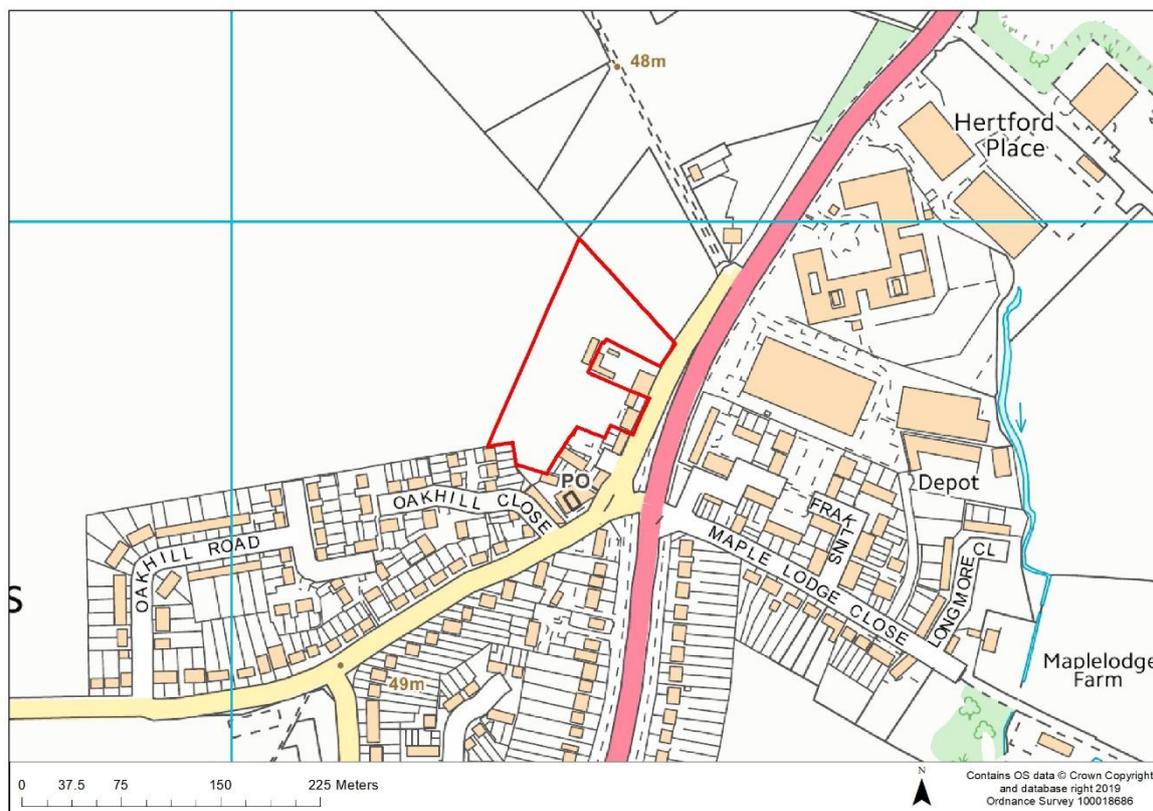


Maple Cross

Site Ref	Address	Settlement	Site Area (ha)
CFS31	24 Denham Way and land to rear, Maple Cross	Maple Cross	1.1



Site Description

The site is a mix of previously developed (brownfield) and greenfield land and is currently used for market gardening. There are a small number of buildings within the site, which are adjacent to the eastern boundary. This includes an existing residential property and associated garage building, located along Denham Way. There is a worker's yard to the north of the site. The land to the north and west of the site comprises of open agricultural land. The residential settlement of Maple Cross is located to the south which comprises mostly of residential development and a small local shopping parade.

Use(s) Proposed

Residential

Planning History

A planning application has been made for the demolition of existing buildings and erection of up to 50 dwellings with associated access, parking, amenity space etc. (22/1912/OUT). Permission has now been granted.

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. Harm to the Green Belt of releasing the wider parcel (in which the site is located) was assessed as low-moderate.
- **Historic Environment:** The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. However, due to the presence of Listed Buildings to the north-west of the site, a heritage impact assessment should be provided with any future application.

Physical Constraints:

- Access
- Flood Zone

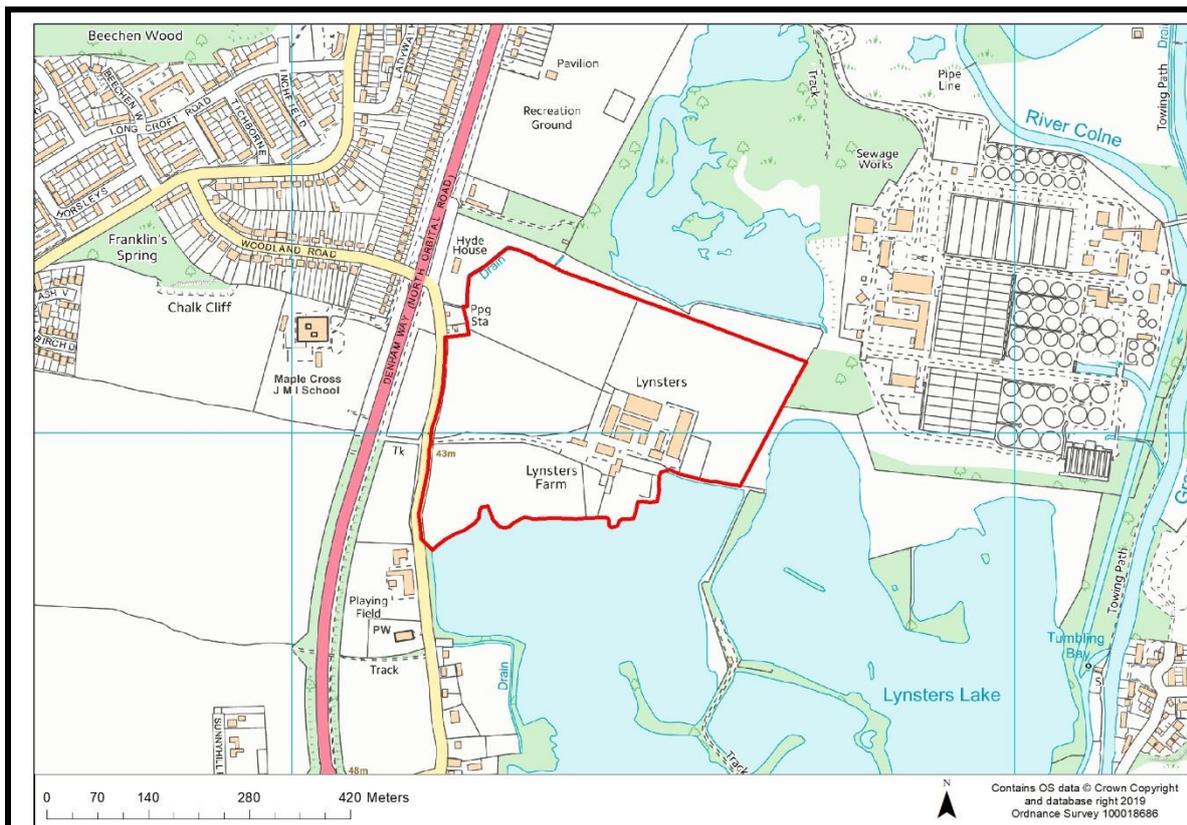
- **Flood Zone:** The site is in Flood Zone 1.
- **Surface Water Flood Risk:** A small area of the site close to the eastern boundary is at medium risk of surface water flooding.

SHELAA Site Assessments – Part 5

<ul style="list-style-type: none"> • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Groundwater Flood Risk: The majority of the site has groundwater levels between 0.5 and 5m below the ground surface. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. • Access: The site is accessed via a private access route from a slip road on Denham Way. 				
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwood (SAC) 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development. • TPO: There are protected trees within the site, concentrated at the southern half of the site (TPO043). 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Maple Cross. 					
Availability (ownership/legal issues)					
The site is in single ownership and is being promoted by the landowner.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	30	Landowner Proposed Dwelling Range	33		
Indicative DPH	50 (70/30) Developable Area	Indicative Dwelling Range	40		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The site is partially a brownfield site in 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.					
The site is subject to varied levels of risk of fluvial, surface water and groundwater flooding; any proposals would need to satisfactorily address this and provide suitable mitigation. The site has been moved to commitments due to planning permission being granted.					
Suitable	Yes	Available	Yes	Achievable	Yes
Deliverable		Yes	Developable		Yes

Site Ref	Address	Settlement	Site Area (ha)
CFS32	Land at Lynsters Farm, East of Old Uxbridge Road, Maple Cross	Maple Cross	13.8

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Site Description

The site is located to the south-east of Maple Cross, which consists of residential development and associated facilities. The site is comprised of greenfield land, containing farmland and agricultural buildings as well as a residential farmhouse and cottage. A number of mature trees are also situated along each side of the access track that connects Old Uxbridge Road with the farm buildings. Three of the boundaries are surrounded by lakes although the surrounding area beyond this comprises a mix of uses, including residential development to the north-west, education to the west and Maple Lodge Sewage Treatment Works to the north-east. The Maple Cross employment site is located further to the north.

Use(s) Proposed

Business, General Industry, Warehousing

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate.
- **Historic Environment:** There is a Grade II Listed Building within the site boundary (Lynsters Farm House and Cottage). The Heritage Impact Assessment states that the site's development would have a moderate adverse impact on the historic environment, as the Listed Building currently sits within its historic setting of an agricultural landscape. As part of any future application, a detailed heritage impact assessment would be required to identify the impact on the Listed Building and the mitigation measures proposed to protect the building and its setting.
- **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.

SHELAA Site Assessments – Part 5

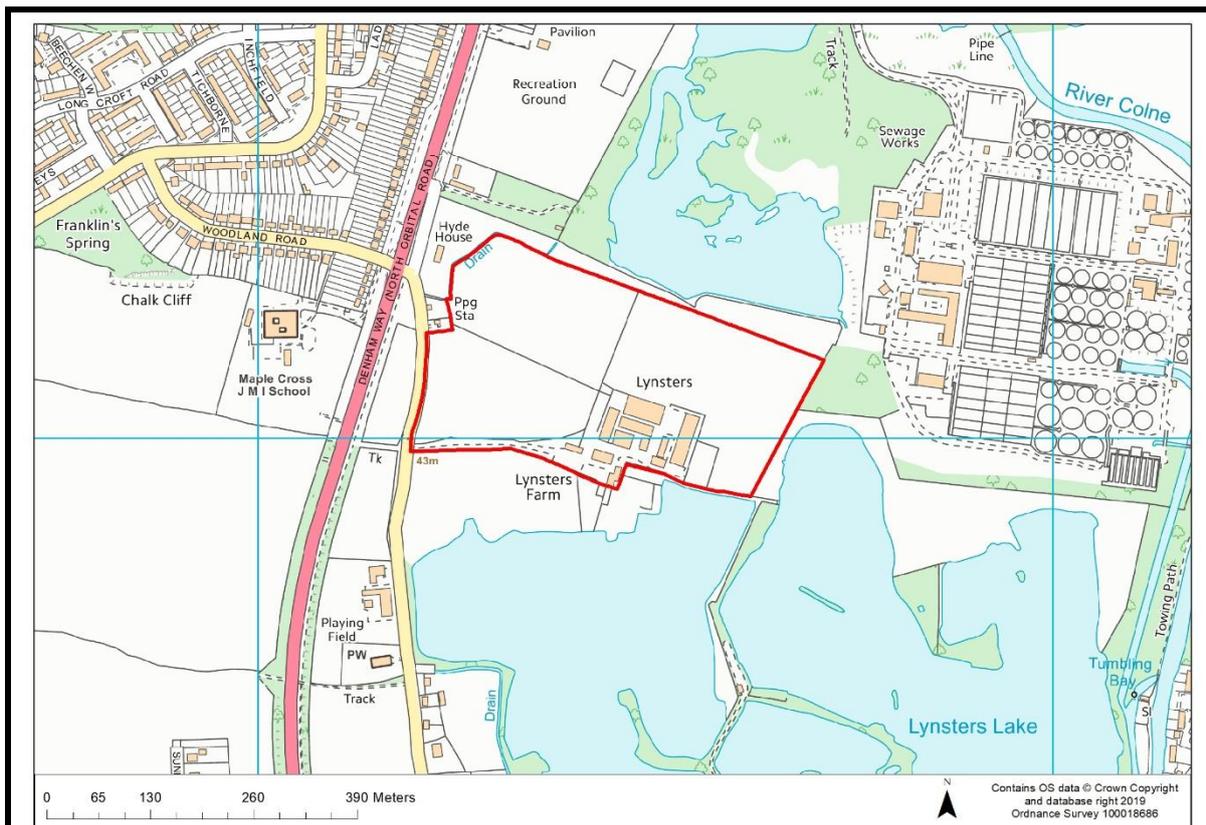
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: 60% of the site is within Flood Zone 2, 1% in FZ3b, 2% in Flood Zone 3 (along the southern boundary) and the remaining 38% is in Flood Zone 1. • Surface Water Flood Risk: The site is at a high risk of surface water flooding. A significant flow path enters the north west of the site during a 1 in 30-year rainfall event and greater return periods. Due to the flat topography of the floodplain within the site, the water forms large areas of ponding, which extend into a flow paths which flow into Lynsters Lake to the south, during 1 in 100-year and 1 in 1,000-year rainfall events. • Groundwater Flood Risk: The entire site is at very high risk of groundwater flooding. During a 1 in 100-year groundwater flood event, water levels are estimated to be either at or within 0.025m of the ground surface. As a result, within the site there is a risk of groundwater flooding to surface and subsurface assets. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and 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. • Contamination: The south western corner of the site has been identified as being on historic landfill (Lynsters Farm, Rickmansworth, Site Ref: (EAHLD32361). The site is also adjacent to the operational waste site at Maple Lodge Sewage Treatment Works (STW). Development should not comprise the continued operation of the waste site (HCC Waste). • Odour: Thames Water have advised the impact of odour arising from proximity to Maple STW will need to be a key consideration. Consideration would need to be given to the requirement for any mitigation works to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers. • Access: The site has an existing access from Old Uxbridge Road to the agricultural buildings, however this is roughly surfaced and narrow. Old Uxbridge Road is also narrow. An improved and sufficient access would need to be provided. To deliver the proposed employment use, the site would need a widened access to accommodate movement of heavy vehicles to the site. HCC Highways state that the existing access may need improvement if the use of the access were to be intensified.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (Colne Valley Gravel Pits) located to the south of the site. To the north of the site there is also a Local Wildlife Site (Maple Cross Nature Reserve).

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<ul style="list-style-type: none"> • Ancient/Veteran Tree • Chilterns Beechwood (SAC) 	<ul style="list-style-type: none"> • Local Nature Reserve: There is a Local Nature Reserve close to the northern boundary of the site (Maple Cross Nature Reserve). • TPO: There are protected trees to the south of the site (TPO050). • Ecology: Hertfordshire County Council Ecology state that the site has a very high ecological sensitivity due to the surviving wet grassland between two important wetland sites. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • The SW Herts Economic Study identifies a lack of supply of land suitable for small scale industrial uses in Three Rivers and states that the Council may wish to consider allocating additional sites to meet the needs of businesses servicing local markets. • The SW Herts Economic Study concludes that: ‘in light of access constraints, flooding risk and nature of the surrounding land uses, it is unlikely the site will attract investment in strategic industrial development. The site does have the potential to provide limited employment land to serve the local industrial market albeit it is relatively isolated, development requires improved access and utilities infrastructure.’ (Para. D.130). Strengthening links to industrial markets is reliant on an upgrade and expansion to Old Uxbridge Road in order to accommodate the movement of heavy vehicles to the site (Para. D.129). • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. 					
Availability (ownership/legal issues)					
The site is in single ownership and is being promoted by the landowner.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	N/A	Indicative Dwelling Range	N/A		
Phasing (N/A)					
0-5 years	6-10 years	11-15 years	16+ years		
Conclusion					
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.					
The site includes land that is designated as a Local Wildlife Site and a small area within Flood Zone 3, both of which are considered unsuitable for redevelopment. However, the remainder of the site is considered suitable for the proposed use (subject to mitigation measures). The boundary has therefore been revised to remove the Local Wildlife Site and the area within Flood Zone 3. The site is both available and achievable.					
<i>Please see the Site Assessment form for CFS32a for an assessment of a revised boundary of Site CFS32.</i>					
Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

Site Ref	Address	Settlement	Site Area (ha)
CFS32a (revised boundary)	Land at Lynsters Farm, East of Old Uxbridge Road, Maple Cross	Maple Cross	10.7

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Site Description

The site is located to the south-east of Maple Cross, which consists of residential development and associated facilities. The site is comprised of greenfield land, containing farmland and agricultural buildings as well as a residential farmhouse and cottage, which is located at the south of the site. There is an access track that Old Uxbridge Road with the farm buildings; there are mature trees along each side of the access track. Three of the boundaries are surrounded by lakes although the surrounding area beyond this comprises a mix of uses, including residential development to the north-west, education to the west and Maple Lodge Sewage Treatment Works to the north-east. The Maple Cross employment site is located further to the north.

The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS32).

Use(s) Proposed	Business, General Industry, Warehousing
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Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate.
- **Historic Environment:** There is a Grade II Listed Building within the site boundary (Lynsters Farm House and Cottage). The Heritage Impact Assessment states that the site's development would have a moderate adverse impact on the historic environment, as the Listed Building currently sits within its historic setting of an agricultural landscape. As part of any future application, a detailed heritage impact assessment would be required to identify the impact on the Listed Building and the mitigation measures proposed to protect the building and its setting.
- **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site

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	<p>should be accompanied by a pre-application or pre-determination archaeological assessment.</p>
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The majority of the site is in Flood Zone 2; this surrounds the existing built development on the site. The remainder of the site, to west of the site and in the area of built development, is Flood Zone 1. Land to the immediate south of the south-western corner is in Flood Zone 3b and therefore an appropriate buffer distance would be required from any development. • Surface Water Flood Risk: The site is at a high risk of surface water flooding. A significant flow path enters the north west of the site during a 1 in 30-year rainfall event and greater return periods. Due to the flat topography of the floodplain within the site, the water forms large areas of ponding, which extend into a flow paths which flow into Lynsters Lake to the south, during 1 in 100-year and 1 in 1,000-year rainfall events. • Groundwater Flood Risk: The entire site is at very high risk of groundwater flooding. During a 1 in 100-year groundwater flood event, water levels are estimated to be either at or within 0.025m of the ground surface. As a result, within the site there is a risk of groundwater flooding to surface and subsurface assets. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and 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. • Contamination: The south western corner of the site has been identified as being on historic landfill (Lynsters Farm, Rickmansworth, Site Ref: (EAHLD32361). The site is also adjacent to the operational waste site at Maple Lodge Sewage Treatment Works (STW). Development should not comprise the continued operation of the waste site (HCC Waste). • Odour: Thames Water have advised the impact of odour arising from proximity to Maple STW will need to be a key consideration. Consideration would need to be given to the requirement for any mitigation works to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers. • Access: The site has an existing access from Old Uxbridge Road to the agricultural buildings, however this is roughly surfaced and narrow. Old Uxbridge Road is also narrow. An improved and sufficient access would need to be provided. To deliver the proposed employment use, the site would need a widened access to accommodate movement of heavy vehicles to the site. HCC Highways state that the existing access may need improvement if the use of the access were to be intensified.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development (this assessment includes land to the south – Site CFS32). • Local Wildlife Site: There is a Local Wildlife Site (Colne Valley Gravel Pits) adjacent to the south of the site. To the north of the

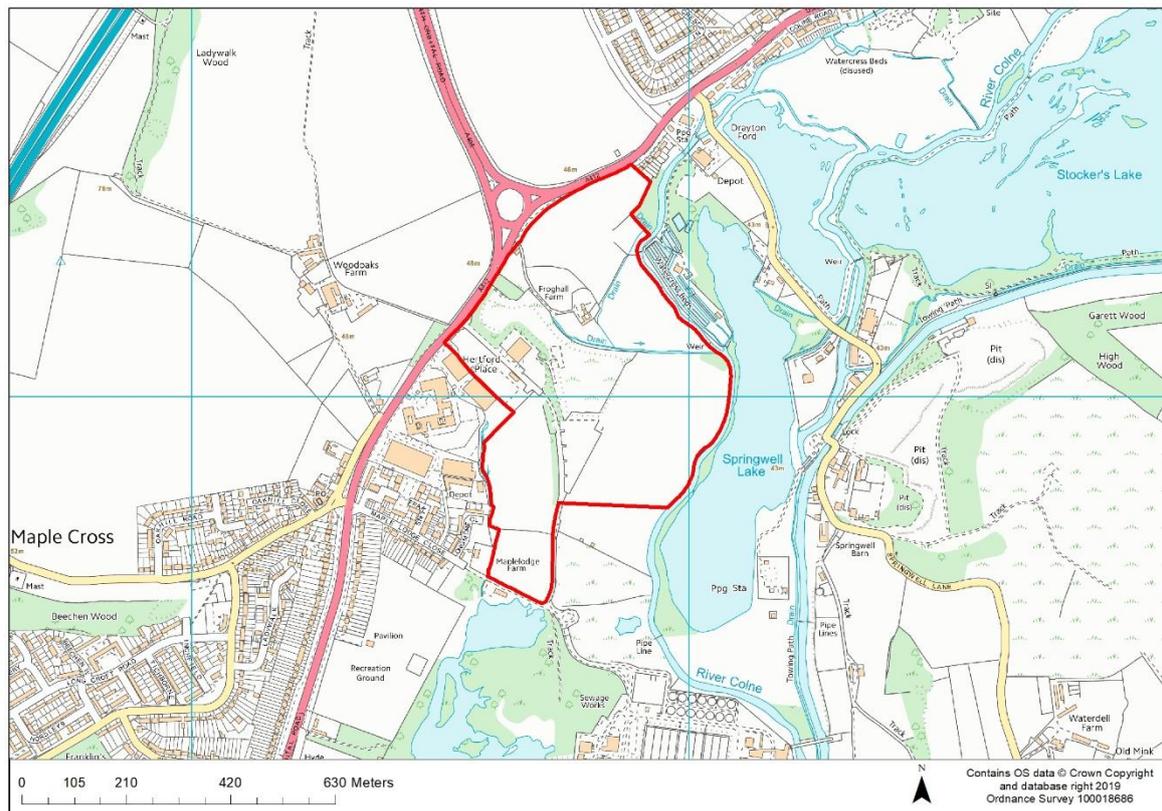
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<ul style="list-style-type: none"> • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwood (SAC) 	<p>site there is also a Local Wildlife Site (Maple Cross Nature Reserve).</p> <ul style="list-style-type: none"> • Local Nature Reserve: There is a Local Nature Reserve close to the northern boundary of the site (Maple Cross Nature Reserve). • TPO: There is a protected tree to the south of the site (TPO050). • Ecology: Hertfordshire County Council Ecology state that the site has a very high ecological sensitivity due to the surviving wet grassland between two important wetland sites. 					
Further Constraints/Considerations:						
<ul style="list-style-type: none"> • The SW Herts Economic Study identifies a lack of supply of land suitable for small scale industrial uses in Three Rivers and states that the Council may wish to consider allocating additional sites to meet the needs of businesses servicing local markets. • The SW Herts Economic Study concludes that: 'in light of access constraints, flooding risk and nature of the surrounding land uses, it is unlikely the site will attract investment in strategic industrial development. The site does have the potential to provide limited employment land to serve the local industrial market albeit it is relatively isolated, development requires improved access and utilities infrastructure.' (Para. D.130). Strengthening links to industrial markets is reliant on an upgrade and expansion to Old Uxbridge Road in order to accommodate the movement of heavy vehicles to the site (Para. D.129). • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. 						
Availability (ownership/legal issues)						
<p>The site is in single ownership and is being promoted by the landowner.</p>						
Achievability						
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>						
Potential Density						
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A			
Indicative DPH	N/A	Indicative Dwelling Range	N/A			
Phasing (N/A)						
0-5 years	6-10 years	x	11-15 years	x	16+ years	
Conclusion						
<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, as originally submitted, included a Local Wildlife Site within the boundary. Development in the Local Wildlife Site is not considered suitable and the boundary has therefore been revised to remove the Local Wildlife Site. The area of the Site CFS32 which is within Flood Zone 3 was also within the area of the Local Wildlife Site and has been excluded in the revised boundary of the site.</p>						
<p>Warehousing/general industry are considered to be less vulnerable infrastructure. Less vulnerable infrastructure is considered appropriate development in Flood Zone 2, in the context of the Flood Risk Vulnerability Classification (NPPG, Flood risk and coastal change, Paragraph: 067). The site is therefore considered suitable for the proposed use(s). However, any proposals would need to satisfactorily address the varied levels of risk of fluvial, surface water and groundwater flooding present across the site and suitable mitigation would need to be provided. A buffer distance from Flood Zone 3b (located to the south) would be necessary.</p>						
<p>Any future proposals would also need to take account of the site's location in GSPZ1 as well as the presence of any protected trees on the site. Future proposals should also ensure that the development is acceptable in terms of odour exposure arising from the proximity of the site to Maple Lodge STW. It is considered that the proposed employment use is an appropriate use and any necessary mitigation measures will be considered as part of a planning application. Access improvements would also be required as part of any employment development. As part of any future application, a detailed heritage impact assessment is to be required to identify the impact on the Listed Building and the mitigation measures proposed to protect the building and its setting.</p>						
<p>The site is both available and achievable.</p>						

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Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

Site Ref	Address	Settlement	Site Area (ha)
CFS33	Land at Maple Cross, Maple Lodge	Maple Cross	27.1



Site Description

The site is a mix of previously developed (brownfield) land and greenfield land; a portion of the site located within the central area of the site is included on the Brownfield Register. The site comprises a large number of fields that are largely used for pasture. Other areas of the site accommodate industrial uses and associated landfill. Part of the Maple Cross employment site is included in the boundary, to the west of the site; this is subject to an application that is pending consideration (19/1179/FUL). A residential dwelling is located in the northern area of the site. There is a disused cricket field located to the south of the site, adjacent to Maple Lodge Close.

