


SHELAA Site Assessments – Part 6

Mill End

Site Ref	Address	Settlement	Site Area (ha)
CFS38a	Land rear of Colne Mead	Mill End	6.15
			
Site Description			
<p>The site is comprised of greenfield land, which was formerly used as watercress beds. The site is now an unused open field, with trees concentrated to the south and north and scattered throughout the site. The Main River Colne forms the northern, western and southern boundaries of the site. An unnamed ordinary watercourse forms the eastern boundary of the site. To the north of the site is a pub and residential development, associated with the settlement of Mill End. To the north-east, there are two Travelling Showpeople sites (Rear of 321 Uxbridge Road and Rear of 317-319 Uxbridge Road). Stockers Lake and Drayton Ford are located to the south, beyond the River Colne.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There is no relevant planning history on the site.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes		<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. Only part of the site, to the south-east and north, was assessed in the Stage 2 Green Belt Review. The remainder of the site was not assessed due to flood risk on this area of the site. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the south-east of the site is located) as moderate. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which a small area to the north of the site is located) as low-moderate.Historic Environment: There is a Grade II Listed Building (The Whip and Collar Public House) located to the north of the site, along Uxbridge Road. There is tree coverage between the heritage asset and the site, although a detailed heritage impact assessment should be undertaken as part of any proposals.	

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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.
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 Main River Colne forms the northern, western and southern boundaries of the site. The majority of the site is located within Flood Zone 3b (88% of the site area) whilst almost all of the site area is within Flood Zone 2 (98%). Only 2% of the site is in Flood Zone 1. Development is not permitted in Flood Zone 3b. • Surface Water Flood Risk: The site is at moderate to high risk of surface water flooding. The majority of lower lying areas on the site are at risk of flooding during the 1 in 1,000-year rainfall event, whilst the north-west portion of the site is at risk of flooding during a 1 in 30-year and 1 in 100-year rainfall event. There is also high risk (1 in 30 year event) at the north-west corner of the site. • Groundwater Flood Risk: During a 1 in 100-year groundwater flood event, the majority of the site is estimated to have water at or within 0.025m of the ground surface. 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: There is currently no access to the site. Due to the location of rivers/watercourses along each of the boundaries, providing appropriate access from Uxbridge Road is likely to require a road bridge. Access from the Willows/Colne Mead would also pose capacity issues and there are residential properties along the entire road length. HCC Highways have stated that the achievement of suitable access would need to be demonstrated due to the nature of the site location.
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • Local Nature Reserve: The site's south-eastern boundary is in close proximity to Stocker's Lake Local Nature Reserve, which is on the opposite side of the River Colne. • Local Wildlife Site: The site's south-eastern boundary is in close proximity to Stocker's Lake Local Wildlife Site, which is on the opposite side of the River Colne.
Further Constraints/Considerations: <ul style="list-style-type: none"> • HCC Highways have stated that in isolation, the site presents significant concerns due to the site's location and scale. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Mill End. 	
Availability (ownership/legal issues)	

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The site is in single ownership and is being promoted by the landowner.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	20-30		Landowner Proposed Dwelling Range		112-186		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)		Indicative Dwelling Range		215		
Phasing							
0-5 years		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, the need for buffers to waterways and BNG allocation.</p> <p>The Level 2 SFRA states that the site is at high risk of flooding from multiple sources, and therefore it may not be safe to develop the site for residential purposes.</p> <p>Given that a large proportion of the site is in Flood Zone 3b and almost the whole site is in Flood Zone 2, there is no possibility that all development could be directed to Flood Zone 1. There is no scope to alter the boundaries of the site to remove the flood risk area and deliver any development. The site is therefore not considered to be suitable.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

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Site Ref	Address	Settlement	Site Area (ha)
CFS38b	Land at the Waterside	Mill End	0.41



Site Description	
<p>The site is formed of two parcels, with the River Colne flowing between them. There is a private pedestrian bridge linking the two parcels. The northern parcel is comprised of brownfield land and is in use as The Waterside Wedding Venue and ancillary car park. The southern parcel is comprised of greenfield land and is in use as the venue's garden. The southern parcel is adjacent to Uxbridge Road to the north whilst the southern boundary of the southern parcel is adjacent to a tributary of the River Colne. To the south of the site is open land whilst to the north is residential development, associated with the settlement of Mill End. To the east, there is open land in use for storage and a Travelling Showpeople site (Rear of 321 Uxbridge Road).</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 BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes	<ul style="list-style-type: none">Green Belt: The southern parcel of the site is located in the Green Belt, although the majority this parcel was not assessed due to flood risk issues. The Stage 2 Green Belt Review assessed harm of releasing the parcel in which the small area to the east of the site is located as leading to low-moderate harm, if released from the Green Belt.Historic Environment: There is a Grade II Listed Building (The Whip and Collar Public House) located in the northern parcel of the site. The Listed Building should be retained as part of any development. Development of the setting would be likely to impact the setting of the Listed Building and any proposals would require a heritage impact assessment and discussions with the Conservation Officer.

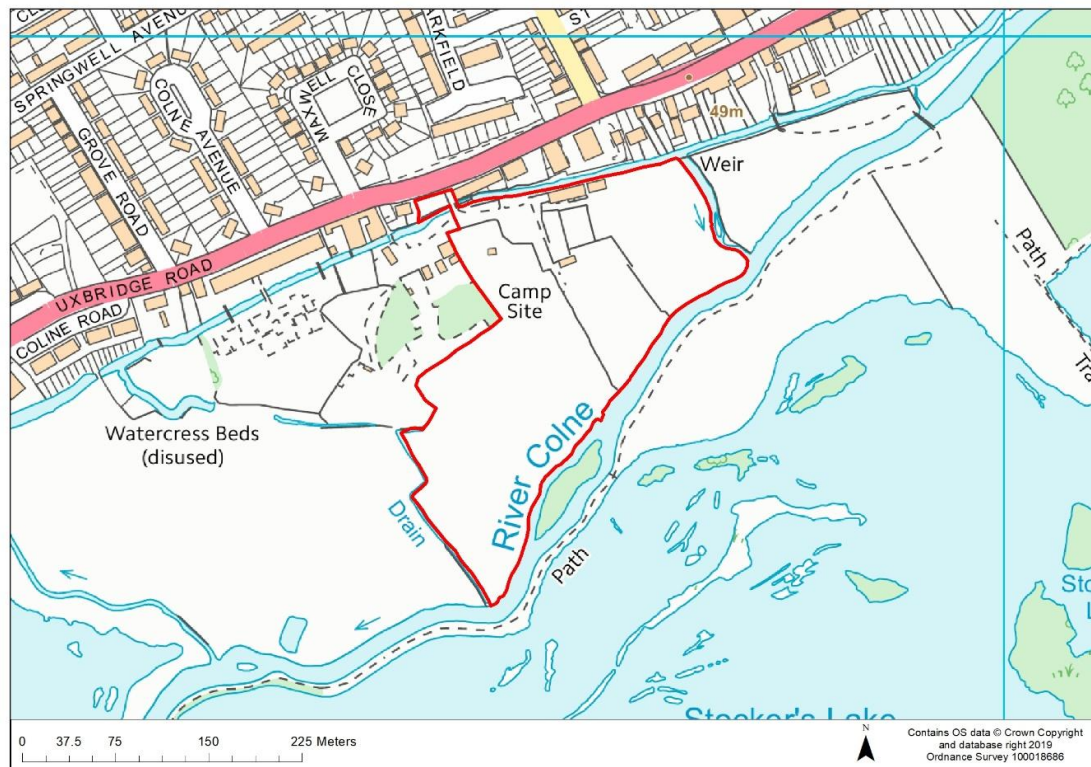
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	<ul style="list-style-type: none"> • Archaeology: HCC Historic Environment request that an archaeological assessment is produced for the site prior to any formal allocation, in order to determine the extent to which the archaeological interest of the site might be a constraint upon the principle of development.
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 River Colne runs between the two parcels. The southern parcel of land is mostly within Flood Zone 3b, with a small area along the eastern boundary remaining within Flood Zone 1. In the northern parcel of land, the south of the parcel lies within Flood Zone 3b, with some areas in Flood Zone 3a and 2 also present. 33% of the site is in Flood Zone 1 and this is mostly located to the northern and central area of the northern parcel. • Surface Water Flood Risk: A large proportion of both parcels of land is at risk of surface water flooding, ranging from medium-low risk. The south-eastern corner of the northern parcel is at high risk of surface water flooding, although this is associated with the fluvial flood risk area. The central area of the southern parcel is also at high risk. • Groundwater Flood Risk: The entirety of both land parcels is at very high risk of groundwater flooding, where groundwater is at or within 0.025m of the ground surface during a 1 in 100-year flood event. 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: The northern parcel is accessed from Uxbridge Road, although there is no direct access to the southern parcel of the site. A road bridge would most likely to be needed to provide access. There is currently no direct access to the southern parcel of land and therefore it is likely that a road bridge will be required to provide access from Uxbridge Road. HCC Highways have stated that the achievement of suitable access would need to be demonstrated due to the nature of the site location.
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"> • None identified.
Further Constraints/Considerations:	
<ul style="list-style-type: none"> • HCC Highways have stated that in isolation, the site presents significant concerns due to the site's location and scale. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Mill End. 	

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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	10-12		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)			Indicative Dwelling Range	14		
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
<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 proximity to a heritage asset, flood risk, the need to create suitable access to the site and BNG allocation.</p> <p>Most of the site is within Flood Zone 3b and the area of the site in Flood Zone 1 (33% of the site) contains a Grade II Listed Building and its setting. There is no scope to alter the boundaries of the site to remove these constraints and deliver any development. The northern parcel is comprised of previously developed land; this contains a Grade II Listed Building and is considered unsuitable for redevelopment. Additionally, the existing use of the brownfield part site as a community facility (an operational wedding venue) should be protected in line with the draft Social and Community Facilities policy. The site is therefore not considered suitable.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No		Developable	No			

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Site Ref	Address	Settlement	Site Area (ha)
CFS73	Land at 319 & 321 Uxbridge Road	Mill End	4.7
			
Site Description			
<p>The site is a mix of greenfield and previously developed (brownfield) land. The brownfield portion of the site, at the centre of the site, is an authorised Travelling Showpeople site (Rear of 317-319 Uxbridge Road). The eastern and south-western areas of the site are unused grassland. The site is bounded by trees/shrubbery along its boundaries and is bordered by four watercourses. The River Colne flows along the southern and northern boundaries whilst two ordinary watercourses form the eastern and western boundaries. To the north-west there is a Travelling Showpeople site (Rear of 321 Uxbridge Road). Beyond the River Colne to the south is Stockers Lake and to the south-east is Bury Lake and Batchworth Lake. To the north of the site is residential development associated with the settlement of Mill End.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There is an authorised Travelling Showpeople yard on the site (Rear of 317-319 Uxbridge Road).</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes		<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The site falls into two parcels which were assessed in the Stage 2 Green Belt Review. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the north-east of the site is located) as low-moderate. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the south-west of the site is located) as moderate.Historic Environment: There is a Grade II Listed Building (The Whip and Collar Public House) located to the north-west of the site, along Uxbridge Road. There is tree coverage and residential development between the heritage asset and the site, although a heritage impact assessment should be undertaken as part of any proposals.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of	

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	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 Main River Colne forms the northern and southern boundaries of the site with ordinary watercourses flowing along the western and eastern boundaries. The majority of the site is located within Flood Zone 1 (89% of the site area), although there is a small area located along the western, northern and southern boundaries is in Flood Zone 3a. Flood Zone 2 also extends into the southern boundary and south east corner of the site (11% of the site area). • Surface Water Flood Risk: Two small areas of ponding at the north of the site are at medium-high risk of surface water flooding. There is also an area of ponding along the southern site boundary. An extensive area in the west of the site is at low risk of surface water, with a proportion within this area to the south-west at medium risk. • Groundwater Flood Risk: During a 1 in 100-year groundwater flood event, two areas at the west and north-west of the site have groundwater levels within 0.025m of the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets and groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. The remaining majority of the site has levels between 0.025m and 0.5m below the ground surface (70% of site area). • 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 access to the site via a road bridge from Uxbridge Road although the provision of a second access is restricted due to the adjacent watercourses and residential development along Uxbridge Road to the north. HCC Highways have stated that the achievement of suitable access would need to be demonstrated due to the nature of the site location.
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • Local Nature Reserve: The site's southern boundary is in close proximity to Stocker's Lake Local Nature Reserve, which is on the opposite side of the River Colne. • Local Wildlife Site: The site's south-eastern boundary is in close proximity to Stocker's Lake Local Wildlife Site, which is on the opposite side of the River Colne. • TPO: There are protected trees to the north of the site (TPO052).
Further Constraints/Considerations:	
<ul style="list-style-type: none"> • HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site. 	

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<ul style="list-style-type: none">Settlement Hierarchy (Core Strategy, 2011): The site is located partially within and partially at the edge of the Key Centre of Mill End.							
Availability (ownership/legal issues)							
The site is in multiple ownerships and is being promoted by the landowners. The site is proposed by the Council for the alternative future use as a safeguarded Travelling Showpeople site.							
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	165		
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
<p>The site is a mix of previously developed brownfield land located within the Green Belt. Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.</p> <p>The developable area has been reduced due to the rural nature of the site, the need for buffers to waterways and BNG allocation.</p> <p>The site is currently in use as an authorised Travelling Showpeople site and is proposed as a safeguarded Travelling Showpeople site in the new Local Plan.</p> <p>The Gypsy, Traveller & Travelling Showpeople LDD, which was approved by the Policy and Resources Committee (22 September 2014) acknowledges the existence of the tolerated yard and seeks to remove the Green Belt designation from the existing authorised yards and safeguard them to ensure that the permitted use is not lost through the grant of any subsequent planning permission while there remains a need for the yards. The previous Needs Assessment showed that any future needs for further Showpeople plots could be accommodated on the existing authorised sites. The Travelling Showpeople site (Rear of 317-319 Uxbridge Road) is therefore proposed for safeguarding to accommodate future needs.</p> <p>The site is therefore considered unavailable for residential development due to its current use and proposed safeguarding use.</p>							
Suitable	No	Available	No	Achievable	Yes		
Deliverable	No	Developable	No				

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Site Ref	Address	Settlement	Site Area (ha)
P14	Fairway Tyres, 90 Uxbridge Road	Mill End	0.08

Site Description	
The site is comprised of previously developed land and is located in Mill End. The site is in current use as a car servicing garage, with direct access from Uxbridge Road. The site is comprised of a forecourt and large warehouse. The site is adjacent to both residential flats and dwellings and is fronted by a main road.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB	<ul style="list-style-type: none">Green Belt: The site is not in the Green Belt.Historic Environment: There are no Heritage Assets within the vicinity of the site and the site is not within a Conservation Area. The Heritage Impact Assessment states that development would have a minor beneficial impact on the historic environment.
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Access: The site has direct access from Uxbridge Road.
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife Site	<ul style="list-style-type: none">The site was not assessed as part of the Landscape Sensitivity Assessment.

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<ul style="list-style-type: none"> Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 							
Further Constraints/Considerations:							
<ul style="list-style-type: none"> Redevelopment of the site would result in the loss of a car service/mechanics centre in this location. <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Key Centre of Mill End. 							
Availability (ownership/legal issues)							
The site is in single ownership. No response was received by the landowner when confirmation of availability was sought. The site is therefore deemed unavailable.							
Achievability							
The site has is not being promoted and there is no clear evidence that the site is achievable.							
Potential Density							
Landowner Proposed DPH	Landowner Proposed Dwelling Range						
Indicative DPH	Indicative Dwelling Range						
60-80	5-6						
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The site is unavailable for development and therefore undeliverable.							
Suitable	Yes	Available	No	Achievable	No		

Site Ref	Address	Settlement	Site Area (ha)
P21	Tudor Way Garages, Corner of Tudor Way	Mill End	0.06

Site Description

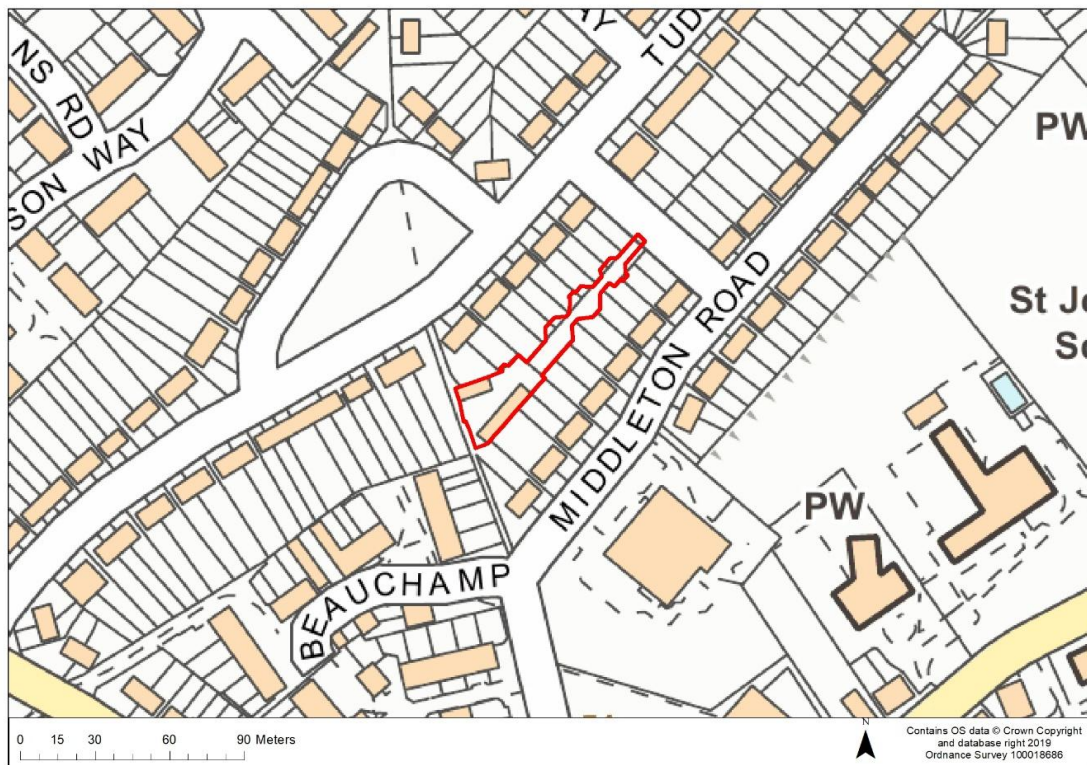
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The site is comprised of previously developed land and is located in Mill End. The site is comprised of two rows of Council owned garages. Residential properties to the east have frontage onto the site whilst the northern and southern boundaries are adjacent to residential gardens. The site is accessed from Tudor Way.			
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 not within the Green Belt. Historic Environment: There are no Heritage Assets in 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 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 from Tudor Way, although this is extremely narrow (approximately 2.5m) and adjacent to the frontage of residential plots. The access also provides a public right of way. It is not considered sufficient access improvements could be achieved in order to provide a suitable access for residential development on the site. 	
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 		<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 	
Further Constraints/Considerations:			
<ul style="list-style-type: none"> A public right of way runs through the site along the eastern boundary. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End. 			
Availability (ownership/legal issues)			
The site is in the single ownership of Three Rivers District Council.			
Achievability			
No issues regarding the viability in developing the site have been identified.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	3
Phasing			

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0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
Given the adjacency of residential properties, it is not considered that sufficient access improvements could be achieved in order to provide a suitable access for residential development on the site. It is also not considered to have the capacity for 5+ dwellings. The site is therefore considered to be unsuitable and undeliverable.							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

Site Ref	Address	Settlement	Site Area (ha)
P26	Garages at Windsor Way	Mill End	0.1



Site Description

The site is comprised of previously developed land and is located in Mill End. The site is comprised of two rows of garages with a long access road off of Windsor Way. The northern and southern site boundaries are formed by fencing and the frontage of private garages associated with residential properties to the immediate north and south of the site.

Use(s) Proposed Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

- Green Belt
- Heritage Assets Listed Buildings


- Green Belt:** The site is not in the Green Belt.

