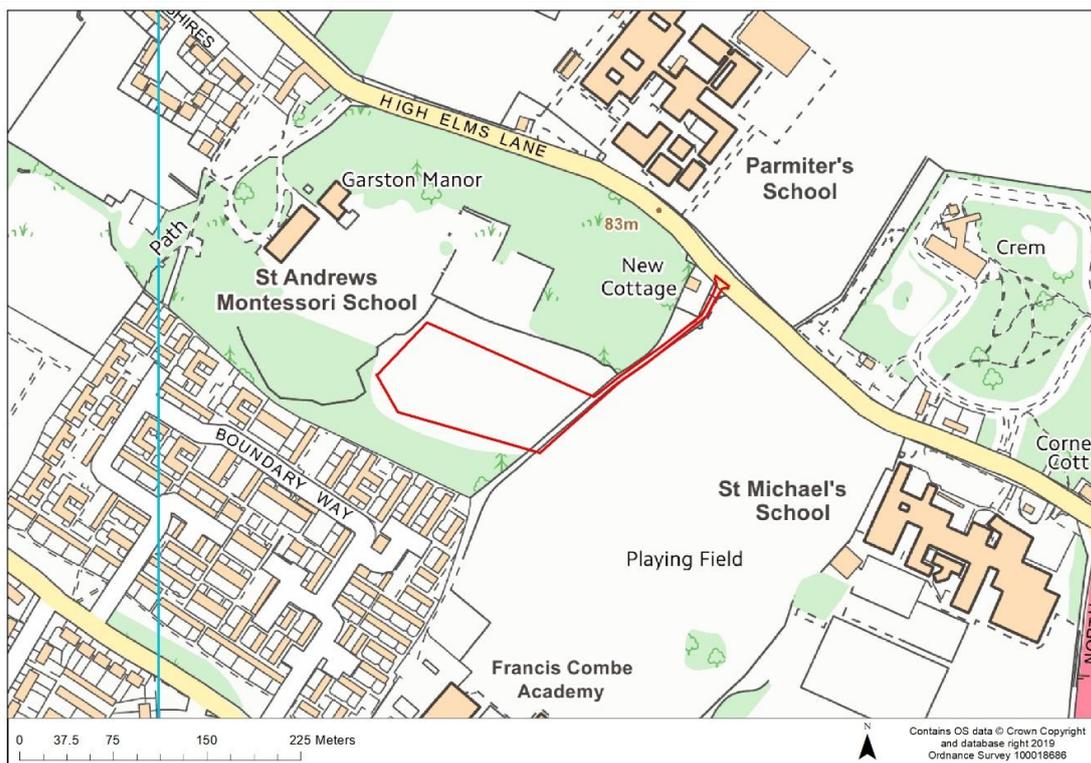
As set out in the Langleybury and Grove Development Brief, it is intended that a change in the location of the existing built footprint of the former secondary school buildings would be replaced with new development. Any development will be delivered in line with the Langleybury and Grove Development Brief. The site is achievable.

The promoter has since withdrawn the site due to its continued use as a film studio. The site is therefore considered not to be available.

<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	Yes
<b>Deliverable</b>		No	<b>Developable</b>		No

## Leavesden & Garston

Site Ref	Address	Settlement	Site Area (ha)
ACFS7	Land to the south east of High Elms Manor	Garston	1.05



### Site Description

The site is located in Garston to the south east of Garston Manor and comprises of greenfield land. The site is currently unused grassland forming part of the grounds of Garston Manor. There is currently no vehicular access to the site, but this is proposed from High Elms Lane. The site is surrounded by woodland, with secondary schools to the north, east and south-east of the site. There is residential development to the south-west.

<b>Use(s) Proposed</b>	Residential
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### Planning History

There is no relevant planning history on the site.

## SHELAA Site Assessments – Part 4

Suitability			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>National Landscapes</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> 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.</li> <li><b>Historic Environment:</b> There are no heritage assets within the site boundary but there is a Grade II Listed Building (Garston Manor) to the north-west. The site forms part of the grounds of the Listed Building. Any proposals would require a detailed heritage assessment to consider any impact and necessary mitigation.</li> <li><b>Archaeology:</b> HCC Historic Environment request that an archaeological assessment is produced for the site prior to any formal allocation, in order to determine the extent to which the archaeological interest of the site might be a constraint upon the principle of development.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Groundwater Flood Risk:</b> Groundwater levels are between 0.025m and 0.5m below ground surface.</li> <li><b>Access:</b> There is currently no access to the site. The proposed access road which is contained within the site boundary follows the route of a public right of way.</li> </ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> <li>Beechwoods SAC</li> </ul>		<ul style="list-style-type: none"> <li><b>Local Wildlife Site:</b> The site is wholly within a Local Wildlife Site (Garston Manor Grasslands).</li> <li><b>Ecology:</b> Hertfordshire County Council Ecology state that the site has high ecological sensitivity.</li> </ul>	
Further Constraints/Considerations:			
<ul style="list-style-type: none"> <li>There is a public footpath along the southern boundary of the site. The access into the site is proposed along this public right of way.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Garston.</li> </ul>			
Availability (ownership/legal issues)			
The site is in multiple ownerships and is being promoted by the landowners.			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	33
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider			

## SHELAA Site Assessments – Part 4

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 and proximity to High Elms Manor.

Any development of the site would also need to take account of the site's location adjacent to two Grade II Listed Buildings including High Elms Manor.

The site is within the settlement boundary of the Key Centre of Leavesden and has a brideway adjoining the eastern boundary which makes it relatively sustainably located, although it must be noted that the brideway links the site to Horseshoe Lane and High Elms Lane and not directly to any public transport or other amenities.

Further discussions would need to take place with HCC Highways in relation to access to the site.

Given the physical constraints of the site including it being within a Local Wildlife Site and the presence of protected trees throughout the site (its entirety, except the LWS is covered by a TPO), the site is considered to be not suitable and therefore undeliverable.

See NCFS4 for the larger site assessment.

<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	No
<b>Deliverable</b>		No	<b>Developable</b>		No

Site Ref	Address	Settlement	Site Area (ha)
EOS6.0	Leavesden Green	Leavesden	1.7

Site Description
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## SHELAA Site Assessments – Part 4

<p>The site is comprised of greenfield land and is in use as public open space. A pedestrian and cycle path runs through the site, leading from the Aerodrome Way roundabout to High Road to the east. The south and north of the site is adjacent to residential gardens and properties. To the north-west of the site is Warner Bros. Studios.</p> <p>The eastern boundary of the site is adjacent to the Borough of Watford.</p>							
<b>Use(s) Proposed</b>				Residential			
<b>Planning History</b>							
There is no relevant planning history on the site.							
<b>Suitability</b>							
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>National Landscapes</li> </ul>				<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.</li> </ul>			
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>				<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is within Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> There a small area to the north of the site and at the eastern corner which are at low risk of surface water flooding.</li> <li><b>Access:</b> HCC Highways have stated that although there is an extensive highway boundary, it is unclear how a suitable access could be provided and that access would likely require land from the site.</li> </ul>			
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> <li>Beechwoods SAC</li> </ul>				<ul style="list-style-type: none"> <li>The Landscape Sensitivity Assessment assessed the site as having medium sensitivity to built development.</li> </ul>			
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"> <li>The site is an allocated public open space (Leavesden Green).</li> <li>Leavesden Green was assessed in the Three Rivers District Council Open Space Assessment which forms part of the Open Space, Sport and Recreation Study (OSSR) (2019). Leavesden Green is an amenity greenspace in the Abbots Langley Analysis area (as defined in the OSSR) and was rated above the threshold for quality and value. The OSSR estimates a future requirement of 46.54ha (per 1,000 of the population of amenity greenspace) in order to maintain current provision levels.</li> <li>Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Leavesden.</li> </ul>							
<b>Availability (ownership/legal issues)</b>							
The site is owned by Warner Bros. Studios and is not being promoted for development.							
<b>Achievability</b>							
The site has not been directly promoted and subsequently, there is no evidence that the site is achievable.							
<b>Potential Density</b>							
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH (Developable/Non-Developable Area)		50 (70%/30%)		Indicative Dwelling Range		60	
<b>Phasing</b>							
0-5 years		6-10 years		x		11-15 years	
						16+ years	
<b>Conclusion</b>							