The boundaries of the site are bounded by the A412 to the north, the River Colne and Springwell Lake to the east, Maple Lodge Close to the south and an access road to the west. The Reach Free secondary school is located to the north of the site, on the opposite side of Uxbridge Road. Maple Lodge Sewage Treatment Works (STW) is also located in close proximity to the site, to the south-east.

The site is adjacent to the District boundary with the London Borough of Hillingdon to the east.

Use(s) Proposed Business, General Industry, Warehousing, Residential, Retail, Hotel

Planning History

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An outline application was submitted for part of the site in 2001 for a mixed use scheme, comprising of a hotel, offices and environment centre (01/01721/OUT); this was refused and a subsequent appeal was withdrawn.

Part of the site (land within the central site area) was subject to a retrospective application for the change of use of the land to open storage; this was refused (17/2479/RSP).

Land adjacent to the western boundary (next to Hertford Place) was approved for a Certificate of Lawfulness application (18/1424/CLPD). This related to a previous application (07/1401/FUL) for the erection of a 207-bedroom hotel, which was approved. This has not yet been implemented.

Part of the site (which is located within the existing employment area) is the subject of an application for the development of two warehouses (16,590sqm in total), with ancillary office space (1,986sqm). This application was refused (19/1179/FUL).

Part of the site was subject of an application for development of two warehouses and was allowed on appeal with conditions (21/0573/FUL) and (21/0061/NONDET).

Suitability

Policy Constraints:

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

- **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 wider parcel (in which the western part of the site is located) was assessed as moderate. Harm to the Green Belt of releasing the wider parcel in which the eastern part of the site is located was assessed as moderate-high. Harm to the Green Belt of releasing the wider parcel in which the southern part of the site is located was assessed as low-moderate.
- **Historic Environment:** There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the west of the site (Maple Lodge and Barn to West of Maple Lodge). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Appropriate master planning could mitigate the setting of the heritage assets through careful design and use of open space. Discussions should take place with the Conservation Officer at an early date in the master planning stage.

Physical Constraints:

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

- **Flood Zone:** There are two unnamed ordinary watercourses in the site, which join the River Colne along the eastern boundary of the site. An unnamed Main River forms the south western boundary of the site. The north-east of site is in Flood Zone 3b (13% of site), the south of site is in FZ2 (22% of site) and remaining land is in Flood Zone 1 (78% of site). It is expected that all development could be sequentially located within Flood Zone 1.
- **Surface Water Flood Risk:** The majority of site is at negligible risk of SWF. Areas at risk coincide with the extent of fluvial flooding and there is a flow path along the access route through the site.
- **Groundwater Flood Risk:** Over half of the site is considered at high risk of groundwater emergence during a 1 in 100-year flood event, with groundwater levels between 0-0.025m of the surface.
- **GSPZ:** The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as

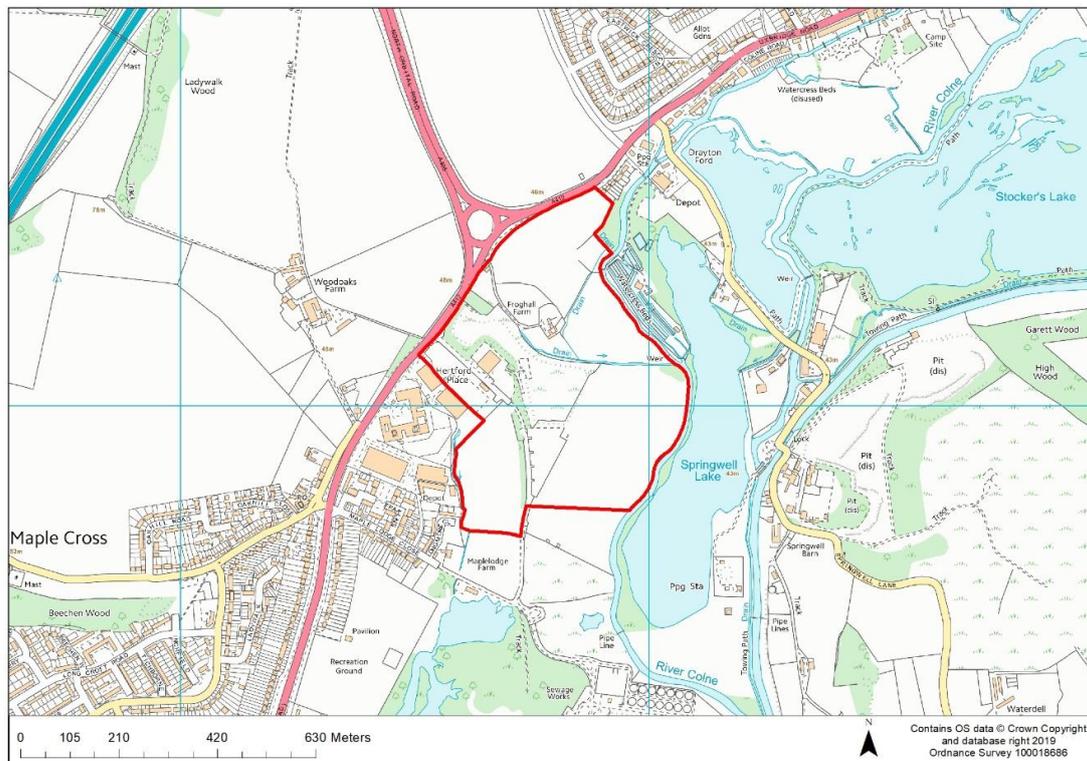
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	<p>soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</p> <ul style="list-style-type: none"> • Contamination: Site investigations have shown that there is a possible area of former landfill at the centre of the site (covering an area of approx. 1.8 ha). • Odour: Thames Water have advised the impact of odour arising from proximity to Maple STW will need to be a key consideration. Consideration would need to be given to the requirement for any mitigation works to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers. • Access: Proposed vehicular access will be taken from the A412 HCC Highways state that suitable access arrangements are likely to be achievable but a new access onto the A412 would not be supported. Existing arrangements would need to be improvements and impact on the existing junction to serve as an access would need to be fully understood. 			
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (close to the south-eastern boundary of the site (Maple Lodge Marsh South). • Local Nature Reserve: There is a Local Nature Reserve close to the southern boundary of the site (Maple Cross Nature Reserve). • TPO: There are several protected trees located within the site (TPO493, TPO049, TPO051). • Ecology: Hertfordshire County Council Ecology state that the site has a high ecological sensitivity due to the presence of the Local Wildlife Site and location within the river valley. 			
<p>Further Constraints/Considerations:</p>				
<ul style="list-style-type: none"> • The site is adjacent to the operational waste site at Maple Lodge Sewage Treatment Works (STW). Development should not compromise the continued operation of the waste site (HCC Waste). • HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car; some walking routes exist, but distances to destinations could limit any walking trips and facilities/amenity within the local settlement is minimal. Due to the scale of development, some internalisation is possible, but not to a level that could significantly reduce external trips. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. 				
<p>Availability (ownership/legal issues)</p>				
<p>The site is in multiple ownerships. There is a long history of the site being speculatively promoted outside of the planning process by various developers, agents and part landowners. The site is considered to be unavailable.</p>				
<p>The disused cricket pitch to the south of the site and close to the entrance to Maple Lodge STW is owned by Thames Water. Thames Water have stated that this land (approx. 1.5ha) has not been promoted for development and have requested that the cricket pitch is removed from the site area. Please see the SHELAA form for Site CFS33a which shows a revised boundary to exclude the land owned by Thames Water.</p>				
<p>Achievability</p>				
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>				
<p>Potential Density</p>				
<p>Landowner Proposed DPH</p>	<table border="1"> <tr> <td>33</td> <td>Landowner Proposed Dwelling Range</td> <td>900</td> </tr> </table>	33	Landowner Proposed Dwelling Range	900
33	Landowner Proposed Dwelling Range	900		
<p>Indicative DPH (Developable/Non-Developable Area)</p>	<table border="1"> <tr> <td>50 (70%/30%)</td> <td>Indicative Dwelling Range</td> <td>949</td> </tr> </table>	50 (70%/30%)	Indicative Dwelling Range	949
50 (70%/30%)	Indicative Dwelling Range	949		

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Phasing							
0-5 years		6-10 years	x	11-15 years	x	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. Additionally, a section of the site is within Flood Zone 3.</p> <p>The developable area has been reduced due to flood risk and the rural character of the site.</p> <p>The site is considered to be unavailable for development as Thames Water has requested that land south of the site is not included. Site CFS33a contains revised boundaries.</p> <p>The site is not deliverable or developable.</p> <p>Part of the site was subject of an application for development of two warehouses and was allowed on appeal with conditions (21/0573/FUL) and (21/0061/NONDET).</p>							
Suitable	No	Available	No	Achievable	Yes		
Deliverable	No	Developable	No				

Site Ref	Address	Settlement	Site Area (ha)
CFS33a (revised boundary)	Land at Maple Cross, Maple Lodge	Maple Cross	25.6



Site Description

The site is a mix of previously developed (brownfield) land and greenfield land; a portion of the site located within the central area of the site is included on the Brownfield Register. The site comprises a large number

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of fields that are largely used for pasture. Other areas of the site accommodate industrial uses and associated landfill. Part of the Maple Cross employment site is included in the boundary, to the west of the site; this is subject to an application that is pending consideration (19/1179/FUL). A residential dwelling is located in the northern area of the site.

The boundaries of the site are bounded by the A412 to the north, the River Colne and Springwell Lake to the east, existing woodland tree planting to the south and an access road to the west. The Reach Free secondary school is located to the north of the site, on the opposite side of Uxbridge Road. Maple Lodge Sewage Treatment Works (STW) is also located in close proximity to the site, to the south-east.

The site is adjacent to the District boundary with the London Borough of Hillingdon to the east.

The site boundary is revised (from Site CFS33) in order to exclude land that has been requested for exclusion by the landowner.

Use(s) Proposed	Business, General Industry, Warehousing, Residential, Retail, Hotel
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Planning History

An outline application was submitted for part of the site in 2001 for a mixed use scheme, comprising of a hotel, offices and environment centre (01/01721/OUT); this was refused and a subsequent appeal was withdrawn.

Part of the site (land within the central site area) was subject to a retrospective application for the change of use of the land to open storage; this was refused (17/2479/RSP).

Land adjacent to the western boundary (next to Hertford Place) was approved for a Certificate of Lawfulness application (18/1424/CLPD). This related to a previous application (07/1401/FUL) for the erection of a 207-bedroom hotel, which was approved. This has not yet been implemented.

Part of the site (which is located within the existing employment area) is the subject of an application for the development of two warehouses (16,590sqm in total), with ancillary office space (1,986sqm). This application was refused (19/1179/FUL).

Part of the site was subject of an application for development of two warehouses and was allowed on appeal with conditions (21/0573/FUL) and (21/0061/NONDET).

Suitability

Policy Constraints:

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

- **Green Belt:** The site falls into two Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the western part of the site is located was assessed as moderate. Harm to the Green Belt of releasing the wider parcel in which the eastern part of the site is located was assessed as moderate-high.
- **Historic Environment:** There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the west of the site (Maple Lodge and Barn to West of Maple Lodge). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Appropriate master planning could mitigate the setting of the heritage assets through careful design and use of open space. Discussions should take place with the Conservation Officer at an early date in the master planning stage.

Physical Constraints:

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

- **Flood Zone:** There are two unnamed ordinary watercourses in the site, which join the River Colne along the eastern boundary of the site. An unnamed Main River forms the south western boundary of the site. The north-east of site is in Flood Zone 3b with areas within Flood Zone 2 along the southern boundary and at the southern-central portion of the site. The remaining

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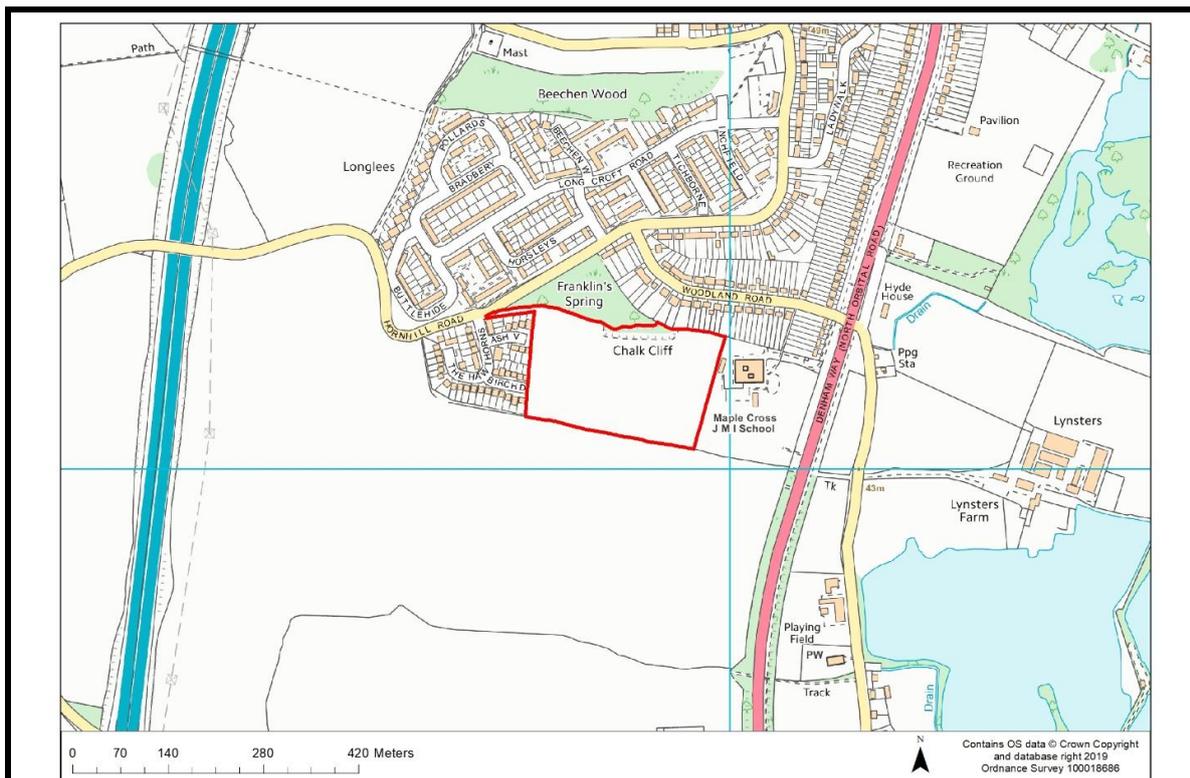
<ul style="list-style-type: none"> • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<p>land is in Flood Zone 1. It is expected that all development will be sequentially located within Flood Zone 1.</p> <ul style="list-style-type: none"> • Surface Water Flood Risk: The majority of site is at negligible risk of surface water flooding. Areas at risk coincide with the extent of fluvial flooding and there is a flow path along the access route through the site. • Groundwater Flood Risk: Over half of the site is considered at high risk of groundwater emergence during a 1 in 100-year flood event, with groundwater levels between 0-0.025m of the surface. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and 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. • Contamination: Site investigations have shown that there is a possible area of former landfill at the centre of the site (covering an area of approx. 1.8 ha). • Odour: Thames Water have advised the impact of odour arising from proximity to Maple STW will need to be a key consideration. Consideration would need to be given to the requirement for any mitigation works to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers. • Access: Proposed vehicular access will be taken from the A412. HCC Highways state that suitable access arrangements are likely to be achievable but a new access onto the A412 would not be supported. Existing arrangements would need to be improvements and impact on the existing junction to serve as an access would need to be fully understood.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (close to the south-eastern corner of the site (Maple Lodge Marsh South). • TPO: There are several protected trees located within the site (TPO493, TPO049, TPO051).
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • The site is adjacent to the operational waste site at Maple Lodge Sewage Treatment Works (STW). Development should not compromise the continued operation of the waste site (HCC Waste). • HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car; some walking routes exist, but distances to destinations could limit any walking trips and facilities/amenity within the local settlement is minimal. Due to the scale of development, some internalisation is possible, but not to a level that could significantly reduce external trips. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. 	
<p>Availability (ownership/legal issues)</p>	

SHELAA Site Assessments – Part 5

The site is in multiple ownerships. There is a long history of the site being speculatively promoted outside of the planning process by various developers, agents and part landowners. The site is considered to be unavailable.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	33			Landowner Proposed Dwelling Range	900		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)			Indicative Dwelling Range	896		
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
The site is a mix of previously developed brownfield land located within the Green Belt and is therefore considered unsuitable for development. Notwithstanding the requirement for the local authority to meet its unmet housing need through exceptional circumstances, acceptability will be further evidenced by the green belt review. Additionally, a section of the site is within Floodzone 3.							
The developable area has been reduced due to flood risk and the rural character of the site.							
The site is considered to be unavailable for development. The site is not deliverable or developable.							
Part of the site was subject of an application for development of two warehouses and was allowed on appeal with conditions (21/0573/FUL) and (21/0061/NONDET).							
Suitable	No	Available	No	Achievable	Yes		
Deliverable	No		Developable	No			

Site Ref	Address	Settlement	Site Area (ha)
CFS34	Land South of Hornhill Road and Woodland Road, Maple Cross	Maple Cross	4.5

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Site Description

The site is comprised of greenfield land, which is in use as open, agricultural land. The east of the development site abuts Maple Cross Junior Mixed Infant and Nursery School. The northern boundary abuts the rear gardens of properties on Woodland Road and the southern edge of Franklin's Spring woodland, a designated open space. Residential properties at the end of Ash Vale and Birch Drive cul-de-sacs complete the western boundary. Further north is residential development and a small local shopping parade associated with the settlement of Maple Cross. To the south and further east (on the opposite side of Denham Way), there is agricultural land. The site contains an access route from Hornhill Road.

The south of the site is adjacent to Site CFS34a.

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 low-moderate. The access route included in the site boundary is not in the Green Belt.
- **Historic Environment:** The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment, as there is no obvious inter-visibility between the nearest heritage asset (a Grade II Listed Building to the south-east) and the site.
- **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.

Physical Constraints:

- Access
- Flood Zone

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

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<ul style="list-style-type: none"> • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Surface Water Flood Risk: There is a small area adjacent to the central northern boundary of the site which ranges from medium-low risk of surface water 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, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. • Access: The site contains an access route from Hornhill Road, which is currently covered by trees. The access route runs between Franklin's Spring and residential properties on The Hawthorns and Ash Vale. HCC Highways raise significant concerns over the achievement of a suitable access of the site in isolation. 					
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. 					
<p>Further Constraints/Considerations:</p>						
<ul style="list-style-type: none"> • A public right of way runs along the southern boundary. • The HS2 safeguarding zone is located to the south-west of the site. • HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Bus provision is available, and some walking routes exist, but distances to destinations would significantly limit sustainable trips. HCC Highways state that development would not be of a scale sufficient to contribute towards bus service diversion and that the site would need to come forward as part of a larger site (Site CFS34a). Enabling permeability to the existing settlement would be a key consideration. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. 						
<p>Availability (ownership/legal issues)</p>						
<p>The site is in single ownership and is being promoted by the landowner.</p>						
<p>Achievability</p>						
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>						
<p>Potential Density</p>						
<p>Landowner Proposed DPH</p>	<p>20-28 (across whole site) 25-35 (across developable area)</p>	<p>Landowner Proposed Dwelling Range</p>	<p>89-125</p>			
<p>Indicative DPH (Developable/Non-Developable Area)</p>	<p>50 (70%/30%)</p>	<p>Indicative Dwelling Range</p>	<p>158</p>			
<p>Phasing</p>						
<p>0-5 years</p>		<p>6-10 years</p>	<p>x</p>	<p>11-15 years</p>		<p>16+ years</p>

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Conclusion

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

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

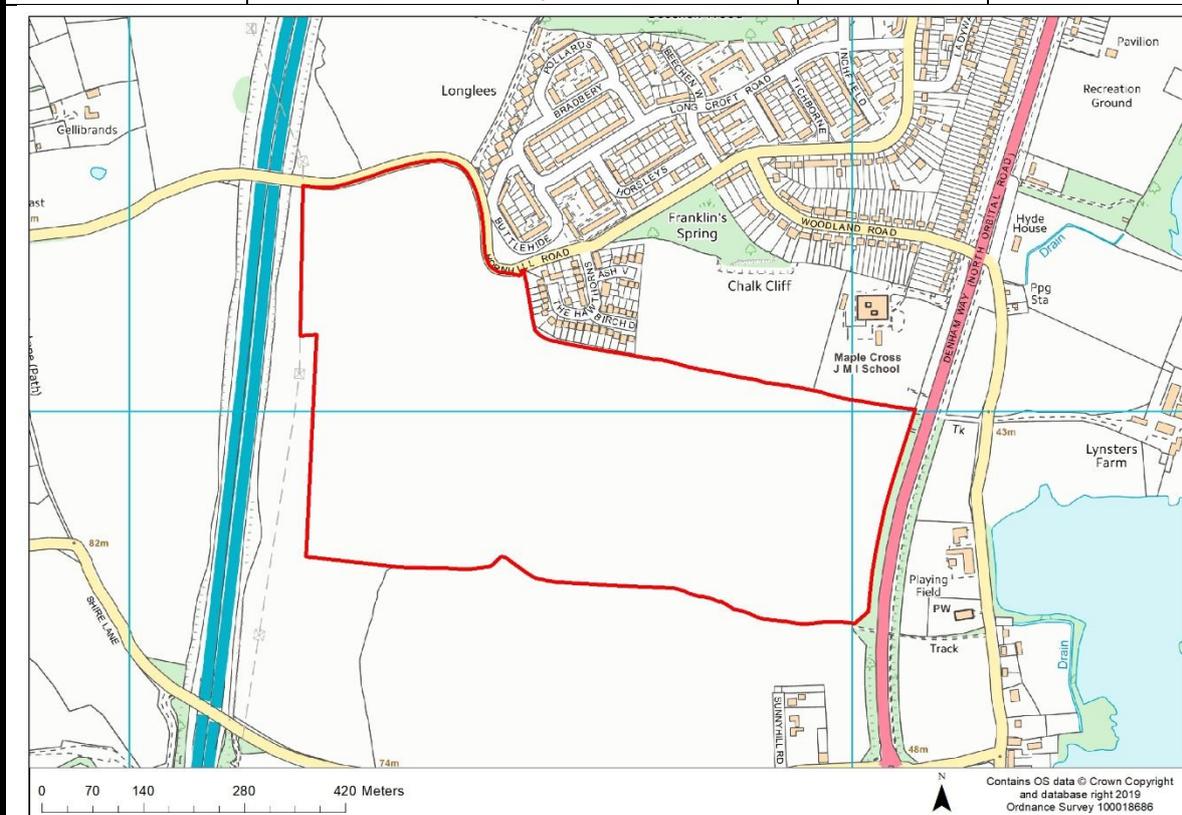
HCC Highways have stated that provision of this site alone would not be strategic due to its size. The site is poorly serviced by infrastructure and amenities.

Suitable mitigation would need to be provided against the risk of surface water flooding on the site. Adequate access arrangements would need to be made for the site. Any future proposals would also need to take account of the site's location in GSPZ1. The site is both available and achievable.

This site is being promoted as part of a larger site, combined with Site CFS34a (see assessment for Site EOS12.2).

Suitable	No	Available	Yes	Achievable	Yes
Deliverable		No	Developable		No

Site Ref	Address	Settlement	Site Area (ha)
CFS34a	Land South of Hornhill Road and Woodland Road , Maple Cross – Larger Site	Maple Cross	31.8



Site Description

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<p>The site is comprised of greenfield land, which is in use as open, agricultural land. The site is bounded by trees to the east, with Denham Way immediately beyond the tree-lined boundary. The western boundary is within 100m of the M25, with an area of open green land between the site boundary and the M25. The southern boundary is bounded by open, agricultural land. The northern boundary is formed by a public footpath and immediately beyond this is open land, residential gardens along Birch Drive, and the playing fields of Maple Cross Junior Mixed Infant and Nursery School. Further north is residential development and a small local shopping parade associated with the settlement of Maple Cross.</p>	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
<p>Policy Constraints:</p> <ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 	<ul style="list-style-type: none"> • Green Belt: The site is located in the Green Belt. The site falls into two Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the north-eastern part of the site is located) was assessed as moderate. Harm to the Green Belt of releasing the wider parcel (in which the southern part of the site is located) was assessed as moderate-high. • Historic Environment: A Grade II Listed Building (The Church of St Thomas of Canterbury) lies to the immediate east of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as there would be a change in the agrarian landscape by development. The Heritage Impact Assessment states that careful design has the potential to limit the harm, especially at the eastern side of the development. Any application would need to be accompanied by a detailed heritage impact statement and there should be early discussions with the Conservation Officer on layout and height of development. • Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: There is a surface water flow path running from the central eastern boundary to the central-southern area in the site. This is at low risk of surface water flooding (1 in 1000 year rainfall event). Against the eastern boundary and to the north-east of the site, there are small areas at high risk (1 in 30 year rainfall event). • Groundwater Flood Risk: To the south-east of the site and along the eastern boundary, groundwater levels are between 0.025m and 0.5m of the surface. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and 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.