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<ul style="list-style-type: none"> • Conservation Area • Historic Park and Garden • National Landscapes 	<ul style="list-style-type: none"> • Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not within a Conservation Area.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is within Flood Zone 1. • Surface Water Flood Risk: Approximately half of the site is at risk of surface water flooding (54% of the total site area). The highest area of surface water flood risk is at the centre of the site, where a flow path originating from Tudor Way to the north flows towards the centre of the site and constitutes high risk of surface water flooding. The flow path extends to a greater area of the site in 1 in 100 and 1 in 1,000 rainfall events (medium-low risk). • Groundwater Flood Risk: The groundwater levels are between 0.5m and 5m 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 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 from Windsor Way, to the east of the site. The access route is for single-file traffic only and is adjacent to residential gardens. As a result, sufficient widening/improvements are unlikely to be achievable. The access route also provides access to garages located on private residential plots but which have frontage onto the site. It is unlikely the access will be considered suitable for development as per the manual for streets guidance.
<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 low sensitivity to built development.
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • A public right of way runs along the western boundary of the site. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End. 	
<p>Availability (ownership/legal issues)</p>	
<p>The site is in the single ownership of Three Rivers District Council.</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>	

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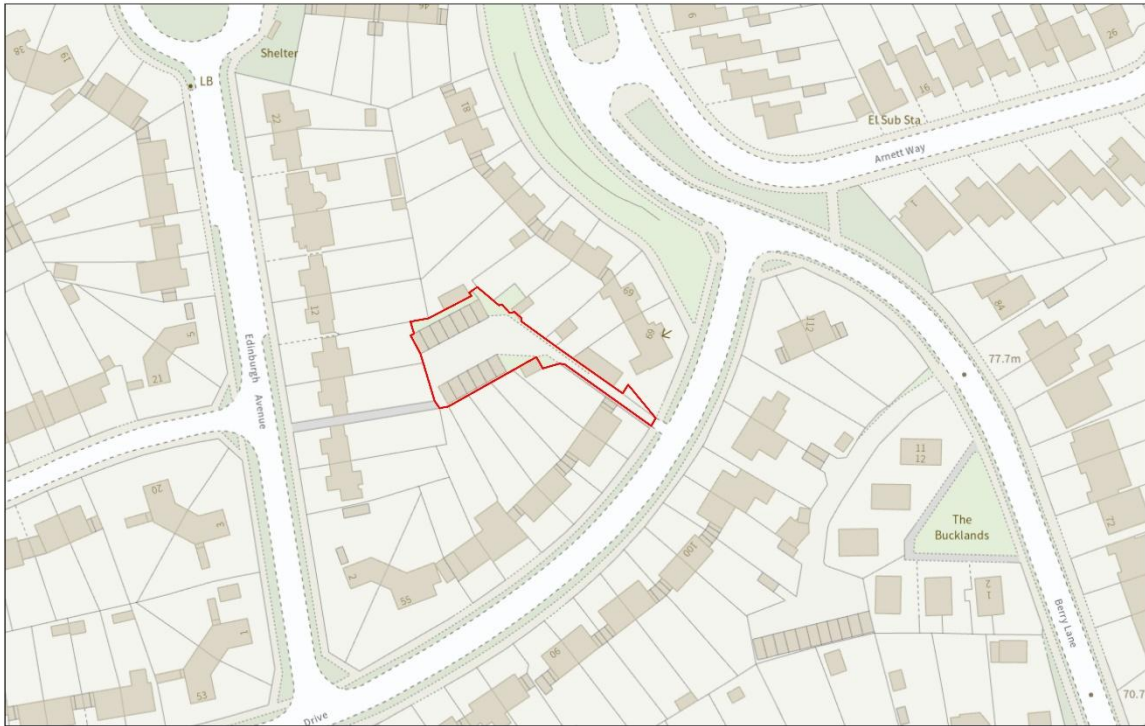

Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH (Developable/Non-Developable Area)		50 (70%/30%)		Indicative Dwelling Range		4	
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The developable area has been reduced due to the need to provide suitable access to the residential development.							
It is not considered that sufficient access improvements could be achieved in order to provide a suitable access for residential development on the site. The access will not be considered suitable for development as per the manual for streets guidance. It is also considered not to have the capacity for 5+ dwellings. The site is considered to be unsuitable and therefore undeliverable.							
Suitable		No		Available		No	
Deliverable		No		Developable		No	

Site Ref	Address	Settlement	Site Area (ha)
P27	Land at the corner of Chiltern Drive	Mill End	0.08
			
Site Description			
<p>The site is comprised of brownfield land and is located in Mill End. The site is comprised of a vacant plot, covered by hardstanding and overgrown vegetation. There are several trees along the southern and north-western boundaries of the site, with a gate located to the south-east. The site is accessed from Shepherds Lane. There are residential properties to the north and east, with residential flats to the north-west, on the</p>			

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opposite side of Chiltern Drive. On the opposite side of Shepherd's Lane to the south, there is agricultural land.					
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: There are no Heritage Assets in 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 within Flood Zone 1. Surface Water Flood Risk: The centre of the site is a medium risk of surface water flood risk (1 in 100 year rainfall event) with a greater area (covering two thirds of the site area) at risk in a 1 in 1,000 year rainfall event. This is due to surface water run-off from Chiltern Drive. 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 from Shepherds 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 site was not assessed as part of the Landscape Sensitivity Assessment. 			
Further Constraints/Considerations:					
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End. 					
Availability (ownership/legal issues)					
The site is in single ownership. No response was received by the landowner when confirmation of availability was sought. The site is therefore deemed unavailable.					
Achievability					
The site has is not being promoted and there is no clear evidence that the site is achievable.					
Potential Density					
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range	
Indicative DPH		50-80		Indicative Dwelling Range	
				4-6	
Phasing					
0-5 years		x		6-10 years	
				11-15 years	
				16+ years	
Conclusion					
The site is unavailable for development and therefore undeliverable.					
Suitable		Yes		Available	
		No		Achievable	
				No	

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Site Ref	Address	Settlement	Site Area (ha)
P33	Chiltern Drive Garages	Mill End	0.07
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Site Description			
The site is comprised of previously developed land and is located within Mill End. The site is comprised of two rows of garages and is accessed via a single-file road. The site is adjacent to residential properties and gardens along all boundaries.			
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 BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes		<ul style="list-style-type: none">Green Belt: The site is not in the Green Belt.Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoise		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk	

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<ul style="list-style-type: none">Air Quality	<p>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 via a single-file road which is adjacent to a residential property and private garage plot/driveway on Chiltern Drive. It is unlikely the access will be considered suitable for development as per the manual for streets guidance.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods SAC	<ul style="list-style-type: none">The site was not assessed as part of the Landscape Sensitivity Assessment.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Mill End.							
Availability (ownership/legal issues)							
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.							
Achievability							
No issues regarding the viability in developing the site have been identified							
Potential Density							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A		
Indicative DPH (Developable/Non-Developable Area)	71 (100%/0%)		Indicative Dwelling Range		5		
Phasing							
0-5 years		6-10 years		11-15 years	x	16+ years	
Conclusion							
Any development of the site would need to take account of the site's location in GSPZ1. The site is both available and achievable.							
Access to the site is via a long, narrow single-track road. The access is considered not to be suitable for development as per the manual for streets guidance. The site is therefore deemed unsuitable for development.							
Suitable	No		Available	Yes		Achievable	Yes
Deliverable	No		Developable	No			

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Site Ref	Address	Settlement	Site Area (ha)
P34	The Bucklands Garages	Mill End	0.08

0 12.5 25 50 75 Meters

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Site Description	
<p>The site is comprised of previously developed land and is located in Mill End. The site contains one row of garages to the south of the site. The hardstanding located to the north of the row of garages provides access to a garage which is located within a private residential plot. Land to the east provides a vehicular turning point and an access to driveways of residential dwellings which have frontage onto the site. The access road is adjacent to residential gardens and garages which have frontage onto the site. The site is enclosed by residential development and is accessed by a narrow access road off of Berry Lane. The site slopes downwards to the south and the area of garages and hardstanding are situated at a lower topography from adjacent residential gardens to the north-west.</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 not in the Green Belt. Historic Environment: There are no Heritage Assets in 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 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: The majority of the site, excluding the access road, ranges from low to high risk of surface water flooding. 27% of the site is at high risk of surface water flooding (1 in 30 year rainfall event) and this is concentrated to the south of the site where the garages are located; an area of ponding is predicted to form at the natural low point of the site. The area at risk is greater in a 1 in 100 year rainfall event.

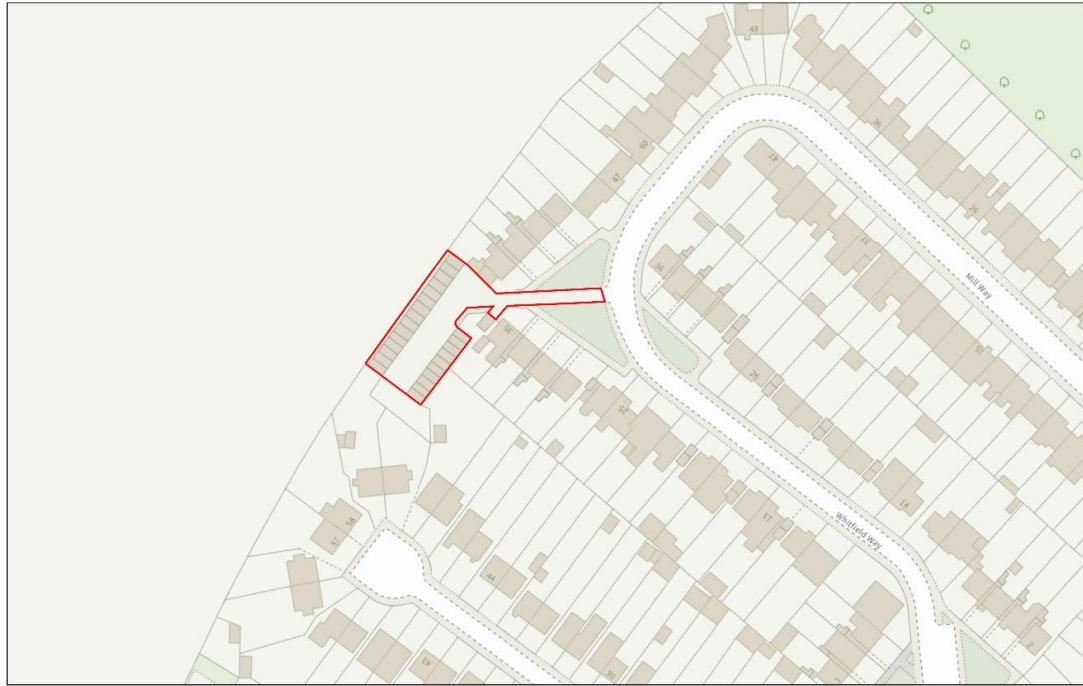

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<ul style="list-style-type: none">Air Quality	<ul style="list-style-type: none">GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly 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: The site is accessed from Berry Lane, via The Bucklands which is a long access road. Private driveways and garage courts have frontage onto The Bucklands and are accessed from The Bucklands. The southern point of the road are the driveways of two residential properties. It is unlikely the access will be considered suitable for development as per the manual for streets guidance.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods SAC	<ul style="list-style-type: none">The site was not assessed as part of the Landscape Sensitivity Assessment.						
Further Constraints/Considerations: <ul style="list-style-type: none">The area of hardstanding and garages is located on a lower topographical level than the adjacent residential gardens located to the north-west. It is likely that any residential development on the site would overlook these residential dwellings and gardens.Development on the site would be likely to restrict access to adjacent residential dwellings and garages (located in private residential plots) which have frontage onto the site.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End.							
Availability (ownership/legal issues) <p>The site is in single ownership, owned by Three Rivers District Council.</p>							
Achievability <p>No issues regarding the viability in developing the site have been identified.</p>							
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	4				
Phasing							
0-5 years		6-10 years		11-15 years	x	16+ years	
Conclusion <p>It is considered that the context of the site, particularly the adjacent residential properties and driveways and the lower topographical level of the site, restricts the achievability of residential development on the site. It is unlikely that the site has the capacity for 5+ dwellings.</p>							

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Access to the site is via a long, narrow single-track road. The access will not be considered suitable for development as per the manual for streets guidance. The site is therefore 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)
P38	Garages at Whitfield Way	Mill End	0.09
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Site Description			
The site is comprised of brownfield land and is located in Mill End. The site is comprised of two rows of garages, which are accessed from Whitfield Way. To the north of the site there is agricultural land, with residential properties in all other directions.			
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 BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes		<ul style="list-style-type: none">Green Belt: The site is not in the Green Belt.Historic Environment: There are no Heritage Assets in the vicinity of the site. The site is not within a Conservation Area.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)Contamination		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of potential risk of contamination tot eh 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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<ul style="list-style-type: none">NoiseAir Quality	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. <ul style="list-style-type: none">Access: The site is accessed from Whitfield Way. It is unlikely the access will be considered suitable for development as per the manual for streets guidance.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods SAC	<ul style="list-style-type: none">The site was not assessed at part of the Landscape Sensitivity assessment.						
Further Constraints/Considerations:							
<ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End.							
Availability (ownership/legal issues)							
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.							
Achievability							
No issues regarding the viability in developing the site have been identified.							
Potential Density							
Landowner Proposed DPH	N/A			Landowner Proposed Dwelling Range	N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)			Indicative Dwelling Range	5		
Phasing							
0-5 years		6-10 years		11-15 years	x	16+ years	
Conclusion							
Any development of the site would need to take account of the site's location in GSPZ1.							
Access to the site is via a long, narrow single-track road. The access will not be considered suitable for development as per the manual for streets guidance. The site is therefore deemed unsuitable for development.							
The site is both available and achievable.							
Suitable	No		Available	Yes		Achievable	Yes
Deliverable	No			Developable		No	

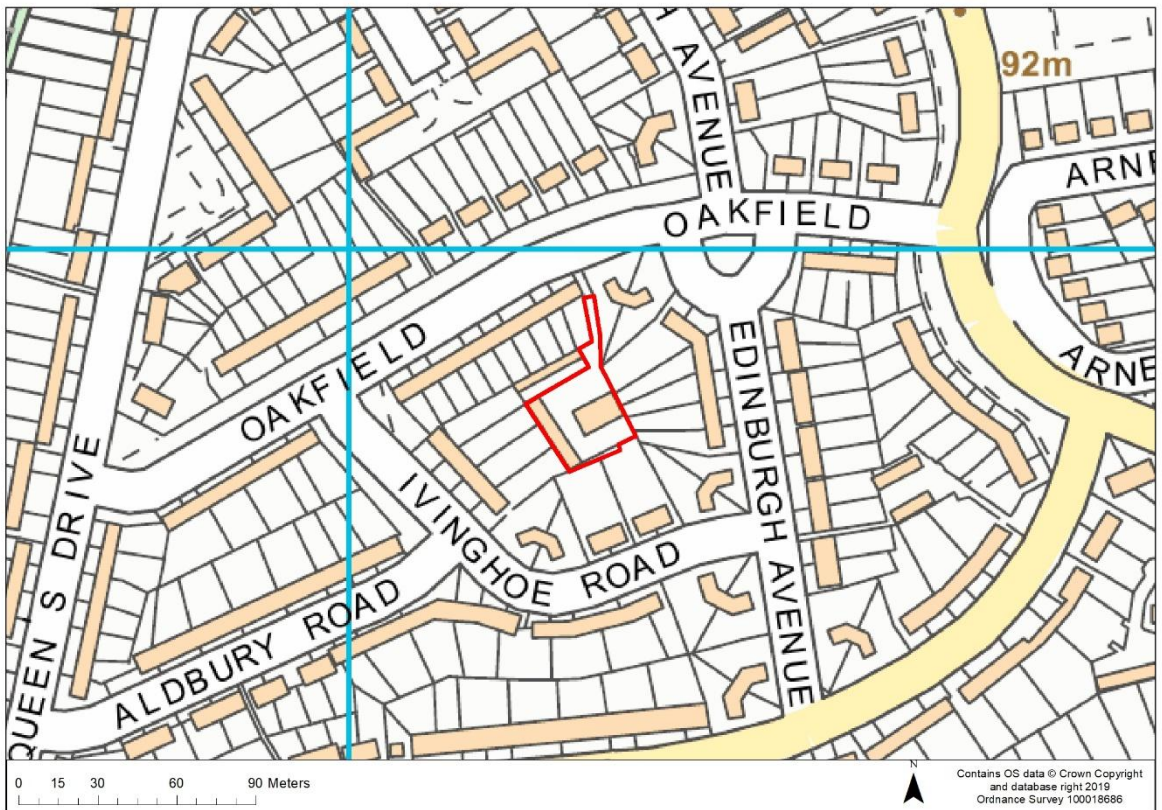
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Site Ref	Address	Settlement	Site Area (ha)
P4	Quickwood Close Garages	Mill End	0.14
			
Site Description <p>The site is comprised of previously developed land and is located in Mill End. The site is comprised of two sets of garages, located along the northern, eastern and western boundaries of the site. The site is broadly rectangular in shape although the northern boundaries wrap around two residential front gardens; a narrow road between the eastern and western areas connect the site. Residential rear gardens are adjacent to all other boundaries of the site. Vehicular and pedestrian accesses from the garage court to the majority of the residential rear gardens located adjacent to the southern boundary exist. A recently constructed garage, located in a private residential plot, fronts onto the south-east of the site and is also accessed through the site. The site is accessed from Quickwood Close.</p>			
Use(s) Proposed		Residential	
Planning History <p>There is no relevant planning history on the site.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes		<ul style="list-style-type: none">Green Belt: The site is not in the Green Belt.Historic Environment: There are no Heritage Assets in the vicinity of the site. The site is not within a Conservation Area.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality		<ul style="list-style-type: none">Flood Zone: The site is within Flood Zone 1.Surface Water Flood Risk: There is a low risk of surface water flooding along the southern boundary of the site and on the access road which leads into the 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	

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		<p>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 ant proposals on the site.</p> <ul style="list-style-type: none"> • Access: The site is accessed from Quickwood Close, which is a residential road providing on-street parking. 					
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 site was not assessed as part of the Landscape Sensitivity Assessment. 					
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • The site provides access to rear gardens and private garages located to the south of the site. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End. 							
Availability (ownership/legal issues)							
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.							
Achievability							
No issues regarding the viability in developing the site have been identified							
Potential Density							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range		N/A		
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)		Indicative Dwelling Range		7		
Phasing							
0-5 years		6-10 years		11-15 years	x	16+ years	
Conclusion							
<p>The site is deemed suitable for residential development, subject to mitigation measures to address surface water flood risk. Any development of the site would need to take account of the site's location in GSPZ1. The site is both available and achievable. The site is deemed to be developable.</p> <p><i>Please see the Site Assessment for Site P4a which is being taken forward as the revised boundary of the site.</i></p>							
Suitable	Yes		Available	Yes		Achievable	Yes
Deliverable	No		Developable	Yes			

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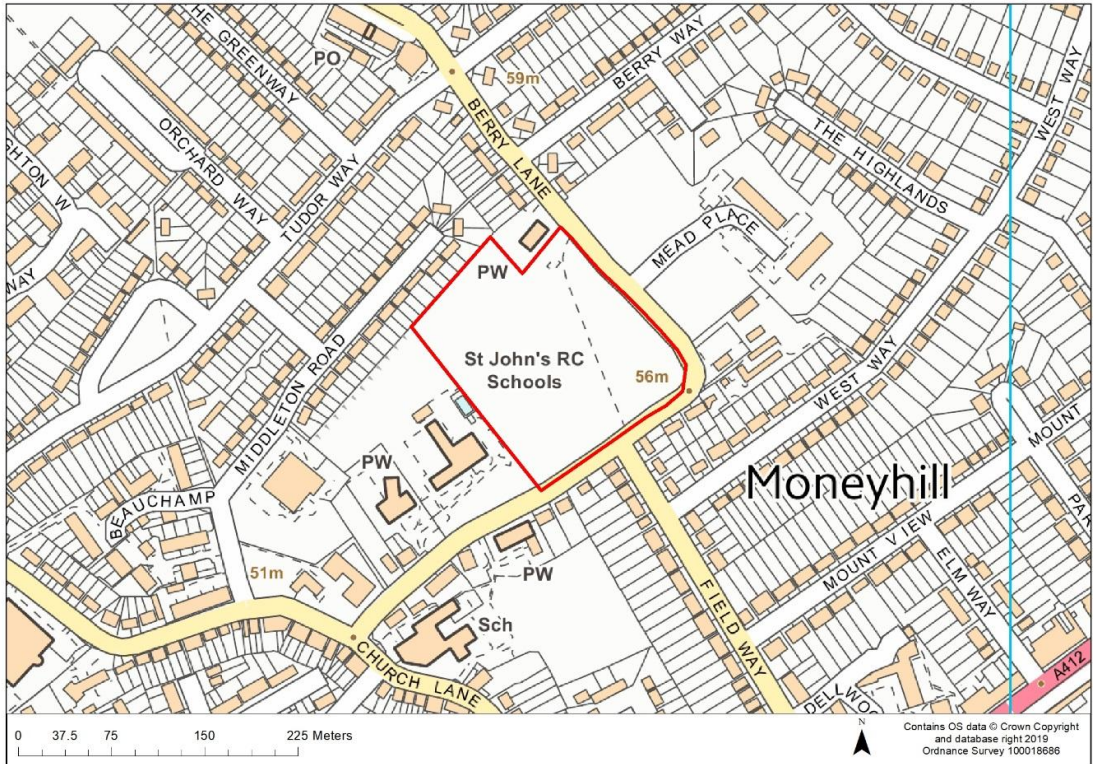
Site Ref	Address	Settlement	Site Area (ha)
P7	Oakfield Garages, Oakfield	Mill End	0.1
			
Site Description			
The site is comprised of previously developed land and is located in Maple Cross. The site is comprised of three rows of garages, with access from Oakfield. Residential gardens are adjacent to all of the site's boundaries.			
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 BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenAONB		<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">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and 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: Existing access to the site is from Oakfield, however the access route is narrow (approximately 4m in width) and is adjacent to residential properties on both sides.	