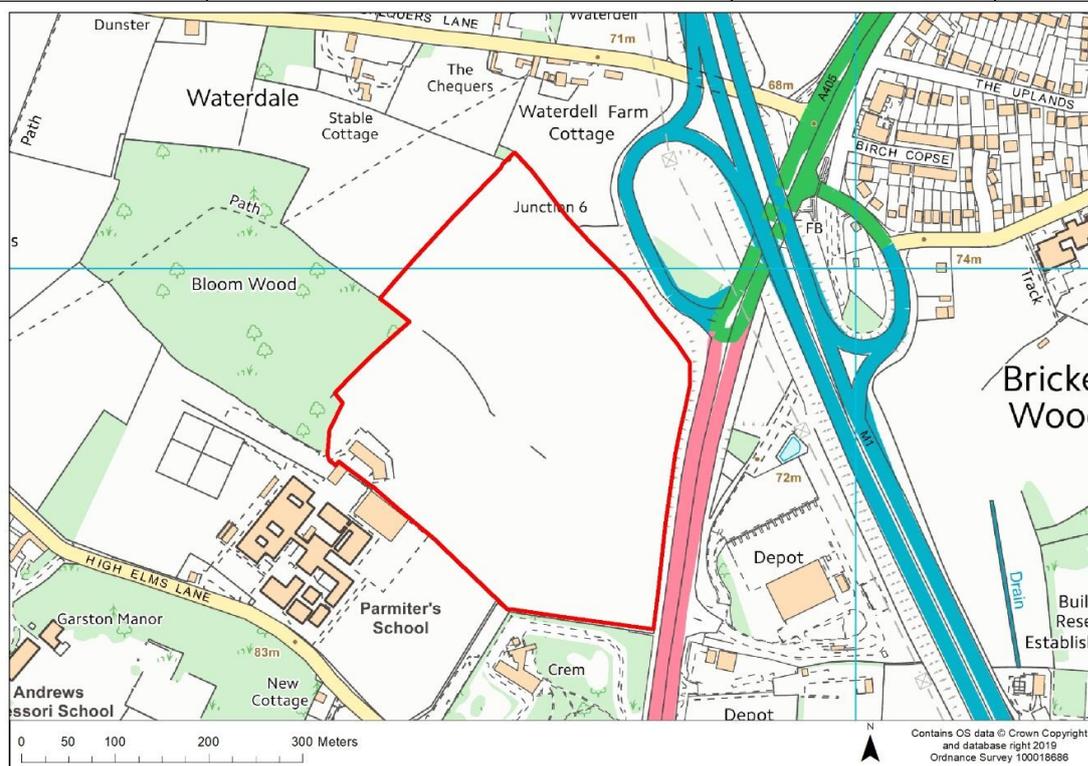
## SHELAA Site Assessments – Part 4

The site is considered to be unsuitable for residential development as it is designated as public open space. Leavesden Green was assessed in the Three Rivers District Council Open Space Assessment which forms part of the Open Space, Sport and Recreation Study (OSSR) (2019). Leavesden Green is an amenity greenspace in the Abbots Langley Analysis area (as defined in the OSSR) and was rated above the threshold for quality and value. Although there is a surplus of amenity greenspaces in the Abbots Langley area against the recommended quantity standard, there is an estimated a future requirement of 46.54ha (per 1,000 of the population of amenity greenspace) to maintain current provision levels and the Abbots Langley Analysis Area has shortfalls in other types of open space (natural and semi-natural greenspace and allotments). It is therefore considered that the site's current use as an amenity greenspace and a public open space should be protected. The site is also not being promoted for development and is considered to be unavailable. The site is therefore deemed undeliverable.

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

<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	No
<b>Deliverable</b>		No	<b>Developable</b>		No

Site Ref	Address	Settlement	Site Area (ha)
EOS6.1	Land to the north of Parmiter's School	Garston	12.4



### Site Description

The site is comprised of greenfield land and is currently in use as a sports ground associated with Parmiter's School. The land consists of a 3G football pitch, grass football pitches, a cricket pitch and an athletics track. There is a building at the western corner of the site associated with Parmiter's School and the pitches. The site is bounded by the A405 to the east and Parmiter's Secondary School to the south. The north and west boundaries are adjacent to fields, with Bloom Wood to the north-west.

<b>Use(s) Proposed</b>	Residential
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### Planning History

There is no relevant planning history on the site.