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	<ul style="list-style-type: none"> • Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Access: There is no existing access into the site. It is proposed that the site would have two vehicular access points; one onto Denham Way as the primary vehicular access and a secondary access onto Hornhill Road. HCC Highways state that access is likely to be achievable. 						
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • A public right of way runs along the entire northern boundary. • The HS2 safeguarding zone is adjacent to the western boundary. • HCC Highways state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Some walking routes exist, but distances to destinations could limit any walking trips and the facilities/amenity within local settlement is minimal. Due to scale, some internalisation is possible, but not to a level to significantly reduce external trips. Whilst concerns as to whether LTP policy could be met due to the site's location, sustainable development may be achievable due to the scale of the site. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. 							
Availability (ownership/legal issues)							
The site is in single ownership and is being promoted by the landowner.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	N/A			Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)			Indicative Dwelling Range	1113		
Phasing							
0-5 years		6-10 years	x	11-15 years	x	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 to strengthen defensible boundaries and BNG allocation.</p> <p>HCC Highways have stated that the site alone is not strategic in size and is located within an unsustainable area with poor access to amenities and infrastructure.</p>							

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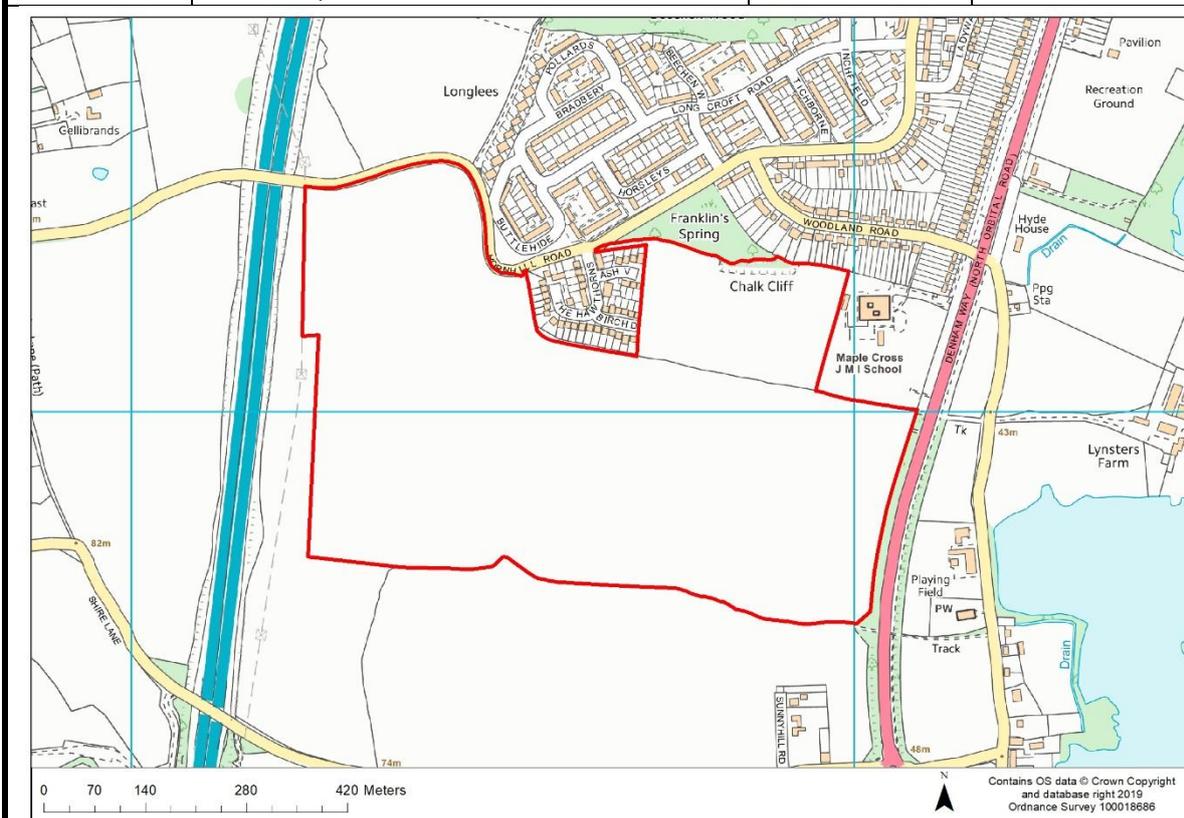
Suitable mitigation would need to be provided against the risk of surface water flooding on the site. Any future proposals would also need to take account of the site's location in GSPZ1. Adequate access arrangements would need to be made for the site. The site is both available and achievable.

Suitable mitigation measures will also need to be implemented to reduce any noise and air quality impacts arising from the site's proximity to the M25.

This site is being promoted as part of a larger site, combined with Site CFS34 (see assessment for Site EOS12.2).

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

Site Ref	Address	Settlement	Site Area (ha)
CFS34b	Land South of Hornhill Road and Woodland Road , Maple Cross – Combined Site	Maple Cross	36.3



Site Description

The site is comprised of greenfield land, which is in use as open, agricultural land. The site is bounded by trees to the east, with Denham Way immediately beyond the tree-lined boundary. The western boundary is within 100m of the M25, with an area of open green land between the site boundary and the M25. The southern boundary is bounded by open, agricultural land. The northern boundary is formed by Hornhill Road, residential gardens along Birch Drive, the southern edge of Franklin's Spring woodland and the playing fields of Maple Cross Junior Mixed Infant and Nursery School. Further north is residential development and a small local shopping parade associated with the settlement of Maple Cross.

The site is a combination of Sites CFS34 and CFS34a.

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Use(s) Proposed	Residential, with associated education, community uses, retail, business
Planning History	
There is no relevant planning history on the site.	
Suitability	
<p>Policy Constraints:</p> <ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 	<ul style="list-style-type: none"> • 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 wider parcel (in which the north-eastern part of the site is located) was assessed as moderate. Harm to the Green Belt of releasing the wider parcel (in which the north-western part of the site is located) was assessed as low-moderate. Harm to the Green Belt of releasing the wider parcel (in which the southern part of the site is located) was assessed as moderate-high. • Historic Environment: A Grade II Listed Building (The Church of St Thomas of Canterbury) lies to the immediate east of the site. The Heritage Impact Assessment states that development of the southern parcel (CFS34a) would have a minor adverse impact on the historic environment, as there would be a change in the agrarian landscape by development. The Heritage Impact Assessment states that careful design has the potential to limit the harm, especially at the eastern side of the development. 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. • Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: There is a surface water flow path running from the central eastern boundary to the central-southern area of the site. This flow path is at low risk of surface water flooding (1 in 1000 year rainfall event). Against the eastern boundary and to the north-east of the site, there are small areas at high risk (1 in 30 year rainfall event). Close to the northern boundary, adjacent to Franklin's Spring, there is small area which ranges from medium-low risk of surface water flooding. • Groundwater Flood Risk: To the south-east of the site and along the eastern boundary, groundwater levels are between 0.025m and 0.5m of the surface. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and 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. • Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Access: There is no existing access into the site. It is proposed that the site would have two vehicular access points; one onto Denham

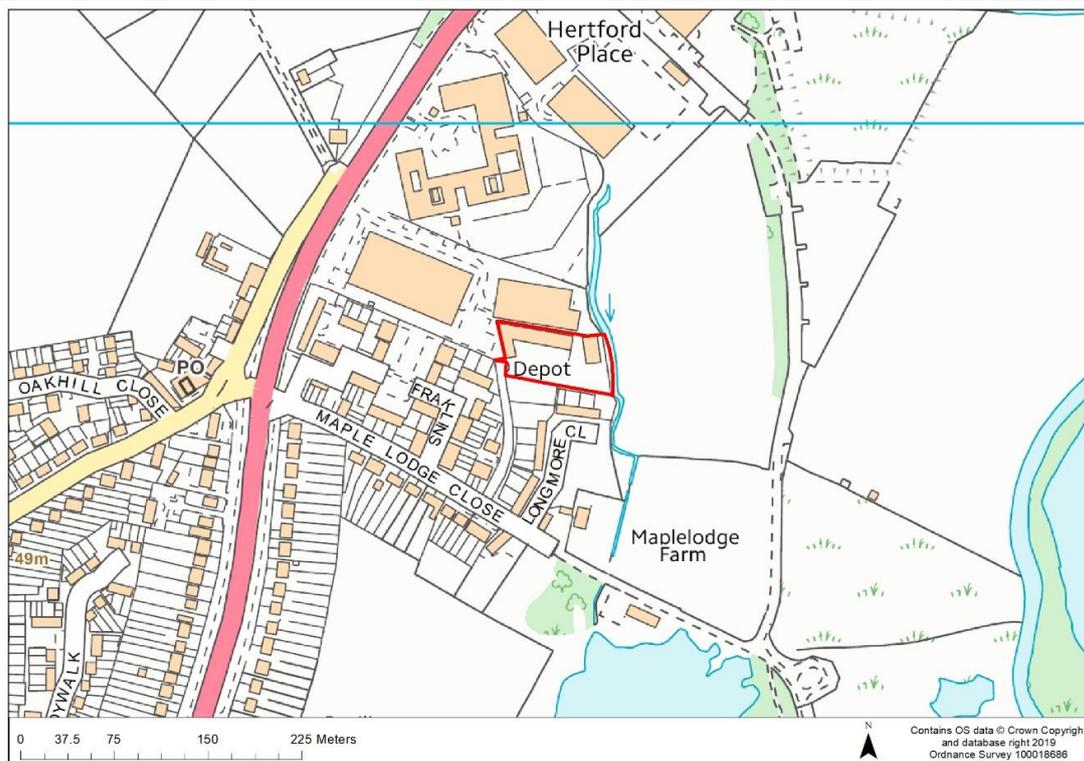
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	Way as the primary vehicular access and a secondary access onto Hornhill Road.						
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the southern section of the site (CFS34a) as having a medium-high sensitivity to built development. The northern section (CFS34) is classified as having a medium-low sensitivity to built development. 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • A public right of way runs along the north-eastern and through the site. • The HS2 safeguarding zone is adjacent to the western boundary. • The site is strategic in scale and would provide supporting infrastructure. This includes: a primary education extension to Maple Cross JMI and Nursery School, parkland (including play space), a local centre including local shops, community facilities, a nursery and flexible commercial space, a 90-bed extra care home, improved bus stops and an extended bus route through the site as well as pedestrian and cycle routes. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. 							
Availability (ownership/legal issues)							
The site is in single ownership and is being promoted by the landowner.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	26 (across whole site)	Landowner Proposed Dwelling Range	950				
	45 (average across developable area)		950 + 90-bed care home (equivalent of 47 dwellings)				
Indicative DPH (Developable/Non-Developable Area)	50 (55%/45%)	Indicative Dwelling Range	950 + 90-bed care home (equivalent of 47 dwellings)				
Phasing							
0-5 years		6-10 years	x	11-15 years	x	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 to strengthen defensible boundaries and BNG allocation.</p> <p>The site is strategic in scale and its development would support a high level of infrastructure provision. Small areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Any future proposals would also need to take account of the site's location in GSPZ1. The site is both available and achievable. <i>The site is to be taken forward under EOS12.2.</i></p>							
Suitable	No	Available	Yes	Achievable	Yes		

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Deliverable	No	Developable	No
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Site Ref	Address	Settlement	Site Area (ha)
CFS35a	Maple Lodge Depot	Maple Cross	0.4



Site Description

The site is comprised of previously developed (brownfield) land and contains a collection of buildings dating from the 1980s. The buildings are to the west, north and east of the site. There is a car park to the south of the eastern and northern buildings. The site is in employment use (a mix of offices and storage and distribution). To the north and north-west of the site is the remainder of the Maple Cross/Maple Lodge employment area. Abutting the site to the south is residential development and also an extended car park area which serves the site's current use. To the east and south east is agricultural land.

The extended car park area adjacent to the south of the site is being considered as Site CFS35b.

Use(s) Proposed	Residential
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Planning History

A prior approval application was approved for the change of use of an office building on the site to 19 residential units (17/1208/PDR). This was granted approval in July 2017 and has not been implemented.

A prior notification of demolition of ancillary storage shed on the site (19/0696/PDND) was approved in 2019 and has since been completed.

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 within the site boundary, although there are two Grade II Listed Buildings to the south-east of the site (Maple Lodge and Barn to West of Maple Lodge). Between these heritage assets and the site, there is residential development and tree coverage, although a

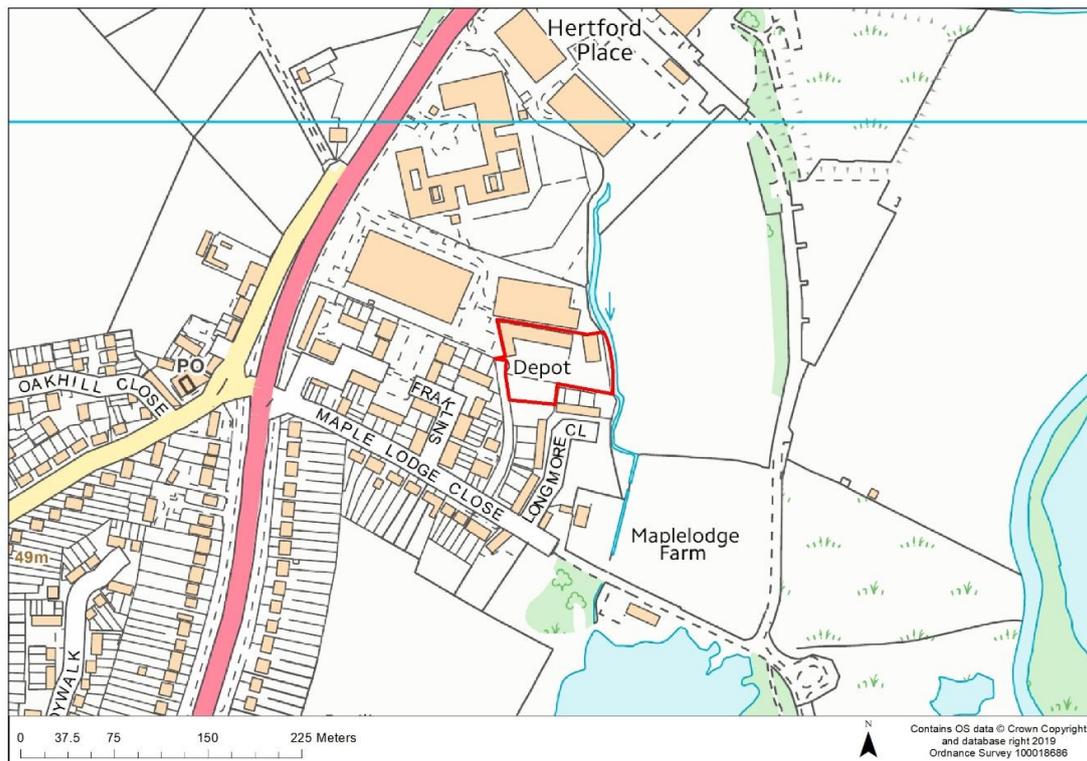
SHELAA Site Assessments – Part 5

	detailed heritage impact assessment should be undertaken as part of any proposals.		
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. A Main River (Maplelodge Farm Ditch) runs adjacent to the eastern boundary. An appropriate buffer distance would be required. • Surface Water Flood Risk: The majority of site is at negligible risk of surface water flooding, although small areas to the east are at low risk of surface water flooding. • Groundwater Flood Risk: Groundwater levels are very near the surface (within 0.025m of surface). • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. • Access: There is an access into the site from an access road off Maple Lodge Close. • Odour: Odour arising from proximity to Maple Lodge Sewage Treatment Works (located to the south-east of the site) may impact on the site and mitigation works may be necessary to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers. 		
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • TPO: There are protected trees along the entire eastern and southern boundaries (TPO049). 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • The whole of the site is located within the Maple Cross/Maple Lodge allocated employment site. • Settlement Hierarchy (Core Strategy, 2011): The site is located within Maple Cross which is a Secondary Centre. 			
Availability (ownership/legal issues)			
The site is in joint ownership and has been 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

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Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)		Indicative Dwelling Range	14	
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The developable area of the site has been reduced due to the need for buffers to adjacent development and the presence of trees.					
The whole of the site is located in the Maple Cross/Maple Lodge allocated employment site. The employment area is protected from a change of use to residential through an Article 4 Direction. The SW Hertfordshire Economic Study encourages Three Rivers to resist pressure for further changes of use in key employment areas and to explore the potential for imposing Article 4 directions in the most at-risk locations. The site should be protected for its existing employment use. The site is not considered to be suitable for residential development.					
Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

Site Ref	Address	Settlement	Site Area (ha)
CFS35b	Maple Lodge Depot and Car Park	Maple Cross	0.5



Site Description

The site is comprised of previously developed (brownfield) land and contains a collection of buildings dating from the 1980s. The buildings are to the west, north and east of the site. There is a car park at the centre of the site which extends to the south of the site. The site is in employment use (a mix of offices and storage and distribution) and the majority of the site area is located within the Maple Cross/Maple Lodge allocated employment site. To the north and north-west of the site is the remainder of the Maple Cross/Maple Lodge

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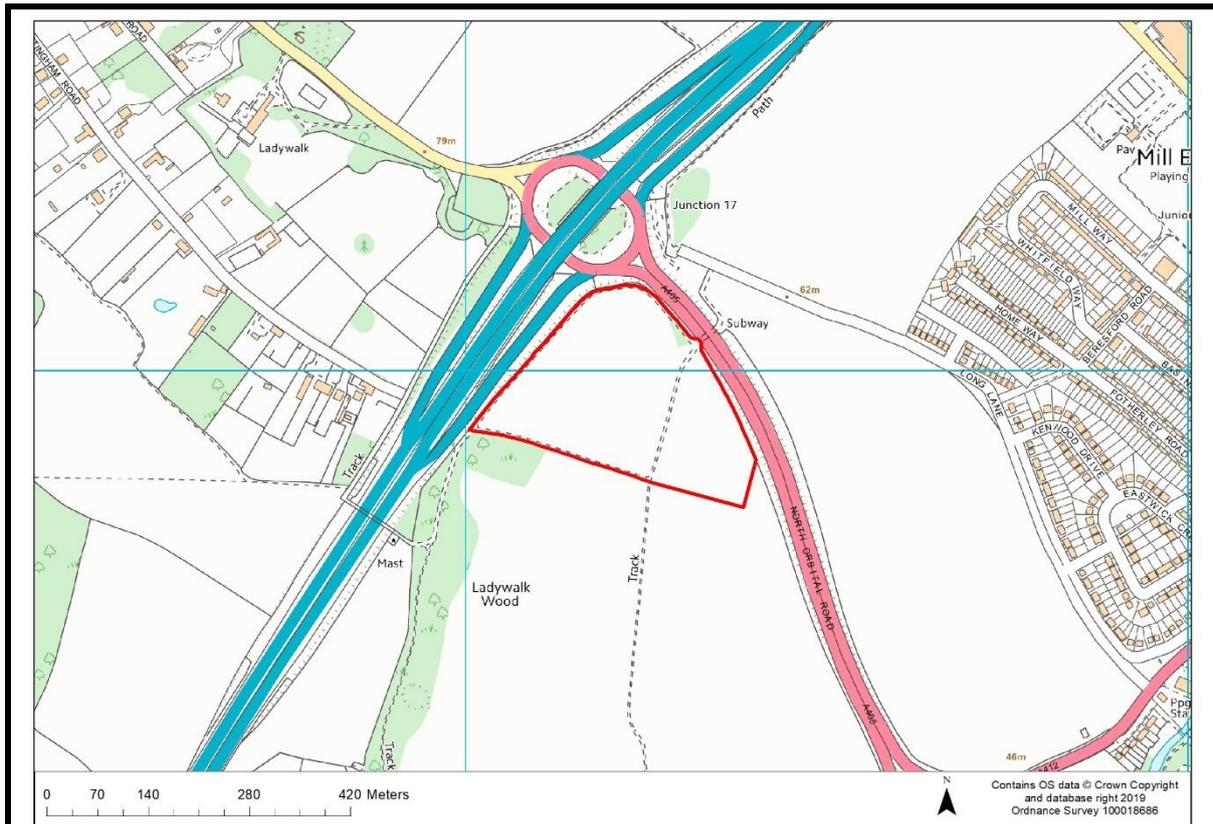
<p>allocated employment site. Abutting the site to the south is residential development. To the east and south east is agricultural land.</p>	
<p>Use(s) Proposed</p>	<p>Residential</p>
<p>Planning History</p>	
<p>A prior approval application was approved for the change of use of an office building on the site to 19 residential units (17/1208/PDR). This was granted approval in July 2017 and has not been implemented.</p>	
<p>A prior notification of demolition of ancillary storage shed on the site (19/0696/PDND) was approved in 2019 and has since been completed.</p>	
<p>Suitability</p>	
<p>Policy Constraints:</p> <ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 	<ul style="list-style-type: none"> • Green Belt: The site is not located in the Green Belt. • Historic Environment: There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the south-east of the site (Maple Lodge and Barn to West of Maple Lodge). Between these heritage assets and the site, there is residential development and tree coverage, although a heritage impact assessment should be undertaken as part of any proposals.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. A Main River (Maplelodge Farm Ditch) runs adjacent to the eastern boundary. • Surface Water Flood Risk: The majority of site is at negligible risk of surface water flooding, although small areas to the east are at low risk of surface water flooding. • Groundwater Flood Risk: Groundwater levels are very near the surface (within 0.025m of surface). • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. • Access: There is an access into the site via an access road off Maple Lodge Close. • Odour: Odour arising from proximity to Maple Lodge Sewage Treatment Works (located to the south-east of the site) may impact on the site and mitigation works may be necessary to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • TPO: There are protected trees along the eastern boundary, part of the southern and western boundaries and towards the south of the site (TPO049).
<p>Further Constraints/Considerations:</p>	

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<ul style="list-style-type: none"> The majority of the site is located within the Maple Cross/Maple Lodge allocated employment site. Settlement Hierarchy (Core Strategy, 2011): The site is located within Maple Cross, which is a Secondary Centre. 							
Availability (ownership/legal issues)							
The site is in joint ownership and has been 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		18	
Phasing							
0-5 years		x	6-10 years			11-15 years	16+ years
Conclusion							
The developable area has been reduced due to the site's proximity to adjacent development and the presence of trees.							
<p>The majority of the site is located in the Maple Cross/Maple Lodge allocated employment site. The employment area is protected from a change of use to residential through an Article 4 Direction. The SW Hertfordshire Economic Study encourages Three Rivers to resist pressure for further changes of use in key employment areas and to explore the potential for imposing Article 4 directions in the most at-risk locations. The site should be protected for its existing employment use. The site is not considered to be suitable for residential development.</p>							
Suitable		No		Available		Yes	
Deliverable		No		Developable		No	

Site Ref	Address	Settlement	Site Area (ha)
CFS36	Land at Junction 17 of M25	Maple Cross	6.8

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Site Description

The site is comprised of greenfield and is currently in agricultural use. The eastern boundary is adjacent to the A406 and the western boundary is adjacent to the M25. The southern boundary is adjacent to agricultural land and partially abuts a woodland, to the south-west.

Use(s) Proposed

Motorway services

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.
- **Historic Environment:** Heronsgate Conservation Area is located to the west of the site, although this is on the opposite side of the M25 and is screened by trees. A detailed heritage impact assessment should be carried out as part of any application.
- **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.

Physical Constraints:

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

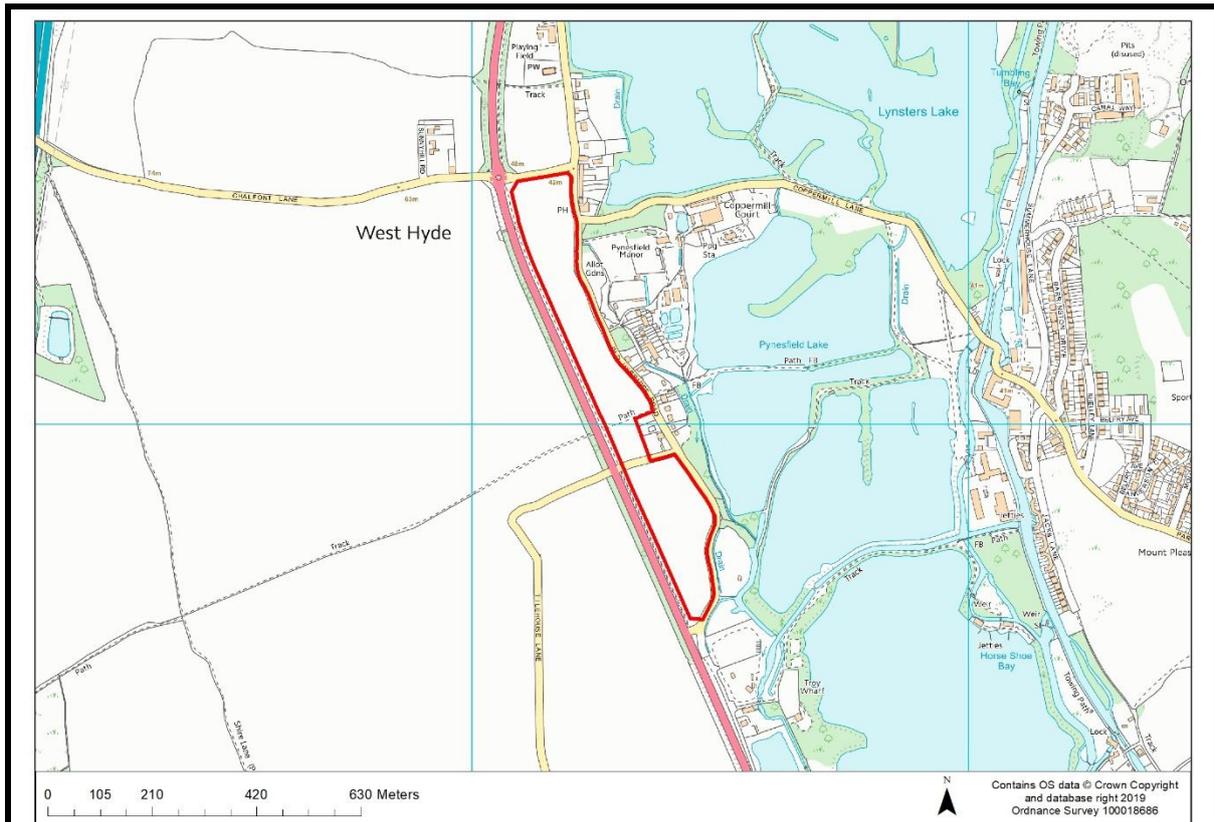
- **Flood Zone:** The site is in Flood Zone 1.
- **Surface Water Flood Risk:** There is a small area along the north-eastern boundary which ranges from medium-high risk of surface water flooding.
- **GSPZ:** The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings

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<ul style="list-style-type: none"> Noise Air Quality 	<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 the site.</p>						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> Local Wildlife Site: A Local Wildlife Site (Ladywalk Wood) is adjacent to part of the southern boundary. Ancient Woodland: An Ancient Woodland (Ladywalk Wood) is adjacent to part of the southern boundary. 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> There are public right of ways running along the eastern boundary and part of the southern and northern boundaries. A public right of way also runs through the southern section of the site. Settlement Hierarchy (Core Strategy, 2011): The site is located outside of any settlement defined in the Settlement Hierarchy. 							
Availability (ownership/legal issues)							
Ownership of the site is under option, to be acquired by the promotor.							
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	N/A			Indicative Dwelling Range	N/A		
Phasing							
0-5 years		6-10 years		11-15 years	x	16+ years	
Conclusion							
<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 following the Green Belt review.</p> <p>No evidence of need for a service station has been submitted. Officers are of the view that the most appropriate mechanism for the delivery of motorway services proposals is via the planning application process in accordance with the NPPF and DfT circular 02/2013, which advises that this is a matter for private promoters and where the application can demonstrate whether or not there is a need for a motorway service station.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No		Developable	No			

Site Ref	Address	Settlement	Site Area (ha)
CFS64	Land south of Chalfont Lane, West Hyde	West Hyde	8.6

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Site Description

The site is located to the west of West Hyde and is comprised of greenfield land, which is currently in agricultural use. Old Uxbridge Road bounds the site to the east and north, with residential development along this road to the east and residential development at Maple Cross further north. Pynesfield Lake is located to further east of the site. Denham Way (A412) runs along the western boundary, with Chalfont Lane to the south. The site's boundaries comprise a combination of hedgerows and wire fencing, with mature tree along the western boundary. Tilehouse Lane runs through the centre of the site.