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Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree	<ul style="list-style-type: none">• The site was not assessed as part of Landscape Sensitivity Assessment.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End.							
Availability (ownership/legal issues)							
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.							
Achievability							
No issues regarding the viability in developing the site have been identified.							
Potential Density							
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH		50-70		Indicative Dwelling Range		5-7	
Phasing							
0-5 years		6-10 years		11-15 years		x	
						16+ years	
Conclusion							
The site is deemed suitable for residential development. Consideration to the site's location in GSPZ1 should be made. The site is both available and achievable. The site is deemed to be developable.							
Suitable		Yes		Available		Yes	
				Achievable		Yes	

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Site Ref	Address	Settlement	Site Area (ha)
PCS59	Land at Berry Lane, Mill End	Mill End	2.6



Site Description

The site is on former landfill and is therefore comprised of previously developed (brownfield) land. The site consists of open grassland and is in use as a designated open space. To the immediate west of the site is St John's Primary School and adjacent to the north-eastern corner is adjacent to Berry Lane Methodist Church. Adjacent to the north of the site are gardens of residential properties along Middleton Road.

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 not located in the Green Belt. Historic Environment: The site does not contain any heritage assets. Close to the south-west of the site is a Grade II Listed Building (Church of St Peter). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Any proposals should be accompanied by a detailed heritage impact assessment identifying the impact of the development on the designated asset.
<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 are small areas of the site at low risk of surface water flooding, to the south and north-east. There is high risk of surface water flooding on Berry Lane adjacent to the east of the site. GSPZ: A very small area of the site, at the north-western corner, 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. The majority of the site is in GSPZ2.</p> <ul style="list-style-type: none">• Access: There is no existing access on to the site but this could be accessed from Berry Lane.• Contamination: The site is on historic landfill (Site EAHLD13029 - Berry Lane, Rickmansworth).						
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree• Beechwoods SAC	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having medium sensitivity to built development.						
Further Constraints/Considerations: <ul style="list-style-type: none">• The site is an existing open space allocation (Middleton Road, Mill End).• The Open Space, Sport and Recreation Study (2019) includes the site in its assessment as an amenity greenspace (referred to as Mead Place/Berry Lane). The Rickmansworth catchment area is identified as having a sufficient provision of amenity greenspace (+0.3ha per 1,000 population above the recommended standard). The site forms part of this provision for amenity greenspace in Rickmansworth and helps to serve the accessibility gap to other forms of open space in Rickmansworth.• The Open Space Standards Paper estimates a future requirement of 46.54ha of amenity greenspace in order for current levels of provision to be maintained. This illustrates a need to safeguard existing amenity open space provision.• HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End.							
Availability (ownership/legal issues) <p>The site is in single ownership of Three Rivers District Council.</p>							
Achievability <p>The site is in use as open space and there is no evidence that the site is achievable.</p>							
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		91		
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion <p>The developable area has been reduced due to the need for an appropriate buffer to the adjacent school and BNG allocation.</p> <p>The site is an allocated public open space. The Open Space, Sport and Recreation Study (2019) shows a future requirement of 46.54ha of amenity greenspace and indicates that the site contributes to the provision of open space in the Rickmansworth catchment area. It is therefore considered that the existing use of the site should be protected. The site is therefore considered unsuitable for residential development.</p>							
Suitable	No		Available	No		Achievable	No
Deliverable	No		Developable	No			

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Site Ref	Address	Settlement	Site Area (ha)
PSCFS21	Land south-west of Shepherds Lane	Mill End	3

Site Description	
The site is comprised of greenfield land, located close to Junction 17 of the M25. The site forms part of a larger agricultural field. Adjacent to the north-western boundary is the M25 and to the north-east is Shepherds Lane. Adjacent to the south is the remainder of the agricultural field. King George V Playing Fields are located to the south east, with the southern boundary being marked by a public footpath.	
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 Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate. Historic Environment: There are no heritage assets within the vicinity of the site. The Heronsgate Conservation Area is located on the opposite side of the M25 junction, to the west of the site. The Heritage Impact Assessment states that this is unlikely to be impacted by the site's development and identifies that the site's development would have a neutral impact on the historic environment. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints:	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1.

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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">• 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 but this could be provided from Shepherds Lane. HCC Highways state that access is likely achievable due to frontage onto Shepard's Lane• Noise: Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.• Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.								
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree• Beechwoods SAC	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having medium-high sensitivity to built development.• TPO: There are protected trees adjacent to the northern corner of the site (TPO069).• Wastewater: Thames Water have advised that the wastewater network capacity in the area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered.								
Further Constraints/Considerations: <ul style="list-style-type: none">• There is a public right of way which runs along the north-western boundary.• HCC Highways state that some walking routes exist and the facilities/amenity within the local settlement would enable walking trips, although wider trips would likely be via private vehicle.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Mill End.									
Availability (ownership/legal issues) <p>The site is in single ownership and the site 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 <table><tr><td>Landowner Proposed DPH</td><td>N/A</td><td>Landowner Proposed Dwelling Range</td><td>N/A</td></tr><tr><td>Indicative DPH (Developable/Non-Developable Area)</td><td>50 (70%/30%)</td><td>Indicative Dwelling Range</td><td>105</td></tr></table>		Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	105
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A						
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	105						
Phasing <table><tr><td>0-5 years</td><td>x</td><td>6-10 years</td><td></td><td>11-15 years</td><td></td><td>16+ years</td><td></td></tr></table>		0-5 years	x	6-10 years		11-15 years		16+ years	
0-5 years	x	6-10 years		11-15 years		16+ years			
Conclusion <p>Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.</p>									

SHELAA Site Assessments – Part 6

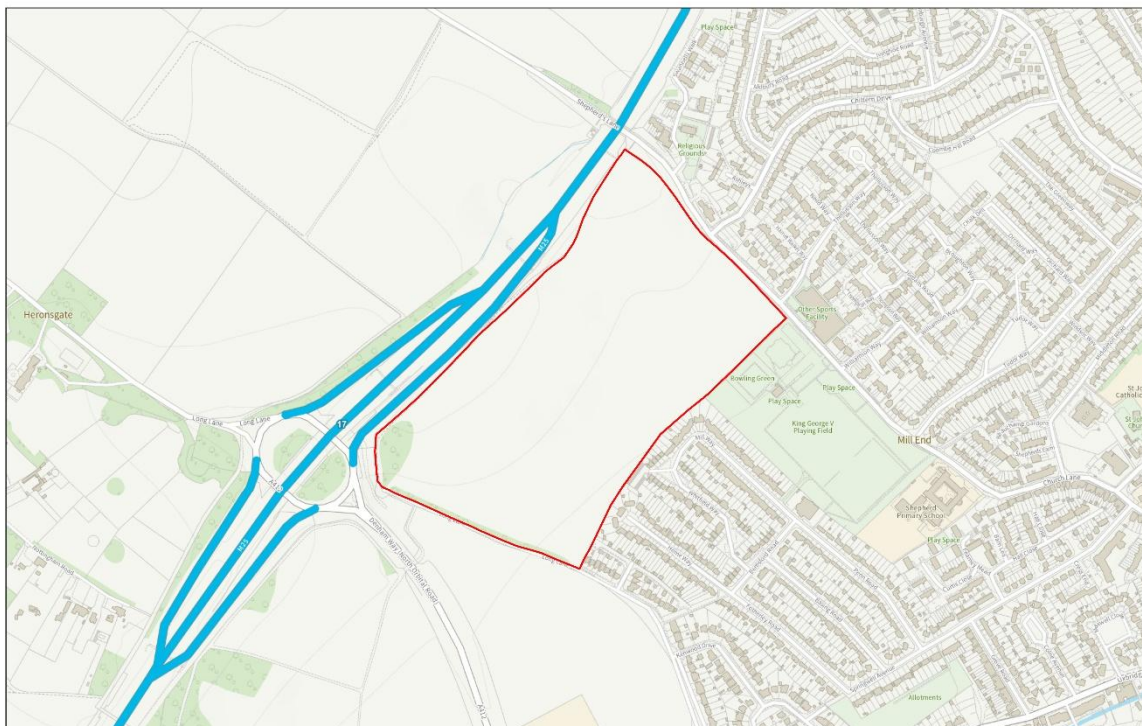
The developable area has been reduced due to the rural character of the site and BNG allocation.

Any development of the site should take account of the presence of public rights of way and protected trees within the site. Consideration should also be given to the site's location in GSPZ1. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable.

The site is considered to be strategic in scale when combined with Site CFS37 and land adjacent to the south-east which is in Three Rivers District Council's ownership. Combining the three sites enables access to be created from the west and east of the combined sites (from Denham Way and Shepherds Lane. *Please see the Site Assessment for Site EOS7.0 which is a combination of the three ownership parcels and is to be taken forward.*

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

Site Ref	Address	Settlement	Site Area (ha)
EOS7.0	Land to the south of Shepherds Lane and east of the M25	Mill End	20.8



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100 50 0 100 200 300 400 Metres



THREE RIVERS
DISTRICT COUNCIL

Site Description

The site is comprised of greenfield land and is in agricultural use. There is a small area of woodland to the south-western corner, with tree-lined boundaries to the south, west and east. The western boundary is adjacent to the M25 whilst the southern boundary is formed by Long Lane. Beyond the southern boundary, on the opposite side of Long Lane, is safeguarded land for education use and the Reach Free School (Allocation

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<p>Site S(a)). The northern boundary is formed by Shepherds Lane. King George V Playing Fields are adjacent to the north-eastern corner of the site. William Penn Leisure Centre is located to the north-east.</p>	
<p>The site contains Site CFS37 and Site PSCFS21 in its boundary.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There is no relevant planning history on the site.</p>	
Suitability	
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate. The site is considered grey belt. Historic Environment: There are no Heritage Assets within the site. Heronsgate Conservation Area is located to the south-west, although this is located on the opposite side of the M25. A detailed heritage impact assessment may be required as part of any proposals. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is within Flood Zone 1. Surface Water Flood Risk: There is low risk of surface water flooding along the southern, northern and north-eastern boundaries. 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. Long Lane, which is adjacent to the south of the site, meets the south-western corner of the site; this is a single-track road and there would likely be capacity issues in using this as the primary access road into the site. Access could be provided from Shepherds Lane. HCC Highways have stated that access is likely to be technically achievable and that a wider settlement strategy could address sustainability concerns that HCC Highways have. 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 	<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 at the south-west corner (TPO048) and to the north-western corner of the site (TPO069).

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<ul style="list-style-type: none">Local Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods SAC	<ul style="list-style-type: none">Ecology: HCC Ecology have stated that whilst there are no fundamental ecological constraints on the site, the site provides an arable habitat so biodiversity offsetting would be expected.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">A public right of way (Rickmansworth 021) runs along the western boundary to the north of the site.Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Mill End.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.HWE Integrated Care Board state that health infrastructure must be provided in the form of on-site provision for a new medical centre.HCC Mineral and Waste state that a Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.National Highways would require an individual transport assessment alongside a review of sustainability and net zero proposals as part of any planning application.HCC Transport state that a bus strategy for the site will need to be developed, subject to further discussions with operators.HCC Education support the provision of a new primary school on the site.							
Availability (ownership/legal issues)							
The site is in multiple ownerships. Site CFS37 and PSCFS21 have been promoted for development within the site. The remainder of the site is owned by Three Rivers District Council and is being promoted 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 (50%/50%)	Indicative Dwelling Range	520				
Phasing							
0-5 years		6-10 years	X	11-15 years	X	16+ years	
Conclusion							
The site is currently comprised of agricultural fields to the west of Mill End. The M25 and the associated Junction 12 forms the western boundary part of Chorleywood fronted by Shepherds Lane to the north east. Oaks Lane is on the southern boundary.							
The site is within the Green Belt and according to the Stage 2 Green Belt review, moderate harm would be caused by releasing the associated parcel from it.							
There is currently no access point to the site, but it does appear that accessing the site will be possible from Shepherds' Lane, according to HCC.							
The site is predominantly in GSPZ1, the most sensitive groundwater protection zone. This could exclude certain types of infiltration SuDS from the site, as well as below ground development and deep foundations to support tall buildings.							
Noise and air quality issues arising from proximity to the M25 will be assessed and any recommendations taken account of.							
There is also Affinity Water Apparatus close to the site, so early engagement with Affinity Water on any detailed proposals will be essential.							

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

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

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

Site Ref	Address	Settlement	Site Area (ha)
H15	Garages rear of Drillyard, West Way	Rickmansworth	0.22



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Site Description

The site is comprised of previously developed land and is in use as garages, with some tree coverage to the east of the site and along the northern boundary. To the south of the site there are residential dwellings, with a nursery to the north and open space to the north-west. The site is accessed from West Way.

Use(s) Proposed

Residential

Planning History

The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 3 dwellings.

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<p>In 2018, there was an application on the eastern part of the site for redevelopment of the site into seven, four-storey dwellings (18/0971/FUL); this was refused. An outline application made in 2001 for redevelopment of the eastern part of the site into four dwellings was also refused (01/00926/OUT).</p>							
Suitability							
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 				<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in 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. Access: The site is accessed from West Way. Groundwater Source Protection Zone (GSPZ): The site is in SPZ1. Conditions which minimise risk to public water supply would likely be requested at a planning application stage. 			
Potential Environmental Impacts: <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"> This site was not assessed as part of the Landscape Sensitivity Assessment. TPO: There are protected trees at the east of the site and along the northern boundary (TPO480). 			
Further Constraints/Considerations:							
<ul style="list-style-type: none"> The site is on the Brownfield Land Register (2019). Settlement Hierarchy (Core Strategy, 2011): The site is located in the Principal Town of Rickmansworth. HCC Minerals and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage. 							
Availability (ownership/legal issues)							
The site was promoted to the previous Local Plan. The site is currently in multiple ownerships. The landowner of the majority of the site pending ownership of the whole site and intending to submit a planning application.							
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 (55%/45%)			Indicative Dwelling Range	6		
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
This site is a substantial area of garaging situated in the built-up area of Rickmansworth between Mill End and the town centre. Residential land and dwellings form the majority of the adjacent boundaries, with a nursery to the north.							

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The site can only be accessed from West Way currently, which has a long and narrow access which may be unsuitable for larger scales of development*

The GSPZ1 designation covering the site may affect the use of infiltration SuDS and below ground development, as well as the use of deep foundations.

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

The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is available and achievable and is deemed to be deliverable.

Suitable	Yes	Available	Yes	Achievable	Yes
Deliverable		Yes	Developable		No

Site Ref	Address	Settlement	Site Area (ha)
P4a	Quickwood Close Garages	Mill End	0.16



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Site Description

The site is comprised of previously developed land and is located in Mill End. The site is comprised of two sets of garages, located along the northern, eastern and western boundaries, as well as grass verges/garden land at the centre of the site. Residential properties/gardens are adjacent to all boundaries of the site. Vehicular and pedestrian accesses from the garage court to the majority of the residential rear gardens located adjacent to the southern boundary exist. A recently constructed garage, located in a private residential plot, fronts onto the south-east of the site and is also accessed through the site. The site is accessed from Quickwood Close.

Use(s) Proposed Residential

Planning History

SHELAA Site Assessments – Part 6

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 not in the Green Belt. Historic Environment: There are no Heritage Assets in 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 within Flood Zone 1. Surface Water Flood Risk: There is a low risk of surface water flooding along the southern boundary of the site and on the access road which leads into the 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: The site is accessed from Quickwood Close, which is a residential road providing on-street parking. 					
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 site was not assessed as part of the Landscape Sensitivity Assessment. 					
Further Constraints/Considerations:							
<ul style="list-style-type: none"> The site provides access to rear gardens and private garages located to the south of the site. Two areas of land at north of the site are subject to garden licences. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End. 							
Availability (ownership/legal issues)							
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.							
Achievability							
No issues regarding the viability in developing the site have been identified							
Potential Density							
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A			
Indicative DPH (Developable/Non-developable Area)	100 (100%/0%)		Indicative Dwelling Range	16			
Phasing							
0-5 years	X	6-10 years		11-15 years		16+ years	
Conclusion							
This substantial area of garage land is situated in Mill End, surrounded by residential development and associated garden land and is accessed from Quickwood Close.							

SHELAA Site Assessments – Part 6

The indicative dwelling number has been increased to more than the standard 50 DPH due to potential for increased density.

There are few constraints associated with this site, but the GSPZ1 designation covering the site may affect the use of infiltration SuDS and below ground development, as well as the use of deep foundations.

The site is suitable, available and achievable for residential development. The site is deemed to be developable.

Suitable	Yes	Available	Yes	Achievable	Yes
Deliverable	No	Developable	Yes		

Site Ref	Address	Settlement	Site Area (ha)
RW31	Garden land off Uxbridge Road	Mill End	0.17



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Site Description

The site is comprised of greenfield land and is located in Mill End. The site is in use as garden land, with vegetation and trees to the north of the site and along the southern and western boundaries. The south of the site is bounded by Uxbridge Road and by Springwell Avenue allotments to the north. The western boundary is adjacent to a residential property and garden. To the immediate east of the site, there is an area of hardstanding which provides access to private garages located within the rear gardens of residential properties along Grove Road.

Use(s) Proposed Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

- Green Belt
- Heritage Assets Listed Buildings

- Green Belt:** The site is not in the Green Belt.
- Historic Environment:** To the south-east of the site, on the opposite side of Uxbridge Road, is a Grade II Listed Building

SHELAA Site Assessments – Part 6

<ul style="list-style-type: none">Conservation AreaHistoric Park and GardenNational Landscapes	(The Waterside, formerly The Whip and Collar). The Heritage Impact Assessment states that development would have a neutral impact on the historic environment.						
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: The north of the site is at high risk of surface water flooding (13% of the site area). Other areas of the site are at a lower risk of surface water flooding, although the extent of the flood risk area increases and forms a flow path at the north-eastern corner of the 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 no existing vehicular access to the site. Adjacent to the east of the site, there is an access from Uxbridge Road to the hardstanding area which serves garages to the east of the site. A shared access to these garages and any development on the site or a direct access from Uxbridge Road to the site could be provided.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods SAC	<ul style="list-style-type: none">Landscape: The Landscape Sensitivity Assessment assessed the site as having low sensitivity to built development.TPO: To the west of the site, there is a TPO (TPO052).						
Further Constraints/Considerations:							
<ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End.HCC Minerals and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.							
Availability (ownership/legal issues)							
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.							
Achievability							
No issues regarding the viability in developing the site have been identified							
Potential Density							
Landowner Proposed DPH	N/A			Landowner Proposed Dwelling Range			
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	

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Conclusion

The site is comprised of garden land and is situated off Uxbridge Road in Mill End, with allotments to the north west, and residential land and dwellings east and west of the site.

There is no current site access serving the site directly, but there is an access to the neighbouring garages on the eastern boundary directly off Uxbridge Road.

The GSPZ1 designation covering the site may affect the use of infiltration SuDS and below ground development, as well as the use of deep foundations.