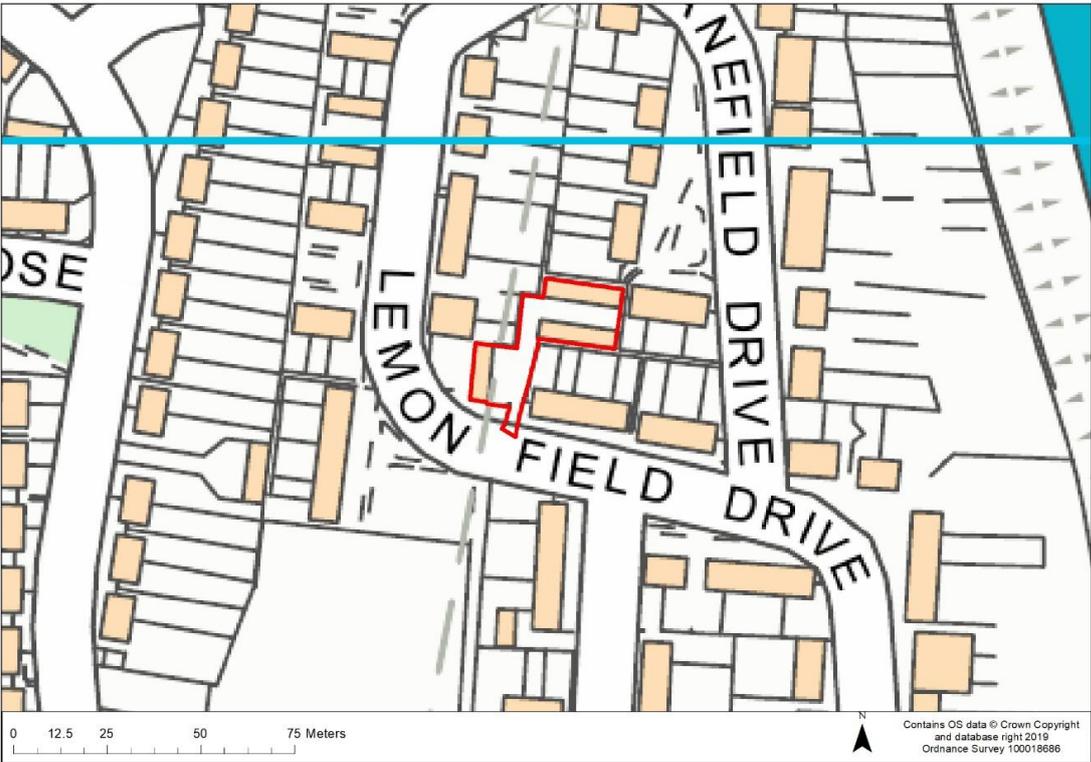
### Suitability

## SHELAA Site Assessments – Part 4

<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Heritage Assets Listed Buildings</li> <li>• Conservation Area</li> <li>• Historic Park and Garden</li> <li>• National Landscapes</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is within the Green Belt. The majority of the site was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. Harm to the Green Belt of releasing the wider parcels (in which a small portion of land to the west of the site is located) was assessed as moderate-high.</li> <li>• <b>Historic Environment:</b> 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 the site's development would have a neutral impact on the historic environment.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is within Flood Zone 1.</li> <li>• <b>Groundwater Flood Risk:</b> Groundwater levels across the site are between 0.025m and 5m below the ground surface.</li> <li>• <b>Access:</b> Parmiters School is accessed from High Elms Lane; there is no direct vehicular access onto the site. HCC Highways have stated that there is no clear point of access to the site and that third party land would be required to achieve two points of access, which would be required on a site of this size (300+ dwellings). HCC Highways have stated that no access from the M1 would be permitted under any circumstances and that the site is in a very unsustainable location.</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment assessed the site as having medium-low sensitivity to built development.</li> <li>• <b>Beechwoods SAC:</b> The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).</li> </ul>
<p><b>Further Constraints/Considerations:</b></p>	
<ul style="list-style-type: none"> <li>• There is a public right of way (Abbots Langley 063) which runs directly through the site.</li> <li>• The site is ancillary to the Thomas Parmiters Sports Centre and Parmiters School.</li> <li>• The site contains a 3G football pitch, grass football pitches and a cricket pitch. The Three Rivers Open Space, Sport and Recreation Study (2019) recommends that the pitches are protected and enhanced. The PPS Strategy and Action Plan recommends that grass football pitches and cricket pitches which are currently in use (and no longer in use) should be protected due to the potential they can offer in meeting current and future needs. The Strategy and Action Plan also recommends that the current stock of 3G pitches should be protected</li> <li>• There is also an athletics track which is ancillary to the education use of Parmiters School.</li> <li>• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Garston.</li> </ul>	
<p><b>Availability (ownership/legal issues)</b></p>	
<p>The site is in single ownership (trustee on behalf of Parmiters School). The site has not been directly promoted for development.</p>	
<p><b>Achievability</b></p>	
<p>The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.</p>	
<p><b>Potential Density</b></p>	

## SHELAA Site Assessments – Part 4

Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)		Indicative Dwelling Range	434	
<b>Phasing</b>					
0-5 years		6-10 years	x	11-15 years	16+ years
<b>Conclusion</b>					
<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 and BNG allocation.</p> <p>The site is considered to be unsuitable for residential development due to its current sports use which is ancillary to an education facility and also provides community sports use. It is considered that these uses should be protected, as recommended in the Open Space, Sports and Recreation Study (2019). The site is also considered to be unavailable due to its current uses. Therefore, the site is undeliverable.</p>					
<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	No
<b>Deliverable</b>	No		<b>Developable</b>	No	

Site Ref	Address	Settlement	Site Area (ha)
LG5	Garages off of Lemonfield Drive	Garston	0.06
			
<b>Site Description</b>			

## SHELAA Site Assessments – Part 4

The site is comprised of previously developed land and is located in Garston. The site is comprised of three rows of garages and is accessed from Lemonfield Drive. The site is adjacent to residential properties and gardens along all boundaries.					
<b>Use(s) Proposed</b>		Residential			
<b>Planning History</b>					
There is no relevant planning history on the site.					
<b>Suitability</b>					
<b>Policy Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is not in the Green Belt.</li> <li>• <b>Historic Environment:</b> There are no heritage assets within the vicinity of the site.</li> </ul>			
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Heritage Assets Listed Buildings</li> <li>• Conservation Area</li> <li>• Historic Park and Garden</li> <li>• National Landscapes</li> </ul>					
<b>Physical Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> Approximately half of the site is in Flood Zone 1 (54% of the total site area). Part of the site, to the west and south, is in Flood Zone 2 (35% of the site area). Along the south-western and northern boundaries, the site is in Flood Zone 3b (11% of the site area).</li> <li>• <b>Groundwater Flood Risk:</b> Groundwater levels are between 0.025m and 0.5m below the surface across the whole site.</li> <li>• <b>Access:</b> The site is accessed from Lemonfield Drive.</li> </ul>			
<ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>					
<b>Potential Environmental Impacts:</b>		<ul style="list-style-type: none"> <li>• None identified.</li> </ul>			
<ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>					
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Garston.</li> </ul>					
<b>Availability (ownership/legal issues)</b>					
The site under several different ownerships relating to existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.					
<b>Achievability</b>					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
<b>Potential Density</b>					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range		N/A	
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range		3	
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	16+ years
<b>Conclusion</b>					
The site is under several different ownerships and has not been promoted by any of the landowners; the site is considered to be unavailable for development and therefore undeliverable. It is also not considered that the site has the capacity for 5+ dwellings.					
<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	No
<b>Deliverable</b>	No	<b>Developable</b>	No		

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
NCFS4	High Elms Manor	Leavesden	4
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<b>Site Description</b>			
<p>The site is comprised of greenfield scrubland woodland which is partially designated as a Local Wildlife Site. To the northwest of the site is High Elms Manor (formerly Garston Manor) which is a Grade II Listed manor house. The site is surrounded by woodland, with secondary schools to the north, east and southeast of the site. There is residential development to the southwest in the form of Boundary Way.</p> <p>The site was previously assessed as ACFS7, which had a smaller red line boundary than NCFS4.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>National Landscapes</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> 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.</li> <li><b>Historic Environment:</b> There are two Grade II Listed Buildings located to the west of the site. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts on the heritage assets of developing the site. Appropriate mitigation on the western side of the area would be required.</li> <li><b>Historic England:</b> Have significant concerns regarding the potential allocation of this site, which lies within the immediate setting and former gardens/parkland of the Grade II listed 'Garston Manor' (List Entry Number 1173003) and the 'Icehouse about 70 metres north-west of Garston Manor' (List Entry Number 1100917). Although not a Registered Park and Garden, the site</li> </ul>	

## SHELAA Site Assessments – Part 4

	<p>forms part of the historic designed landscape associated with Garston Manor. Development here risks severing the functional and visual relationship between the house and its former grounds, thereby undermining its integrity and resulting in a loss of significance and do not consider the harm can be mitigated.</p> <ul style="list-style-type: none"> <li>• <b>Archaeology:</b> HCC Historic Environment previously requested that any formal allocation, in order to determine the extent to which the archaeological interest of the site might be a constraint upon the principle of development.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1. Surface Water flooding includes some high risk areas along the southern boundary and in the south eastern corner</li> <li>• <b>Groundwater:</b> The site is in SPZ1, so the catchment area is a source of potable, high quality water supplies usable for human consumption. As such, sites within SPZ1 are particularly sensitive with respect to groundwater.</li> <li>• <b>Access:</b> The site was previously assessed under ACFS7 and was found to have insufficient access. The promoter has worked with highway consultants to deliver two separate access and egress points into the site. HCC Highways will need to be consulted further. Adjacent highways are unlikely to be demonstrated as suitable for scale of proposed development with little opportunity for enhancement.</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Local Wildlife Site:</b> The central section of the site is covered by a Local Wildlife Site designation. The promoter suggests that development of the site would allow for long-term enhancement and management of the LWS.</li> <li>• <b>Ecology:</b> Roosting Bats noted within the vicinity of the site</li> <li>• <b>Tree Preservation Order:</b> There are protected trees located across the site (TPO332), along the boundaries adjacent to High Elms Lane, wrapping around to the west and along the southern boundary that is adjacent to the housing development at Boundary Way. The entirety of the site except the LWS is covered by a TPO. The promoter has submitted an initial arboricultural report which concluded that <i>“access provision can be provided through the site by reinstatement of historic routes, this will minimise the loss or adverse impact on important trees, and where impact is found to be unavoidable, there are good practice methods of construction to ensure any potential risk to trees can be minimised. The delivery of land to the south of TPO W4, also provides an opportunity to instigate a biodiversity management plan of the woodland areas to enhance and improve the quality of habitat”</i>.</li> </ul>
<p><b>Further Constraints/Considerations:</b></p>	
<ul style="list-style-type: none"> <li>• The site was previously assessed under ACFS7 and was found to have insufficient access.</li> <li>• There is a bridleway adjoining the eastern boundary of the site which connects High Elms Lane to Boundary Way.</li> </ul>	

## SHELAA Site Assessments – Part 4

- *Settlement Hierarchy (Core Strategy, 2011)*: The site is located within the settlement boundary of the Key Centre of Leavesden.
- The promoter has proposed that 75% of the LWS (part of which is outside of the site) is to remain undeveloped with habitat creation and enhancement proposed.
- Abbots Langley Parish Council strongly objected the site for development due to i) development at the site will be detrimental to the setting and historic character of listed High Elms Manor; ii) development of the site will risk significantly to the ancient woodland to the east of the site; iii) future development of the site will affect the use of existing public footpath run through the site; iv) development will encourage urban sprawl and encroachment into Green Belt, and in conflict with the national policies; v) the site is in poor road access and the capacity of existing road network is insufficient for future development, while any improvement proposal would threaten local landscape; and vi) development would lead to the loss of trees and biodiversity in the site which the site is identified as important in Parish Council's Natural Recovery Strategy.
- 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 Ecological Assessment, may be required.
- HCC Adult Care advised that the site is suitable for a nursing home or 70–80 units of affordable or market housing-with-care in a mid-rise block layout.
- 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 that any loss of trees would be offset by the management of invasive species.