Use(s) Proposed

Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.
- **Historic Environment:** There is a Grade II Listed Building located to the north of the site (Church of St Thomas Canterbury), with three further Grade II Listed Buildings located to the east between the site and Pynesfield Lake (Corner Hall, Pynchfield Manor and May Cottage). The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, with potential for the settings of the designated assets to all be impacted. The Heritage Impact Assessment states that any future application would need to be accompanied by a detailed heritage impact assessment and discussions with the Conservation Officer.

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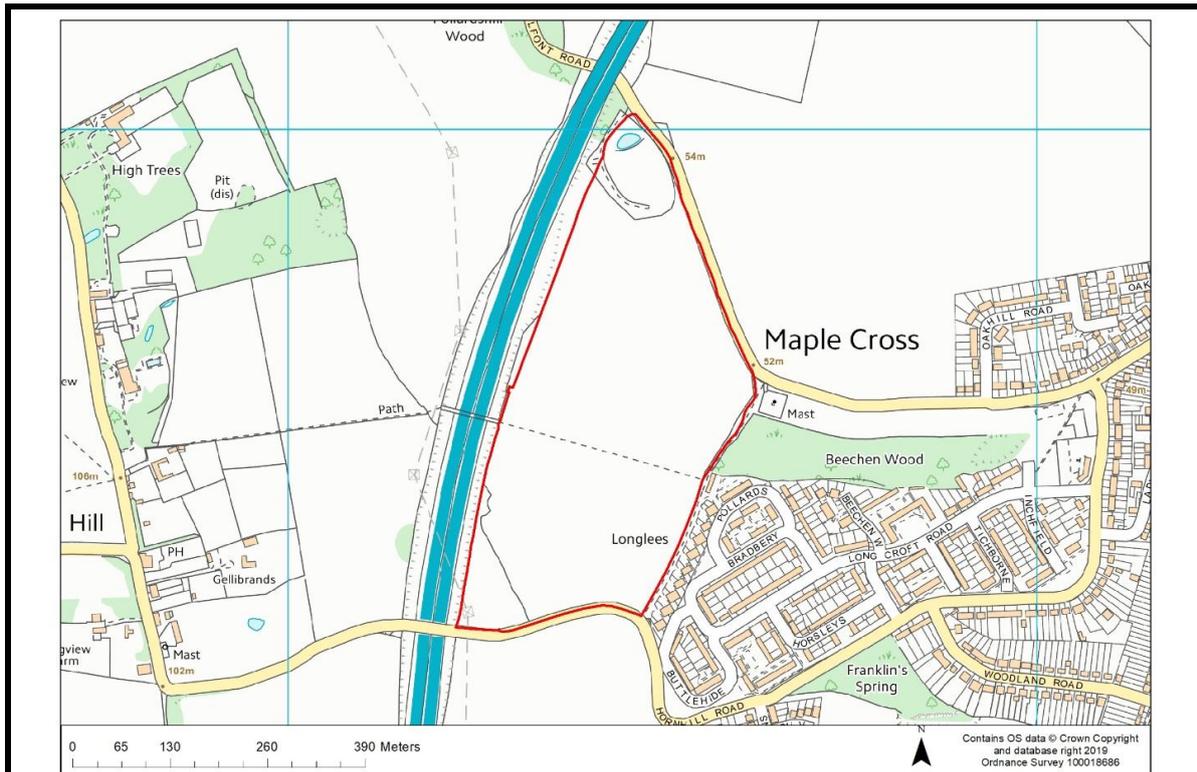
	<ul style="list-style-type: none"> • Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: An ordinary watercourse, which is a tributary of the River Colne, is located close to the eastern boundary of the site. The south and centre of the site are located within Flood Zone 2 (39% of the site area), with the northern portion of the site at lower risk within Flood Zone 1 (61% of the site area). • Surface Water Flood Risk: Overall, the site is at low risk of surface water flooding. Tilehouse Lane at the centre of the site is high risk of surface water flooding during and there are small areas along the south eastern boundary of the site at low risk of ponding. An additional surface water flow path, which is at low risk, crosses the centre of the site towards Pynesfield Lake. • Groundwater Flood Risk: The site is at high to very high risk of groundwater flooding. During a 1 in 100-year groundwater flood event, water levels are estimated to be either at or within 0.025m of the ground surface in the north east and centre of the site (29% of the site area). Across the remaining 71% of the site, groundwater levels are predicted to lie between 0.025m and 0.5m of the ground surface. Subsequently, there is a risk of groundwater flooding to surface and subsurface assets and groundwater has the capacity to flow overland and/or pond within any topographic low spots. • GSPZ: The whole of 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. • Access: Vehicular access is proposed from Denham Way (A412). HCC Highways have stated that suitable access is likely achievable, although access from the A412 (Denham Way) would not be supported. An alternative proposed access is through the eastern boundary off Old Uxbridge Road. Access into the southern part of the site is proposed from Tilehouse Lane. • Contamination: There are two permitted waste sites to the west of the site (former Pynesfield Landfill [Site Ref: EAHLD30615] and Denham Park Farm Landfill). The Environment Agency can provide advice in regards to any potential considerations.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site (Colne Valley Gravel Pits) located approximately 10m from the

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<ul style="list-style-type: none"> Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	south-eastern boundary of the site, on the eastern side of Old Uxbridge Road.						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> There is a public right of way through the centre of the site, leading from Denham Way to Old Uxbridge Road. Proposals include the provision of a new community facility and a parkland. HCC Transport state that the site is in a detached location with minimal opportunity for any form of travel other than private car. Whilst some walking routes exist, distances to destinations could limit any walking trips. HCC Highways state that the two bus stops within 400m of the site have only very limited services and the site location is likely to limit options for/discourage walking and cycling. HCC Highways state that the site would not generate developer contributions or patronage that would make bus service enhancement to a satisfactory level possible or viable in the long term. Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of West Hyde which is classified as an “Other Settlement” in the Settlement Hierarchy. 							
Availability (ownership/legal issues)							
The site is in single ownership, and the site is being promoted by the landowner.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	26			Landowner Proposed Dwelling Range	220		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)			Indicative Dwelling Range	301		
Phasing							
0-5 years	x	6-10 years	x	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 and BNG allocation.</p> <p>There are concerns relating to flood risk on the site. The site is also not in a sustainable location and is not strategic in size. It is therefore considered unsuitable for residential development.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

Site Ref	Address	Settlement	Site Area (ha)
EOS12.0	Land to the west of Maple Cross	Maple Cross	15.76

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Site Description

The site is comprised of greenfield land and is in agricultural use. Adjacent to the east of the site is Beechen Wood and residential development associated with Maple Cross. The western boundary is adjacent to the M25 and the southern boundary is bounded by Hornhill Road. The north of the site is bounded by Chalfont Lane with the site's northern boundary runs along Chalfont 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 site falls into two parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel (in which the southern half of the site is located) was assessed as moderate. Harm to the Green Belt of releasing the parcel (in which the northern half of the site is located) was assessed as high.
- **Historic Environment:** The site does not contain any heritage assets and is not in close proximity to a Conservation Area. The Heritage Impact Assessment states that development would have a neutral impact on the historic environment.

Physical Constraints:

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

- **Flood Zone:** The site is within Flood Zone 1.
- **Surface Water Flood Risk:** There is low risk of surface water flooding along the northern boundary of the site.
- **Groundwater Flood Risk:** The north of the site has groundwater levels between 0.5m and 5m below the ground surface. The south of the site has groundwater levels at least 5m below the ground surface.
- **GSPZ:** The majority of the site is in 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

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	<p>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. A small area at the north-western corner is in GSPZ1.</p> <ul style="list-style-type: none"> • Access: There is no vehicular access onto the site. Access could be provided from Chalfont Lane and Hornhill Road. HCC Highways have stated that access is likely to be technically achievable. • Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having medium-high sensitivity to built development. • Tree Preservation Order: There are protected trees to the south of the site (TPO044). 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> • Public rights of way run through the centre of the site (Rickmansworth 009) and along the eastern boundary (Rickmansworth 008). • The eastern boundary of the site is adjacent to the Beechen Wood Open Space Allocation. • A buffer distance would be needed from the M25 to any residential development. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. 							
<p>Availability (ownership/legal issues)</p>							
<p>The site is in single ownership and being promoted by the landowner.</p>							
<p>Achievability</p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p>Potential Density</p>							
Landowner Proposed DPH	N/A			Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)			Indicative Dwelling Range	394		
<p>Phasing</p>							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
<p>Conclusion</p>							
<p>Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.</p>							
<p>The developable area has been reduced due to the rural character of the site and BNG allocation.</p>							

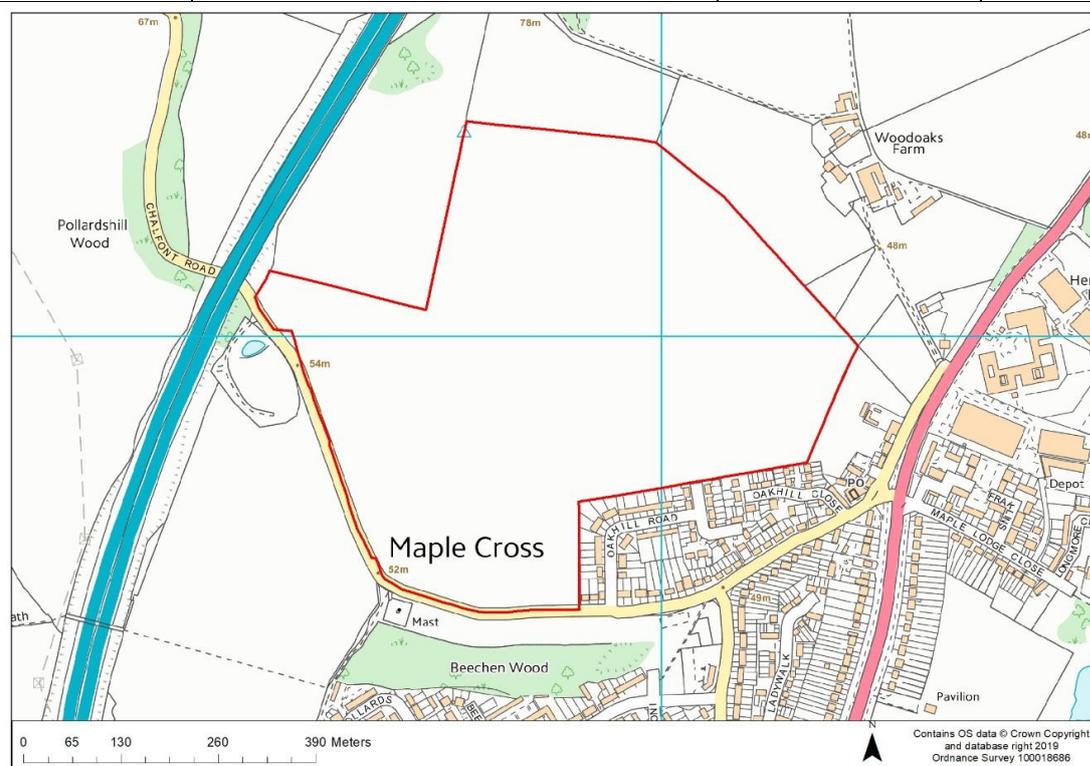
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When considered in isolation, the high harm area of the site is not strategic in scale (approximately 9.5ha in size). This part of the site is strategic in scale when considered with the adjacent site (Site CFS34b); *Please see the Site Assessment for Site EOS12.2 which considers a combination of both sites.*

The site's southern boundary is adjacent to Site CFS34b, which is a strategic site. Site EOS12.0 and CFS34b have been assessed as a singular site. *Please see the Site Assessment for Site EOS12.2 which is being taken forward.*

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

Site Ref	Address	Settlement	Site Area (ha)
EOS12.1	Land north of Chalfont Road, Maple Cross	Maple Cross	31



Site Description

The site is comprised of greenfield land and is in agricultural use. The site's southern boundary is formed by Chalfont Road and residential development associated with Maple Cross. To the north of the site is agricultural land including Woodoaks Farm and to the west, beyond a portion of agricultural land, is the M25. The western most point of the site abuts the M25.

Use(s) Proposed Residential

Planning History

A small section of the site (EOS12.3) has received an outline application for the erection of up to 75 dwellings (25/0484/OUT). This is currently pending consideration.

Suitability

Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) was assessed as high.
- **Historic Environment:** There is a Locally Listed to the east of the site and two Grade II Listed Buildings located to the north-

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<ul style="list-style-type: none"> National Landscapes 	<p>east. The Heritage Impact Assessment states that development of the whole land parcel would have a minor adverse impact on the historic environment. The Heritage Impact Assessment states that careful design has the potential to limit the harm, especially at the eastern side of the development. 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.</p>
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: There majority of the site has no risk of surface water flooding. The western and southern boundaries have a low-medium risk of flooding. There is also a small parcel to the north-east of the site at low-medium flood risk. Groundwater Flood Risk: The majority of the site has groundwater levels between 0.5m and 5m below the ground, the north-west of the site has groundwater levels at least 5m below the ground. GSPZ: The centre of the site is within GSPZ2, whilst the north and south parcels of land are 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. Access: There is no vehicular access onto the site. Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment assessed the site as having medium sensitivity to built development. Local Wildlife Site: The site's north-western boundary abuts a Local Wildlife Site (Chalk Pit south-east of Ladywalk Wood).
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. 	
<p>Availability (ownership/legal issues)</p>	
<p>The site is in single ownership. The landowner has confirmed that the site as a whole is not available, however an area to the south of site is available for development. The part of the site which is available for development is assessed as <i>Site EOS12.3</i></p>	
<p>Achievability</p>	
<p>No viability issues have been identified.</p>	
<p>Potential Density</p>	

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Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)		Indicative Dwelling Range	1085	
Phasing					
0-5 years		6-10 years		11-15 years	x
					x
Conclusion					
<p>Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.</p> <p>The deliverable area has been reduced due to the rural character of the site, the need to strengthen defensible boundaries and BNG allocation.</p> <p>Communications with the landowner has confirmed that the site as a whole is not available for residential development.</p> <p><i>Please see the Site Assessment for Site EOS12.3 for the part of the site which is available for development.</i></p>					
Suitable	No	Available	No	Achievable	Yes
Deliverable	No	Developable	No		

Site Ref	Address	Settlement	Site Area (ha)
EOS12.4	Land to the west and south of Maple Cross	Maple Cross	17.18

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Site Description	
<p>The site is comprised of greenfield land, which is in use as open, agricultural land. The site is made up of two distinct parcels. The western parcel is bounded to the east by trees and residential development associated with Maple Cross. The western boundary is in close proximity to the M25. Hornhill Road runs through the centre of this parcel. The eastern parcel is bounded to the north by residential development and a wooded area known as Franklin's Spring, to the west by residential development, and to the east by Maple Cross JMI primary school.</p> <p>The site is a reduction in area of site EOS12.2, with the new parcel boundaries reflecting the low-moderate and moderate areas of harm to the Green Belt if released.</p>	
Use(s) Proposed	Residential, education, community uses, retail, business
Planning History	
There is no relevant planning history on the site.	
Suitability	
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. Historic Environment: The Heritage Impact Assessment states that development of the whole land parcel would have a minor adverse impact on the historic environment, as there would be a change in the agrarian landscape by development. The Heritage Impact Assessment states that careful design has the potential to limit the harm, especially at the eastern side of the development. 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. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: Close to the northern boundary, adjacent to Franklin's Spring, there is small area which ranges from medium-low risk of surface water flooding. All surface water attenuation would need to be delivered above-ground and above-ground conveyance would be prioritised. Groundwater Flood Risk: The western parcel has groundwater levels at least 5m below the ground surface. The eastern parcel has groundwater levels between 0.5m and 5m of the surface. Ground investigations should be undertaken at the application stage. The site is considered appropriate for development subject to a Flood Risk Assessment and drainage strategy. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Access: There is no existing access into the site. It is proposed that the site would be accessed from Hornhill Road. Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.

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	<ul style="list-style-type: none"> • Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development. 			
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> • The northern part of the western of land was not assessed as part of the Landscape Sensitivity Assessment. The southern part of land was assessed; Landscape Sensitivity Assessment classifies the southern section of the parcel as having medium-high sensitivity to built development. The eastern section is classified as having medium-low sensitivity to built development. • TPO: There are protected trees within the site, adjacent to the north of Hornhill Road (TPO044). • SSSI: Developments may impact Mid Colne Valley SSSI and consultation with Natural England may be required. 			
<p>Further Constraints/Considerations:</p>				
<ul style="list-style-type: none"> • The eastern parcel of land has a public right of way which runs along the southern boundary, which continues along the eastern boundary of the western parcel, and then runs through the site, along Hornhill Road • The site is strategic in scale and would provide supporting infrastructure. This includes: a primary education extension to Maple Cross JMI and Nursery School, parkland (including play space), a local centre including local shops, community facilities, a nursery and flexible commercial space, an extra care home comprising 70-80 self contained units, improved bus stops and an extended bus route through the site as well as pedestrian and cycle routes. • HWE Integrated Health Board state that there is interest in reserving an option for an on-site facility. This may take a form of a branch surgery or a relocation. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. • The site is located close to Affinity Water Apparatus. Developers will be expected to engage with Affinity Water as early as is practicable to ensure that these are taken into consideration. • HCC Minerals and Waste state that a Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage. • The Minerals Planning Authority would request a site investigation and evaluation by way of a MRA to assess the potential for workable mineral deposits and avoid the possibility of mineral sterilisation. • The site is located entirely within the Sand and Gravel Belt. • National Highways would require an individual transport assessment alongside a review of sustainability and net zero proposals. 				
<p>Availability (ownership/legal issues)</p>				
<p>The site is in single ownership and the site is being promoted by the landowner.</p>				
<p>Achievability</p>				
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>				
<p>Potential Density</p>				
<p>Landowner Proposed DPH</p>	<table border="1"> <tr> <td data-bbox="572 1899 900 1960">29</td> <td data-bbox="900 1899 1198 1960">Landowner Proposed Dwelling Range</td> <td data-bbox="1198 1899 1406 1960">500</td> </tr> </table>	29	Landowner Proposed Dwelling Range	500
29	Landowner Proposed Dwelling Range	500		

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Indicative DPH (Developable/Non-Developable Area)		50 (100%/0%)			Indicative Dwelling Range		850	
Phasing								
0-5 years		x		6-10 years		x		11-15 years
								x
								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>Small areas of the site are at risk of surface water and groundwater flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Consideration to heritage assets and potential environmental impacts will also need to be made. Future proposals would also need to take account of the site's location in GSPZ1. Any development would need to take account of the presence of Public Rights of Way and the presence of protected trees on site. The site is both available and achievable.</p> <p><i>The site is to be superseded by larger combined site, see: EOS12.2.</i></p>								
Suitable		No		Available		Yes		Achievable
								Yes
Deliverable		No		Developable		No		

Site Ref	Address	Settlement	Site Area (ha)
MC26	Maple Lodge Depot Car Park	Maple Cross	0.07
Site Description			
<p>The site is comprised of previously developed land and is in use as part of the car park serving Maple Lodge Depot, which is located to the north of the site, beyond a line of trees which form the northern boundary. Adjacent to the east and south of the site are residential properties and gardens.</p>			
Use(s) Proposed		Residential	

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Planning History	
The site's use as a car park was granted approval in 2006 (05/1865/FUL). The site is a small section of Depot which has had a planning application approved for the construction of warehouse units (24/1963/FUL).	
Suitability	
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are two Grade II Listed Buildings to the south-east of the site (Maple Lodge and Barn to West of Maple Lodge). Between these heritage assets and the site, there is residential development and tree coverage. 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.
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Groundwater Flood Risk: Groundwater levels are very near the surface (within 0.025m of surface) across the whole site. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Access: There is an access into the site via an access road off Maple Lodge Close. Odour: Odour arising from proximity to Maple Lodge Sewage Treatment Works (located to the south-east of the site) may impact on the site and mitigation works may be necessary to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers.
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Chilterns Beechwoods SAC 	<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. TPO: There are protected trees along the northern boundary (TPO049).
Further Constraints/Considerations:	
<ul style="list-style-type: none"> The site was promoted as part of a larger site which included land to the north of the site (CFS35b). This adjacent land is located in the Maple Cross/Maple Lodge allocated employment site and is protected from a change of use to residential through an Article 4 Direction. Settlement Hierarchy (Core Strategy, 2011): The site is located in the Secondary Centre of Maple Cross. 	
Availability (ownership/legal issues)	
The site is in joint ownership and has been promoted by the landowners.	
Achievability	
The promoters of the site have not specified any issues regarding the viability in developing the site.	
Potential Density	

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Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	4
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
The site is in use as a car park which is ancillary to the Maple Cross/Maple Lodge allocated employment site.			
The SW Hertfordshire Economic Study encourages Three Rivers to resist pressure for further changes of use in key employment areas and to explore the potential for imposing Article 4 directions in the most at-risk locations. The site should be protected for its current use which is ancillary to the existing employment area. It is also considered that the site may not have the capacity for 5+ dwellings. A planning application for the construction of warehouse units was recently approved (24/1963/FUL). The site is not considered to be suitable for residential development.			
Suitable	No	Available	Yes
Deliverable	No	Developable	No
		Achievable	Yes

Site Ref	Address	Settlement	Site Area (ha)
MC4	Garages at Pollards	Maple Cross	0.05
Site Description			
The site is comprised of previously developed land and is located in Maple Cross. The site contains 10 council garages which are situated to the rear of a flatted development along Pollards. To the north of the site there is woodland and to the west there is open agricultural land. To the immediate south there are residential properties.			