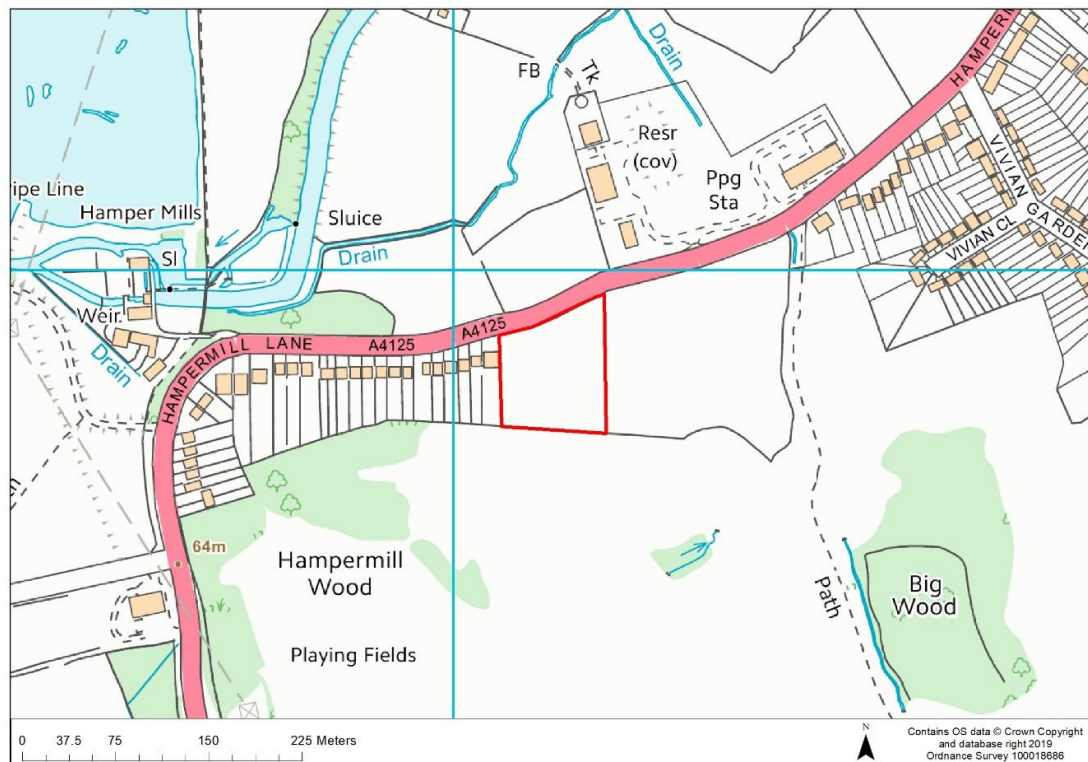
The standard indicative DPH of 50 has been reduced due to the context of the site.

The site is both available and achievable. The site is deemed to be developable.

Suitable	Yes	Available	Yes	Achievable	Yes
Deliverable		No	Developable		Yes

Oxhey Hall

Site Ref	Address	Settlement	Site Area (ha)
ACFS13a	Land at Hampermill Lane	Oxhey Hall	0.8



Site Description

The site is located to the west of the residential settlement of Oxhey Hall and is comprised of greenfield land. It currently forms part of a larger agricultural unit comprising Brightwells Farm and Oxhey Hall Farm to the

SHELAA Site Assessments – Part 6

<p>north-east; the site is separated from the remainder of the agricultural unit by Hampermill Lane, which is adjacent to the north of the site. There is residential ribbon development adjacent to the west along Hampermill Lane. To the east there is open land, forming part of the same field. Opposite the site to the north of the site is Eastbury Pumping Station and beyond this there is open land, with Hampermill Lake and Merchant Taylors School to the north-west. To the south there is also open land, with South Oxhey playing fields located to the south-west.</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 Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as high. • Historic Environment: There is a Scheduled Monument and Grade II and II* Listed Buildings to the north-east and west. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. A detailed heritage impact assessment would be required alongside any proposals to identify any further impacts and necessary mitigation. • Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is within Flood Zone 1 • Surface Water Flood Risk: There is a small strip of land running north to south through the site which is at low risk. • 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 currently no access to the site but this could be provided 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 • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.
Further Constraints/Considerations:	

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- HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.
- *Settlement Hierarchy (Core Strategy, 2011)*: The site is located at the edge of Hampermill Wood which is classified as an "Other Settlement" in the Settlement Hierarchy.

Availability (ownership/legal issues)

The site is in single ownership but is subject to a leasehold agreement until 2026. The site has been 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	38	Landowner Proposed Dwelling Range	30
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	28

Phasing

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

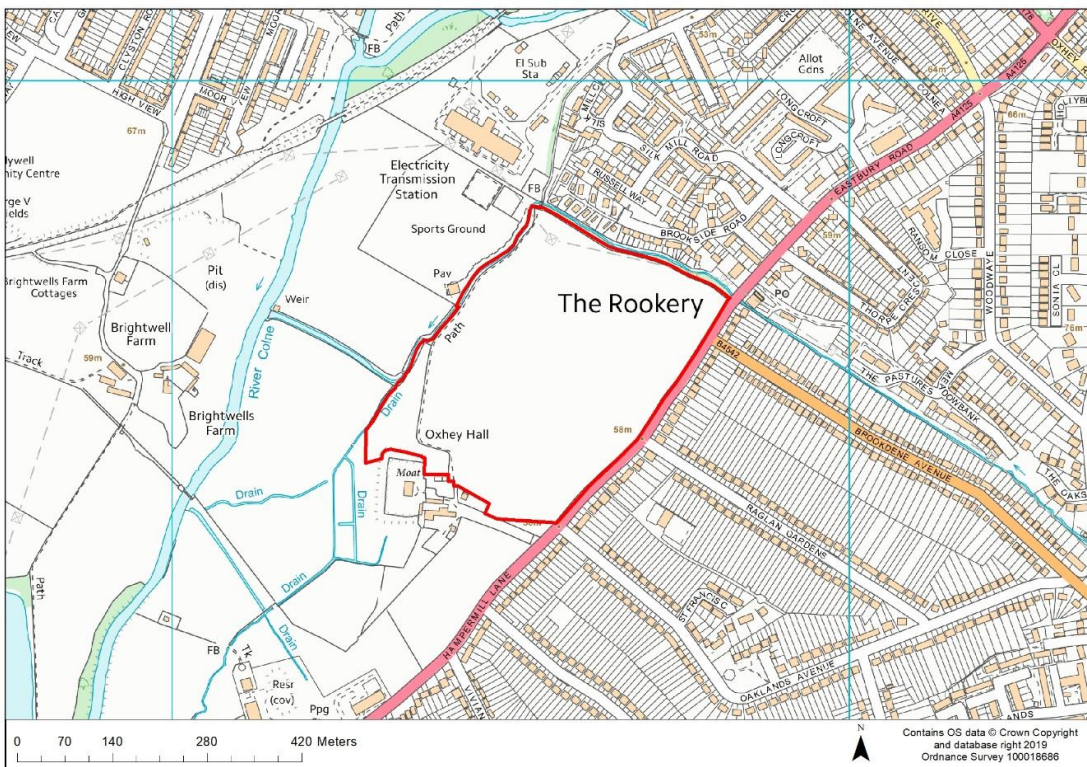
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the 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 site's rural character and BNG allocation.

The site is to be taken forward as larger site ACFS13b.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

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Site Ref	Address	Settlement	Site Area (ha)
CFS67	Land north of Oxhey Hall Farm	Oxhey Hall	13.9
			
Site Description			
The site is comprised of greenfield land which is currently in agricultural use. There are hedgerows along the eastern and southern boundaries, with sparse vegetation and fencing along the northern boundary and trees along the western boundary. The eastern boundary is formed by Hampermill Lane, with residential development associated with Oxhey Hall beyond this. The Hartsbourne Stream (a Main River) flows along the northern and western boundaries of the site. There is a single-track road adjacent to the northern boundary, which leads to Bushey Cricket Club. Beyond this to the north is further residential development. To the west is the cricket playing pitch, agricultural land and the River Colne. The buildings associated with Oxhey Hall Farm are immediately to the south of the site.			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes		<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.Historic Environment: To the immediate south-west of the site is the Scheduled moated site of Oxhey Hall, which contains the scheduled monument of the moat, the Grade II* Listed Oxhey Hall and the Grade II Listed Building barn. Oxhey Hall Conservation Area is located to the east of the site. The Heritage Impact Assessment states that this is a highly sensitive group of heritage assets whose setting would be seriously harmed by the development of the site. It is stated that the site's development would have a moderate adverse impact on the historic environment. Any development would require detailed discussion with Historic England and the Conservation Officer and a	

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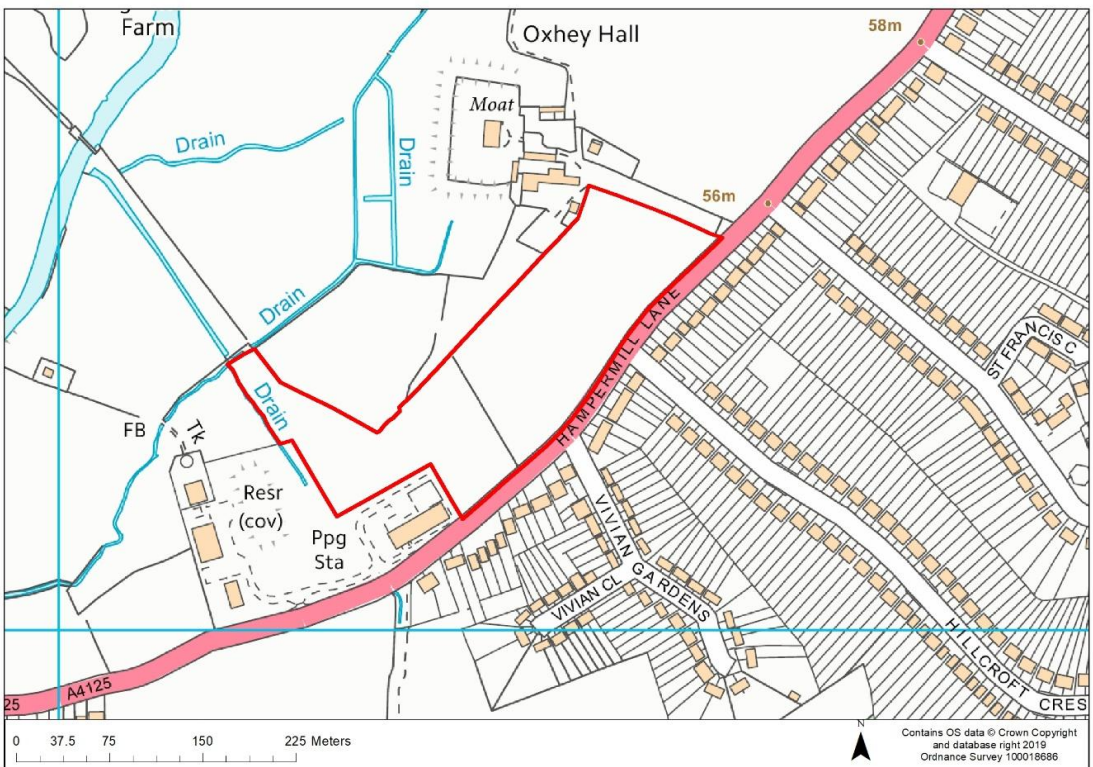
	<p>detailed heritage impact assessment would be required. Significant mitigation would be expected to protect the historic landscape setting of the Scheduled Monument. Historic England advise that the site is not allocated for residential development.</p> <ul style="list-style-type: none"> • Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The Hartsbourne Stream (a Main River) flows along the northern and western boundaries of the site. Flood Zone 2 is present across a large area along the northern and eastern borders of the site (30% of site area), with Flood Zone 3a generally covering the same area. Flood Zone 3b affects 20% of the site area within the north-western region and along the eastern and northern boundaries of the site. • Surface Water Flood Risk: A surface water flowpath, at high risk of flooding, extends across the northern and western boundaries of the site; this generally corresponds with the area of the site at fluvial flood risk. Areas of ponding, at low risk of surface water flooding, are present at the centre and south of the site. • Ground Water Flood Risk: The majority of the area has groundwater levels within 0.025m of the surface (83% of site area). Along the eastern border, the remainder of the site has groundwater levels between 0.025 – 0.5m 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 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: Access would have to be provided from Hampermill Lane. Access from the west of the site would be difficult due to the lack of an existing road network and the location of the River Colne. HCC Highways state that the impact on Eastbury Road would need to be 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 • 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: A Local Wildlife Site (Hartsbourne Stream between Watford and Oxhey) is adjacent to the site, which follows the journey of the Hartsbourne Stream which runs along the northern boundary.

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Further Constraints/Considerations:							
<ul style="list-style-type: none">A public right of way runs through the south-western side of the site and along the western boundary to the north-western corner of the site.HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site.Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Oxhey Hall.							
Availability (ownership/legal issues)							
The site is in single ownership and is being promoted by the landowner.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH		16-22		Landowner Proposed Dwelling Range		220-300	
Indicative DPH (Developable/Non-Developable Area)		50 (70%/30%)		Indicative Dwelling Range		487	
Phasing							
0-5 years			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 site's rural character, proximity to heritage assets and BNG allocation.</p> <p>The Grade II* listed Oxhey Hall (among other listed structures) is adjacent to the site. The Heritage Impact Assessment considers that there would be serious harm to heritage assets and Historic England advise that the site is not allocated for residential development. The site is therefore deemed unsuitable for residential allocation.</p>							
Suitable		No		Available		Yes	
Achievable		Yes		Deliverable		No	

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Site Ref	Address	Settlement	Site Area (ha)
EOS11.0	Land to the north of Hampermill Lane	Oxhey Hall	3.56



Site Description	
The site is comprised of greenfield land and is agricultural use. The boundaries of the site are tree-lined or formed by hedgerows/vegetation. Adjacent to the south of the site is Hampermill Lane, with residential development associated with Oxhey Hall beyond this. There is agricultural land to the north and west. Adjacent to the north-eastern corner of the site is Oxhey Hall farmhouse and associated buildings. To the west of the site there is a covered reservoir and pumping station, operated by Affinity Water. An ordinary watercourse runs in close proximity to the north of the site.	
Use(s) Proposed	Residential
Planning History	
There is no planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes	<ul style="list-style-type: none">Green Belt: The site is within the Green Belt. The site is located in two parcels that were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel (in which the majority of the site, is located) was assessed as moderate-high. Harm to the Green Belt of releasing the parcel in which a small area to the east of the site is located was assessed as high.Historic Environment: To the immediate north-east of the site there is a Grade II* Listed Building (Oxhey Hall) and a Grade II Listed Building (Barn 30 metres south-east of Oxhey Hall Farm). The Scheduled Ancient Monument (Moated Site, Oxhey Hall) is also located to the immediate north-east of the site. Oxhey Hall Conservation Area is located to the south of the site, on the opposite side of Hampermill Lane. The Heritage Impact Assessment states that development of the site would have a moderate adverse impact on the historic environment and that it is unlikely that any development on this site would be acceptable as the harm caused will be difficult to


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	<p>mitigate. The Heritage Impact Assessment states that a detailed heritage impact assessment would be required to determine the full impact on the historic environment.</p> <ul style="list-style-type: none"> • Archaeology: Adjacent to the north of the site is the Oxhey Hall Site of Known Archaeological Interest and adjacent to the west of the site is the River Colne Settlements 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.
<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 1 (94% of the site area). An area to the north-western corner of the site is in Flood Zone 2 and Flood Zone 3a, with a small area also in Flood Zone 3b. This is associated with the ordinary watercourse which run in close proximity to the north of the site and which abut the north-western corner of the site. The area of the site in Flood Zone 2/3a/3b is approximately 0.24ha in size. • Surface Water Flood Risk: There are multiple surface water flow paths which affect the site. The highest flood risk is in the west of the site, where there is a flow path flows northwards though the site during a 1 in 30 year rainfall events. This flood risk coincides with the floodplain of the ordinary watercourse at the western boundary of the site. A larger area of the site is at risk during a 1 in 1,000 rainfall event, associated with two flow paths which form to the south of the site and pass through the centre and east of the site, before meeting the River Colne. • Groundwater Flood Risk: Groundwater levels to the north of are between 0.025m and 0.5m below the ground (69% of the site area). The remainder of the site, to the south-west, has groundwater levels between 0.5m and 5m 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 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. HCC Highways have stated that access would likely be achievable, although there is a policy against the introduction of new A Road accesses which would need to be overcome. HCC Highways also stated that significant improvements to remove severance of the A4125 would be required.
<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 assessed the site as having medium-low sensitivity to built development.

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<ul style="list-style-type: none"> SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 							
Further Constraints/Considerations:							
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located at the edge of the Secondary Centre of Oxhey Hall. 							
Availability (ownership/legal issues)							
The site is in single ownership of Affinity Water is subject to a leasehold agreement until 2026.							
The site is in the same ownership as land to the north of the site which has been promoted (CFS67). The landowner has stated that the land is available for development.							
Achievability							
No issues regarding the viability of the site have been identified.							
Potential Density							
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH (Developable/Non-Developable Area)		50 (70%/30%) (3.56ha) 50 (70%/30%) (3.32ha Flood Zone 1 only)		Indicative Dwelling Range		125 116	
Phasing							
0-5 years		6-10 years		11-15 years		16+ years	
		x		x			
Conclusion							
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.							
The developable area has been reduced due to the rural character of the site, flood risk and BNG allocation.							
The Heritage Impact Assessment states that the heritage assets to the immediate north-west of the site form a highly sensitive group of heritage assets whose setting and significance would be seriously harmed by the development of the site. The Heritage Impact Assessment states is unlikely that any development on this site will be acceptable as the harm caused will be difficult to mitigate. For these reasons the site is considered to be unsuitable.							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				


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Site Ref	Address	Settlement	Site Area (ha)
NCFS33	Oxhey Park Golf Centre, Prestwick Road	South Oxhey	10.5
<div></div>			
Site Description <p>The site is comprised of greenfield land which is a former 9-hole golf course. The site promoter has indicated that the golf course use and its continued operation is financially unviable. The site is broadly bound by Prestwick Road to the east; Green Lane with development beyond the north and northwest; South Oxhey playing fields to the west; and Hayling Road and residential accommodation to the south. The Secondary Centre and Conservation Area of Oxhey Hall borders the site to the northwest and the Key Centre of South Oxhey borders to the south.</p> <p>NCFS33 has a smaller red line boundary than CFS53, which was previously submitted as part of the Local Plan process.</p>			
Use(s) Proposed		Residential, Specialist Housing, Community/Sports Facilities	
Planning History <p>Series of applications relating to creation of the golf course, buildings and facilities, earthworks and ancillary sports facilities. No redevelopment proposals.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes		<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as high.Historic Environment: This site is located nearby to the Oxhey Hall Conservation Area.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoise		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.	

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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 Beechwoods SAC 		<ul style="list-style-type: none"> Tree Preservation Order: There is a small cluster of protected trees located to the west of the site. 	
Further Constraints/Considerations: <ul style="list-style-type: none"> There is a public right of way that is located towards the south of the site which would need to be designed into the development. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located between the Key Centre of South Oxhey and the Secondary Centre of Oxhey Hall. The promoter has suggested the provision of Specialist Housing and Community/Sports Facilities 			
Availability (ownership/legal issues)			
The promoter does not own any of the site. Flahive Developments Ltd have a long leasehold interest. Three Rivers District Council has the freehold interest.			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	11 - 13	Landowner Proposed Dwelling Range	114-135
Indicative DPH (Developable/Non-developable Area)	50 (70%/30%)	Indicative Dwelling Range	368
Phasing			
0-5 years	x	6-10 years	11-15 years
Conclusion			
<p>The site sits between several settlements, with South Oxhey to the south, Carpenders Park to the south east and Oxhey/Watford to the north. It consists of a golf course/open parkland.</p> <p>The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as high.</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, BNG allocation and the need to preserve a green boundary between South Oxhey and Oxhey Hall.</p> <p>The site is owned by Three Rivers District Council but was not promoted by the Council during the call for sites process. The site is not available for development and therefore is not being progressed in the emerging Local Plan.</p>			
Suitable	No	Available	No
Deliverable	No	Developable	No
		Achievable	Yes

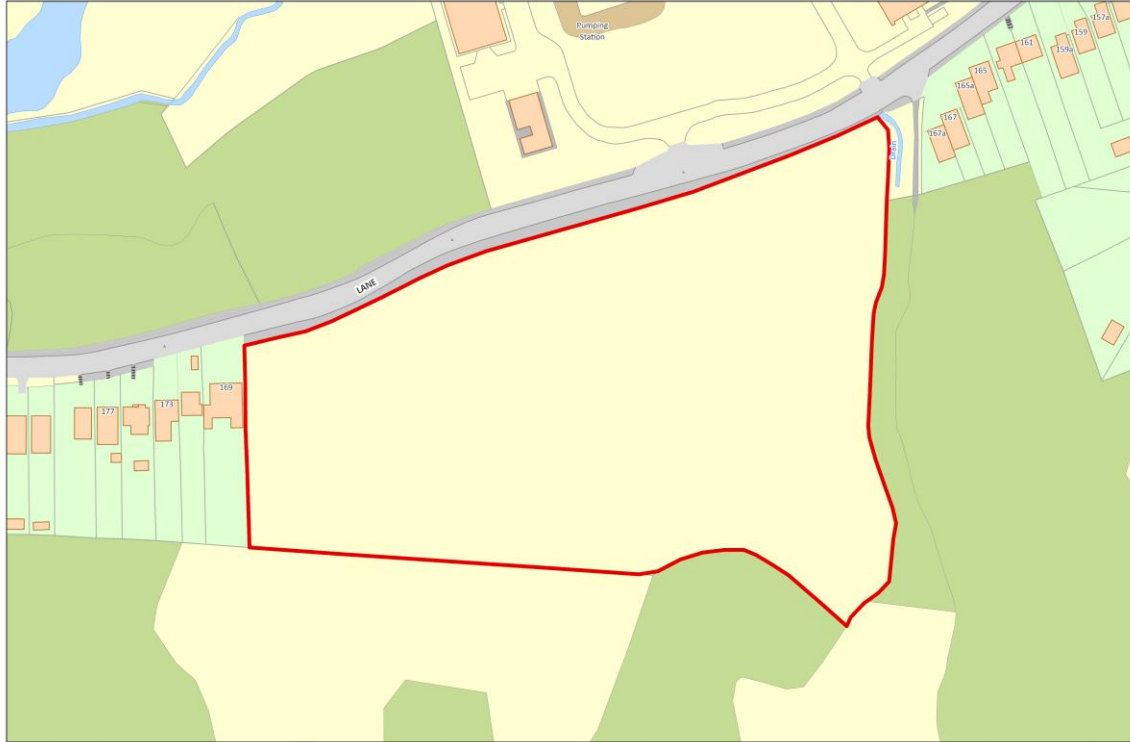


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Site Ref	Address	Settlement	Site Area (ha)
OH5	Garages off Silk Mill Road	Oxhey Hall	0.11
			
Site Description			
The site is comprised of previously developed land and is located in Oxhey Hall. The site contains four rows of garages, with its boundaries adjacent to residential gardens. The site is accessed from Silk Mill Road.			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes		<ul style="list-style-type: none">Green Belt: The site is not in the Green Belt.Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: The access road into the site ranges from low to medium risk of surface water flooding.Groundwater Flood Risk: Groundwater levels are very near (within 0.025m of) the ground 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.	