### Potential Density

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

### Phasing

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

The site is located on the northern fringes of Garston, in a semi-rural location. The site consists of High Elms Manor grounds, which is just over 50% woodland, with the remainder of the site as open parkland.

There are significant concerns regarding the potential allocation of this site from a historic environment perspective as it lies within the immediate setting and former gardens/parkland of the Grade II listed 'Garston Manor' and the 'Icehouse about 70 metres north-west of Garston Manor'. Although not a Registered Park and Garden, the site forms part of the historic designed landscape associated with Garston Manor. Development here risks severing the functional and visual relationship between the house and its former grounds, thereby undermining its integrity and resulting in a loss of significance.

## SHELAA Site Assessments – Part 4

The site is also located within the Green Belt. Removal of the parcel that includes this site would result in Moderate High harm to the Green Belt.

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.

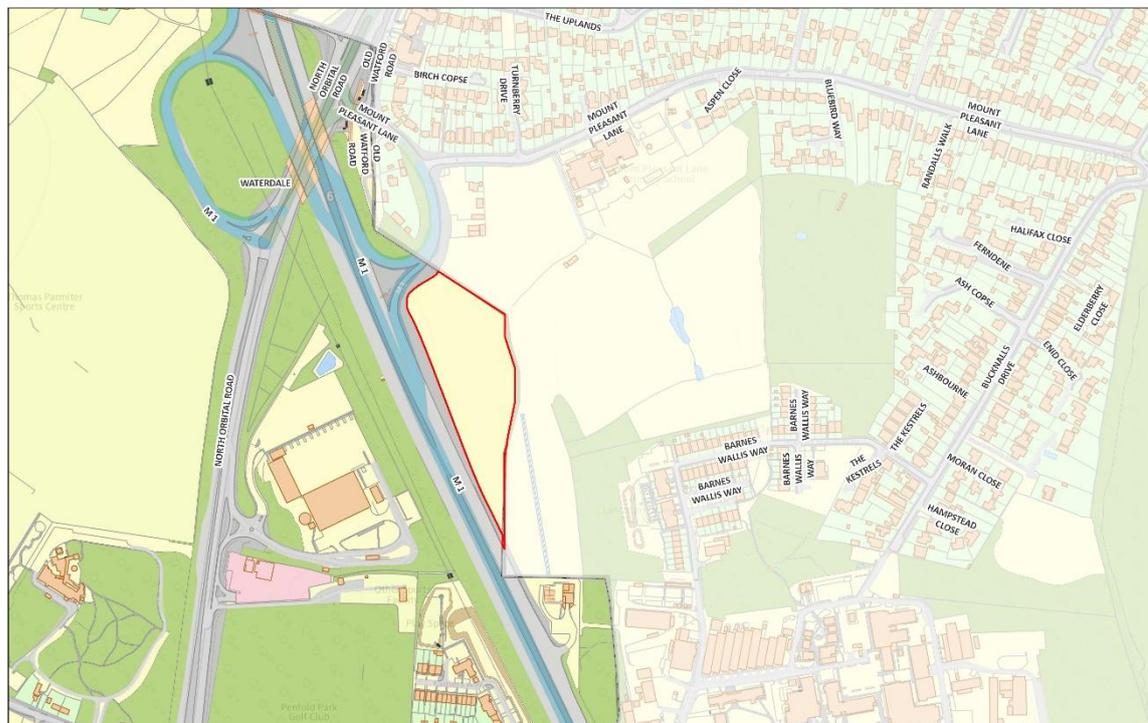
The site is within the settlement boundary of the Key Centre of Leavesden and has a bridleway adjoining the eastern boundary which makes it relatively sustainably located, although it must be noted that the bridleway links the site to Horseshoe Lane and High Elms Lane and not directly to any public transport or other amenities.

Further discussions would need to take place with HCC Highways in relation to access to the site.

Notwithstanding the documents provided by the promoter, given the physical constraints of the site including it being within a Local Wildlife Site and the presence of protected trees throughout the site (its entirety, except the LWS is covered by a TPO), and the objection from Historic England that the harm could not be mitigated on the setting of the Grade II Listed Manor House, the site is considered to be not suitable. The site is both available and achievable.

<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Deliverable</b>	No		<b>Developable</b>		No

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



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### Site Description

The site is comprised of greenfield land which is currently used as grazing land. The site is being promoted by HCC with only a small section of the originally proposed site located within Three Rivers (as shown by the red line)

## SHELAA Site Assessments – Part 4

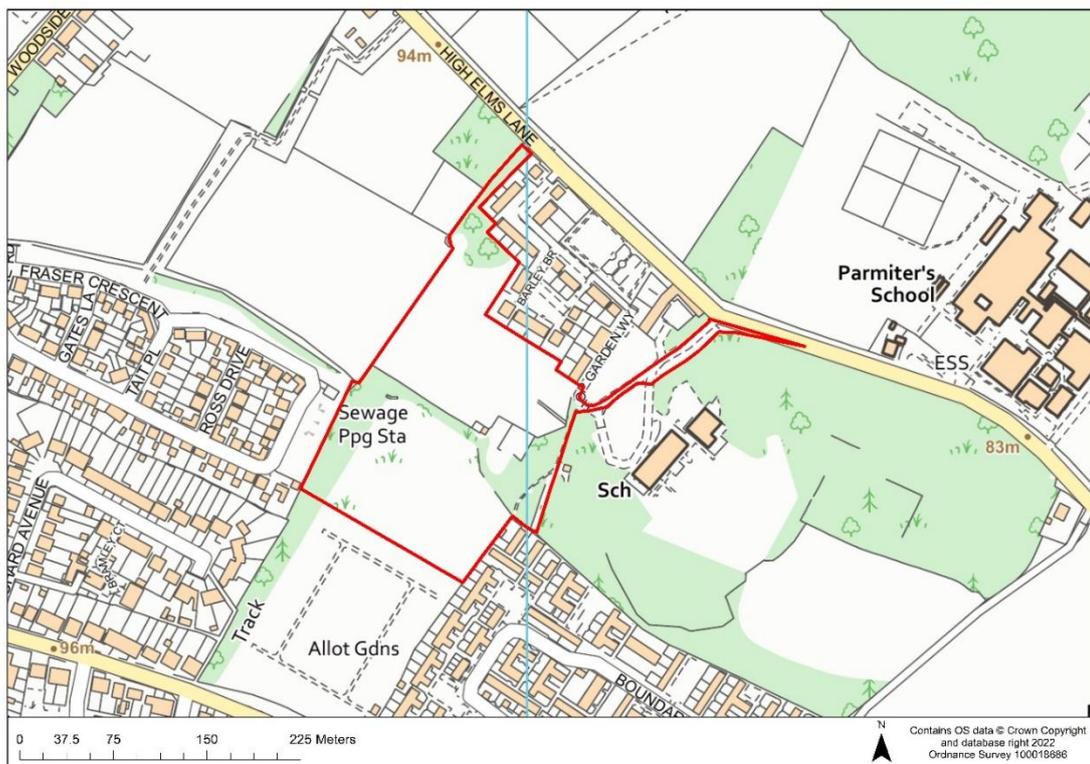
<p>boundary). The rest of the site is located within St Albans District. The site is bordered to the west by the M1 motorway. To the northwest is Junction 6 of the M1 which is intersected by the A405. To the north is residential development forming Bricket Wood. To the south is wooded bordering the M1 and a new residential development on Barnes Wallis Way. Beyond this is the Building Research Establishment Innovation Park. Woodland borders the site to the east, with further residential buildings beyond. As only a small portion of the overall site is within Three Rivers, the site can only come forward if it is also brought forward in the St Albans plan. The St Albans element of the site has not been brought forward to St Albans City and District Council's Regulation 19 publication version of the Local Plan.</p>	
<b>Use(s) Proposed</b>	Residential
<b>Planning History</b>	
There is no relevant planning history on the site.	
<b>Suitability</b>	
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>National Landscapes</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> 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.</li> <li><b>Historic Environment:</b> There are no Grade II Listed Buildings located in close proximity to the TRDC portion of the site.</li> <li><b>Archaeological:</b> HCC Historic Environment advised that further archaeological investigation is recommended due to the proximity to a Neolithic and Roman site in the vicinity.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flooding:</b> There is low to high surface water flood risk across the site. The site should be required to follow the sequential approach and potentially undertake a sequential test depending on the origins of the surface water flow path.</li> <li><b>GSPZ:</b> The site is in GSPZ1, which is the most sensitive zone in terms of potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and 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.</li> <li>The site borders the M1 motorway, therefore mitigation for noise and air quality would likely be required for any development on site.</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> <li>Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>There are protected trees located to the southern border of the TRDC site (TPO381).</li> <li>Bricket Wood Common SSSI and Westwood Quarry SSSI is situated in the vicinity. Further consultation with Natural England is required.</li> </ul>
<b>Further Constraints/Considerations:</b>	
<ul style="list-style-type: none"> <li>As set out by the promoter (Herts County Council), the small area of land within TRDC cannot come forward in isolation as it would need to be accessed via the larger part of the site located within SACDC. The site was submitted to the SACDC call for sites but was not taking forward to its Regulation 19 Consultation.</li> <li>HCC Waste Disposal Authority have stated that the site's proximity to the Waterdale Transfer Station will be a challenge for any development.</li> </ul>	