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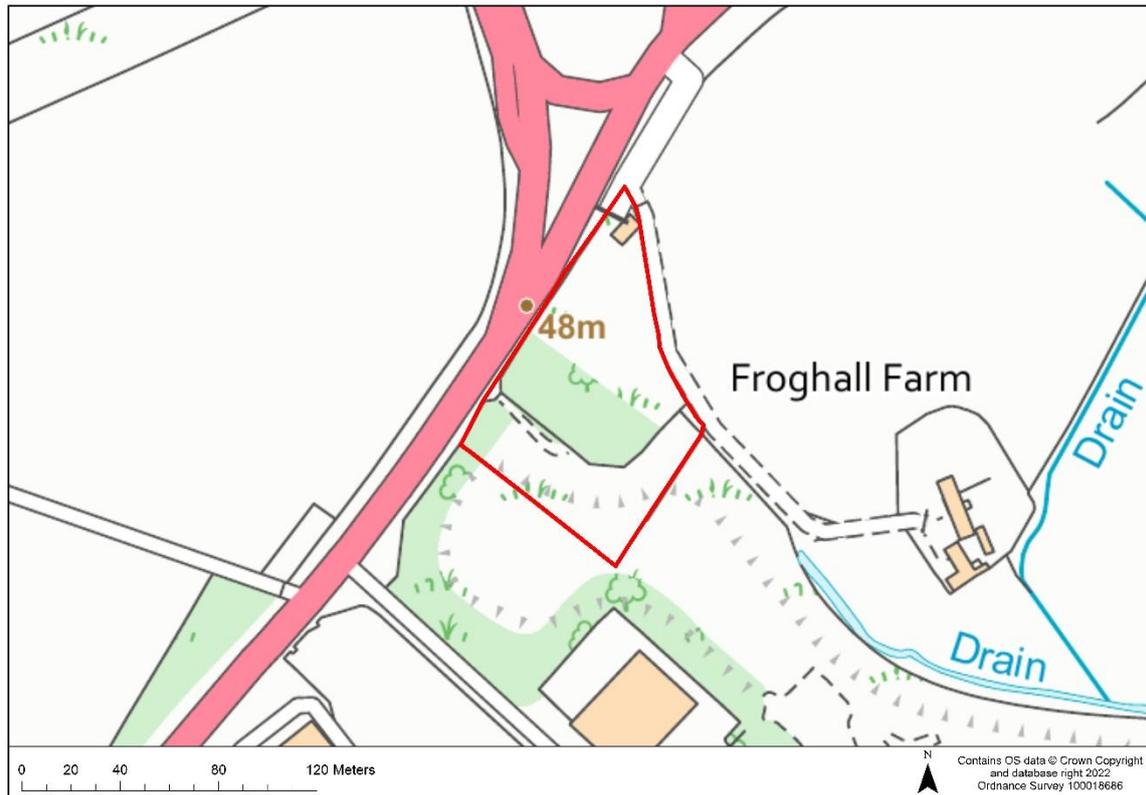
Use(s) Proposed		Residential					
Planning History							
An application for the erection of two 4 bed houses was recently approved (23/1570/FUL).							
Suitability							
Policy Constraints:			<ul style="list-style-type: none"> • Green Belt: The site is not in the Green Belt. • Historic Environment: There are no heritage assets within the vicinity of the site. 				
<ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 							
Physical Constraints:			<ul style="list-style-type: none"> • Flood Zone: The site is within Flood Zone 1. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be need, would be required at the pre-application stage to support any proposals on the site. • Access: The site is accessed from Pollards. 				
<ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 							
Potential Environmental Impacts:			<ul style="list-style-type: none"> • The site was not assessed as part of the Landscape Sensitivity Assessment. 				
<ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 							
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • A public right of way runs adjacent to the western boundary of the site. • Settlement Hierarchy (Core Strategy, 2011): The site is located in the Secondary Centre of Maple Cross. 							
Availability (ownership/legal issues)							
The site is in the single ownership of Three Rivers District Council. The site is not currently available for development.							
Achievability							
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.							
Potential Density							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range			N/A	
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)		Indicative Dwelling Range			3	
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The site is not currently being promoted for development by the landowner and the site is therefore deemed 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.							

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In 2023, development was approved for the erection two 4-bed houses (23/1570/FUL).

Suitable	Yes	Available	No	Achievable	No
Deliverable	No	Developable	No		

Site Ref	Address	Settlement	Site Area (ha)
NSS1	1 Denham Way, Maple Cross	Maple Cross	0.76



Site Description

The site is located in Maple Cross to the east of Denham Way. The majority of the site is comprised of greenfield land with an area to the northern most part of the site which is comprised of previously developed (brownfield land). The brownfield part of the site contains a derelict bungalow. The remaining area consists of open land which was previously in use as a large Garden Nursery but is no longer operational. The site's western boundary is formed by Denham Way and beyond this is agricultural land associated with Woodoaks Farm. To the north of the site beyond Denham Way roundabout is the Reach Free Secondary School. To the south of the site, beyond a small area of greenfield land, is Maple Lodge employment area which is an allocated site in the Site Allocations LDD (2014). To the east is greenfield land and beyond this Springwell Lake. The site has an access from Denham Way (A1412).

The site is located within the larger Site CFS33 and Site CFS33a.

Use(s) Proposed	Use Class B2 General Industrial, Use Class B8 Storage and Distribution Roadside Facilities (e.g Service Station/ Electric Charging Facilities/ Drive-thru/Retail) Residential proposed only if delivered with adjacent land (Site CFS33a)
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Planning History

There was a planning application for a larger site (within which Site NSS1 is located) for a mixed use scheme comprising a hotel, office development and environment centre. The application was refused and then was the subject of an appeal which was subsequently withdrawn.

Suitability

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<p>Policy Constraints:</p> <ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • AONB 	<ul style="list-style-type: none"> • Green Belt: The site falls into two Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the northern part of the site is located) was assessed as moderate-high. Harm to the Green Belt of releasing the wider parcel in which the southern part of the site is located was assessed as moderate. • Historic Environment: There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the west of the site and a Locally Listed Building associated with Woodoaks Farm. In addition, there are two Grade II Listed Buildings to the south (Maple Lodge and Barn adjacent to Maple Lodge). There is also a Locally Listed Building located to the south-west (The Cross P.H.). A detailed heritage assessment may be required as part of any proposals.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: The majority of the site is at negligible risk of surface water flood risk. • Groundwater Flood Risk: The majority of the site area has groundwater levels between 0.5m and 5m below the surface. The eastern half of the site has groundwater levels ranging between 0.025m and 0.5m below the surface with a portion of land having groundwater levels at or very near the surface (within 0.025m of the surface). • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. • Access: The main access to site is proposed via the existing access on Denham Way. HCC Highways state further work would be needed to determine whether access can be achieved. • Contamination: Any proposal would need to be consulted with the Waste Planning Authority due to the site's close proximity to safeguarded waste facilities. • Noise: Noise issues caused by the site's proximity to the A412 may have an impact on the site and its future occupiers. • Odour: Maple Lodge Sewage Treatment Works is located to the south-east of the site. Mitigation may be needed to ensure that any development of the site would be acceptable in terms of odour exposure and the impact on the amenity of any future occupiers.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character.

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<ul style="list-style-type: none"> • Ancient/Veteran Tree 							
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • HCC Highways state the site is not an ideal location but presents opportunity for sustainable trips however, utilising the Froghall Cottage access would not be supported due to conflict with walking/cycling route and an existing farm type access would not support intensification due to nearby RAB. • HCC Minerals & Waste state consideration should be given to the 'Agent of Change' principle in the NPPF (paragraph 187) due to the sites close proximity to safeguarded waste facilities (Waste Policy 5, Waste Core Strategy and Development Management Policies). • HCC Ecology state biodiversity offsetting/net gain would be required with considerations to GI/wildlife links. • The South West Herts Economic Study (2019) estimates a need for industrial and warehousing floorspace over the period to 2036. Taking into account the total requirement of 39,945sqm identified in the Economic Study and subtracting capacity at an existing allocation (Site E(d)), there is a total requirement for 21,945 sqm of industrial and warehousing space. The SW Herts Economic Study identifies a lack of supply of land suitable for small scale industrial uses in Three Rivers and states that the Council may wish to consider allocating additional sites to meet the needs of businesses servicing local markets. • <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is not located within any settlement defined in the Settlement Hierarchy, however it is located within close proximity to the edge of Maple Cross which is a Secondary Centre. • There is an allocated employment area in close proximity to the south of the site (Site E(d) Maple Cross/Maple Lodge) which is safeguarded for business, industrial and storage or distribution uses. 							
Availability (ownership/legal issues)							
The site is in single ownership and the site is being promoted by the landowner. The agent representing the landowner states that the site owner is an established developer and has the relevant expertise to either bring the site forward for development themselves or with a development partner.							
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		N/A		Indicative Dwelling Range		N/A	
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
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.							
Residential proposed only if delivered with adjacent land (Site CFS33a) which is not being taken forward. Roadside Facilities (e.g Service Station/ Electric Charging Facilities/ Drive-thru/Retail) proposed will not be allocated through the Local Plan process as the Council does not have any evidence demonstrating a need for this use in this location. The need for roadside facilities will be considered at the planning application stage. It is considered that the proposed employment use (B2 and B8) is an appropriate use and that mitigation measures could be implemented as part of a planning application to address constraints on the site. Any future proposals would also need to take account of the site's location in GSPZ1. Future proposals should also ensure that the development is acceptable in terms of odour exposure arising from the proximity of the site to Maple Lodge STW. Access improvements may be required as part of any employment development. As part of any future application, a detailed heritage impact assessment may be required to identify impacts on Listed Buildings and any necessary mitigation measures to protect the buildings and their setting.							
The site is not considered to be in a sustainable location and goes against the spatial strategy as the site is not adjacent to a settlement in the Council's settlement hierarchy. It is therefore not considered suitable for B2/B8 uses or residential development.							
Suitable	No	Available	Yes	Achievable	Yes		

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Site Ref	Address	Settlement	Site Area (ha)
NSS16	Sunnyhill Road	West Hyde	0.73
Site Description			
<p>The site is located to the west of West Hyde and south of Maple Cross, north of Chalfont Lane. The site is currently in partly in residential use, as well as a leisure use as a spa. It is accessed from Chalfont Lane to the south, via Sunnyhill Road. The site is surrounded by agricultural land to the north, east and west, with HS2 development taking place to the south.</p>			
Use(s) Proposed		Residential (C3) or sheltered accommodation	
Planning History			
There is no relevant planning history on the site			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • Green Belt: The site is within a parcel assessed in the Stage 2 Green Belt Review. The harm to the Green Belt of releasing the parcel is assessed as moderate-high harm. • Historic Environment: There are Grade II Listed Buildings located to the north east of the site (Church of St Thomas Canterbury), and to the east between the site and Pynesfield Lake (May Cottage). 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: The site is at negligible risk of surface water flooding. • Groundwater Flood Risk: The whole of the site has Groundwater levels between 0.025m and 05m below the surface • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the 	
<ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 		<ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	

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	<p>Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</p> <ul style="list-style-type: none"> • Access: The site is accessed from Chalfont Lane. • Noise: The site is located to the west of Denham Way and is immediately north of a HS2 development site which may have an impact on the site and its future occupiers. 		
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development. • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character. • TPO: There is a Tree Preservation Order (TPO040) covering the trees at the north boundary of the site. 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> • HCC Highways state the site is a fundamentally unsustainable location and would be an unsound allocation. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of West Hyde which is classified as an “Other Settlement” in the Settlement Hierarchy. 			
<p>Availability (ownership/legal issues)</p>			
<p>The site is in single ownership and the site is being promoted on behalf of the landowner.</p>			
<p>Achievability</p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p>Potential Density</p>			
<p>Landowner Proposed DPH</p>	<p>37-75</p>	<p>Landowner Proposed Dwelling Range</p>	<p>27-55</p>
<p>Indicative DPH</p>	<p>50</p>	<p>Indicative Dwelling Range</p>	<p>37</p>
<p>Phasing</p>			
<p>0-5 years</p>	<p>x</p>	<p>6-10 years</p>	<p>11-15 years</p>
<p>Conclusion</p>			
<p>The site is situated to the north-west of the hamlet of West Hyde, north of Chalfont Lane and west of Denham Way.</p> <p>Subsequently, it is washed over by the Green Belt as it is not located within or at the edge of a higher tier settlement. The harm of releasing the parcel of green belt the site is within would be moderate-high, although this site is a small part of that parcel.</p> <p>Other issues include that the entire site is in GSPZ1 and has shallow groundwater. Both of these factors would mean development/installation of infiltration SUDS drainage, tall buildings with deep foundations and basement/underground development are unlikely to be acceptable.</p> <p>Given the close proximity to the HS2 depot, there is likely to be noise for the next few years, but operations are nearly completed in this location and it will be converted to a country park.</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</p>			

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achievable However, the site is situated in an unsustainable location, so its suitability for development is unlikely to change.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

Site Ref	Address	Settlement	Site Area (ha)
NSS5	Clancy Group HQ, Harefield	West Hyde	1.3



Site Description

The site is located in Harefield. The site is comprised of previously developed (brownfield) land which is in use as offices, workshops, ancillary buildings and parking. The two substantial workshop buildings on the site and combined with other ancillary structures, result in an existing built footprint of 2,696 sqm. The remainder of the site is hard surfaced and used for the parking and manoeuvring of Clancy Group's vehicles. The north of the site is comprised of a vehicular access road (approximately 400 metres in length) which can be accessed from Park Lane. Adjacent to the access road, there is vehicle parking facilities, grassland and a public house. To the north-east there is an office building and public pathway which runs along the eastern boundary, alongside the Grand Union Canal. Opposite the canal there are residential buildings. The south and west of the site are bordered by River Colne and are adjacent to grassland and Pynesfield Lake.

Use(s) Proposed Residential (Use Class C3) with retention of office and depot

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

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

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<ul style="list-style-type: none"> National Landscapes 	<ul style="list-style-type: none"> Historic Environment: There is a Conservation Area which within close proximity of the site with areas bordering the north and east of the site boundary.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zones 1, 2, 3a and 3b. The site's western boundary is adjacent to Flood Zone 3b from which an 8m buffer would be required to any residential development. The western portion of the site is in Flood Zone 2. The eastern portion of the site is in Flood Zone 1. The access road into the site is in Flood Zones 3b, 3a and 2. Surface Water Flood Risk: The site is at low risk of surface water flooding. Groundwater Flood Risk: Groundwater levels of the site are between 0.5m below the ground surface and at the very near (within 0.025m of) the ground surface. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Access: There is an existing private vehicular access provision from Copper Mill Lane, to the north of the site. The access would be shared between the office and depot on land surrounding the site. The access is approximately 350m in length and is narrow, with little possibility of widening given the adjacent waterbody and its location in a Local Wildlife Site. There is also a narrow bridge which has to be passed over in order to arrive at the site; this would likely require widening. HCC Highways state clarity over the access route would be required and pedestrian access would be needed as a shared space solution is not likely to be acceptable. The canal route does not appear to have any lighting and may not be a suitable surface for accessibility requirements.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to the historic character. Local Wildlife Site: The site is within close proximity to a Local Wildlife Site to the west. The existing vehicular access to the north of the site, is designated as part of the Local Wildlife Site. Tree Preservation Order: There are protected trees along the south and west border of the site (TPO056)
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> HCC Ecology state illumination onto the nearby Local Wildlife Site should be avoided. HCC Highways state the site is in a poor location for sustainable development and off site pedestrian routes do not connect to the limited nearby facilities. There is also minimal opportunity to reduce the need to travel or access service and facilities by sustainable means. 	

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- HCC Minerals & Waste state encourage opportunistic extraction of minerals for use on site prior to non-mineral development.
- Settlement Hierarchy (Core Strategy, 2011): The site is outside of any defined settlement, however it is located within close proximity to the West Hyde Settlement, which is defined as 'other settlement' in the Settlement Hierarchy.
- The South West Herts Economic Study (2019) estimates a need for industrial and warehousing floorspace over the period to 2036. Taking into account the total requirement of 39,945sqm identified in the Economic Study and subtracting capacity at an existing allocation (Site E(d)), there is a total requirement for 21,945 sqm of industrial and warehousing space. The SW Herts Economic Study identifies a lack of supply of land suitable for small scale industrial uses in Three Rivers and states that the Council may wish to consider allocating additional sites to meet the needs of businesses servicing local markets. It is stated by the promoter that the majority of staff employed on the site will either be remain employed on the site or be relocated within the local area. However, residential development of the site would result in the loss of storage and distribution/warehousing uses through redevelopment of the plant yard, workshops and other buildings.
- There is a Public Right of Way to the north of the site, which crosses through the existing vehicular access provision on site from east to west.

Availability (ownership/legal issues)

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

Achievability

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

Potential Density

Landowner Proposed DPH	30	Landowner Proposed Dwelling Range	36
Indicative DPH	20-30	Indicative Dwelling Range	26-36

Phasing

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

The site is situated on the eastern side of the complex of lakes to the east of West Hyde, along the boundary of the district with Hillingdon. It is washed over by the Green Belt as it is not located within or at the edge of a higher tier settlement or an inset village.

If the site was to be released from the green belt, it is situated in a parcel of land that would cause high harm, according to the Green Belt Stage 2 Review.

The existing vehicular access to the north of the site is narrow and approximately 350m in length, requiring significant improvements and/or widening, which are not considered to be achievable given the road's designation as a Local Wildlife Site and adjacency to Flood Zone 3b.

In addition, residential development of the site would result in the loss of storage and distribution/warehousing floorspace, for which there is a significant need estimated in Three Rivers over the period to 2036. The site is also not in a sustainable location and is located in Flood Zones 3b, 3a and 2.

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.

For the above reasons the site is considered unsuitable for residential development. The site is considered to be undeliverable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

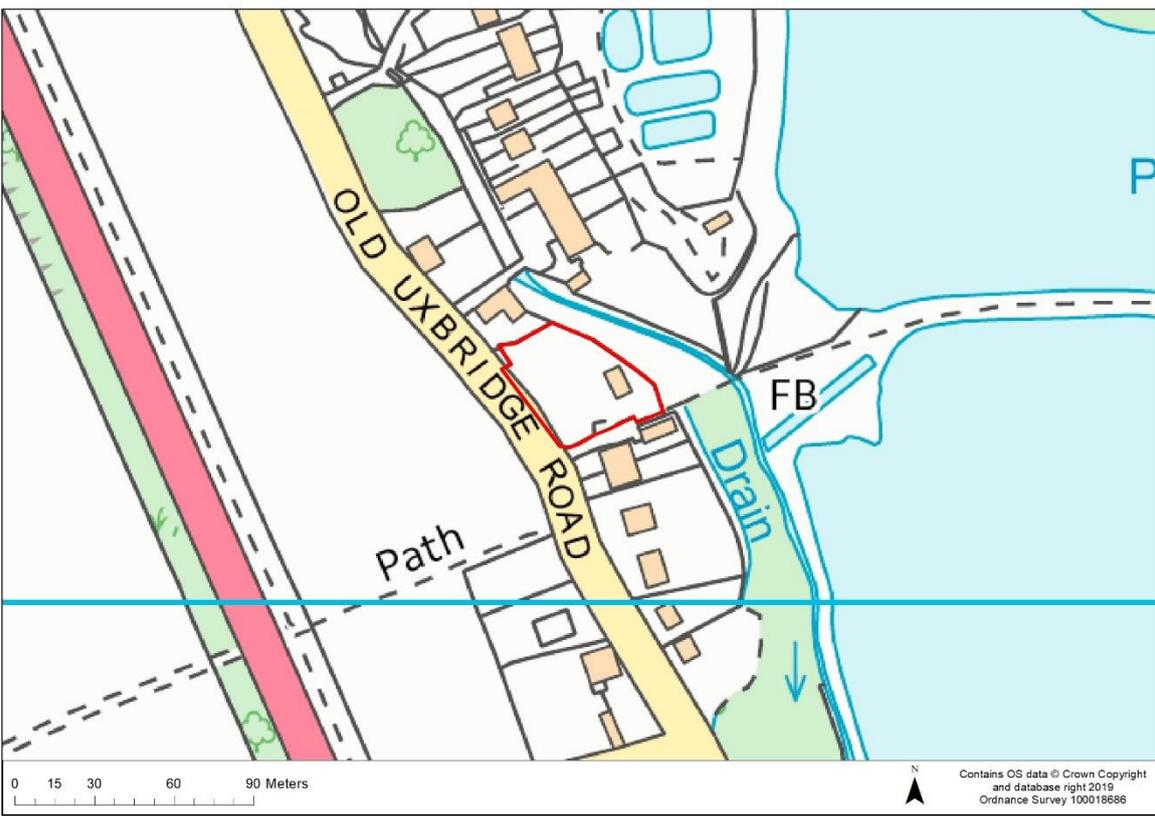
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Site Ref	Address	Settlement	Site Area (ha)
PCS11	West Hyde Residential Centre	West Hyde	0.13
Site Description			
<p>The site is comprised of brownfield land. The site is in active use as an Action for Children residential centre. There is access to the site from Old Uxbridge Road. To the south, there is a youth centre and tennis court and to the east and north there is open greenspace. To the west, on the opposite side of Old Uxbridge Road, is Lynsters Lake. Low-density residential development runs along Old Uxbridge Road to the south east.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. Historic Environment: The site does not contain any Heritage Assets, however there are two Grade II Listed Building within the vicinity of the site (Church of St Thomas of Canterbury to the south and Lynsters Farmhouse and Cottage to the north-west). A detailed heritage impact assessment would be required as part of any proposals. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Groundwater Flood Risk: Groundwater levels are very near the ground surface (within 0.025m of the surface). 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 	

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<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<p>the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</p>										
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> Local Wildlife Site: There is a Local Wildlife Site (Colne Valley Gravel Pits) to the west, on the opposite side of Old Uxbridge Road. 										
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> The site is in use by Action for Children as a residential centre providing short-breaks for children. Settlement Hierarchy (Core Strategy, 2011): The site is located within the settlement of West Hyde which is classified as an “Other Settlement” in the Settlement Hierarchy. 											
<p>Availability (ownership/legal issues)</p> <p>The site is a previously considered site and is owned by Hertfordshire Country Council. The site has not been promoted for consideration and is required for its current use.</p>											
<p>Achievability</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>Potential Density</p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>N/A</td> <td>Landowner Proposed Dwelling Range</td> <td>N/A</td> </tr> <tr> <td>Indicative DPH</td> <td>50</td> <td>Indicative Dwelling Range</td> <td>7</td> </tr> </table>				Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH	50	Indicative Dwelling Range	7
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A								
Indicative DPH	50	Indicative Dwelling Range	7								
<p>Phasing</p> <table border="1"> <tr> <td>0-5 years</td> <td>x</td> <td>6-10 years</td> <td></td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>				0-5 years	x	6-10 years		11-15 years		16+ years	
0-5 years	x	6-10 years		11-15 years		16+ years					
<p>Conclusion</p> <p>The site is situated to the north of West Hyde, just south of Maple Cross and is comprised of an existing building used as residential care for Action for Children.</p> <p>The site is washed over by the Green Belt as it is not located within or at the edge of a higher tier settlement or an inset village. If the corresponding parcel was released from the Green Belt, according to the Phase 2 Green Belt Review, it would cause high harm, although the site in question is a very small part of the overall parcel.</p> <p>Other issues include that the entire site is in GSPZ1 and has shallow groundwater. Both of these factors would mean development/installation of infiltration SUDS drainage, tall buildings with deep foundations and basement/underground development is unlikely to be acceptable.</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. However, this is unlikely to be the case given the unsustainable location of the site. Furthermore, the site is also considered to be unavailable for development. The site is therefore undeliverable.</p>											
Suitable	No	Available	No	Achievable	No						
Deliverable	No	Developable	No								

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS5	West Hyde Nursery	West Hyde	0.16
			
Site Description			
<p>The site is comprised of previously developed land (brownfield) land, currently in use a Tree Nursery. There is an area of hardstanding with parking and several built units on the site. The site is accessed from Old Uxbridge Road. There are residential properties to the north and south, with woodland to the west and Pynesfield Lake beyond this. There is agricultural land to the west, on the opposite side of Old Uxbridge Road.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>The site was subject to planning permission (16/2424/RSP) for the change of use from agricultural and forestry to a tree nursery business yard, which was granted approval in 2017.</p>			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • Green Belt: The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. • Historic Environment: The site does not contain any heritage assets within it. To the south of the site, on the opposite side of Uxbridge Road, lies Corner Hall a Grade II Listed Building. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is wholly within in Flood Zone 2. 	

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<ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Surface Water Flood Risk: An area at the centre of the site and along the southern boundary is low risk of surface water flooding. • Groundwater Flood Risk: The majority of the site has groundwater levels very near (within 0.025m) the ground surface. Along the eastern and western boundary there are small areas with groundwater levels between 0.025m and 0.5m below the ground surface. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and 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. • Contamination: The site is partially on historic landfill, along its boundary (Site EAHLD30615: Old Uxbridge Road, West Hyde). 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having low sensitivity to built development. • Local Wildlife Site: A Local Wildlife Site is partially within the site, to the east (Colne Valley Gravel Pits Local Wildlife Site). 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> • A public right of way runs along the southern boundary. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in West Hyde which is classified as an “Other Settlement” in the Settlement Hierarchy. 							
<p>Availability (ownership/legal issues)</p>							
<p>The Land Registry shows that the site is under single ownership and is being promoted by the landowner. The site is currently in commercial use which is due to end in the short term and the business owner is looking for alternative sites.</p>							
<p>Achievability</p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p>Potential Density</p>							
Landowner Proposed DPH	50	Landowner Proposed Dwelling Range	9				
Indicative DPH	50	Indicative Dwelling Range	8				
<p>Phasing</p>							
0-5 years	x	6-10 years	11-15 years		16+ years		
<p>Conclusion</p>							
<p>The site is located on the Old Uxbridge Road in the central part of the settlement of West Hyde and consists of previously developed land, formerly occupied by a garden nursery.</p>							
<p>The site is washed over by the Green Belt as it is not located within or at the edge of a higher tier settlement or an inset village. If the associated parcel were to be removed from the Green Belt, according to the Stage 2 Green Belt Review this would cause high harm, although the site is only a small part of the wider parcel.</p>							

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In terms of site constraints, the entire site is in GSPZ1 and has shallow groundwater. Both of these factors would mean development/installation of infiltration SUDS drainage, tall buildings with deep foundations and basement/underground development is unlikely to be acceptable.