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		<ul style="list-style-type: none"> Access: The site is accessed from Silk Mill Road. The access road is long and narrow which may not meet requirements set out by the Manual for Streets guidance. 			
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 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 Oxhey Hall. 					
Availability (ownership/legal issues)					
The site is in single ownership but is subject to various leasehold agreements relating to existing residential properties. The site has not been promoted for development by any of the landowners. The site is considered to be unavailable.					
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		6
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 with various leasehold agreements and the site is therefore deemed undeliverable.					
There are also additional concerns relating to the suitability of the access road and if this would meet Manual for Streets guidance.					
Suitable	Yes	Available	No	Achievable	No
Deliverable	No	Developable	No		

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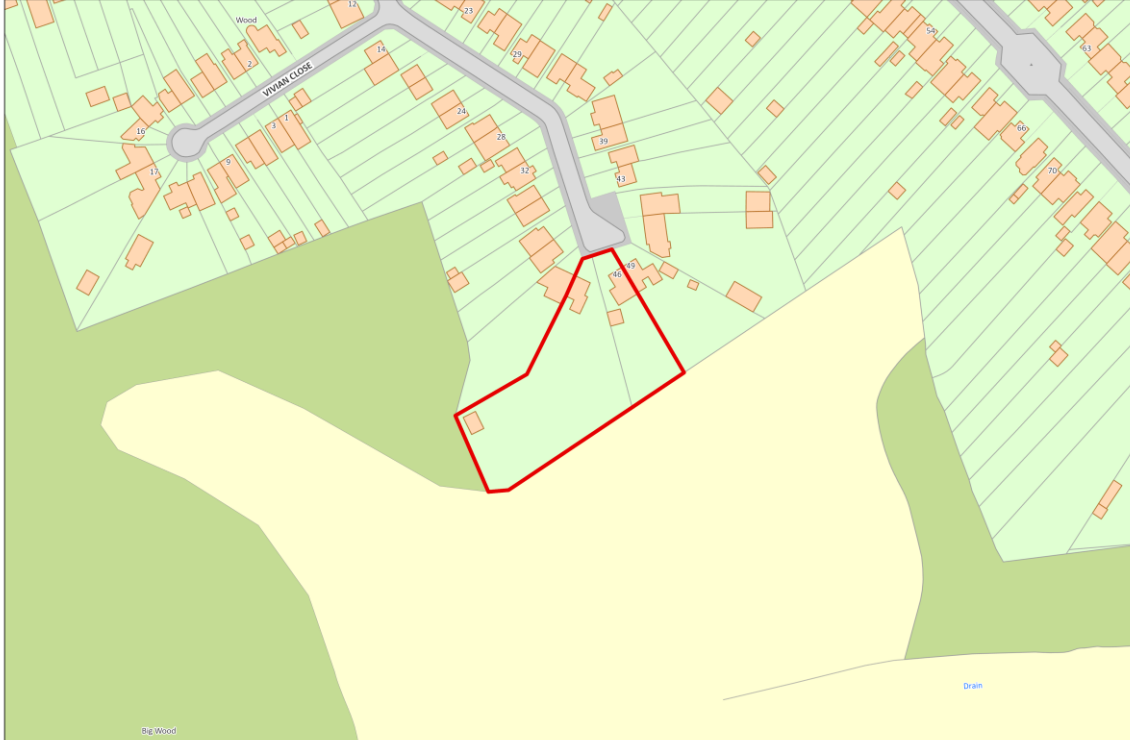
Site Ref	Address	Settlement	Site Area (ha)
ACFS13b	Land at Hampermill Lane (Larger Site)	Oxhey Hall	2.8
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Site Description			
<p>The site is located to the west of the residential settlement of Oxhey Hall and is comprised of greenfield land. It currently forms part of a larger agricultural unit comprising Brightwells Farm and Oxhey Hall Farm to the north-east; the site is separated from the remainder of the agricultural unit by Hampermill Lane, which is adjacent to the north of the site. There is residential ribbon development adjacent to the west and east along Hampermill Lane. Opposite the site to the north of the site is Eastbury Pumping Station and beyond this there is open land, with Hampermill Lake and Merchant Taylors School to the north-west. To the south there is also open land, with South Oxhey playing fields located to the south-west.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on this site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes		<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed the harm to the Green Belt as high. The site is not considered to be grey belt.Historic Environment: There is a Scheduled Monument and Grade II and II* Listed Buildings to the north and west of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. A detailed heritage impact assessment would be required alongside any proposals to identify any further impacts and necessary mitigation.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1. There is an ordinary watercourse which runs close to the eastern boundary.Surface Water Flood Risk: There is a small strip of land running north to south through western portion of the site. To the east of the site there is a large surface water flowpath ranging from low-high risk; this emerges as a result of the ordinary watercourse to the east of the site.	

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<ul style="list-style-type: none">ContaminationNoiseAir 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.					
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods SAC	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.					
Further Constraints/Considerations:						
<ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The eastern boundary is at the edge of the Secondary Centre of Oxhey Hall and the western boundary is at the edge of Hampermill Wood which is classified as an “Other Settlement” in the Settlement Hierarchy.						
Availability (ownership/legal issues)						
The site is in single ownership but is subject to a leasehold agreement until 2026. The site has been 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		84
Indicative DPH (Developable/Non-developable Area)		50 (71%/29%)		Indicative Dwelling Range		100
Phasing						
0-5 years	X	6-10 years	X	11-15 years		16+ years
Conclusion						
The site lies on the western edge of Oxhey Hall suburb. It is currently a greenfield site. With the settlement of Oxhey Hall to the east and a ribbon development of homes on Hampermill Lane to the west. Open land with clusters of trees lie to the south and a cluster of farm buildings are situated adjacent to the site, north of Hampermill Lane.						
The site is relatively free of constraints, aside from the fact that it lies within GSPZ1, which will limit certain activities and development on site, such as infiltration SuDS, below ground development and deep foundations, often associated with tall buildings.						
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.						
Suitable	No	Available	Yes	Achievable	Yes	
Deliverable	No	Developable				No

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Site Ref	Address	Settlement	Site Area (ha)
PCS16	Vivian Gardens, Oxhey Hall	Oxhey Hall	0.33



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Site Description	
<p>The site is comprised of greenfield and a small portion of previously developed (brownfield) land, currently comprises of two neighbouring gardens on the southern edge of Vivian Gardens. Two residential properties (nos. 44 and 46) are located in the site boundary, to the north. The southern boundary is defined by mature vegetation, bordering South Oxhey Playing Fields. Access to the existing dwellings is from Vivian Gardens.</p>	
Use(s) Proposed	Residential
Planning History	
<p>There were two planning applications on the site (02/00112/OUT and 06/0490/FUL) for 6 dwellings and 9 dwellings respectively; both were refused. The two application related to only part of the development site as the applications were for the redevelopment of nos. 44 and 42.</p> <p>An application (19/1961/FUL) was submitted for the erection of 6 semi-detached dwellings in October 2019. This related to the rear gardens of nos. 44 and 46 but excluded the existing dwellings. The application was refused.</p>	
Suitability	
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational 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. The site lies immediately to the south of the Oxhey Conservation Area. The Heritage Impact Assessment states that the site’s development would have a neutral impact on the historic environment. A detailed heritage impact assessment may be required if any design proposals are considered to have a potential impact on the Conservation Area.
Physical Constraints: <ul style="list-style-type: none">Access	<ul style="list-style-type: none">Flood Zone: The site is within Flood Zone 1.

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<ul style="list-style-type: none">Flood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir 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.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods SAC	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.TPO: The site has protected trees to the north-west and south-west (TPO677).				
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 Oxhey Hall.					
Availability (ownership/legal issues)					
The site has two landowners. A prospective owner has an option agreement on both parts of the land.					
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 (48%/52%)		Indicative Dwelling Range	8	
Phasing					
0-5 years	x	6-10 years		11-15 years	16+ years
Conclusion					
The site is comprised of built development and residential gardens associated with two neighbouring properties, at the end of Vivian Gardens, in the western part of Oxhey Hall, within the settlement boundary. Neighbouring properties and gardens border the site, with an established belt of trees to the rear of the gardens.					
The site is situated over GSPZ1, which will limit certain activities and development on site, such as infiltration SuDS, below ground development and deep foundations, often associated with tall buildings. There are also TPO's in the north west and south west of the site, including within the site boundary.					
The standard indicative DPH of 50 has been reduced due to the context of the site, in relation to the presence of TPO's where the trees should be retained.					
The site is suitable, available and achievable.					
Suitable	Yes	Available	Yes	Achievable	Yes
Deliverable	Yes		Developable	No	

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Rickmansworth

Site Ref	Address	Settlement	Site Area (ha)
ACFS11	Land north of Moor Lane	Rickmansworth	1

Site Description	
<p>The site is comprised of greenfield land and is currently used for horse grazing. There is a belt of mature trees to the south of the site adjacent to Moor Lane, with open land adjacent to the northern boundary and to the west. The River Colne is located to the north-east of site and the Grand Union Canal to the north. There is residential development located to the west, associated with the settlement of Rickmansworth. Rickmansworth Golf Course is located further south, beyond a row of residential properties along Moor Lane. Open green land is located to the east of the site (Hampton Hall Meadows).</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 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 or within the vicinity of the site. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of

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	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: A large area of the proposed site is within Flood Zone 2, with the eastern and northern boundaries of the site particularly affected. The majority of this area, to the north-east and north-west is also within Flood Zone 3a. The remainder of the site is in Flood Zone 1.• Groundwater Flood Risk: The north-eastern portion of the site is identified at very high risk of groundwater flooding, where groundwater is at or within 0.025m, or 0.025 – 0.5m of the ground surface during a 1 in 100-year flood event. A large portion along the northern boundary and at the centre of the site has groundwater levels between 0.025 and 0.5m of the 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• Access: There is no existing access although this could be provided from Moor 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• Beechwoods SAC	<ul style="list-style-type: none">• Local Wildlife Site: The site is wholly within a Local Wildlife Site (Hampton Hall Meadows).						
Further Constraints/Considerations:							
<ul style="list-style-type: none">• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The western boundary of the site is at the edge of the Principal Town of Rickmansworth and the southern boundary is at the edge of Batchworth 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	9		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)			Indicative Dwelling Range	35		
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	

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Conclusion

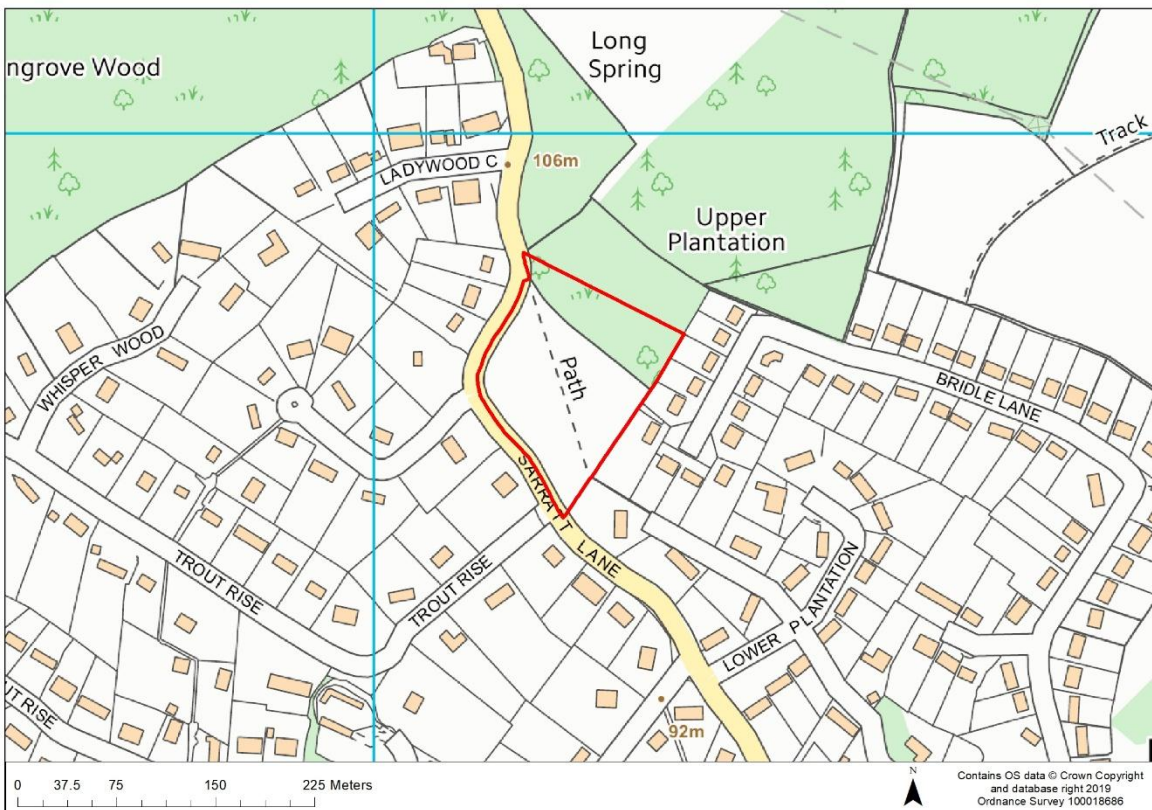
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the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

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

The site is also wholly within a Local Wildlife Site and significant proportions of the site are in Flood Zones 2 and 3. The site is therefore deemed unsuitable. The site is deemed undeliverable.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

Site Ref	Address	Settlement	Site Area (ha)
CFS29	Land at Sarratt Lane, Loudwater	Loudwater	1.6



Site Description	
The site is situated in Loudwater, a lower tier settlement in terms of sustainability and comprised of greenfield land, with open grassland to the south and woodland to the north. The site is surrounded by low density residential development on three sides, with only the northern perimeter being bound by woodland.	
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 BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational 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 southern part of the site is located) was assessed as low-moderate. Harm to the Green Belt of releasing the wider parcel (in which the northern wooded area of the site is located) was assessed as high.Historic Environment: The site is located in the Outer Loudwater Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. It is considered that development of the site would have a direct impact on the Conservation Area by changing the historic land use from being agricultural to urban development. Any future design proposals would need to take into consideration the style and layout of the existing Conservation Area.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.		
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Access: The site could be accessed from Sarratt Lane, although this is a narrow single-file road.		
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods 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 (Long Spring and Upper Plantation) located at the north of the site. It is proposed that the northern portion of the site will remain undeveloped.TPO: The wooded area to the north of the site is protected (TPO141), covering the same area as the Local Wildlife Site. It is proposed that the northern portion of the site will remain undeveloped.Ecology: Hertfordshire County Council Ecology state that the site has a locally high ecological sensitivity due to the presence of the Long Spring and Upper Plantation Local Wildlife Site.		
Further Constraints/Considerations: <ul style="list-style-type: none">A public footpath runs diagonally through the site.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Loudwater which is classified as an “Other Settlement” in the Settlement Hierarchy.			
Availability (ownership/legal issues)			
The site is in single ownership and is being promoted by the landowner.			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	3-17	Landowner Proposed Dwelling Range	5-27

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Indicative DPH (Developable/Non-Developable Area)		50 (70%/30%)		Indicative Dwelling Range		56	
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
<p>The 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 a Public Right of Way and BNG allocation.</p>							
<p>There are concerns relating to the presence of the Public Right of Way which runs through the centre of the site. Any development would need to preserve this. The site is also not located in a sustainable location and there is a Local Wildlife Site located at the north of the site. The site is therefore considered unsuitable for residential development.</p>							
<p>See site assessment NCFS18 for a newly promoted version of the site.</p>							
Suitable		No		Available		Yes	
Deliverable		No		Developable		No	

Site Ref	Address	Settlement	Site Area (ha)
CFS30	Land rear of Branksome Lodge	Loudwater	1.1

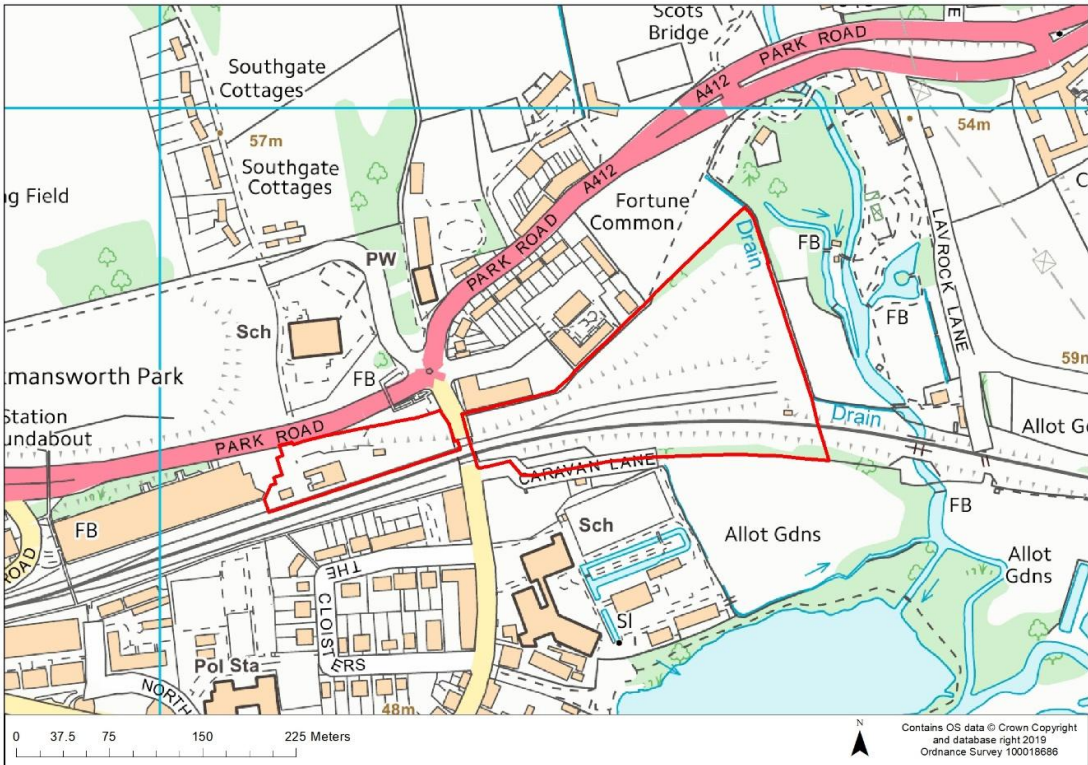
Site Description

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<p>The greenfield site is located on the north-east edge of Loudwater. The site is in use as open land, containing no existing buildings. The site is mainly flat scrubland which is contained by a border of hedgerow and trees. Residential development associated with the settlement of Loudwater is located to the south and west. The site's northern boundary is immediately adjacent to residential properties and gardens located along Loudwater Lane. There is open, agricultural land beyond this to the north and west.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 		<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) was assessed as moderate. Historic Environment: The site is located in the Outer Loudwater Conservation Area. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Development within the Conservation Area would result in harm as it is changing open space to residential, although the Heritage Impact Assessment considers here that this harm would be limited. Any future design proposals would need to take into consideration the style and layout of the existing 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. Access: There is no existing access into the site but this could be provided from the north-west corner of the site off of Loudwater Lane, although this is a narrow single-file road. 	
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 		<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. TPO: There are protected trees along the northern boundary of the site (TPO029). 	
Further Constraints/Considerations:			
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Loudwater which is classified as an "Other Settlement" in the Settlement Hierarchy. 			
Availability (ownership/legal issues)			
The site is in single ownership and is being promoted by the landowner.			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	32	Landowner Proposed Dwelling Range	29
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	39
Phasing			

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0-5 years	x	6-10 years		11-15 years		16+ years		
Conclusion								
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.								
The developable area has been reduced due to the rural character of the site and BNG allocation.								
The site is also not located in a sustainable location and is in a lower tier settlement in terms of sustainability, with Loudwater Lane being a narrow, single-track lane with no pedestrian access and the settlement of Loudwater has poor access to amenities. The site is therefore considered unsuitable for residential development.								
Suitable		No	Available		Yes	Achievable		Yes
Deliverable		No			Developable		No	

Site Ref	Address	Settlement	Site Area (ha)
CFS40	Land at Park Road, Rickmansworth	Rickmansworth	3.7
			
Site Description			
The site is comprised of two land parcels, separated by a road (High Street). The eastern parcel is comprised of greenfield land, with tree coverage and the railway line running through the parcel. The western parcel is comprised of previously developed (brownfield) land and is on the Brownfield Land Register (2019); this parcel is currently in use as the Transport for London Depot and Car Park.			
Residential development is proposed on both land parcels, although on the eastern parcel, the existing track depot would be retained. No development is proposed on the eastern section of the eastern parcel.			