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>• <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located a short distance from the settlement boundary of the Key Centre of Garston.</li> <li>• HCC Transport have stated that the site's location presents a major issue when considering alignment to national planning policy in terms of reducing the need to travel and promoting sustainable travel options. There are challenges to secure a deliverable access into the site where the vehicular access from M(1) is extremely difficult and required approval from National Highways.</li> <li>• HCC Property Planning advised the site is appropriate for development if merge the adjoining site at St Albans District.</li> <li>• HCC Ecology suggested that the ecological sensitivity will be high if trees in the site are affected. Measures should be considered to avoid light spill on adjacent trees / woody habitats.</li> <li>• HCC Ecology recommended that a Preliminary Ecological Appraisal may be required.</li> <li>• HCC Historic Environment advised that further archaeological investigation is recommended due to the proximity to a Neolithic and Roman site in the vicinity.</li> <li>• 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.</li> </ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in single ownership and is being promoted by the landowner (HCC).							
<b>Achievability</b>							
The site can only be achieved if the larger part of the site located within SACDC is taken forward.							
<b>Potential Density</b>							
Landowner Proposed DPH		n/a		Landowner Proposed Dwelling Range		n/a	
Indicative DPH (Developable/Non-developable Area)		50 (70%/30%)		Indicative Dwelling Range		63	
<b>Phasing</b>							
0-5 years	x	6-10 years		11-15 years		16+ years	
<b>Conclusion</b>							
<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 proximity to the M1 and BNG allocation.</p> <p>There are some concerns relating to the site's proximity to the M1. Any development would require an appropriate buffer between residential development and the motorway.</p> <p>HCC Transport have stated that the site presents major issues when considering alignment to national planning policy in terms of reducing the need to travel and promoting sustainable travel options.</p> <p>HCC Waste Disposal Authority have stated that the site's proximity to the Waterdale Transfer Station will be a challenge for any development.</p> <p>As set out by the promoter (Herts County Council), the small area of land within TRDC cannot come forward in isolation as it would need to be accessed via the larger part of the site located within St Albans City and District Council (SACDC). The larger part of the site was submitted to the SACDC call for sites but was not taking forward to its Regulation 19 Consultation. The part of the site which falls within Three Rivers would not be suitable in isolation given a lack of access from within Three Rivers. However, if the site were to be brought forward as part of SACDC's Local Plan process, the site would be re-considered.</p> <p>There are significant concerns over the suitability of the site. The site is available and achievable.</p>							
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	No		
<b>Deliverable</b>	No		<b>Developable</b>		No		

## SHELAA Site Assessments – Part 4

Site Ref	Address	Settlement	Site Area (ha)
NSS13	Land to the rear of The Shires, High Elms Lane	Leavesden & Garston	3.7



### Site Description

The site is located off High Elms Lane to the north-west of Garston and the north-east of Leavesden. The site is comprised of greenfield land which is in use as grassland, with some tree coverage to the south and north-west of the site. Land to the west of the site is also in use as grassland. The north of the site is immediately adjacent to residential development known as The Shires and south-east and south-west of the site there is also residential development. To the immediate south there are allotment gardens. To the east of the site there is High Elms Manor School whilst to the north-east, on the opposite side of High Elms Lane, is Parmiter's Secondary School.

The site is adjacent to Site CFS3 which is located to the west of the site.

**Use(s) Proposed** Residential (Use Class C3)

### Planning History

There is no relevant planning history on the site.

### Suitability

#### Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. The site falls into three Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel located to the north of the site was assessed as moderate harm. Harm to the Green Belt of releasing the parcel located to the centre of the site was assessed as moderate-high harm. Harm to the Green Belt of releasing the parcel located at the south-western corner of the site was assessed as low-moderate harm.
- **Historic Environment:** There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the east of the site. A detailed heritage impact assessment would be required as part of any proposals.