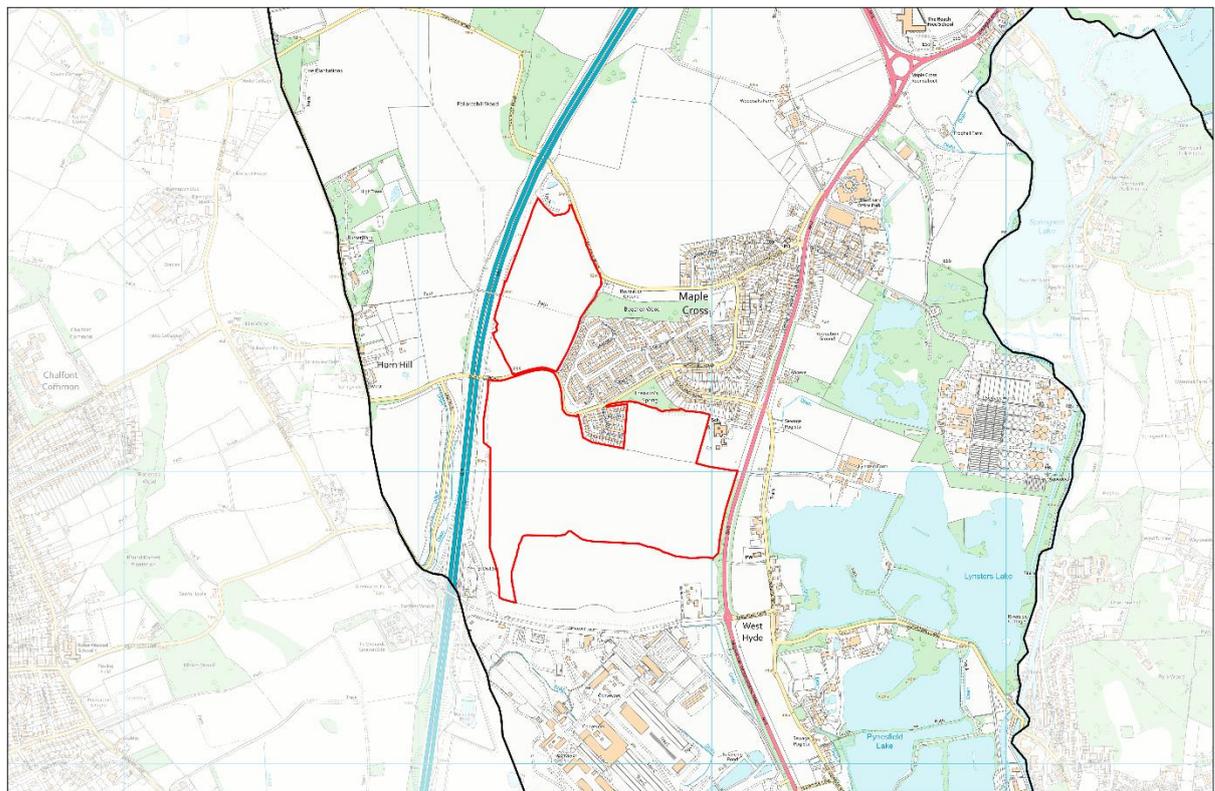
Furthermore, part of the site is within an area of historic landfill, so detailed investigation and potentially remediation/mitigation would be necessary. Part of the site is also within a Local Wildlife Site, which would also necessitate further assessment and may have implications for the scale of development.

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

However, due to the unsustainable location, any change to its unsuitable status would be very unlikely.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

Site Ref	Address	Settlement	Site Area (ha)
EOS12.2	Land to the west and south of Maple Cross	Maple Cross	52.2



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Site Description

The site is comprised of greenfield land, which is in use as open, agricultural land. The east of the site is bounded by trees and residential development associated with Maple Cross. The western boundary is in close proximity to the

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<p>M25, with an area of greenspace abutting the western boundary and the M25 towards the south-west of the site. The southern boundary of the site runs along Chalfont Lane, with the north-eastern boundary abutting Franklin's Spring. To the immediate north-east of the site is Maple Cross JMI School and to the east is Denham Way, beyond a strip of trees. Hornhill Road runs directly through the site separating the site into two parcels of land (northern and southern parcels). The site is a combination of Site CFS34b and EOS12.0</p>	
<p>Use(s) Proposed</p>	<p>Residential, education, community uses, retail, business</p>
<p>Planning History</p>	
<p>There is no relevant planning history on the site.</p>	
<p>Suitability</p>	
<p>Policy Constraints:</p> <ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 	<ul style="list-style-type: none"> • Green Belt: The site is located in the Green Belt. The site is located in four parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the northern part of the site is located) was assessed as high. Harm to the Green Belt of releasing the parcel (in which the central part of the site is located, i.e. the land adjacent to north and south of Hornhill Road) was assessed as moderate. Harm to the Green Belt of releasing the parcel (in which the southern part of the site is located) was assessed as moderate-high. Harm to the Green Belt of releasing the parcel (in which the north-eastern parcel of the site, adjacent to Franklin's Spring, is located) was assessed as low-moderate. The majority of the site is considered grey belt. • Historic Environment: A Grade II Listed Building (The Church of St Thomas of Canterbury) lies to the immediate east 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, as there would be a change in the agrarian landscape by development. The Heritage Impact Assessment states that careful design has the potential to limit the harm, especially at the eastern side of the development. 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. • Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: Within the southern part of the site, there is a surface water flow path running from the central eastern boundary (adjacent to Denham Way) towards the central-southern area of the site. This flow path is at low risk of surface water flooding (1 in 1000 year rainfall event). Against the eastern boundary and to the north-east of the site, there are small areas at high risk (1 in 30 year rainfall event). Close to the northern boundary, adjacent to Franklin's Spring, there is small area which ranges from medium-low risk of surface water flooding. The north-eastern boundary of the northern parcel is at low risk of surface water flooding along the north-eastern boundary. • Groundwater Flood Risk: The northern part of the northern parcel of the site has groundwater levels ranging from 0.5m and 5m. The centre of the site, adjacent to Hornhill Road and the south-western part of the southern parcel has groundwater levels at least 5m below the ground surface. The eastern and central areas of the southern parcel has groundwater levels between 0.5m and 5m of the surface. The south-eastern area of the southern parcel has groundwater levels between 0.025m and 0.5m below the ground surface.

SHELAA Site Assessments – Part 5

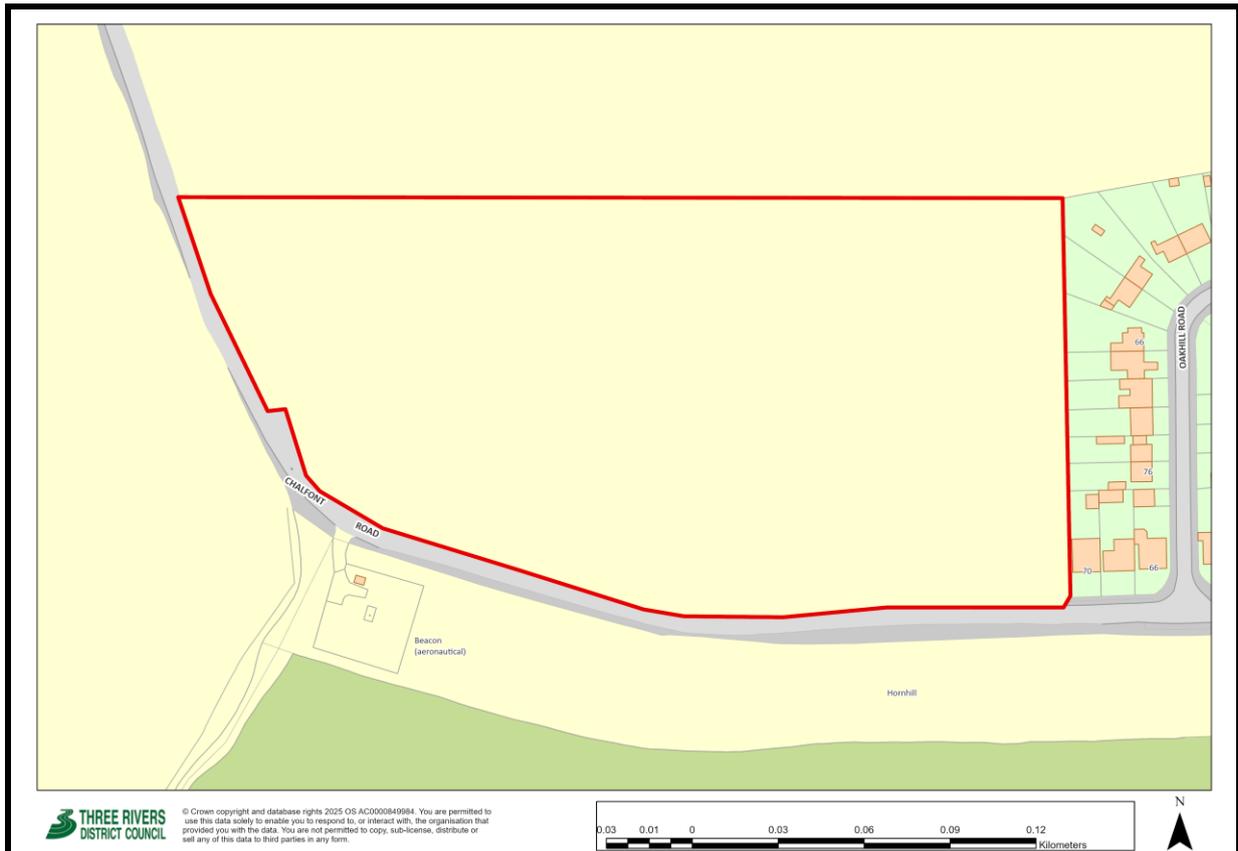
	<ul style="list-style-type: none"> • GSPZ: The majority of the site is in GSPZ1, which is the most sensitive zone in terms of potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have 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. A small area at the north-eastern corner of the site is in GSPZ2. • Access: There is no existing access into the site. It is proposed that the site would be accessed from Denham Way, as the primary route leading to the northern part of the site. A secondary access could be provided from Hornhill Road and an emergency access is also proposed from the north of the northern parcel. • Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development. 		
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The northern parcel of land was not assessed as part of the Landscape Sensitivity Assessment. The southern part of land was assessed; Landscape Sensitivity Assessment classifies the southern section of the site (CFS34a) as having medium-high sensitivity to built development. The northern section (CFS34) is classified as having medium-low sensitivity to built development. • TPO: There are protected trees within the site, adjacent to the north of Hornhill Road (TPO044). 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> • The southern parcel of land has a public right of way which runs along the northern boundary and through the site. The northern parcel of land has two public rights of ways, one of which runs through the centre of the site (Rickmansworth 009) and the other along the eastern boundary (Rickmansworth 008). • The HS2 safeguarding zone is adjacent to the western boundary of the southern parcel of land. • The site is strategic in scale and would provide supporting infrastructure. This includes: a primary education extension to Maple Cross JMI and Nursery School, parkland (including play space), a local centre including local shops, community facilities, a nursery and flexible commercial space, a 90-bed extra care home, improved bus stops and an extended bus route through the site as well as pedestrian and cycle routes. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. 			
<p>Availability (ownership/legal issues)</p>			
<p>The site is in single ownership and the site is being promoted by the landowner.</p>			
<p>Achievability</p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p>Potential Density</p>			
<p>Landowner Proposed DPH</p>	<p>29</p>	<p>Landowner Proposed Dwelling Range</p>	<p>1500</p>

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Indicative DPH (Developable/Non-developable Area)		50 (57%/43%)	Indicative Dwelling Range			1500
Phasing						
0-5 years	X	6-10 years	X	11-15 years	X	16+ years
Conclusion						
<p>This site is situated to the south and west of the existing settlement of Maple Cross and bound by the M25 to the west and A412 Denham Way to the east. While the site is proportionally large in scale compared to Maple Cross, it is of a size that would be able to support infrastructure provision and in turn would make Maple Cross more sustainable as a whole, improving both public transport and active travel links.</p> <p>As to be expected of a site of this size, there are numerous constraints to consider, mainly environmental, but also historical. However, also due to its size, there is scope for significant development and mitigation. The largest area of constraint is the area of GSPZ1 that covers most of the site. Consequently, there are several limitations in terms of design and built form including tall buildings and underground car parks/basements as well as the unlikely suitability of infiltration SuDS.</p> <p>Aside from the GSPZ's, small areas of the site are at risk of surface water and groundwater flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Consideration of heritage assets including and potential environmental impacts will also need to be made. Any development would need to take account of the presence of Public Rights of Way and the presence of protected trees on site. Parts of the site are likely to be affected by a Grade II listed church and the conservation area in Maple Cross, so a Heritage Impact Assessment will be required. Noise from the M25 is likely to affect parts of the site, and subsequent mitigation may be required.</p> <p>There are also several public rights of way that run through or along the boundaries that will need to be considered in any design layouts, bearing in mind the timescales if any diversions are necessary.</p> <p>The standard DPH is likely to be reduced on parts of the site, due to a combination of the above factors. 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>						
Suitable	No	Available	Yes	Achievable	Yes	
Deliverable	No		Developable	No		

Site Ref	Address	Settlement	Site Area (ha)
EOS12.3	Land to the north of Chalfont Road	Maple Cross	3.7

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Site Description

The site is comprised of greenfield land which is in agricultural use. The site is bordered by residential development along Oakhill Road to the east and Chalfont Road forms the southern and eastern boundaries. The north of the site is bordered by the remainder of the agricultural field. The settlement of Maple Cross is located to the east and south, with agricultural land to the south-west. The M25 is located to the west of the site.

Use(s) Proposed

Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) was assessed as high. The site is not considered grey belt.
- **Historic Environment:** There is a Locally Listed to the north-east of the site, although this is situated beyond residential development. A detailed heritage impact assessment would be required as part of any proposals.

Physical Constraints:

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

- **Flood Zone: Flood Zone:** The site is in Flood Zone 1.
- **Surface Water Flood Risk:** Along the southern boundary of the site, there is low to medium risk of surface water flooding.
- **Groundwater Flood Risk:** Groundwater levels are between 0.5m and 5m below the ground surface.
- **GSPZ:** 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

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	<p>remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</p> <ul style="list-style-type: none"> • Access: The site could be accessed from Chalfont Road. • Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. • Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. 		
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having medium-high sensitivity to built development. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. 			
Availability (ownership/legal issues)			
The landowner has stated that the site would be available for development.			
Achievability			
No viability issues have been identified.			
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	130
Phasing			
0-5 years	X	6-10 years	X
		11-15 years	
		16+ years	
Conclusion			
<p>This site lies on the north-western edge of Maple Cross and is currently agricultural land. The site is accessed from Chalfont Road that forms the western and southern border, with residential properties to the east.</p> <p>Harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as high. However, the boundary of the site is currently non-existent in physical terms, simply continuing across at the same northerly extent as the existing built form to the east. In order to minimise harm, a suitable boundary, potentially of hedgerows and trees, will need to be created to minimise the chance of development creep across the wider agricultural field.</p> <p>In terms of constraints, the site is underlain by GSPZ1, the most sensitive groundwater protection zone and there is likely to be limits to the type of SuDS that can be used and below ground development and deep foundations.</p> <p>Noise and air quality impacts from the M25 are currently unknown, with assessment required, although the site is not directly adjacent to the motorway.</p> <p>The standard indicative DPH of 50 has been reduced due to the context of the site.</p> <p>Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider</p>			

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

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable			No

Site Ref	Address	Settlement	Site Area (ha)
MC11	Garages to rear of Longcroft Road	Maple Cross	0.06



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Site Description

The site is comprised of previously developed land and is located in Maple Cross. The site contains two rows of garages and is accessed from Longcroft Road. Adjacent to the west of the access road is an electricity sub-station, with a residential bungalow beyond this. There is a residential property adjacent to the west of the site. To the north of the site is Beechen Wood and to the south, east and west are residential properties/gardens.

Use(s) Proposed

Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

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

- **Green Belt:** The site is not in the Green Belt.
- **Historic Environment:** The site does not contain any Heritage Assets and the site is not within a Conservation Area.

Physical Constraints:

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

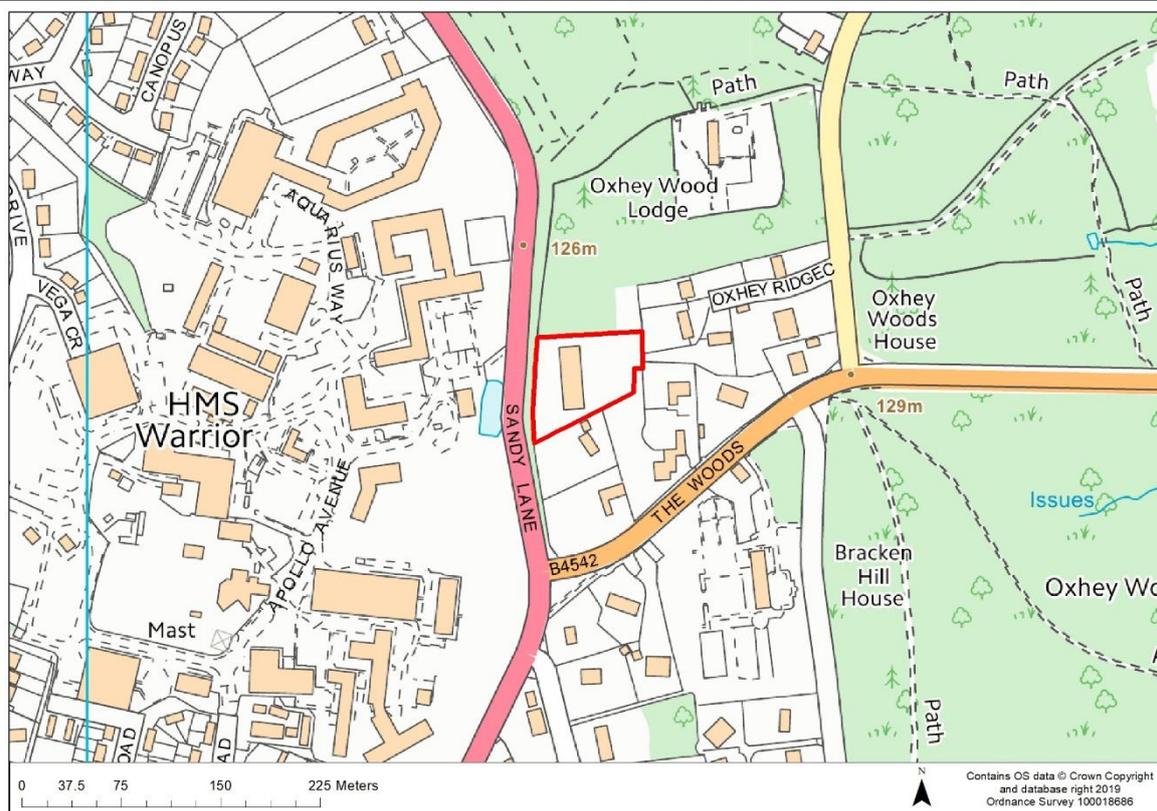
- **Flood Zone:** The site is in Flood Zone 1.
- **GSPZ:** The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the

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<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<p>Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</p> <ul style="list-style-type: none"> Access: The site is accessed from Longcroft Road. There is an electricity substation adjacent to the access road which may need to be altered or moved. 					
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 					
<p>Further Constraints/Considerations:</p>						
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Maple Cross. 						
<p>Availability (ownership/legal issues)</p>						
<p>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.</p>						
<p>Achievability</p>						
<p>No issues regarding the viability in developing the site have been identified</p>						
<p>Potential Density</p>						
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-developable Area)	83 (100%/0%)		Indicative Dwelling Range	5		
<p>Phasing</p>						
0-5 years	X	6-10 years		11-15 years		16+ years
<p>Conclusion</p>						
<p>The site consists of a cluster of garages located within the western part of Maple Cross adjacent to a wooded area to the north and Longcroft Road to the south. It is in the built-up area of Maple Cross and not within the Green Belt.</p> <p>Like much of Maple Cross, it is within GSPZ1, which means there are likely to be restrictions on SuDS infiltration drainage, below ground development and deep foundations.</p> <p>Access issues may have to be resolved due to an adjacent electricity sub-station, which could be relocated. The indicative dwelling number has been increased to more than the standard 50 DPH due to potential for increased density.</p> <p>The site is considered suitable for residential development.</p> <p>The site is both available and achievable. The site is deemed to be developable.</p>						
Suitable	Yes		Available	Yes		Achievable Yes
Deliverable	No		Developable	Yes		

Moor Park & Eastbury

Site Ref	Address	Settlement	Site Area (ha)
CFS22	Knoll Oak, Sandy Lane, Northwood	Moor Park & Eastbury	0.5



Site Description

The site is comprised of previously developed (brownfield) land and the area of the existing building footprint is included on the Brownfield Register. The site contains a large vacant detached dwelling surrounded by trees in all directions. Due to the wooded nature of the area the site is well enclosed with dense vegetation to all boundaries, with trees coverage also existing within the plot. The local area is characterised by woodland forming part of Oxhey Woods. Amongst this woodland there is low density development consisting of large detached houses. On the opposite side of Sandy Lane is Northwood Headquarters.

Use(s) Proposed

Residential

Planning History

There is no relevant planning history on the site. Outline application for demolition of existing buildings and redevelopment to provide 29 residential flats (22/1875/OUT) currently awaiting decision.

Suitability

Policy Constraints:

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

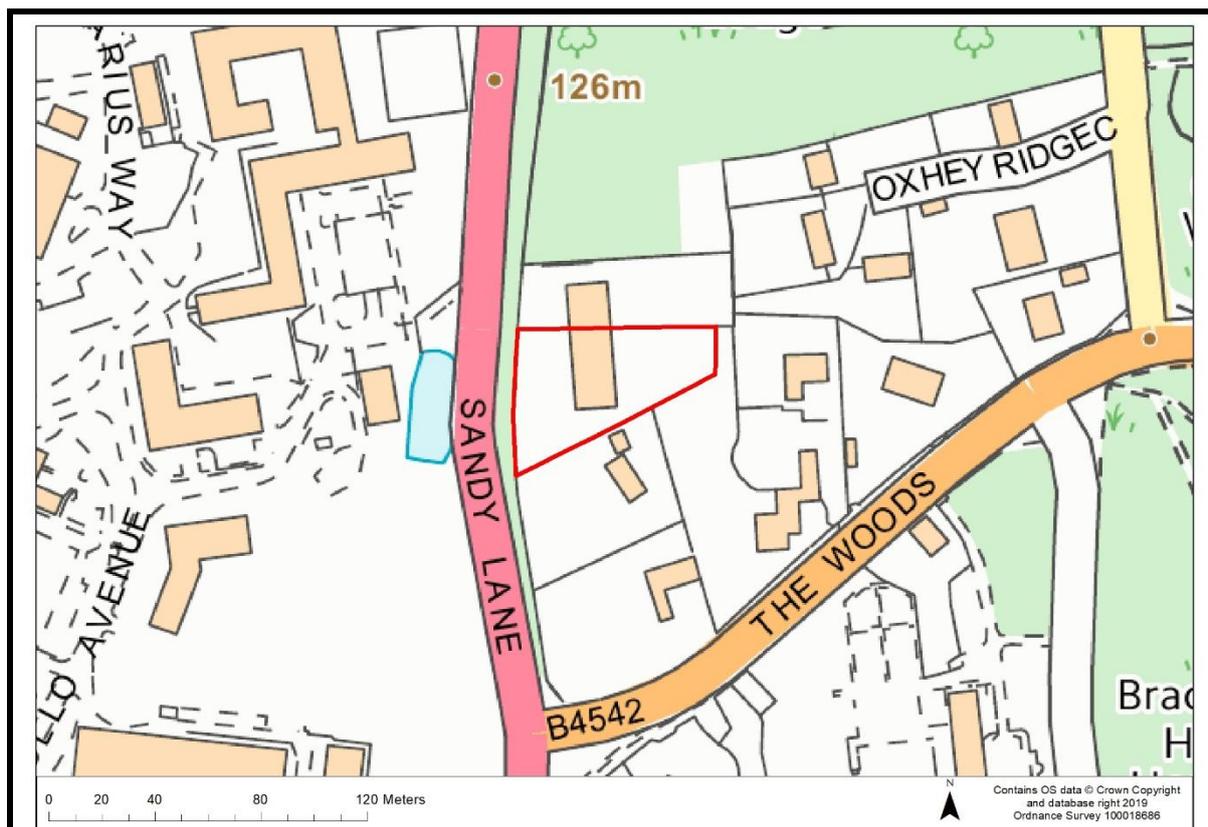
- **Green Belt:** Part of the site, to the north, is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the Green Belt area of the site is located) as moderate-high.
- **Historic Environment:** There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.

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Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: At the centre of the site, there is a small area at risk of surface water flooding (ranging from low-medium risk). • Access: Access exists from Sandy Lane. 	
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 		<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. • TPO: A TPO covers trees across the whole site (TPO800). • Ecology: Hertfordshire County Council Ecology state that the site has a high ecological sensitivity due to the site's location. 	
Further Constraints/Considerations: <ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Eastbury. 			
Availability (ownership/legal issues)			
The site is in single ownership and the site is being promoted by the landowner.			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	68	Landowner Proposed Dwelling Range	34
Indicative DPH	22-30	Indicative Dwelling Range	11-15
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
<p>The site is partially 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>Development would be subject to mitigation measures to address the risk of surface water flooding within the site. Any development of the site would need to take account of the presence of protected trees within the site. The site is both available and achievable.</p> <p>The boundary of the site has been revised to assess the area of the site which is not in the Green Belt; <i>please refer to the Site Assessment for Site CFS22a.</i></p> <p>Outline application for demolition of existing buildings and redevelopment to provide 29 residential flats (22/1875/OUT) currently awaiting decision.</p>			
Suitable	No	Available	Yes
		Achievable	Yes

Site Ref	Address	Settlement	Site Area (ha)
CFS22a (<i>revised boundary</i>)	Knoll Oak, Sandy Lane, Northwood	Moor Park & Eastbury	0.28

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Site Description

The site is comprised of previously developed (brownfield) land and the area of the existing building footprint is included on the Brownfield Register. The site partially contains a large vacant detached dwelling surrounded by trees. Due to the wooded nature of the area, the site is well enclosed with dense vegetation to all boundaries, with trees coverage also existing within the plot. The local area is characterised by woodland forming part of Oxhey Woods. Amongst this woodland there is low density development consisting of large detached houses. On the opposite side of Sandy Lane is Northwood Headquarters.

The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS22).

Use(s) Proposed

Residential

Planning History

Outline application for demolition of existing buildings and redevelopment to provide 29 residential flats (22/1875/OUT) currently awaiting decision.