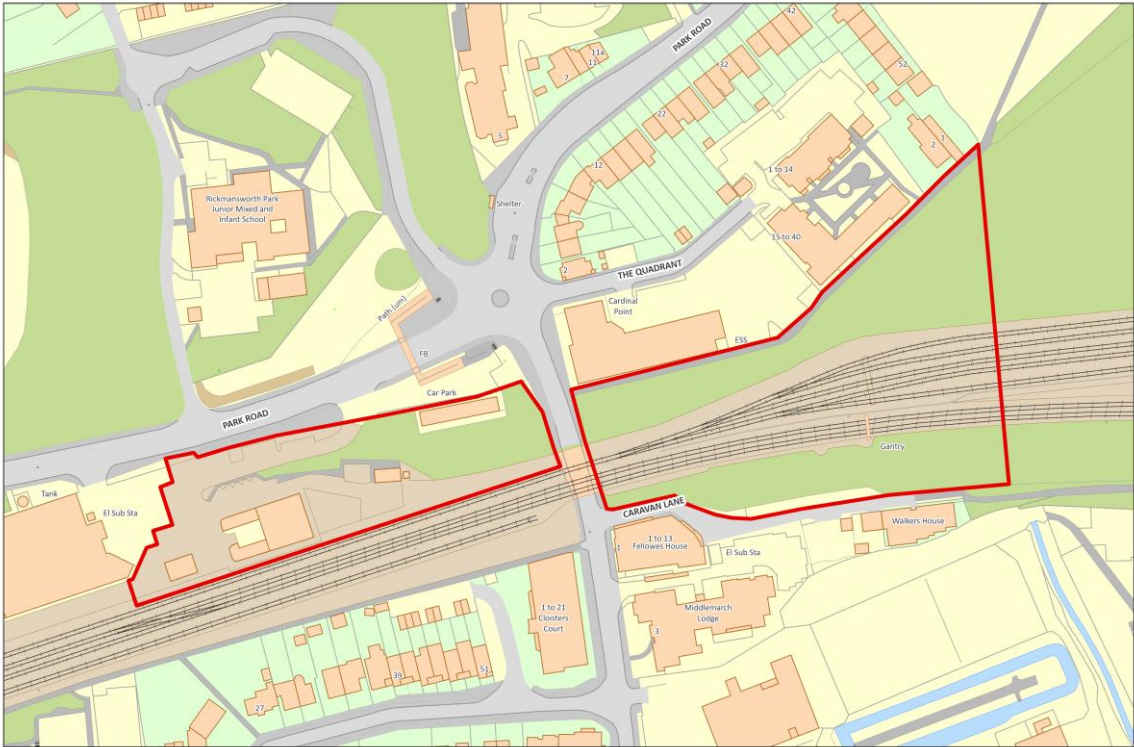

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Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The eastern portion of the eastern parcel is located in the Green Belt. The Green Belt area of the site is located in two parcels assessed in the Stage 2 Green Belt Review. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcels (in which the eastern portion of the site is located) as high (to the north of the eastern portion) and moderate (to the south of the eastern portion). Historic Environment: The eastern parcel is partially adjacent to the northern boundary of the Rickmansworth Town Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. Any application must be accompanied by a detailed heritage impact assessment relating to the potential impact of the proposal on the designated assets in the vicinity of the site. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <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 no identified risk of flooding across the majority of the site, although there is low-high risk along the northern and southern boundaries of the eastern parcel. GSPZ: The site is wholly within GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Contamination: The Environment Agency have highlighted that railway land may present a potential previous polluting use. Noise: Noise and vibrations caused by the use of the station may have an impact on the site and its future occupiers.
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. Local Wildlife Site: Two areas to the east of the eastern parcel are partially within Local Wildlife Sites (Lavrock Lane Parkland and River Chess Bridge). TPO: There are protected trees within the northern section of the western parcel (TPO318).

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Further Constraints/Considerations:							
<ul style="list-style-type: none"> Public right of ways run along the northern and southern boundaries of the eastern parcel. HCC Highways recognise that the site is within walking/cycling distance of central Rickmansworth, although congestion on the A412 may discourage walking/cycling which forms the most direct route to the station. HCC Highways also recognise good bus service provision and state that the site is situated in a potentially highly sustainable location in transport terms. <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Principal Town of Rickmansworth. 							
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	44			Landowner Proposed Dwelling Range	163		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)			Indicative Dwelling Range	130		
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
<p>The area of the site which is designated as Green Belt and Local Wildlife Site. Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.</p> <p>The developable area has been reduced due to the need for a buffer to the railway, the presence of trees and BNG allocation.</p> <p>A large section of the site is within a Local Wildlife Site and has tree coverage. This section of the site is not considered suitable.</p> <p>The remainder of the site is considered to be suitable. <i>Please see the Site Assessment for Site CFS40a (revised boundary) for an assessment of the area of the site that is deemed suitable.</i></p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

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Site Ref	Address	Settlement	Site Area (ha)
CFS40a (revised boundary)	Land at Park Road, Rickmansworth	Rickmansworth	1.8
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<div><div>Site Description</div><div><p>The site is comprised of two land parcels, separated by a road (High Street). The eastern parcel is comprised of greenfield land, with tree coverage and the railway line running through the parcel. The western parcel is comprised of previously developed (brownfield) land and is on the Brownfield Register; this parcel is currently in use as the Transport for London Depot and Car Park.</p><p>The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS40).</p></div></div>			
<div><div>Use(s) Proposed</div><div>Residential</div></div>			
<div><div>Planning History</div><div><p>There is no relevant planning history on the site.</p></div></div>			
<div><div>Suitability</div><div><div><div><div>Policy Constraints:</div><div><ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes</div></div><div><ul style="list-style-type: none">Green Belt: The site is not located in the Green Belt.Historic Environment: The eastern parcel is partially adjacent to the northern boundary of the Rickmansworth Town Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. Any application must be accompanied by a detailed heritage impact assessment relating to the potential impact of the proposal on the designated assets in the vicinity of the site.Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</div></div></div><div><div><div>Physical Constraints:</div><div><ul style="list-style-type: none">AccessFlood Zone</div></div><div><ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There is no identified risk of flooding across the majority of the site, although there is low</div></div></div>			

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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>risk along the northern and southern boundaries of the eastern parcel.</p> <ul style="list-style-type: none">• GSPZ: The site is wholly within GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.• Contamination: The Environment Agency have highlighted that railway land may present a potential previous polluting use.• Noise: Noise and vibrations caused by the use of the station may have an impact on the site and its future occupiers.• Access: There is currently no access to the east of the site.								
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree• Beechwoods SAC	<ul style="list-style-type: none">• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development (this assessment includes land to the east – Site CFS40).• TPO: There are protected trees within the northern section of the western parcel (TPO318).								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none">• Public right of ways run along the northern and southern boundaries of the eastern parcel.• HCC Highways recognise that the site is within walking/cycling distance of central Rickmansworth, although congestion on the A412 may discourage walking/cycling which forms the most direct route to the station. HCC Highways also recognise good bus service provision and state that the site is situated in a potentially highly sustainable location in transport terms.• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.									
<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> <table><tr><td>Landowner Proposed DPH</td><td>90</td><td>Landowner Proposed Dwelling Range</td><td>163</td></tr><tr><td>Indicative DPH (Developable/Non-developable Area)</td><td>50 (44%/56%)</td><td>Indicative Dwelling Range</td><td>40</td></tr></table>		Landowner Proposed DPH	90	Landowner Proposed Dwelling Range	163	Indicative DPH (Developable/Non-developable Area)	50 (44%/56%)	Indicative Dwelling Range	40
Landowner Proposed DPH	90	Landowner Proposed Dwelling Range	163						
Indicative DPH (Developable/Non-developable Area)	50 (44%/56%)	Indicative Dwelling Range	40						
<p>Phasing</p> <table><tr><td>0-5 years</td><td></td><td>6-10 years</td><td>x</td><td>11-15 years</td><td>x</td><td>16+ years</td><td></td></tr></table>		0-5 years		6-10 years	x	11-15 years	x	16+ years	
0-5 years		6-10 years	x	11-15 years	x	16+ years			
<p>Conclusion</p> <p>The site is situated in Rickmansworth, just to the north of the town centre. The western parcel is predominantly brownfield and is used as a depot for TfL and the eastern parcel is predominantly a railway siding/track and tree cover.</p> <p>The site has numerous constraints that will affect the capacity of development.</p>									

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The site is wholly within GPZ1 which will limit the use of infiltration SuDS and below ground development, as well as deep foundations for tall buildings. The sensitivity of the aquifer is likely to be increased further due to the presence of contamination.

Noise and vibration from the railway is likely so full assessment will be required on any potential impacts and mitigation requirements.

The eastern portion of the site also has TPO's, present that will need to be avoided during development.

The eastern parcel is adjacent to the northern part of the Rickmansworth town Conservation Area, which will require full assessment through a detailed Heritage Impact Assessment.

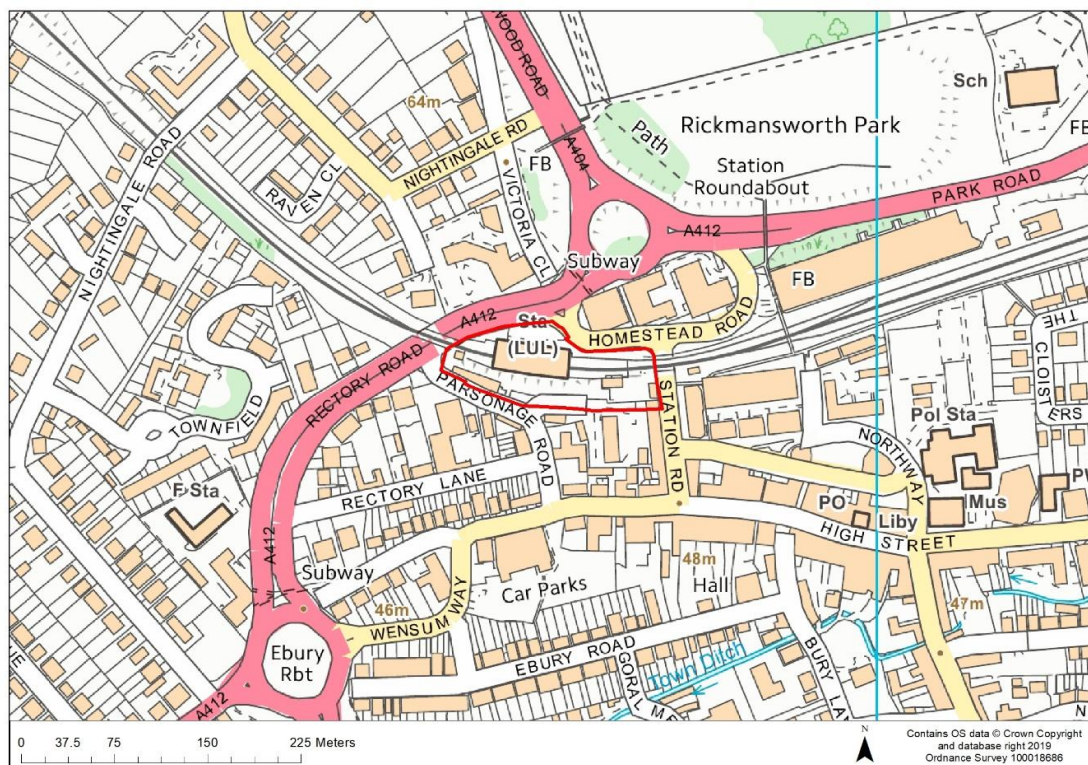
There is currently no access to the eastern portion of the site.

The standard indicative DPH of 50 has been lowered due to the above issues.

The site is suitable available and achievable. The site is deemed to be developable.

Suitable	Yes	Available	Yes	Achievable	Yes
Deliverable	No	Developable	Yes		

Site Ref	Address	Settlement	Site Area (ha)
CFS41	Rickmansworth Station, Station Approach	Rickmansworth	0.9



Site Description

The site is comprised of previously developed (brownfield) urban land and is included on the Brownfield Land Register. The site is in use as Rickmansworth Underground station, the adjacent car park and vacant land. The railway line runs through the centre of the site. There is also tree coverage on the site, to the south of the railway line.

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It is proposed that the station use would remain as part of any development.	
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 not located in the Green Belt. Historic Environment: A small area to the south of the site is within Rickmansworth Town Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and that any development in the wooded area south of the railway line will need to assess the impact on the Conservation Area. If development is proposed to the south of the railway line, any future application should be accompanied by a detailed heritage statement to define how the edge of the Conservation Area is to be protected. Rickmansworth Station is a Locally Listed Building.
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 no identified risk of flooding across the majority of the site, although there is low risk along the western boundary. GSPZ: The site is wholly within GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Contamination: The Environment Agency have highlighted that railway land may present a potential previous polluting use. Noise: Noise and vibrations caused by the use of the station may have an impact on the site and its future occupiers.
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. TPO: A TPO covers all trees on the site (TPO318).
Further Constraints/Considerations:	
<ul style="list-style-type: none"> HCC Highways recognise that the site has immediate access to the station and the site's close proximity to central Rickmansworth/High Street, with good availability of inter-urban bus services. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth. 	
Availability (ownership/legal issues)	
The site is in single ownership and the site is being promoted by the landowner.	
The site has been withdrawn by the promotor as of August 2023, and is therefore no longer available.	
Achievability	

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The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH		77		Landowner Proposed Dwelling Range		70	
Indicative DPH (Developable/Non-Developable Area)		50 (100%/0%)		Indicative Dwelling Range		45	
Phasing							
0-5 years		6-10 years	X	11-15 years	X	16+ years	
Conclusion							
Further work should be undertaken in relation to the site's location in GSPZ1 as well as possible previous polluting uses. Noise and vibrations caused by the use of the railway line should be addressed through mitigation measures. Any development of the site would need to take account of the presence of protected trees within the site. Additionally, the realistic developable area of the site is extremely small and the promoter failed to provide evidence that the site is achievable. It is there considered unsuitable.							
The site has been withdrawn by the promotor as of August 2023, and is therefore no longer available.							
Suitable	No		Available	No		Achievable	No
Deliverable	No		Developable			No	

Site Ref	Address	Settlement	Site Area (ha)
CFS42	Land rear of Ebury Road	Rickmansworth	0.3

Site Description

The site is comprised of greenfield land which is currently unused grassland. The site's northern boundary is adjacent to residential gardens along Ebury Road, whilst the southern boundary is adjacent to a Main River (Town Ditch). Further beyond this to the south is an allotment. The site's eastern boundary is adjacent to a

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garage site whilst the western boundary is adjacent to a small area covered in trees and shrubbery. Residential development and associated facilities and services are located to the north, associated with the settlement of Rickmansworth. There is no existing access into the site.	
Use(s) Proposed	Residential
Planning History	
There is no relevant planning history on the site.	
Suitability	
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden National Landscapes 	<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as low-moderate. Historic Environment: The northern boundary is adjacent to Rickmansworth Town Conservation Area. The Heritage Impact Assessment states that development of the site would have a minor adverse impact on the historic environment. Any future proposals would require a detailed heritage statement to assess any impact on the 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: A Main River (Town Ditch) forms the southern boundary. The whole site is located in Flood Zone 2, with 80% of the site in Flood Zone 3a and 6% in Flood Zone 3b, at the southern boundary of the site. Surface Water Flood Risk: Almost the whole site is at risk of surface water flooding, although this is at a low level of risk (1 in 1,000 year event). Groundwater Flood Risk: The entire site is in the highest risk category of groundwater flood risk, whereby water levels are within 0.025m of the ground surface during a 1 in 100-year storm event. 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: There is no existing access into the site. Access from Goral Mead would likely cause capacity issues and would have to be through the existing garage site. Access could potentially be obtained from Riverside Drive through the existing wooded area.
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.

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Further Constraints/Considerations:							
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth. 							
Availability (ownership/legal issues)							
The site is in single ownership. An option agreement has been entered into between the landowner and the site promoter.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	60-80			Landowner Proposed Dwelling Range	18-24		
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)			Indicative Dwelling Range	15		
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
<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 Level 2 SFRA states that the site is at high risk of flooding from multiple sources, and therefore it may not be safe to develop the site for residential purposes.</p> <p>Given that a large proportion of the site is in Flood Zone 3a and that the whole site is in Flood Zone 2, there is no possibility that any development can be directed to Flood Zone 1. There is no scope to alter the boundaries of the site to remove the flood risk area and deliver any development. There are other potential sites in areas of lower risk of flooding so it would not be possible to justify development on this site. There is also currently no suitable access. The site is therefore not considered suitable.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

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Site Ref	Address	Settlement	Site Area (ha)
CFS43	Land north of Moor Lane	Rickmansworth	1.3

Site Description

The site is comprised of greenfield land and is currently used for horse grazing. There is a belt of mature trees to the south of the site adjacent to Moor Lane, with open land adjacent to the northern boundary and to the west. The River Colne is located to the north-east of site and the Grand Union Canal to the north. There is residential development located to the west, associated with the settlement of Rickmansworth. Rickmansworth Golf Course is located further south, beyond a row of residential properties along Moor Lane. Open green land is located to the east of the site (Hampton Hall Meadows).