## SHELAA Site Assessments – Part 4

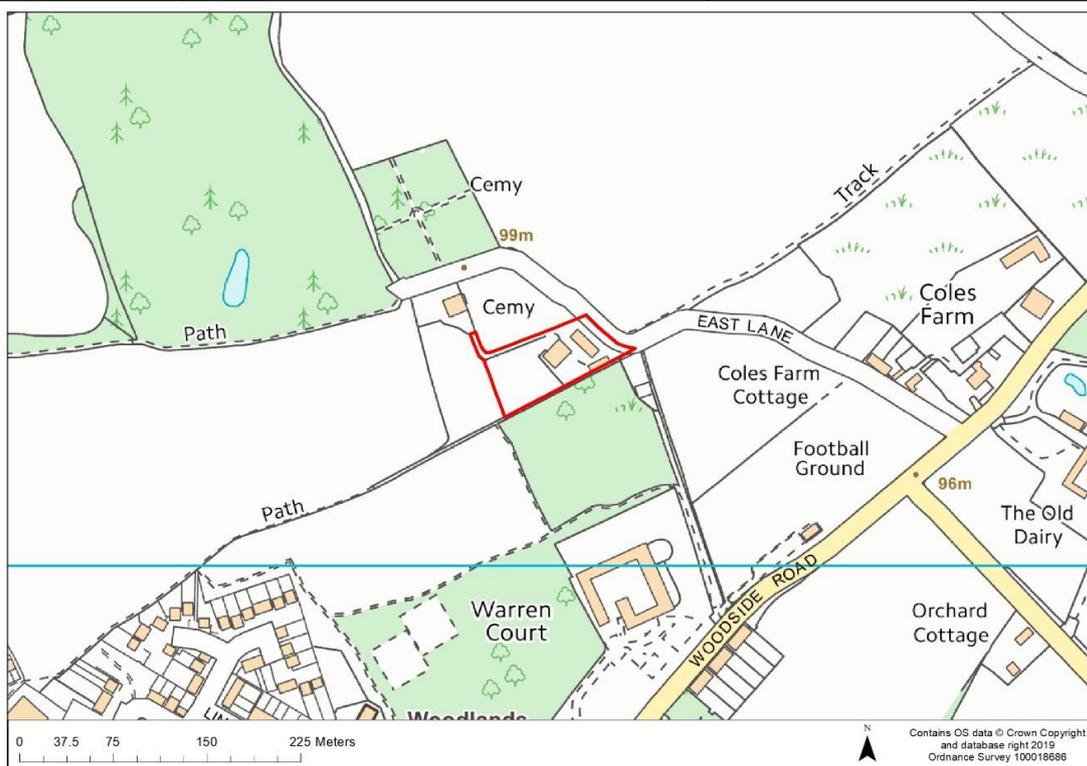
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> To the south of the site, there are areas at risk of surface water flooding which ranges from low, medium and high Surface Water Flood Risk.</li> <li>• <b>Groundwater Flood Risk:</b> Groundwater levels of the site are between 0.5m and 5m below the ground surface.</li> <li>• <b>Access:</b> There is existing access to the site through Copper Mews Hop Gardens Way, adjoining High Elms Lane. This would have to be shared with High Elms Manor School. The access road is narrow so would likely require widening. HCC Highways state High Elms Lane is not likely to be able to accommodate a large development without significant enhancement.</li> </ul>						
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.</li> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to the historic character.</li> <li>• <b>Tree Preservation Order:</b> There are Tree Preservation Orders throughout the site (TPO332).</li> </ul>						
<p><b>Further Constraints/Considerations:</b></p>							
<ul style="list-style-type: none"> <li>• Section 106 obligation to provide parkland and woodland in perpetuity would restrict any alternative form of use on site.</li> <li>• HCC Highways state if there are no connections providing permeability to the South then HCC may not support the allocation.</li> <li>• HCC Highways state opportunity to enhance walking routes between education facilities and the existing settlement should be explored and secured.</li> <li>• HCC Ecology state biodiversity offsetting/net gain would be required and illuminating any trees in the adjacent woodland should be avoided.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Garston.</li> </ul>							
<p><b>Availability (ownership/legal issues)</b></p>							
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>							
<p><b>Achievability</b></p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p><b>Potential Density</b></p>							
<p>Landowner Proposed DPH</p>	<p>N/A</p>	<p>Landowner Proposed Dwelling Range</p>	<p>N/A</p>				
<p>Indicative DPH (Developable/Non-Developable Area)</p>	<p>50 (70%/30%)</p>	<p>Indicative Dwelling Range</p>	<p>130</p>				
<p><b>Phasing</b></p>							
<p>0-5 years</p>	<p>x</p>	<p>6-10 years</p>	<p></p>	<p>11-15 years</p>	<p></p>	<p>16+ years</p>	<p></p>
<p><b>Conclusion</b></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>							

## SHELAA Site Assessments – Part 4

The site is considered unsuitable as the development would put too much strain on the access onto Woodlands Road if brought forward with site CFS3. The section 106 on the site means it is not considered deliverable. Therefore, the site is not deemed to be suitable or available for allocation, unless the requirement for parkland and woodland on the current site is removed. There are also additional concerns relating to the site's unsustainable location.

<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	Yes
<b>Deliverable</b>		No	<b>Developable</b>		No

Site Ref	Address	Settlement	Site Area (ha)
PCS42	Leavesden Pumping Station, East Lane	Leavesden	0.5



### Site Description

The site is comprised of previously developed (brownfield land), which is located off East Lane to the east of Abbots Langley. The site is a former gas works premises known as Leavesden Pumping Station. The site comprises of a hardstanding area and disused historic buildings surrounded by mature vegetation and trees along all boundaries. The site borders the north and south, with a residential dwelling located to the north-west and its garden adjacent to the east of the site. There is a cemetery to the north-west.

### Use(s) Proposed

Residential

### Planning History

In 2003, an application was permitted (03/1347/FUL) for the conversion of the existing buildings into two dwellings.

### Suitability

#### Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.

## SHELAA Site Assessments – Part 4

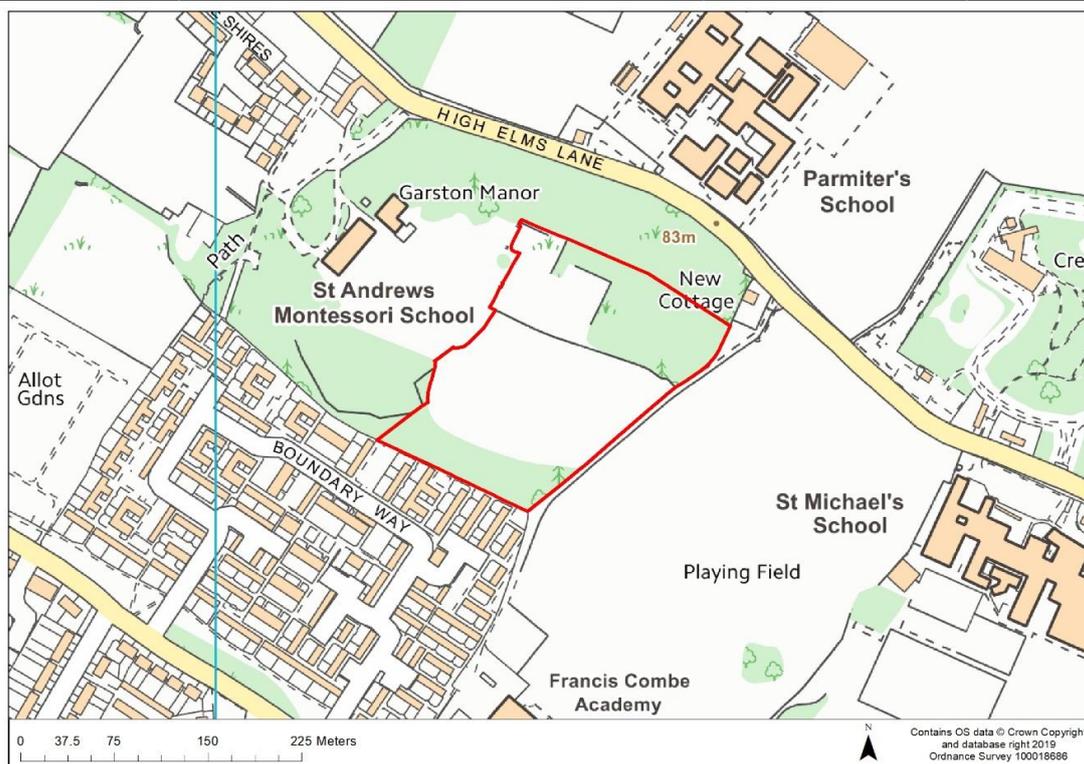
	<ul style="list-style-type: none"> <li>• <b>Historic Environment:</b> There are no heritage assets within the vicinity of the site. The Heritage Impact Assessment states the site's development would have a neutral impact on the historic environment.</li> </ul>						
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> The site is at high to medium risk of surface water flooding; a large surface water flow path crosses the site from southwest to northeast. Areas of ponding are predicted to form, ranging from low to high risk.</li> <li>• <b>Contamination:</b> The Environment Agency have confirmed that there is a previous potentially polluting use (former gas works).</li> <li>• <b>Access:</b> The site is accessed from East Lane. Access from East Lane poses issues as the site is a narrow single-file road; changes and improvements would likely be necessary to enable a suitable access.</li> </ul>						
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.</li> <li>• <b>TPO:</b> There are protected trees along the northern boundary (TPO286).</li> <li>• <b>Beechwoods SAC:</b> The site is within the Beechwoods SAC zone of influence. Any sites proposing 100 dwellings or more will be required to deliver suitable mitigation and / or avoidance measures in order to address potential adverse effects arising from increased recreational disturbance. This includes provision, improvement and / or maintenance of Suitable Alternative Natural Greenspace (SANG) (or a suitable financial contribution towards the same).</li> </ul>						
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located outside of any settlement included in the Settlement Hierarchy.</li> </ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in single ownership. The site was promoted for the previous Local Plan but has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is available.							
<b>Achievability</b>							
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.							
<b>Potential Density</b>							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A			
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)		Indicative Dwelling Range	18			
<b>Phasing</b>							
0-5 years	x	6-10 years		11-15 years		16+ years	
<b>Conclusion</b>							
<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 and BNG allocation.</p>							

## SHELAA Site Assessments – Part 4

There are concerns relating to suitable access to the site and the unsustainable location. The site has not been promoted for development and is also deemed unavailable.