Suitability

Policy Constraints:

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

- **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)
- Contamination
- Noise

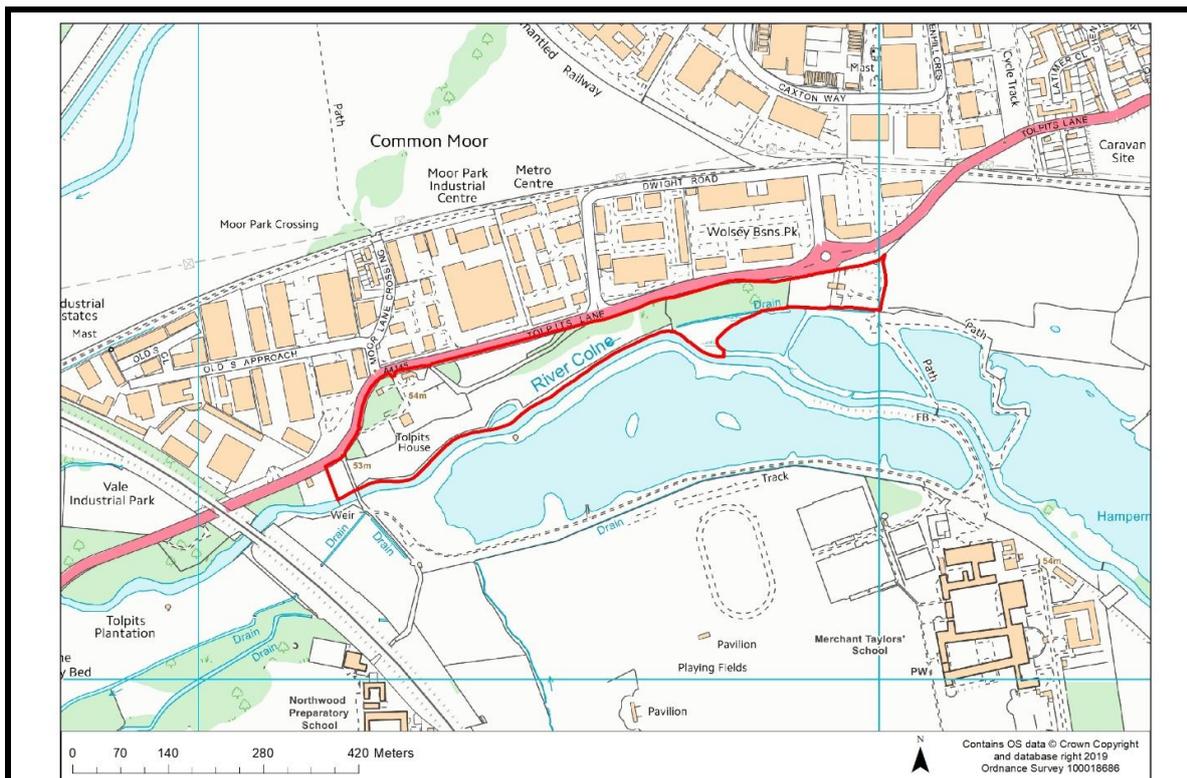
- **Flood Zone:** The site is in Flood Zone 1.
- **Surface Water Flood Risk:** At the centre of the site, there is a small area at risk of surface water flooding (ranging from low-medium risk).
- **Access:** Access exists from Sandy Lane.

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<ul style="list-style-type: none"> Air Quality 			
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 		<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. TPO: A TPO covers trees across the whole site (TPO800). Ecology: Hertfordshire County Council Ecology state that the site has a high ecological sensitivity due to the site's location. 	
Further Constraints/Considerations:			
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Eastbury. 			
Availability (ownership/legal issues)			
The site is in single ownership and the site is being promoted by the landowner.			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	40-54	Indicative Dwelling Range	11-15
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
<p>The site is deemed suitable for residential development, subject to mitigation measures to address the risk of surface water flooding within the site. Any development of the site would need to take account of the presence of protected trees within the site. The site is both available and achievable. The site is deemed to be deliverable.</p> <p>Please see the Site Assessment for CFS22 which includes the area to the north of the site which was also promoted.</p> <p>Outline application for demolition of existing buildings and redevelopment to provide 29 residential flats (22/1875/OUT) currently awaiting decision.</p>			
Suitable	Yes	Available	Yes
Achievable	Yes	Achievable	Yes

Site Ref	Address	Settlement	Site Area (ha)
CFS39a	South of Tolpits Lane	Moor Park & Eastbury	6.9

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Site Description

The site comprises of greenfield land, with a small portion of previously developed (brownfield) land to the west of the site where there are two residential properties and associated driveways. The majority of the site is in use as open land, with wooded areas running along the boundaries and concentrated at the centre of the site. There is an existing access to these properties from Tolpits Lane. There are wooded areas adjacent to the east and northern boundaries. Hampers Mill Lake is in close proximity to the south of the site, adjacent to the River Colne. Further to the south is Merchant Taylors School. To the north of the site is Tolpits Lane employment area.

Use(s) Proposed

Residential (including staff housing for Merchant Taylors School)

Planning History

- The site was previously considered as part of the Site Allocations LDD (2014) Examination (referred to as Site H(28) in the Inspector's Report). The Inspector's Report on the Site Allocations LDD stated that:
 - "Although 50 houses is a significant development it would be insufficient to engender or support the infrastructure required to make the location sustainable" (Paragraph 115).
 - "Neither does the development of the site facilitate anything that might be regarded as a planning advantage against which its clear disadvantages could be weighed. The allocation compromises the soundness of the SALDD and should be removed from it" (Paragraph 117).

Suitability

Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.
- **Historic Environment:** The majority of the site is located in a Site of Archaeological Interest. There is a Grade II Listed Building (Tolpits House) located to the west of the site. Development of the site would be likely to impact the setting of the Listed Building and any proposals would require a detailed heritage impact assessment and discussions with the Conservation Officer. A Locally Important Building (Tolpits Lodge) is located close to the north-western boundary of the site.

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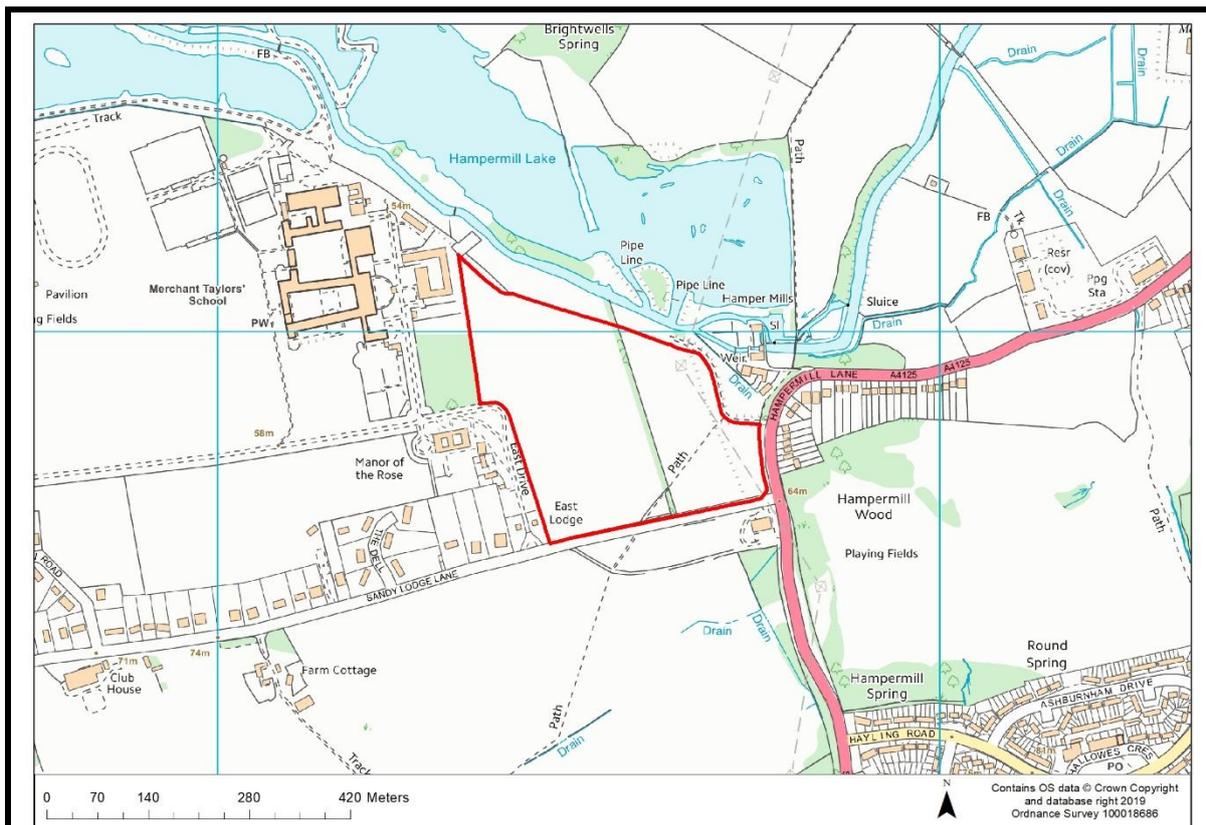
	<ul style="list-style-type: none"> • Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The Main River Colne forms the southern boundary of the site. The south of the site is located within Flood Zones 2, 3a and 3b (13% of site area). 79% of the site is in Flood Zone 1. • Surface Water Flood Risk: The site is at low risk of surface water flooding and this represents the area in Flood Zone 3b. • Groundwater Flood Risk: The site is at high to very high risk of groundwater flooding. The south of the site is estimated to have water levels at or within 0.025m of ground surface and at 0.025-0.5m to the north of the site. Subsequently, there is a risk of groundwater flooding to surface and subsurface assets. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and 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. • Contamination: The site's southern boundary is adjacent to a historic landfill site (Site EAHLD12360: Tolpits Lane Pit). • Access: Vehicular access is proposed to the north-east and west of the site, from Tolpits Lane. There is an existing private access at the west of the site, although this is currently the driveway to two residential properties.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • Local Wildlife Site: The vast majority of the site (approx. 80%) is located in a Local Wildlife Site (Hamper Mill Lakes). • TPO: The wooded areas on the site, to the east, within the central area, and to the west of the site are protected (TPO647).
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • Delivery of housing on this site is with the aim of generating funding to support a wider masterplan for Merchant Taylors School. • There are currently minimal existing routes for walking, cycling or public transport access to/from this site and Tolpits Lane has no footpaths/cycleway. • Submission states the aim of providing a new footpath and cycle route from the site to Moor Park station. • HCC Highways raise immediate concerns over the site location, stating that whilst there is opportunity for sustainable travel, the existing provision in the area and severance to bus and rail access presents 	

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<p>challenges to the site being considered a sustainable location. There are minimal existing routes for any walking, cycling or public transport access; Tolpits Lane has no footpaths/cycleway and narrow points.</p> <ul style="list-style-type: none"> • <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). 							
Availability (ownership/legal issues)							
The site is in single ownership and the site is being promoted by the landowner.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	7-8			Landowner Proposed Dwelling Range	50-55		
Indicative DPH (Developable/Non-Developable Area)	50 (50%/50%)			Indicative Dwelling Range	173		
Phasing							
0-5 years	x	6-10 years	x	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, impact upon heritage assets, the need to provide a buffer to the waterway and BNG allocation.</p> <p>The majority the site area is within a Local Wildlife Site, with a Grade II Listed Building located in part of the non-Local Wildlife Site area. The site is in an unsustainable location and it is considered that the scale of development which the site could support would be insufficient to provide the level of infrastructure necessary to make the location sustainable. A minority of the site is comprised of previously developed land (approximately 0.13ha), which includes the Grade II Listed Building located to the west and existing dwellings to the east of the site. It is considered that these brownfield areas, like the remainder of the site, are in an unsustainable location and isolated from an existing higher tier settlement. The site is therefore deemed unsuitable for residential development.</p>							
Suitable	No		Available	Yes		Achievable	Yes
Deliverable	No		Developable	No			

Site Ref	Address	Settlement	Site Area (ha)
CFS39b	Land to East of Merchant Taylors School	Moor Park & Eastbury	9.2

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Site Description

The site comprised of greenfield land, which is currently in use as open land and forestry. A strip of trees run through site from the northern to the southern boundary which divides the field. There is an area of roughly surfaced ground to the north-western corner of the site. There is an electricity pylon to the north-east corner of the site. The site's northern boundary is adjacent to a small area of grassland, with the River Colne and Hampermill Lake beyond this. There is woodland to the east, with Hampermill Lane and residential properties beyond this. To the south there is a Golf Course whilst to the north-west there is Merchant Taylors School. To the south-west, there is low-density residential development.

Use(s) Proposed

Education (extension to Merchant Taylors School)

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.
- **Historic Environment:** The site is located in a Site of Archaeological Interest and the Moor Park Estate Conservation Area is located to the south-west of the site. To the north-west there is a group of Listed Buildings associated with Merchant Taylors School and to the east there is a group of Listed Buildings associated with Hampers Mill. The Heritage Impact Assessment states that development of the site would have a moderate adverse impact to the historic environment and that potential development is likely to be harmful to one or more elements adjacent to the site. It is recommended in the Assessment that the site should not be allocated.
- **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site

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	should be accompanied by a pre-application or pre-determination archaeological assessment.		
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: There is generally no identified risk across the site, although surface water pathways are present to the east and north-west and are at low-medium risk of surface water flooding. There is an area of ponding to the east of the site that is at high risk of surface water flooding. • Groundwater Flood Risk: The site is at high to very high risk of groundwater flooding. The north of the site is estimated to have water levels at or within 0.025m of ground surface and at 0.025-0.5m to the central section of the site. Subsequently, there is a risk of groundwater flooding to surface and subsurface assets. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. • Access: A new access is proposed from Hampermill Lane. 		
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. • Local Wildlife Site: The site's northern boundary is adjacent to a Local Wildlife Site (Hamper Mill Lakes) • TPO: The wooded areas to the eastern portion of the site are protected (TPO338). There are also protected trees along the northern boundary (TPO644). 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • A public right of way runs from the central area at the southern boundary (on Sandy Lodge Lane) to the east of the site, leading onto Hampermill Lane. • HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Sandy Lodge which is classified as an "Other Settlement" in the Settlement Hierarchy. 			
Availability (ownership/legal issues)			
The site is in single ownership and the site is being promoted by the landowner.			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	N/A	Indicative Dwelling Range	N/A
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
The site has been put forward for private education use, as part of relocation of existing private education facilities in the London Borough of Hillingdon. 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. Harm to the Green Belt of releasing land on which the site is located is considered to be at least			

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high and the site is non-strategic. However, consideration will need to be given to the level of Green Belt harm acceptable to the council.

The Heritage Impact Assessment recommends that the site should not be allocated for development due to the impact on heritage assets within the vicinity of the site. For these reasons, the site is considered unsuitable for residential development.

Suitable	No	Available	Yes	Achievable	Yes
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Site Ref	Address	Settlement	Site Area (ha)
CFS39c	Sandy Lodge Lane and Land at Askew Road	Moor Park & Eastbury	0.7



Site Description

The site comprised of greenfield land, which is entirely covered by woodland. The north of the site is bounded by Askew Road, with Sandy Lodge Lane adjacent to the south and a continuation of woodland to the west. The east of the site abuts residential properties and gardens. A Golf Course is located further to the south, on the opposite side of Sandy Lodge Lane. Merchant Taylors School is located to the north and north-east, beyond residential properties. Beyond the woodland to the west is Moor Park met-line station, a shopping parade and low-density residential development.

Use(s) Proposed	Residential
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Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.

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<ul style="list-style-type: none"> National Landscapes 	<ul style="list-style-type: none"> Historic Environment: The site is located in a Site of Archaeological Interest and is adjacent to the Moor Park Estate Conservation Area. The Heritage Impact Assessment states that development of the site would have a minor adverse impact to the historic environment. Any future application would require a detailed heritage impact assessment and discussions with the Conservation Officer. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment. 		
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: There is a very small area along the north-western boundary that is at low risk of surface water flooding. Groundwater Flood Risk: The site is at high risk of groundwater flooding and is estimated to have water levels within 0.025-0.5m of the ground surface. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Access: There is no existing access into the site, although this could be provided from Askew Road or Sandy Lodge Lane. 		
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. TPO: The vast majority of site (approx. 0.65ha) contains protected trees (TPO643). 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located partially within and partially at the edge of Sandy Lodge, which is classified as an “Other Settlement” in the Settlement Hierarchy. 			
<p>Availability (ownership/legal issues)</p>			
<p>The site is in single ownership and the site is being promoted by the landowner.</p>			
<p>Achievability</p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p>Potential Density</p>			
<p>Landowner Proposed DPH</p>	<p>4-7</p>	<p>Landowner Proposed Dwelling Range</p>	<p>3-5</p>
<p>Indicative DPH (Developable/Non-Developable Area)</p>	<p>50 (50%/50%)</p>	<p>Indicative Dwelling Range</p>	<p>18</p>
<p>Phasing</p>			

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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 presence of TPOs and BNG allocation.</p> <p>The site is also almost entirely covered by protected trees (approx. 0.65ha) and there is no scope to deliver development on the area which is not covered by a TPO (which measures approx. 0.05ha and is covered by non-protected woodland). The site is therefore deemed unsuitable for residential allocation.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

Site Ref	Address	Settlement	Site Area (ha)
E10	Garages, to the rear of 6-26 Main Avenue	Moor Park	0.1



Site Description

The site is comprised of previously developed land and is located in Moor Park. The site contains four garage blocks, to the rear of a three storey flatted development along Main Avenue. The area immediately to the north of the garages provides parking spaces for the flats and an access road to the rear of the flats. Beyond the

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flats, to the north is Main Avenue shopping parade. To the east of the site is Station Approach, with an area of woodland and car parking with the railway line beyond this. Moor Park station is in close proximity to the north-east of the site. To the south and west is residential development associated with Moor Park.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: The Moor Park Estate Conservation Area is located to the east of the site. 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.
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The majority of the site is within Flood Zone 1. A small area to the east of the site is within Flood Zone 2 (7% of the site), with this part of the site also within Flood Zone 3a (10% of the site area). This is associated with the Main River (the Moor Park Stream) which runs to the east of the site (approx. 30m to the east), beyond Station Approach. Surface Water Flood Risk: There is a small parcel of land to the east of the site ranging from low to medium risk of surface water flooding. The area of surface water flood risk largely overlaps with the fluvial floodplain of the Moor Park Stream. Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface across the whole site. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Access: The site has access from Station Approach to the East and Wolsey Road to the west. Noise: Noise issues caused by the site's proximity to the railway line may have an impact on the site and its future occupiers.
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment.
Further Constraints/Considerations:	
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Moor Park. 	
Availability (ownership/legal issues)	

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The site is in single ownership but is subject a leasehold agreement relating to existing residential properties. The site has not been promoted for development by any of the landowners The site is considered to be unavailable.					
Achievability					
The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	50-70		Indicative Dwelling Range	5-7	
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The site is not currently being promoted for development by the landowner and the site is therefore deemed undeliverable.					
Suitable	Yes	Available	No	Achievable	No

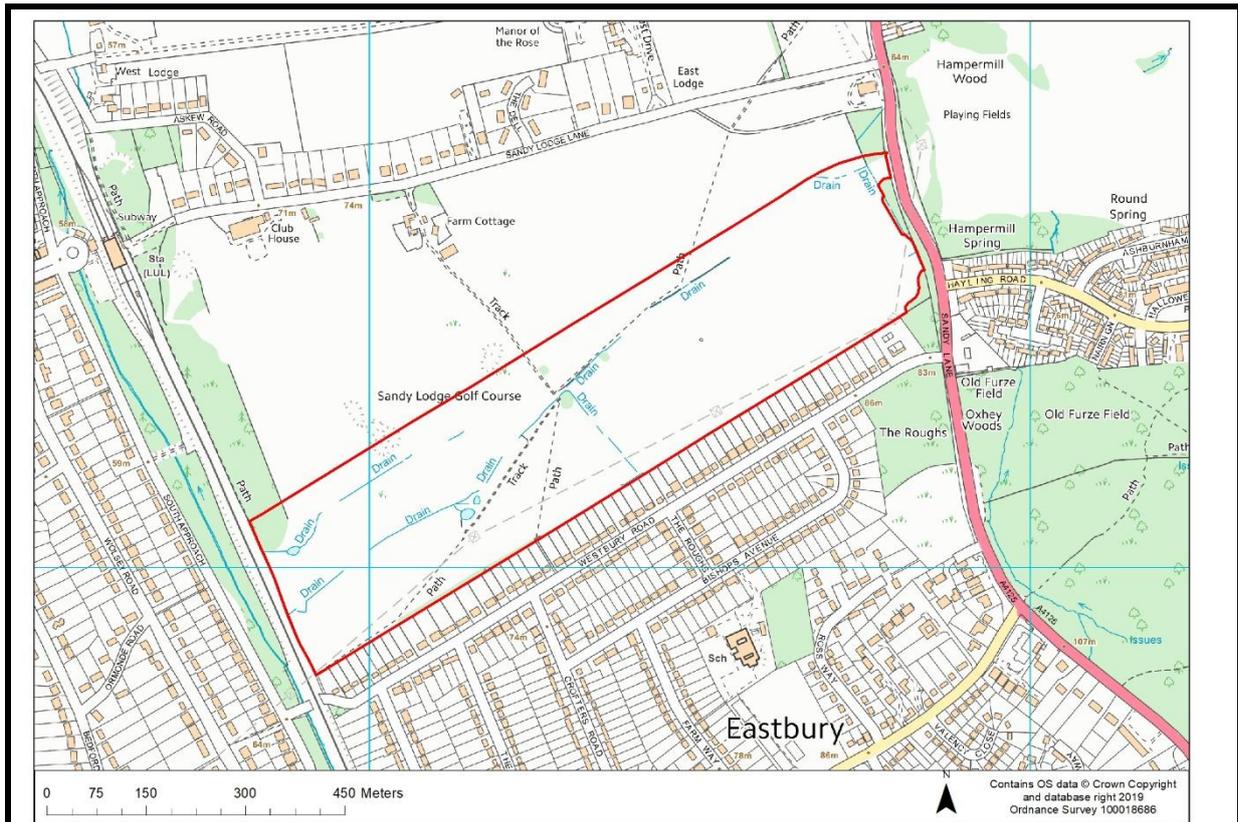
Site Ref	Address	Settlement	Site Area (ha)
E5	Backlands, rear of Capella Road	Eastbury	0.25
Site Description			
The site is comprised of greenfield land and is located to the rear of properties and gardens located on Capella Road. The site is in use as a communal garden with some trailers/caravan stored on the site. The site is adjacent to gardens along all boundaries, with access from a driveway off Capella Road.			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			

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Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not within a Conservation Area. 		
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. GSPZ: The site is in GSPZ 2. Access: The site is accessed from a private single-file driveway off Capella Road. 		
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> None identified. 		
Further Constraints/Considerations: <ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Eastbury. 			
Availability (ownership/legal issues)			
<p>The site is in a freehold ownership relating to several residential properties within the vicinity of the site. The site is also subject to several leasehold agreements which relate to the ownership of existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.</p>			
Achievability			
<p>The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.</p>			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	50-60	Indicative Dwelling Range	13-15
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
<p>The site is in use as a private communal garden and is subject to a leasehold agreement relating to existing residential properties. The site has not been promoted and is considered to be unavailable for development. The site is therefore undeliverable.</p>			
Suitable	Yes	Available	No
		Achievable	No

Site Ref	Address	Settlement	Site Area (ha)
EOS10.0	Land at Sandy Lodge Golf Course	Moor Park & Eastbury	27.5

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Site Description

The site is comprised of greenfield land and forms part of as Sandy Lodge Golf Club's golf course. There is a wooded area to the south, where the boundary of the site is bounded by residential development. The north of the site is adjacent to the remainder of the golf course, with the club-house to the north-west. The western boundary of the site runs adjacent to the railway line, whilst the eastern boundary is adjacent to Sandy Lane.

Use(s) Proposed

Residential

Planning History

There is no planning history on the site.

Suitability

Policy Constraints:

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

- **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate.
- **Historic Environment:** Moor Park Estate Conservation Area is located in close proximity to the east and north of the site. 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.
- **Archaeology:** The site is located in a Site of Known Archaeological Interest. Any development proposals on the site would need to be accompanied by a pre-application or pre-determination archaeological assessment.

Physical Constraints:

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

- **Flood Zone:** The site is within Flood Zone 1.
- **Surface Water Flood Risk:** A surface water flow path ranging from low to high risk of surface water flooding emerging from the west of the site flows across the centre of the site. There are also small patches of low risk flooding scattered throughout the site.