Use(s) Proposed	Residential
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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 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 or within the vicinity of the site. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) 	<ul style="list-style-type: none"> Flood Zone: A large area of the proposed site is within Flood Zone 2 (45%), with the eastern and northern boundaries of the site particularly affected. The majority of this area is also within Flood Zone 3a, whereas only a small area in the north eastern corner of the site is located within Flood Zone 3b. Surface Water Flood Risk: This site is at low risk of surface water flooding. The north-eastern corner of the site is

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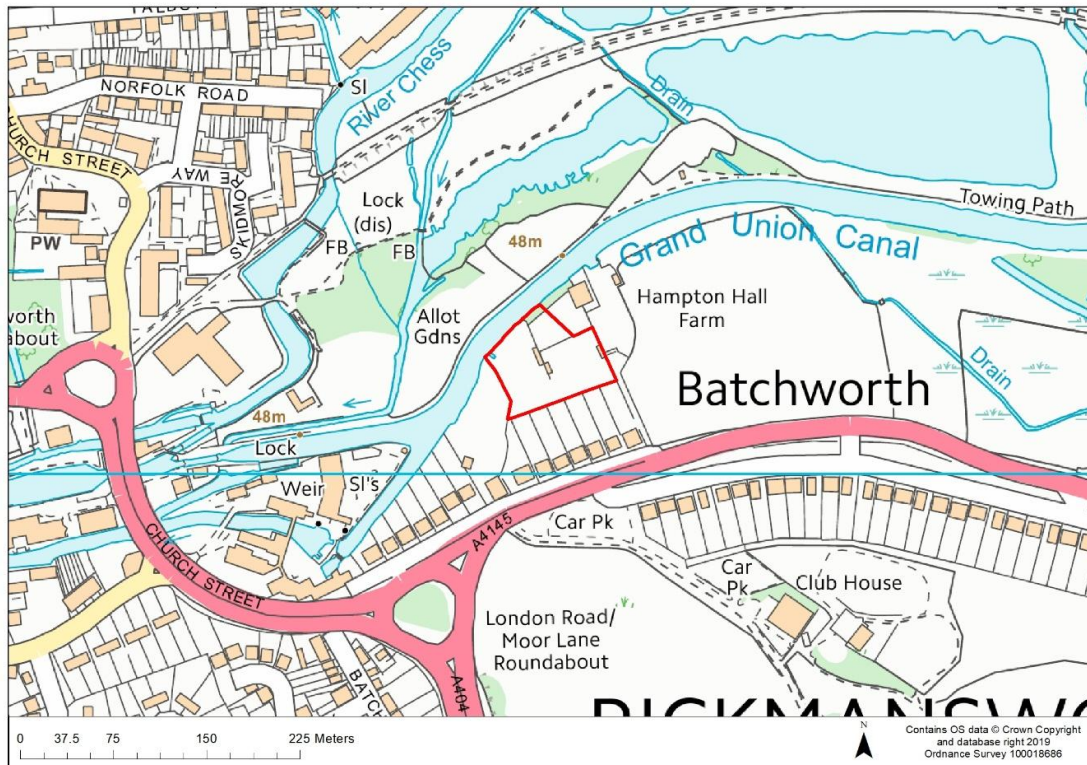
<ul style="list-style-type: none">ContaminationNoiseAir Quality	<p>identified as at risk of surface water flooding during a 1 in 1,000-year event.</p> <ul style="list-style-type: none">Groundwater Flood Risk: The east and north of the site is identified at very high risk of groundwater flooding, where groundwater is at or within 0.025m, or 0.025 – 0.5m of the ground surface during a 1 in 100-year flood event. 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.Access: There is no existing access although this could be provided from Moor Lane.														
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods SAC	<ul style="list-style-type: none">Local Wildlife Site: The site is wholly within a Local Wildlife Site (Hampton Hall Meadows).														
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.															
<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> <table><tr><td>Landowner Proposed DPH</td><td>9</td><td>Landowner Proposed Dwelling Range</td><td>11</td></tr><tr><td>Indicative DPH (Developable/Non-Developable Area)</td><td>50 (70%/30%)</td><td>Indicative Dwelling Range</td><td>46</td></tr></table>								Landowner Proposed DPH	9	Landowner Proposed Dwelling Range	11	Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	46
Landowner Proposed DPH	9	Landowner Proposed Dwelling Range	11												
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	46												
<p>Phasing</p> <table><tr><td>0-5 years</td><td></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		6-10 years		11-15 years		16+ years	
0-5 years		6-10 years		11-15 years		16+ years									
<p>Conclusion</p> <p>Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.</p> <p>The site is also wholly within a Local Wildlife Site and significant proportions of the site are in Flood Zones 2 and 3, therefore the site is deemed undeliverable and not suitable.</p>															

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See ACFS11 for different red line variation of the site.

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No	Developable	No		

Site Ref	Address	Settlement	Site Area (ha)
CFS44	West of Hampton Hall Farm	Rickmansworth	0.54



Site Description

The site is comprised of greenfield land which is currently unused open land. To the east, the site adjoins Hampton Hall Farmhouse whilst northern boundary is adjacent to the River Colne and Grand Union Canal. The southern and western boundaries are adjacent to residential gardens. There is a private access road from Moor Lane into the site, which leads to Hampton Hall Farmhouse.

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.
- Historic Environment:** There are two Grade II Listed Buildings located in the adjacent land to the east of the site (17 Moor Lane and Obelisk on South Bank). Development of the site may impact the setting of the Listed Building and any proposals would require a detailed heritage impact assessment and discussions with the Conservation Officer.

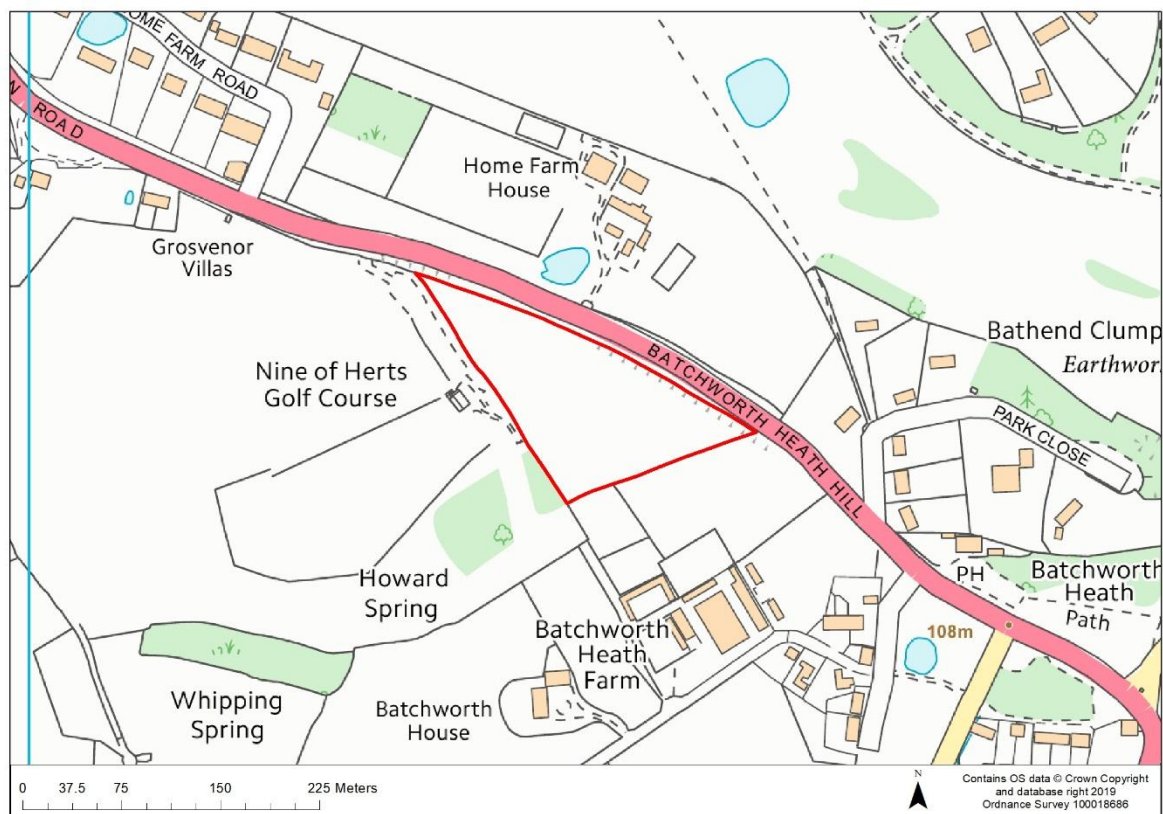
SHELAA Site Assessments – Part 6

	<ul style="list-style-type: none">• Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.		
Physical Constraints: <ul style="list-style-type: none">• 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 River Colne flows along the northern boundary of the site. The site is at high risk of fluvial flooding, with the entirety of the proposed site is within Flood Zone 2 and 89% of the site located within Flood Zone 3a. Only a small area to the south eastern boundary of the site is in Flood Zone 1.• Surface Water Flood Risk: The site is at medium-low risk of surface water flooding, concentrated to the eastern, central-southern and north-eastern areas of the site.• Groundwater Flood Risk: The east and centre of the site are identified at high risk of groundwater flooding, where groundwater is 0.025m to 0.5m below the ground surface. 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: There is a private access road from Moor Lane into the site, which leads to Hampton Hall Farmhouse.		
Potential Environmental Impacts: <ul style="list-style-type: none">• Landscape Character• Air Quality (AQMA)• Local Wildlife Site• Local Nature Reserve• SSSI• Ancient Woodland• Tree Preservation Order• Ancient/Veteran Tree• Beechwoods SAC	<ul style="list-style-type: none">• Local Wildlife Site: A Local Wildlife Site is located in close proximity to the eastern border (Hampton Hall Meadows).		
Further Constraints/Considerations:			
<ul style="list-style-type: none">• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.			
Availability (ownership/legal issues)			
The site is in multiple ownerships but is being promoted on behalf of the landowner(s).			
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	5
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)	Indicative Dwelling Range	19
Phasing			

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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 a need for a buffer from the waterway and BNG allocation.</p> <p>The Level 2 SFRA also states that the site is at high risk of flooding from multiple sources, and therefore it may not be safe to develop the site for residential purposes.</p> <p>Given that a large proportion of the site is in Flood Zone 3a and that the whole site is in Flood Zone 2, there is no possibility that any development can be directed to Flood Zone 1. There is no scope to alter the boundaries of the site to remove the flood risk area and deliver any development. There are other potential sites in areas of lower risk of flooding so it would not be possible to justify development on this site. The site is therefore not considered suitable.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

Site Ref	Address	Settlement	Site Area (ha)
CFS66	Land at London Road, Rickmansworth	Batchworth/ Rickmansworth	1.7



Site Description

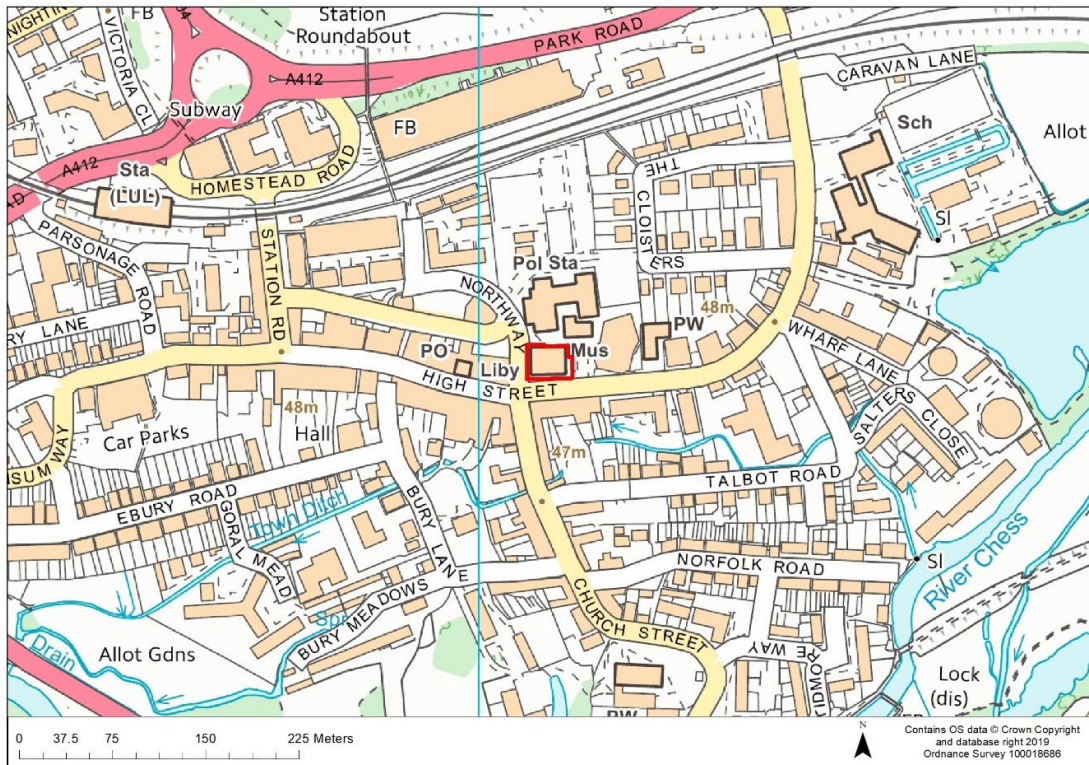
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<p>The site is greenfield land and is currently an unused field, with a former use as grazing land. The northern boundary is formed by London Road (A404), with trees and vegetation also along the boundaries. The south-eastern and north-western boundaries are also tree-lined. Batchworth Heath Farm and a cattery are located to the immediate south of the site, with woodland beyond this as well as some low-density residential development. To the immediate east is the Nine of Herts Golf Course. There is low-density development along London Road.</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 Grade II* Registered Park and Garden of Moor Park lies to immediate north of the site, on the opposite side of London Road. To the east of the site lies Batchworth Heath Conservation Area which contains several Grade II Listed Buildings close to its western edge (Ye Old Greene Manne Public House, Batchworth Heath House, Ebury and Batchworth Cottages). The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. Any application would have to be accompanied by a detailed heritage statement and pre-application discussions with the Conservation Officer to ensure that design protects the setting of the designated assets. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.
Physical Constraints: <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: This north-western portion of the site ranges from low to high risk of surface water flooding. Contamination: The site is adjacent to a historic landfill site (Site Ref: EAHLD12365 - Batchworth Heath Farm, Griggs Field). Access: Access would need to be provided from London Road.
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree Beechwoods SAC 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.
Further Constraints/Considerations:	

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<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located outside of any settlement defined in the Settlement Hierarchy. 							
Availability (ownership/legal issues)							
The site is in single ownership and the site is being promoted by the landowner.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	32-88			Landowner Proposed Dwelling Range	55-150		
Indicative DPH (Developable/Non-Developable Area)	50 (70%/30%)			Indicative Dwelling Range	60		
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 nature of the site and BNG allocation.</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. 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 site is also not located in a sustainable location. It is located adjacent to heritage assets and is subject to surface water flood risk. It is therefore considered unsuitable for residential development.</p>							
Suitable	No	Available	Yes	Achievable	Yes		
Deliverable	No	Developable	No				

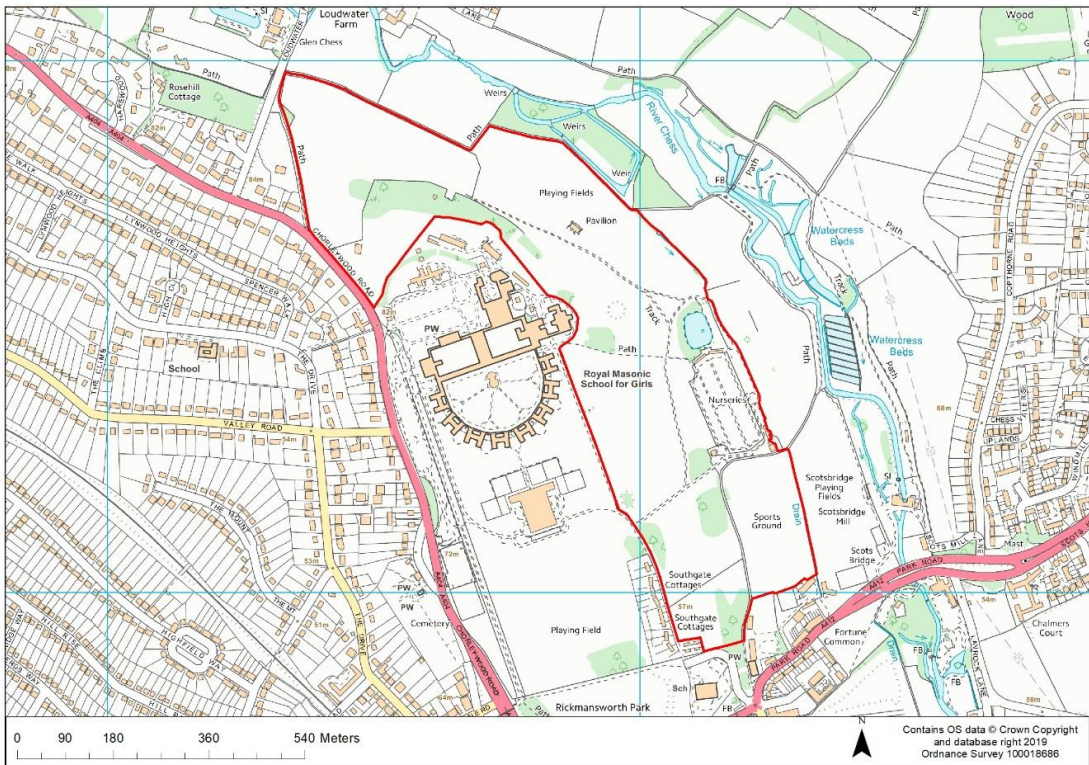
SHELAA Site Assessments – Part 6

Site Ref	Address	Settlement	Site Area (ha)
CFS77	Rickmansworth Library	Rickmansworth	0.1
			
Site Description The site is comprised of previously developed (brownfield) urban land and is in use as Rickmansworth Library. The site is located in Rickmansworth town centre, with town centre uses (e.g. retail, financial services, offices, pharmacy, restaurants, etc.) and Rickmansworth Station located within close proximity. Residential development is located in the surrounding area. The site is accessed from the High Street.			
Use(s) Proposed		Residential with potential for a main town centre use	
Planning History There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes		<ul style="list-style-type: none">Green Belt: The site is not located in the Green Belt.Historic Environment: The site is located in a Site of Known Archaeological Interest and in the Rickmansworth Town Conservation Area. There are several Grade II Listed Buildings located within the vicinity of the site. Basing House (Grade II Listed Building) is located to the immediate north. The Heritage Impact Assessment states that the present library does little to enhance the Conservation Area but that the site's development would have a minor adverse impact on the historic environment. Any future application would require a detailed heritage statement to assess the impact on the Conservation Area and the Listed Buildings within the core of this Conservation Area. Detailed discussions would be required with the Conservation Officer to ensure that any development should enhance this historic location improving the present layout and design.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: Along the northern boundary of the site there is medium risk of surface water flooding.Groundwater Flood Risk: During a 1 in 100-year groundwater flood event, groundwater levels are within 0.025m of the ground surface.	