<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	No
<b>Deliverable</b>	No		<b>Developable</b>	No	

Site Ref	Address	Settlement	Site Area (ha)
PCS44	Garston Manor, Garston	Garston	3.3



### Site Description

The site is comprised of greenfield land and is located to the south east of Garston Manor. The site is currently in use as grassland at the centre of the site and woodland across the remainder of the site. The site forms part of the grounds of Garston Manor which is located to the north-west of the site. There are secondary schools and associated playing fields to the north and south, as well as a crematorium to the south-east. There is no vehicular access to the site, but this is proposed from High Elms Lane.

### Use(s) Proposed

Residential

### Planning History

There is no relevant planning history on the site.

### Suitability

#### Policy Constraints:

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

- **Green Belt:** The site is 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 boundary but the site forms part of the grounds of a Grade II Listed Building (Garston Manor), located to the north-west. Any proposals would require a detailed heritage assessment to consider any impact and necessary mitigation.

## SHELAA Site Assessments – Part 4

	<ul style="list-style-type: none"> <li>• <b>Archaeology:</b> HCC Historic Environment request that an archaeological assessment is produced for the site prior to any formal allocation, in order to determine the extent to which the archaeological interest of the site might be a constraint upon the principle of development.</li> </ul>						
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> Along the south-western boundary there is low-high risk of surface water flooding. There is an area of ponding at the eastern corner that is at low-medium risk of surface water flooding.</li> <li>• <b>Groundwater Flood Risk:</b> Groundwater levels are between 0.025m and 0.5m below the ground surface.</li> </ul>						
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Local Wildlife Site:</b> The central area of the site is located in a Local Wildlife Site (Garston Manor Grasslands).</li> <li>• <b>TPO:</b> The remainder of the site, to the north-east and south-west, is covered by a Tree Preservation Order (TPO332).</li> </ul>						
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"> <li>• There is a public footpath along the southern boundary of the site.</li> <li>• HCC Highways state that the site presents significant concerns Local Transport Policy could be met due to the site's location and enabling permeability to the existing settlement would be a key consideration.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Garston.</li> </ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in multiple ownerships.							
Site PCS44 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.							
However, part of the site has been promoted by the landowners as a smaller site (Site ACFS7). Site ACFS7 has been promoted for development and is considered to be available. <i>Please see the Site Assessment for Site ACFS7.</i>							
<b>Achievability</b>							
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.							
<b>Potential Density</b>							
Landowner Proposed DPH	25	Landowner Proposed Dwelling Range	80				
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	116				
<b>Phasing</b>							
0-5 years	x	6-10 years		11-15 years		16+ years	
<b>Conclusion</b>							
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							

## SHELAA Site Assessments – Part 4

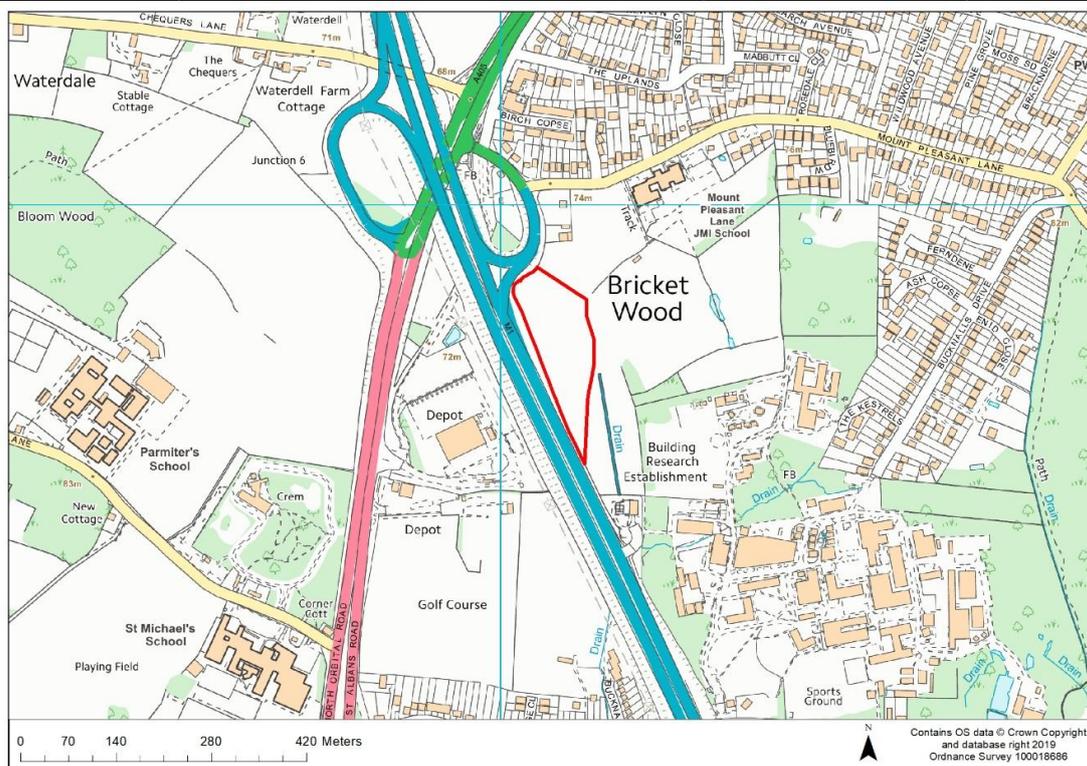
sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to the presence of TPOs, Local Wildlife Site, proximity to heritage asset and BNG allocation.

The majority of the site is designated as a Local Wildlife Site and the remaining area is entirely covered by protected trees; both areas are considered inappropriate for redevelopment and should be protected. There is no capacity on the site to deliver any development due to these designations and the site is therefore deemed unsuitable for a residential allocation. Part of the site is also unavailable. There are also concerns relating to the suitability of the access. The site is deemed to be undeliverable.

<b>Suitable</b>	No	<b>Available</b>	No	<b>Achievable</b>	No
<b>Deliverable</b>	No		<b>Developable</b>	No	

Site Ref	Address	Settlement	Site Area (ha)
PCS54	Land at Waterdale	Garston	1.7



### Site Description

The site is comprised of greenfield land which is in use as agricultural land. The site's western boundary is immediately adjacent to the M1. Waterdale Recycling Centre is located on the opposite side of the M1. To the east, the site extends into the remainder of the agricultural field.

### 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

- **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.

## SHELAA Site Assessments – Part 4

<ul style="list-style-type: none"> <li>Historic Park and Garden</li> <li>National Landscapes</li> </ul>	<ul style="list-style-type: none"> <li><b>Historic Environment:</b> There are no heritage assets in the vicinity of the site.</li> <li><b>Archaeology:</b> 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.</li> </ul>						
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> At the east of the site there is low-high risk of surface water flooding. A flow path emerges from this area to the north of the site and is at low risk.</li> <li><b>Groundwater Flood Risk:</b> The majority of the site has groundwater levels between 0.025m and 0.5m below the ground. An area at the east of the site has groundwater levels very near the surface (within 0.025m of the surface).</li> <li><b>Access:</b> There is no access on to the site. There are significant concerns in how access would be obtained, as the site is landlocked by the M1 to the west and agricultural land, which has not been promoted, to the east.</li> <li><b>Noise:</b> Noise issues caused by the site's proximity to the M1 may have an impact on the site and its future occupiers.</li> <li><b>Air Quality:</b> Air quality issues caused by the site's proximity to the M1 may have an impact on the site and its future occupiers.</li> <li><b>Noise:</b> The site is located adjacent to the M1 so noise is likely to be intrusive.</li> </ul>						
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> <li>Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>						
<p><b>Further Constraints/Considerations:</b></p>							
<ul style="list-style-type: none"> <li>Settlement Hierarchy (Core Strategy, 2011): The site is located outside of any settlement defined in the Settlement Hierarchy.</li> </ul>							
<p><b>Availability (ownership/legal issues)</b></p>							
<p>The site is owned by Hertfordshire County Council and was promoted for consideration as part of the previous Local Plan. A new version of the site has been promoted. <i>See assessment for NCF57.</i></p>							
<p><b>Achievability</b></p>							
<p>The site has not been promoted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.</p>							
<p><b>Potential Density</b></p>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	60				
<p><b>Phasing</b></p>							
0-5 years	x	6-10 years		11-15 years		16+ years	
<p><b>Conclusion</b></p>							

## SHELAA Site Assessments – Part 4

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 need for a buffer to the M1 and BNG allocation.