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<ul style="list-style-type: none"> • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. • Access: There is no vehicular access onto the site. Access would have to be provided from Sandy Lane to the east, given the location of residential development, the railway line and the golf club to the south, west and north. HCC Highways have stated that access is possible achievable onto the A4125, although the site boundary indicates minimal permeability into the existing opportunity and that there is minimal opportunity for sustainable access due to only two existing footpaths. 						
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having medium-high sensitivity to built development. • Tree Preservation Order: There are protected trees located at the north-western corner of the site (TPO0643). • Local Wildlife Site: The site is wholly within a Local Wildlife Site (Sandy Lodge Golf Course). 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> • A medium pressure pipeline runs along the southern boundary. An appropriate buffer distance is likely to be required from the pipeline to any development; Cadent Gas must be consulted as part of any application. • A public right of way runs through the centre of the site (Rickmansworth 051/052). • <i>The Playing Pitch Strategy (PPS) & Action Plan</i>, which forms part of the <i>Open Space, Sport and Recreation Study (2019)</i>, recommends that Sandy Lodge Golf Club's golf course should be retained and its quality sustained through appropriate maintenance. • <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located at the edge of the Secondary Centre of Eastbury. 							
<p>Availability (ownership/legal issues)</p>							
<p>The site is in single ownership. The site has not been directly promoted by the landowner.</p>							
<p>Achievability</p>							
<p>The site has not been directly promoted and subsequently there is no clear evidence that the site is achievable.</p>							
<p>Potential Density</p>							
Landowner Proposed DPH	N/A			Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-Developable)	50 (70%/30%)			Indicative Dwelling Range	963		
<p>Phasing</p>							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
<p>Conclusion</p>							
<p>Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through</p>							

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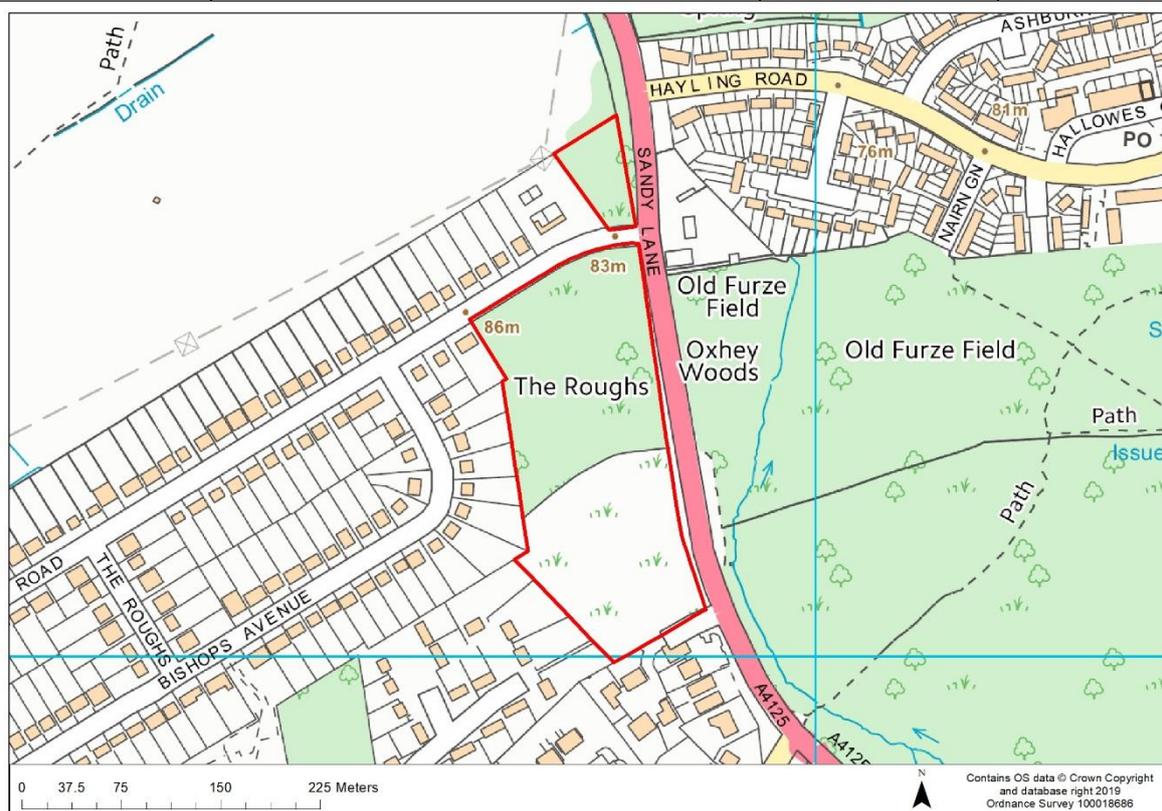
exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.

The developable area has been reduced due to flood risk, the rural character and the need to strengthen defensible boundaries

The site is in use as Sandy Lodge Golf Course which contributes to golf provision in the district. The Playing Pitch Strategy (PPS) & Action Plan, which forms part of the Open Space, Sport and Recreation Study (2019), recommends that the Sandy Lodge Golf Course should be retained and its quality sustained through appropriate maintenance. The draft Local Plan seeks to protect existing sports facilities, including golf facilities. The site is also located wholly in a Local Wildlife Site. For these reasons the site is considered to be unsuitable for residential development.

Suitable	No	Available	No	Achievable	No
Deliverable	No	Developable	No		

Site Ref	Address	Settlement	Site Area (ha)
PCS50	The Roughs, Eastbury	Eastbury	3.6



Site Description

The site is comprised of two parcels of greenfield land, located off Westbury Road in Eastbury. Both parcels have entire woodland coverage. The eastern boundary of the parcels is formed by Sandy Lane, with Oxhey Woods and a Garden Centre further east on the opposite side of Sandy Lane. To the west and south of the site is residential development whilst to the north is Sandy Lodge Golf Course.

Use(s) Proposed Residential

Planning History

There is no relevant planning history on the site.

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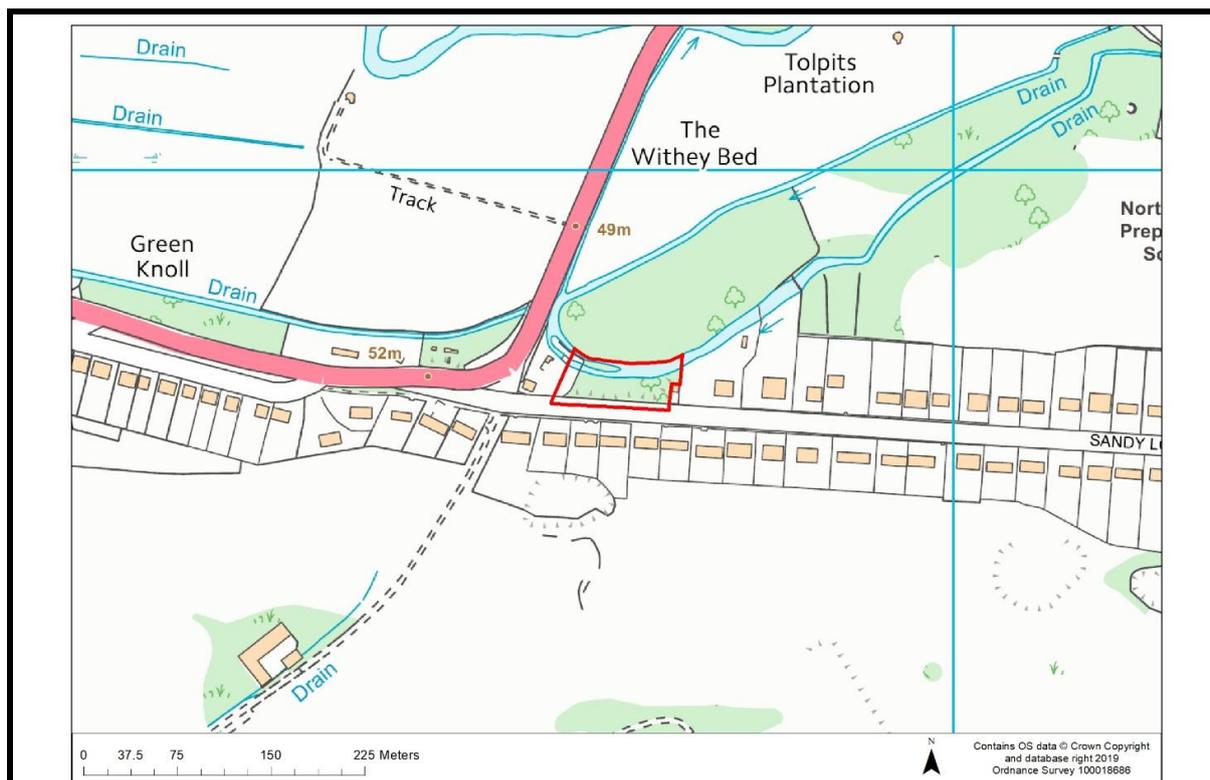
Suitability	
<p>Policy Constraints:</p> <ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 	<ul style="list-style-type: none"> • Green Belt: The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. • Historic Environment: There are no heritage assets within the site but to the south-west is Upland Court (a Grade II Listed Building). A detailed heritage impact assessment would be required as part of any proposals. • Archaeology: The northern parcel is adjacent to a Site of Known Archaeological Interest (River Colne Settlements). HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flooding: There is low-medium risk of surface water flooding along Sandy Lane, adjacent to the west of the site; from this an area of ponding emerges in the south-eastern corner of the site, which is at high risk of surface water 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, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. • Access: There is no access to the site. HCC Highways policy would not permit the formation of any new access onto Sandy Lane, although this may not be required. Access may be possible from Westbury Road. HCC Highways state that access to the southern parcel is likely achievable although the northern parcel would be unlikely to achieve suitable access.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • Tree Protection Order: The whole of the southern parcel is covered in protected trees (TPO147, TPO454, TPO504) • Local Wildlife Site: The northern parcel of the site is adjacent to a Local Wildlife Site (Sandy Lodge Golf Course). Another Local Wildlife Site (Oxhey Woods) is to the east, on the opposite side of Sandy Lane. • Local Nature Reserve: Oxhey Woods Local Nature Reserve is located to the east of the site, divided by Sandy Lane.
Further Constraints/Considerations:	
<ul style="list-style-type: none"> • HCC Highways state that the site sits within an existing residential area, although there is minimal local amenity accessible other than by private vehicle. Access to bus and rail services are achievable; direct bus provision and walking/cycling to rail would be achievable if safe/attractive routes were provided. 	

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<ul style="list-style-type: none"> A medium pressure gas pipeline runs adjacent to the northern boundary of the northern parcel. An appropriate buffer distance is likely to be required from the pipeline to any development; Cadent Gas must be consulted as part of any application. <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is at the edge of the Secondary Centre of Eastbury. 							
Availability (ownership/legal issues)							
The site is in single ownership although no confirmation of availability has been received. The site is considered unavailable.							
Achievability							
The site was promoted for the previous Local Plan. The site has not been resubmitted for consideration to this Local Plan. Subsequently there is no evidence that the site is achievable.							
Potential Density							
Landowner Proposed DPH	N/A			Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-Developable area.	50 (70%/30%)			Indicative Dwelling Range	126		
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 nature of the site, the presence of TPOs and BNG allocation.</p> <p>The majority of the site (the southern parcel) is entirely covered by protected trees, with the remainder of the site (the northern parcel) still in use as woodland, which is considered inappropriate for development. The site is therefore considered to be unsuitable. The site has not been promoted for development and there has been no confirmation from the landowners that the site is available. The site is considered to be undeliverable.</p>							
Suitable	No		Available	No		Achievable	No
Deliverable	No		Developable	No			

Site Ref	Address	Settlement	Site Area (ha)
PSCFS8a	Moor Park Golf Course, 1 Sandy Lodge Road	Moor Park	0.35

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Site Description

The site is comprised of greenfield and is located to the immediate north of Sandy Lodge Road. The site wholly covered by woodland and adjacent to the eastern and western boundaries are residential plots of large detached properties. The site is bounded by further tree coverage to the north and to the south is residential development associated with Moor Park and Moor Park Golf Course beyond this. An unnamed ordinary watercourse flows through northern portion of the site, in a north easterly to north westerly direction.

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 parcel (in which part of the site is located) as moderate. The remainder of the site was not assessed as this area is in Flood Zone 3b, treated as an absolute constraint.
- **Historic Environment:** The site does not contain any heritage assets. Moor Park Conservation Area is adjacent to the south and east of the site and Moor Park Registered Park and Garden is located to the south, on the opposite side of Sandy Lodge Road and beyond residential development.
- **Archaeology:** The site is in a Site of Known Archaeological Interest (River Colne Settlements). HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.

Physical Constraints:

- Access
- Flood Zone

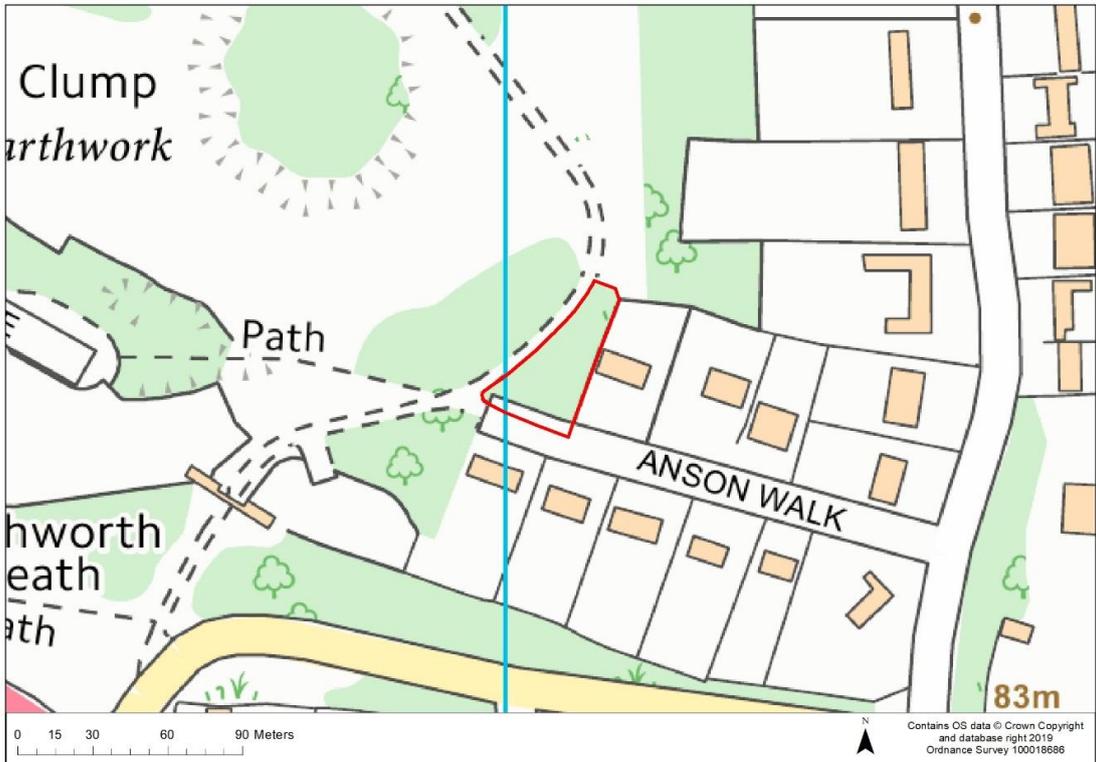
- **Flood Zone:** An unnamed ordinary watercourse flows through northern portion of the site, in a north easterly to north westerly direction. The site is at high risk of fluvial

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<ul style="list-style-type: none"> • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<p>flooding. The northern half of the site lies within Flood Zone 3b (34% of the site area) and 3a (48% of the site area). Flood Zone 2 covers a greater extent of the centre, east and west of the site (62% of the site area).</p> <ul style="list-style-type: none"> • Surface Water Flood Risk: The northern and eastern boundaries of the site are identified as at high risk, and are predicted to flood during a 1 in 30-year rainfall event. The area at risk extends to cover the centre of the site and ranges from medium-low risk. • Groundwater Flood Risk: The northern area of the site is at very high risk of groundwater flooding, with water levels predicted to lie within 0.025m to 0.5m below the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topography. Groundwater levels in the southern portion of the site are predicted to lie between 0.5m and 5m below the ground surface. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. • Access: There is no access onto the site although access could be obtained be possible from Sandy Lodge Lane. 		
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • TPO: There are protected trees running along the southern boundary of the site (TPO462). 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Secondary Centre of Moor Park. 			
<p>Availability (ownership/legal issues)</p>			
<p>The site is in single ownership and the site is being promoted by the landowner.</p>			
<p>Achievability</p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p>Potential Density</p>			
<p>Landowner Proposed DPH</p>	<p>8-11</p>	<p>Landowner Proposed Dwelling Range</p>	<p>3-4</p>
<p>Indicative DPH (Developable/Non-Developable Area)</p>	<p>50 (50%/50%)</p>	<p>Indicative Dwelling Range</p>	<p>9</p>

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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 a large proportion of the site being a waterway which would require a sufficient buffer.</p> <p>The site is at high risk of flooding from multiple sources and is entirely covered by woodland. Residential development will not be permitted in Flood Zone 3a/b which covers a large proportion of the site. The remaining developable area outside of the fluvial flood risk area is measured at approximately 0.13ha, with protected trees present in the non-risk area. The site is therefore considered unsuitable and undeliverable.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

Site Ref	Address	Settlement	Site Area (ha)
PSCFS8b	Moor Park Golf Course, Adjacent to 1 Anson Walk	Moor Park	0.14
 <p>The map displays a residential street named 'ANSON WALK' with several houses. To the north and west of the street is a green area labeled 'Clump earthwork' and 'Path'. A red outline highlights a specific plot of land on Anson Walk. A scale bar at the bottom left shows distances up to 90 meters. A north arrow and copyright information for Ordnance Survey 100018686 are located at the bottom right.</p>			
Site Description			
<p>The site is comprised of greenfield land and is situated on Anson Walk. The site is entirely covered by woodland. Adjacent to the north and west of the site is Moor Park Golf Course whilst to the east, the site is</p>			

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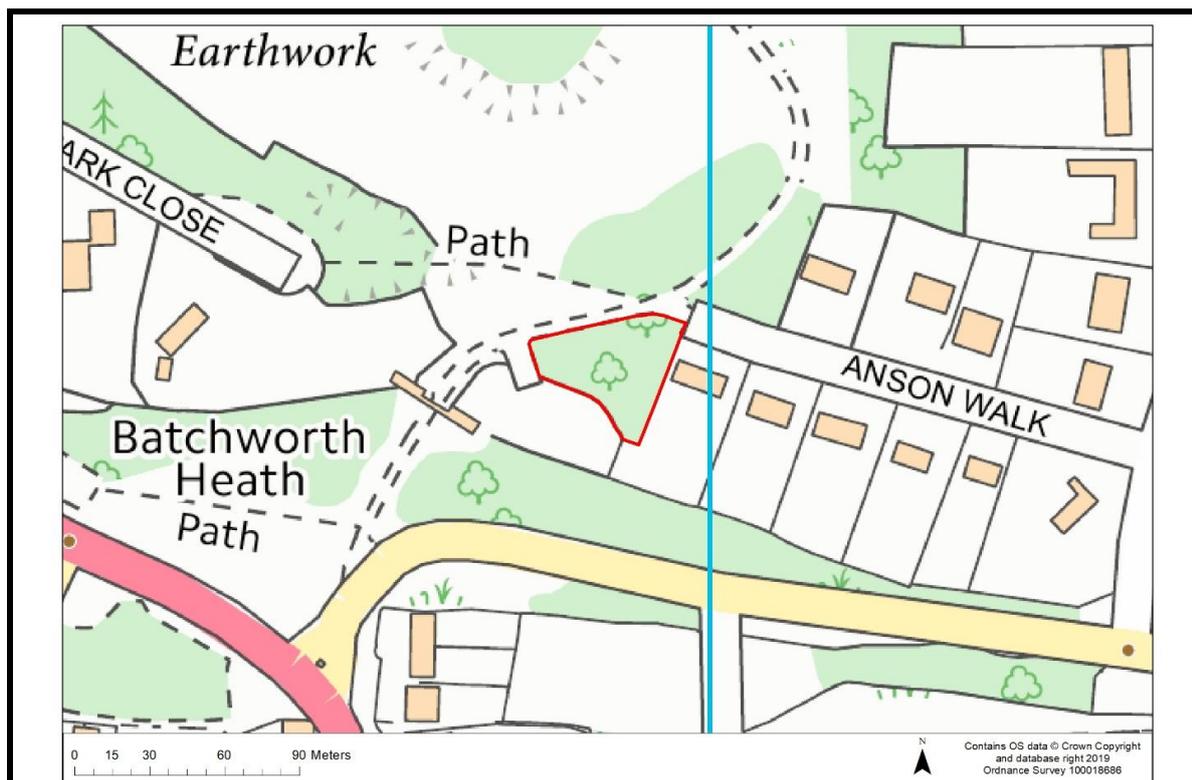
adjacent to residential houses. The Golf Course extends to the north-west and to the south there is low density residential development.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning permission on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • National Landscapes 	<ul style="list-style-type: none"> • Green Belt: The site is within the Green Belt. The site was not assessed due to its location in a Registered Park and Garden which was considered to be an absolute constraint. • Historic Environment: The site forms part of the Moor Park Grade II* Park and Garden. Historic England state that a residential allocation of the site would likely result in permanent loss to development, would inevitably harm this section of the Registered Park and Garden, leading to a cumulative harm to the wider heritage asset. Historic England state the view that the site should not be allocated. In addition, the site is adjacent to the Moor Park Estate Conservation Area and there are a number of Grade II Listed Buildings within the vicinity of the site. The Heritage Impact Assessment states that the sites development would have a minor-adverse impact on the historic environment. • Archaeology: The site is in a Site of Archaeological Interest (Batchend Clump). HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Access: There is no access to the site but this could be obtained from Anson Walk.
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to built development. • Local Wildlife Site: The site is wholly within a Local Wildlife Site (Moor Park Golf Course).
Further Constraints/Considerations:	
<ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Secondary Centre of Moor Park. 	
Availability (ownership/legal issues)	
The site is in single ownership and the site is being promoted by the landowner.	

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Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	7			Landowner Proposed Dwelling Range	1		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)			Indicative Dwelling Range	5		
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 site's location within a Local Wildlife Site and within a listed park and garden and BNG allocation.</p> <p>The site is wholly within a Local Wildlife Site and is located within the Moor Park Grade II* Registered Park & Garden. Historic England have stated due to the site's location in the Moor Park Grade II* Registered Park & Garden, the site should not be allocated for development. Due to the site's location in a Local Wildlife Site and its potential impact on the Registered Park and Garden, the site is deemed unsuitable and therefore undeliverable.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No		Developable	No			

Site Ref	Address	Settlement	Site Area (ha)
PSCFS8c	Moor Park Golf Course, Adjacent to 2 Anson Walk	Moor Park	0.18

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Site Description

The site is comprised of greenfield located, located to the south west of Anson Walk. The site is entirely covered by woodland. To the immediate north is Moor Park Golf Course whilst adjacent to the west is residential development along Anson Walk. There is woodland to the south.

Use(s) Proposed

Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

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

- **Green Belt:** The site is within the Green Belt. The site was not assessed due to its location in a Registered Park and Garden which was considered to be an absolute constraint.
- **Historic Environment:** The site forms part of the Moor Park Grade II* Park and Garden. Historic England state that a residential allocation of the site would likely result in permanent loss to development, would inevitably harm this section of the Registered Park and Garden, leading to a cumulative harm to the wider heritage asset. Historic England state the view that the site should not be allocated. In addition, the site's eastern boundary is adjacent to the Moor Park Estate Conservation Area and there are a number of Grade II Listed Buildings within the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a minor-adverse impact on the historic environment.
- **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.

Physical Constraints:

- Access

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

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<ul style="list-style-type: none"> Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Access: There is no access to the site but this could be obtained from Anson Walk. 				
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having high sensitivity to built development. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Secondary Centre of Moor Park. 					
Availability (ownership/legal issues)					
The site is in single ownership and the site is being promoted by the landowner.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	5	Landowner Proposed Dwelling Range	1		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	6		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
<p>Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.</p> <p>The developable area has been reduced due to the site's rural character, the presence of trees and BNG allocation.</p> <p>The site is also wholly within a Local Wildlife Site and is located within the Moor Park Grade II* Registered Park & Garden. Historic England have stated due to the site's location in the Moor Park Grade II* Registered Park & Garden, the site should not be allocated for development. Due to the site's potential impact on the Registered Park and Garden, the site is unsuitable and therefore undeliverable.</p>					
Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		No

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS8d	Moor Park Golf Course, North of Park Close	Batchworth Heath	0.7
Site Description			
<p>The site is comprised of greenfield land and is entirely covered by woodland, located off Park Close. To the immediate north is Moor Park Golf Course whilst to the south there is low density residential development, with Ye Olde Greene Manne pub located beyond this.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is within the Green Belt. The site was not assessed due to its location in a Registered Park and Garden which was considered to be an absolute constraint. Historic Environment: The site forms part of the Moor Park Grade II* Park and Garden. Historic England state that a residential allocation of the site would likely result in permanent loss to development, would inevitably harm this section of the Registered Park and Garden, leading to a cumulative harm to the wider heritage asset. Historic England state the view that the site should not be allocated. In addition, the site is adjacent to the Moor Park Estate and Batchworth Heath Conservation Area. There are a number of Grade II Listed Buildings within the vicinity of the site. The Heritage Impact Assessment states that the sites development would have a minor-adverse impact on the historic environment. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment. 	

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Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 		<ul style="list-style-type: none"> • Flood Zone: The site is Flood Zone 1. • Access: There is no access on to the site but this could be obtained from Park Close. 	
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 		<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having high sensitivity to built development. • Local Wildlife Site: The site's northern boundary is adjacent to a Local Wildlife Site (Moor Park Golf Course). 	
Further Constraints/Considerations: <ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Batchworth Heath which is classified as an "Other Settlement" in the Settlement Hierarchy. 			
Availability (ownership/legal issues)			
The site is in single ownership and the site is being promoted by the landowner.			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	9	Landowner Proposed Dwelling Range	6
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	25
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
<p>The developable area has been reduced due to the rural character of the site and proximity to heritage assets and a Local Wildlife Site.</p> <p>The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. It is therefore considered that development is unsuitable. Notwithstanding the requirement for the local authority to meet its unmet housing need through exceptional circumstances, acceptability will be further evidenced by the green belt review.</p> <p>Historic England have stated due to the site's location in the Moor Park Grade II* Registered Park & Garden, the site should not be allocated for development. For these reasons, the site is considered to be unsuitable and therefore undeliverable.</p>			
Suitable	No	Available	Yes
Achievable	Yes	Deliverable	No

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