There is no potential to create access to the site and the site is not located at the edge of a higher tier settlement or inset village; subsequently the site is considered to be unsuitable. For the site to be deemed as deliverable, it would have to come forward with land outside of the District which has not been taken forward by St Albans. The site is therefore deemed undeliverable.

See site assessment NCF57 for a newly promoted version of the site.

<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	No
<b>Deliverable</b>	No	<b>Developable</b>	No		No

Site Ref.	Address	Settlement	Site Area (ha)
CFS65	Land north of Bucknalls Lane	Garston	5.8 (whole site) 3.2 (developable area)



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0 25 50 100 150 200 Metres



### Site Description

The site is comprised of greenfield land and is a former golf course (Penfold Park), which was last used in 2016. The eastern boundary of the site is adjacent to an existing housing allocation (Fairways Farm, Site Ref H(34)), which has started construction. Further to the east is the M1. The western boundary is adjacent to the North Orbital Road (A405) whilst to the north there is a coach station and an operational waste site (Waterdale Waste Transfer Station and Household Waste Recycling Centre). The south of the site is adjacent to residential gardens.

### Use(s) Proposed

Residential and employment

### Planning History

## SHELAA Site Assessments – Part 4

<p>22/1276/HCR3: An existing housing allocation, demolition of the existing buildings in the south west of the site and construction and operation of a new waste shredding facility. Site Ref: H(34) is adjacent to the east of the site has been developed into 100 dwellings (17/2549/AOD).</p>	
<p><b>Suitability</b></p>	
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Heritage Assets Listed Buildings</li> <li>• Conservation Area</li> <li>• Historic Park and Garden</li> <li>• National Landscapes</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> 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 to be grey belt.</li> <li>• <b>Historic Environment:</b> All designated heritage assets are located some distance to the south of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.</li> <li>• <b>Archaeology:</b> 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.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flooding:</b> The site is generally at low risk of flooding, however there are small, localised areas of surface water ponding, which should be mitigated by any proposed drainage designs. As a large greenfield site, below ground SuDS will not be accepted. All surface water attenuation to be delivered above-ground, and for above-ground conveyance to be prioritised.</li> <li>• <b>Groundwater Flood Risk:</b> Groundwater levels are between 0.0.25 and 5m below the ground surface across the site. Ground investigations should be undertaken at the application stage. A suitable Flood Risk Assessment and drainage strategy would be required.</li> <li>• <b>Groundwater Source Protection Zone (GSPZ):</b> The site is in SPZ1. Conditions which minimise risk to public water supply would likely be requested at a planning application stage.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M1 and A405 may have an impact on the site and its future occupiers. Any required mitigation to address noise issues would need to be undertaken.</li> <li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M1 and A405 may have an impact on the site and its future occupiers. Any required mitigation to address air quality issues would need to be undertaken.</li> <li>• <b>Contamination/Waste:</b> The site adjoins an existing operational waste site and Allocated Strategic Site for Future Waste Use (Waterdale HWRC &amp; Waste Transfer Station: AS041) in the HCC Waste Site Allocations document 2014. HCC Waste seek to prevent incompatible development taking place within the vicinity of the operational waste site which could compromise their continued operation in accordance with Policy 5 (Safeguarding of Sites) of. As part of any planning application, there would be a requirement for a buffer distance (of a minimum 100m) between the nearest dwellings and the boundary of the waste site, to ensure that the waste site can operate in association with any housing on the adjacent site. The promoters of the site have</li> </ul>

## SHELAA Site Assessments – Part 4

	<p>accounted for the need for a 100m buffer distance to the HWRC; open space and SuDS is proposed in the buffer zone area.</p> <ul style="list-style-type: none"> <li>• <b>Access:</b> Access is to be provided from the A405.</li> </ul>						
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> <li>• Beechwoods SAC</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.</li> <li>• <b>TPO:</b> There are protected trees concentrated at the north-eastern corner of the site (TPO162A).</li> <li>• Natural England state that the site triggers the SSSI Impact Risk Zones for residential development. Natural England should be consulted at the planning application stage.</li> </ul>						
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"> <li>• The Three Rivers Playing Pitch Strategy and Action Plan (2019) states that demand from the closed golf course is likely to have been transferred to clubs within its locality. Based on accessibility, it is determined that there are enough golf courses servicing the Three Rivers population without the course being brought back into use. On this basis, there does not appear to be a need to fully replace the closed golf course. It is recommended in the PPS Strategy and Action Plan that the future use of the site should be based on the following priority order of options: <ul style="list-style-type: none"> <li>1) In terms of mitigation, seek to enhance the golfing offer available to District residents; or by creating an alternative non-traditional provision in the Area to encourage golf participation.</li> <li>2) Redevelop site and use developer contributions to improve other playing pitch sites (quantity and/or quality).</li> </ul> </li> <li>• HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site. Improvement for sustainable travel in the wider area may be required to meet Local Transport Policies. Any planning application would require individual transport assessments alongside reviews of sustainability and net zero proposals.</li> <li>• The 100m buffer distance to the Waterdale HWRC reduces the developable area of the site approximately 3.2ha.</li> <li>• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Garston.</li> <li>• HCC - The intention to acquire the parcel of land, to the south of the existing waste facilities at Waterdale, known as Brookdell Yard in order to expand and improve operations at Waterdale, Conditional contracts have been exchanged and, was presented to the county councils Resources and Performance Panel on 5 July 2021 and was subsequently approved by members.</li> <li>• The HWE Integrated Care Board is likely to seek developer contributions due to impacts of new development upon Garston Medical Centre. 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.</li> <li>• Sport England state that the proposals for the site should include mitigation for the loss of the former golf course.</li> </ul>							
<p><b>Availability (ownership/legal issues)</b></p>							
<p>The site is in single ownership and is being promoted by the landowner.</p>							
<p><b>Achievability</b></p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p><b>Potential Density</b></p>							
Landowner Proposed DPH	29 (whole site) 50 (3.2ha area)	Landowner Proposed Dwelling Range	230 170				
Indicative DPH (Developable/Non-developable Area)	45 (50%/50%)	Indicative Dwelling Range	144				
<p><b>Phasing</b></p>							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
<p><b>Conclusion</b></p>							
<p>The site sits inset to residential development to the south and east with the M1 bordering the site from the west. To the north is the Waterdale HWRC.</p>							

## SHELAA Site Assessments – Part 4

Any development of the site would need to take account of the presence of protected trees within the site and as part of any planning application, there would be a requirement for a buffer distance (of a minimum 100m) between the nearest dwellings and employment uses and the boundary of the waste site. Noise and air quality issues arising from proximity to the M1 should also be taken account of as is necessary. Any development of the site would need to take account of the site's location in GSPZ1 and the potential unsuitability of infiltration drainage, below ground development and deep foundations often associated with tall buildings.

A reduced DPH of 45 has been applied to a reduced developable area due to the need to provide Biodiversity Net Gain and buffer to the adjacent M1 and waste site.

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

<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Deliverable</b>		No	<b>Developable</b>		No