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<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">GSPZ: The site is wholly within GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods SAC	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.						
Further Constraints/Considerations: <ul style="list-style-type: none">A modern, upgraded library with improved facilities and access would be required as part of any redevelopment. A new facility is potentially proposed for provision within the adjacent Council Offices.The South West Herts Retail and Leisure Study (2018) recommends that evening economy uses should be considered favourably in Rickmansworth Town Centre. There is potential that this type of use could be incorporated into new development of the site.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.							
Availability (ownership/legal issues) <p>The site is in single ownership and the site is being promoted by the landowner. The site is currently under a leasehold agreement. No agreement has reached with the leasee over possible new location for the library, so the site is not available</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	50-80	Landowner Proposed Dwelling Range	5-8				
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	5				
Phasing							
0-5 years		6-10 years		11-15 years	X	16+ years	
Conclusion							
The site is deemed suitable for residential development. Further work should be undertaken in relation to the site's location in GSPZ1.							
Redevelopment of the site would require the re-provision of the library facility in a suitable, accessible site. No agreement has reached with the leasee over possible new location for the library, so the site is not available.							
Suitable	Yes	Available	No	Achievable	Yes		
Deliverable		No	Developable		No		

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Site Ref	Address	Settlement	Site Area (ha)
EOS1.0	Land adjacent to Royal Masonic School	Rickmansworth	36.4
			
Site Description <p>The site is comprised of greenfield land and located on the eastern edge of Rickmansworth. The site is used by Royal Masonic School for Girls as open space and playing fields, with Rickmansworth Sports Club and associated cricket pitches located to the south of the site. To the immediate north-western corner of the cricket pitch, there is a residential dwelling located on the site. There are playing fields and a pavilion located to the north-west of the site. The eastern boundary of the site is adjacent to Scotsbridge playing fields and green open space, with the River Chess also running close to the eastern boundary. Adjacent to the west of the site is the Royal Masonic School for Girls. To the south of the site, there is a nursery school, a church and residential development along the A412. Residential development of Rickmansworth is also located further south and to the east.</p>			
Use(s) Proposed		Residential	
Planning History <p>There is no relevant planning history on the site.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes		<ul style="list-style-type: none">Green Belt: The site is within the Green Belt. The north-east of the site is located in two parcels that were assessed as part of the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcels (in which the site is located) was assessed as moderate-high and moderate. The remainder of the site was not assessed. 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's western boundary is adjacent to a number of Locally Listed and a Grade II Listed Building to the west, in the grounds of the Royal Masonic School. There are also Grade II Listed Buildings and Locally Listed Buildings located to the north, south and south-west of the site. A small parcel to the north-west of the site is located in the Outer Loudwater	

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	<p>Conservation Area. A detailed heritage assessment would be required as part of any proposals. The Heritage Impact Assessment states that the site's development would have a moderate-adverse impact on the historic environment. A detailed heritage impact assessment would be required to determine the full impact on the historic environment, particularly the three Conservation Areas and the nearby listed buildings.</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 (94% of the site area) is within Flood Zone 1; a small area at the north-western corner of the site is in Flood Zone 2 and 3a. • Surface Water Flood Risk: To the north of the site, there is a small area (comprising 3% of the total site area) which is at high risk of surface water flooding. To the south, there are two flow paths which pass through the centre and east of the site and are at low risk of surface water flooding (1 in 1,000 year rainfall event). • Groundwater Flood Risk: The groundwater levels to the south-west of the site are at least 5m below the ground. The levels at the centre of the site are between 0.5m and 5m below the ground and the remainder of the site to the north-east has levels at or very near to the surface (between 0.025m and 0.5m). • GSPZ: The southern part of the site is within GSPZ1. GSPZ1 is the most sensitive zone in terms of the potential risk of contamination to the groundwater zone. 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. The remainder of the site to the north is within GSPZ2. • Access: HCC Highways have stated that access is likely to be technically achievable onto the A404. Although there is a policy against the introduction of new A Road accesses which would need to be overcome. HCC Highways also state that significant highways works to the A404 at the point of access would likely be required and a new junction would likely require land from within the site. Routes to the south of the site to the train station and Rickmansworth settlement would also be required.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having medium sensitivity to built development. • Local Wildlife Site: There is a Local Wildlife Site to the north-west of the site (Royal Masonic School for Girls).
<p>Further Constraints/Considerations:</p>	

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<ul style="list-style-type: none">• A public right of way runs through the south-eastern part of the site (Rickmansworth 029).• <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Principal Town of Rickmansworth.							
Availability (ownership/legal issues)							
The majority of the site is in the single ownership of the Royal Masonic School. The sports ground/cricket ground on the site is not registered through the Land Registry.							
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 (70%/30%)		Indicative Dwelling Range		1274	
Phasing							
0-5 years			6-10 years	x	11-15 years	x	16+ years
Conclusion							
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.							
The developable area has been reduced due to the rural character of the site, the need to strengthen defensible boundaries and BNG allocation.							
The site is also considered to be unsuitable for residential development due to its current sports use which is ancillary to an education facility. The remainder of the site is used as cricket pitches; the Playing Pitch Strategy & Action Plan, forming part of the Open Space, Sport and Recreation Study (2019) recommends that existing cricket pitch provision is protected due to its potential to meeting current and future needs (unless replacement provision is agreed upon and provided). It is considered that the cricket pitches use should be protected. The site is also considered to be unavailable due to its current uses.							
Suitable		No		Available		No	
Deliverable		No		Developable		No	

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Site Ref	Address	Settlement	Site Area (ha)
H18	Royal British Legion, Ebury Road	Rickmansworth	0.08

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10 5 0 10 20 30 40 Metres

N
THREE RIVERS DISTRICT COUNCIL

Site Description	
The site is comprised of previously developed land and is located in Rickmansworth. The site contains one building which is in use as the Royal British Legion hall. There is a small area of hardstanding to the north of the site. Adjacent to the east of the site is a car park, whilst to the west there is a road leading to a servicing and parking area serving properties and retail/service units on the High Street. There is residential development to the south.	
Use(s) Proposed	Residential
Planning History	
The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 5 dwellings.	
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: The site is located in the Rickmansworth Town Conservation Area, with several Locally Listed Buildings and a Grade II Listed Building (133, 133a and 133b High Street) located in close vicinity to the site. A heritage impact assessment would be required as part of any proposals.
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Groundwater Flood Risk: Groundwater levels are either at or 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

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	be required at the pre-application stage to support any proposals on the site. <ul style="list-style-type: none"> • Access: The site is accessed from Ebury Road. 						
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree • Beechwoods SAC 	<ul style="list-style-type: none"> • This site was not assessed as part of the Landscape Sensitivity Assessment. 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> • The site is on the Brownfield Land Register (2019). • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth. 							
Availability (ownership/legal issues)							
The site is in single ownership. Site is no longer available for development as they want to keep it in same use.							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH (Developable/Non-Developable Area)	50 (100%/0%)	Indicative Dwelling Range	4				
Phasing							
0-5 years		6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. Any development of the site would need to take account of the site's location in GSPZ1.							
The site is no longer available for development as the promoters have withdrawn the site. It is also considered that the site may not have the capacity for 5+ dwellings.							
Suitable	No	Available	No	Achievable	Yes		
Deliverable	No	Developable	No				

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Site Ref	Address	Settlement	Site Area (ha)
H21	Bridge Motors, Church Street	Rickmansworth	0.12

Site Description

The site is comprised of previously developed land and is located in Rickmansworth. The site is in use as a garage and car sales centre. The eastern boundary abuts woodland with the River Colne beyond this. There is an office building to the south and a Church to the north. The site is accessed from Church Street.

Use(s) Proposed	Residential
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Planning History

The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 10 dwellings.

An application for the redevelopment of the site into a 74-bed care home (C2) was accepted in 2020 (20/0098/FUL). The development has now been completed.

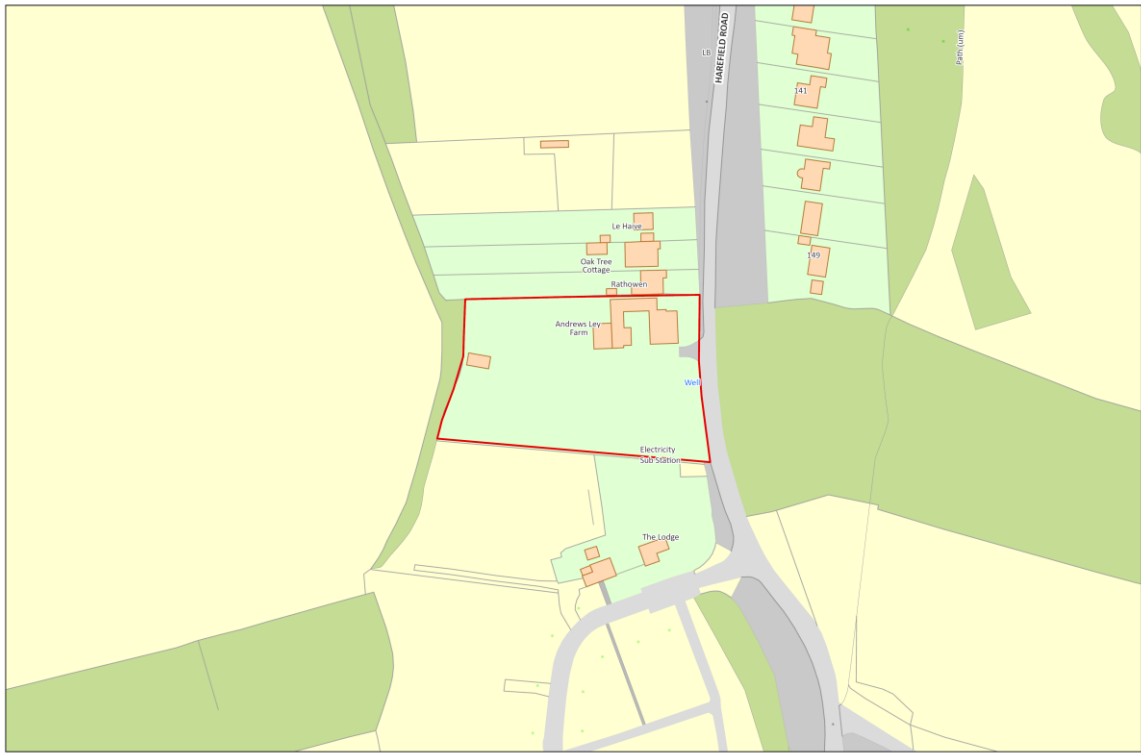


Suitability

<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 is not in the Green Belt. Historic Environment: The site is in the Rickmansworth Town Conservation Area. The site is in close vicinity to several Grade II Listed Buildings, located to the north. A heritage impact assessment would be required as part of any proposals.
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 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, with an area at the north of the site in Flood Zone 1. The southern boundary of the site is adjacent to Flood Zone 3a. Groundwater Flood Risk: The southern and eastern portions of the site have groundwater levels between 0.025m and 0.5m below the ground surface. To the north-west of the site, groundwater levels are either at or 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,

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	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.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran Tree	<ul style="list-style-type: none">Access: The site is accessed from Church Street.This site was not assessed as part of the Landscape Sensitivity Assessment.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">The site is on the Brownfield Land Register (2019).<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.							
Availability (ownership/legal issues)							
The site is in single ownership and was promoted by the landowner to the previous Local Plan.							
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	80-100		Indicative Dwelling Range		10-12		
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is both available and achievable and is deemed to be deliverable.							
An application for the redevelopment of the site into a 74-bed care home (C2) was accepted in 2020(20/0098/FUL). The development has now been completed.							
Suitable	Yes		Available	Yes		Achievable	Yes

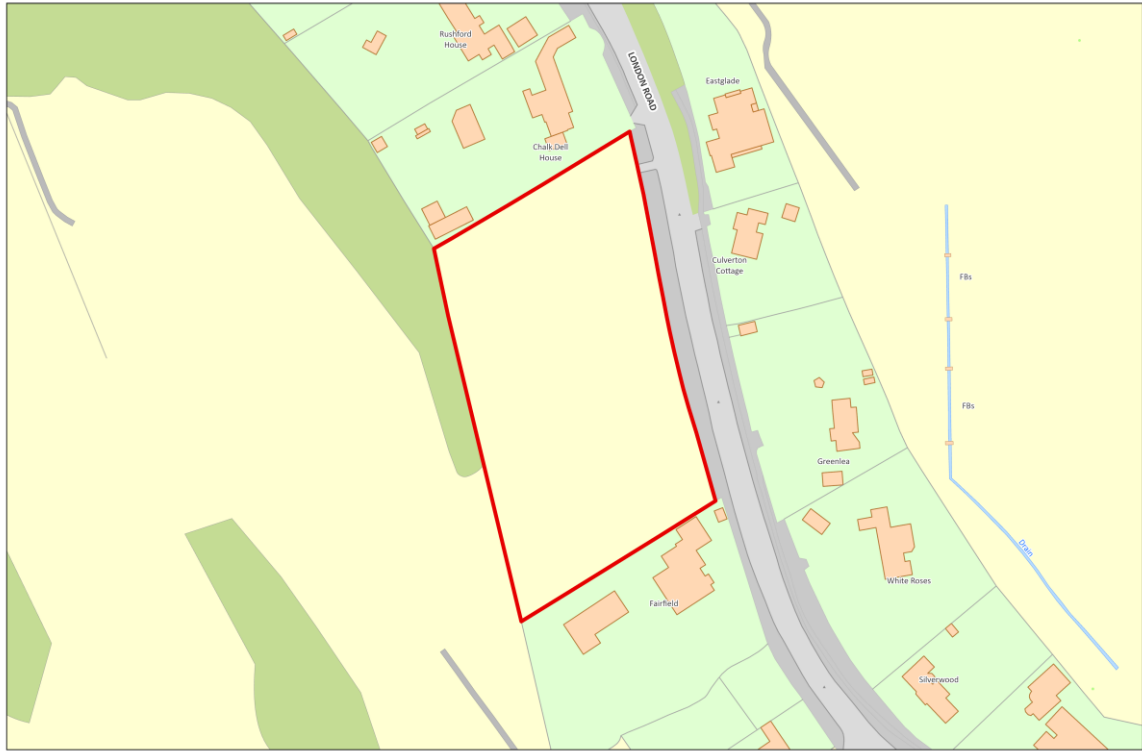


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Site Ref	Address	Settlement	Site Area (ha)
ACFS10	Andrews Ley Farm, Harefield Road	Rickmansworth	0.5
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Site Description			
<p>The site is located in the southern tip of the settlement of Rickmansworth, to the west of Harefield Road. The site is comprised of previously developed brownfield and greenfield land. The site is currently in use as a residential property and bed & breakfast accommodation, with a large garden to the rear of the building. The boundary is defined by mature vegetation and backs onto grassland fields to the west. To the north are residential properties with large gardens whilst to the south there is an electricity sub-station and beyond this, a cemetery. To the east of the site, on the opposite side of Harefield Road there is a woodland (Juniper Dell), low-density residential development and a golf course.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was a planning application on the site (19/0996/FUL) for a single and two storey side extension, which was granted approval in 2019.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational 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. The site is considered grey 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: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)Contamination		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: The eastern half of the site is at high risk of surface water flooding.	

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<ul style="list-style-type: none">NoiseAir Quality								
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods SAC	<ul style="list-style-type: none">The Landscape Sensitivity Assessment classifies the site as having a medium-low impact on built development.TPO: There are protected trees adjacent to the western boundary of the site (TPO636).							
Further Constraints/Considerations:								
<ul style="list-style-type: none">HCC Highways state that the site presents significant concerns that Local Transport Policy could be met due to the site's location.<i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located within the settlement boundary of the Principal Town of Rickmansworth.								
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	8-14			Landowner Proposed Dwelling Range	4-7			
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 site is situated on the southern tip of Rickmansworth's settlement boundary. It is comprised of a large dwelling and expansive garden, backed by farmland to the rear, Juniper Dell wooded area adjacent across Harefield Road and other large residential curtilages to the north and south.								
The eastern part of the site has a high risk of surface water flooding and appropriate mitigation or avoidance of development in that area may be appropriate.								
The standard indicative DPH of 50 has been reduced due to the context of the site;(flood risk issues).								
Under the current policy framework, the site would be unsuitable for development due to its Green Belt designation. However, because of the requirement for the local authority to meet its unmet need through exceptional circumstances, were the impact on the Green Belt considered to be outweighed by the wider sustainability benefits of delivering additional homes, the site could potentially be suitable, available and achievable.								
Suitable	No	Available	Yes		Achievable	Yes		
Deliverable	No		Developable			No		

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Site Ref	Address	Settlement	Site Area (ha)
CFS59	Land on London Road	Rickmansworth	1.1
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Site Description			
The site is greenfield land and is currently unused open land. Adjacent to the western boundary of the site is Batchworth Park Golf Course, whilst to the north and south there are residential plots associated with properties on London Road. The eastern boundary is formed by London Road, with low-density residential development and Rickmansworth Golf Course beyond this.			
Use(s) Proposed		Residential Care Home (C2)	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes		<ul style="list-style-type: none">Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. The site is considered grey belt.Historic Environment: Moor Park Registered Park and Garden is located to the east of the site, on the opposite side of London Road. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. Historic England state that a High-Level Heritage Impact Assessment may be required at a planning application stage.Chilterns National Landscape: The site is located within the proposed area of search which Natural England is considering as a possible boundary variation to the Chilterns National Landscape.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater Flooding		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.GSPZ: The northern section 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	

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<ul style="list-style-type: none">Groundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<p>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 could be accessed from London Road.				
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods SAC	<ul style="list-style-type: none">Landscape: The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.				
Further Constraints/Considerations:					
<ul style="list-style-type: none">HCC Highways state that the site presents significant concerns that Local Transport Policy could be met due to the site's location.Settlement Hierarchy (Core Strategy, 2011): The site is located in Batchworth Park which is classified as an "Other Settlement" in the Settlement Hierarchy. The site is in close proximity (less than 100m) to the boundary of the Principal Town of Rickmansworth.HCC Minerals and Waste state that a Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.					
Availability (ownership/legal issues)					
The site is in single ownership and the site is being promoted by the landowner.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	63 Bedrooms Per Hectare Equivalent to 34 DPH		Landowner Proposed Dwelling Range	70 bedrooms Equivalent to 37 dwellings (1.9:1 ratio of bedroom: dwelling)	
Indicative DPH	63-72 Bedrooms Per Hectare Equivalent to 34-38 DPH		Indicative Dwelling Range	75 bedrooms Equivalent to 40 dwellings (1.9:1 ratio of bedroom: dwelling)	
Phasing					
0-5 years	X	6-10 years		11-15 years	16+ years
Conclusion					
The site is located between the southern edge of Batchworth/Rickmansworth and Batchworth Golf Club on the western side of London Road and is currently a greenfield site.					
The site is in the Green Belt and the release of the associated parcel would cause moderate high harm to the Green Belt (however, this is only a very small part of that parcel).					

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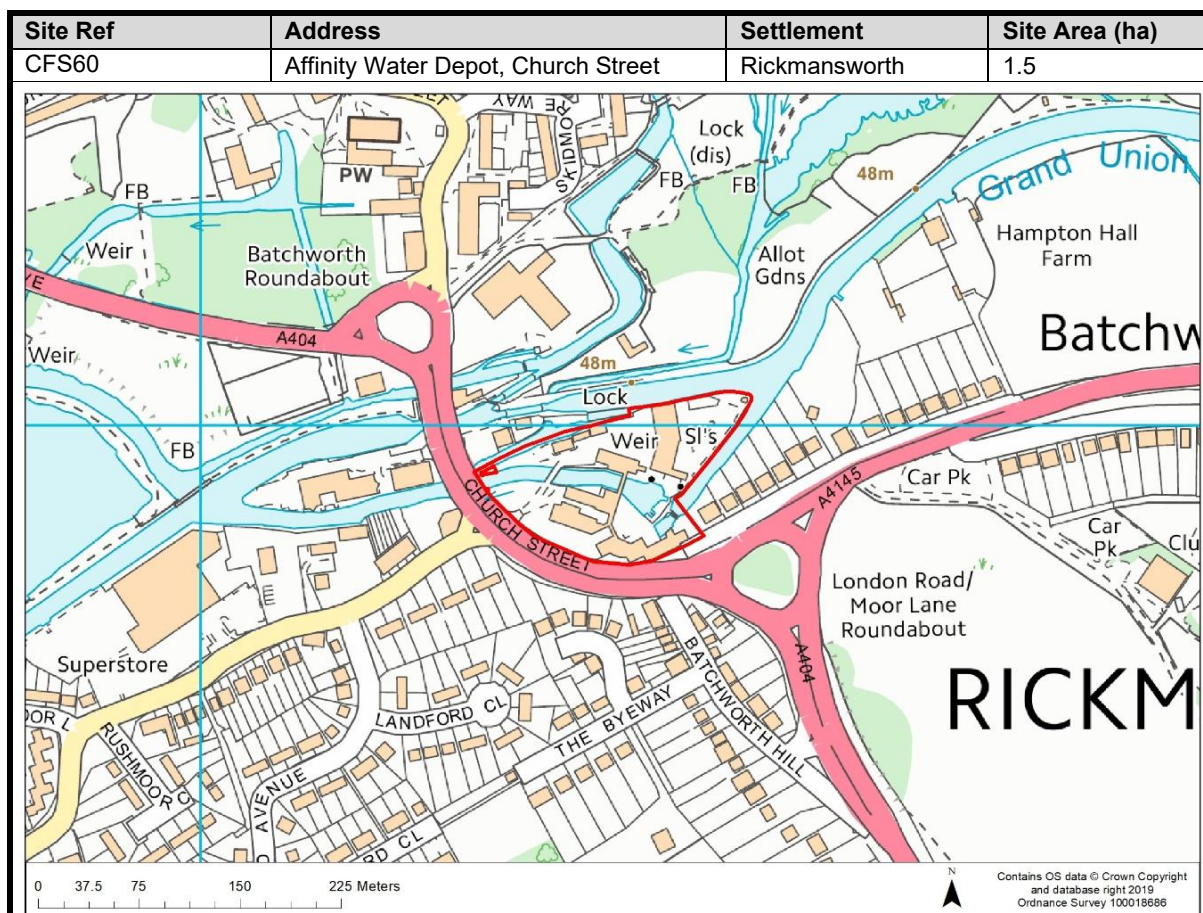
C2 housing is considered to be specialised and supported accommodation under the Draft Housing Mix policy. The provision of specialised and supported housing is a strategic objective of the Local Plan which the site would contribute to achieving.

The site is wholly within GPZ1 which will limit the use of infiltration SuDS and below ground development, as well as deep foundations for tall buildings.

HCC Highways state that the site presents significant concerns that Local Transport Policy could be met due to the site's location, however, it is within 100m of the Rickmansworth settlement boundary, the most sustainable settlement in the hierarchy.

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

Suitable	No	Available	Yes	Achievable	Yes
Deliverable	No		Developable	No	



Site Description

The site is comprised of previously developed (brownfield) urban land, with the majority of the site included on the Brownfield Land Register. The site is a former Affinity Water office site that also includes water abstraction and treatment facilities. The site consists of car parking and buildings relating to these operations, although the office buildings are now vacant. The River Colne flows through the centre of the site in a south westerly direction and the Grand Union Canal flows along the northern boundary. There are foot and road bridges

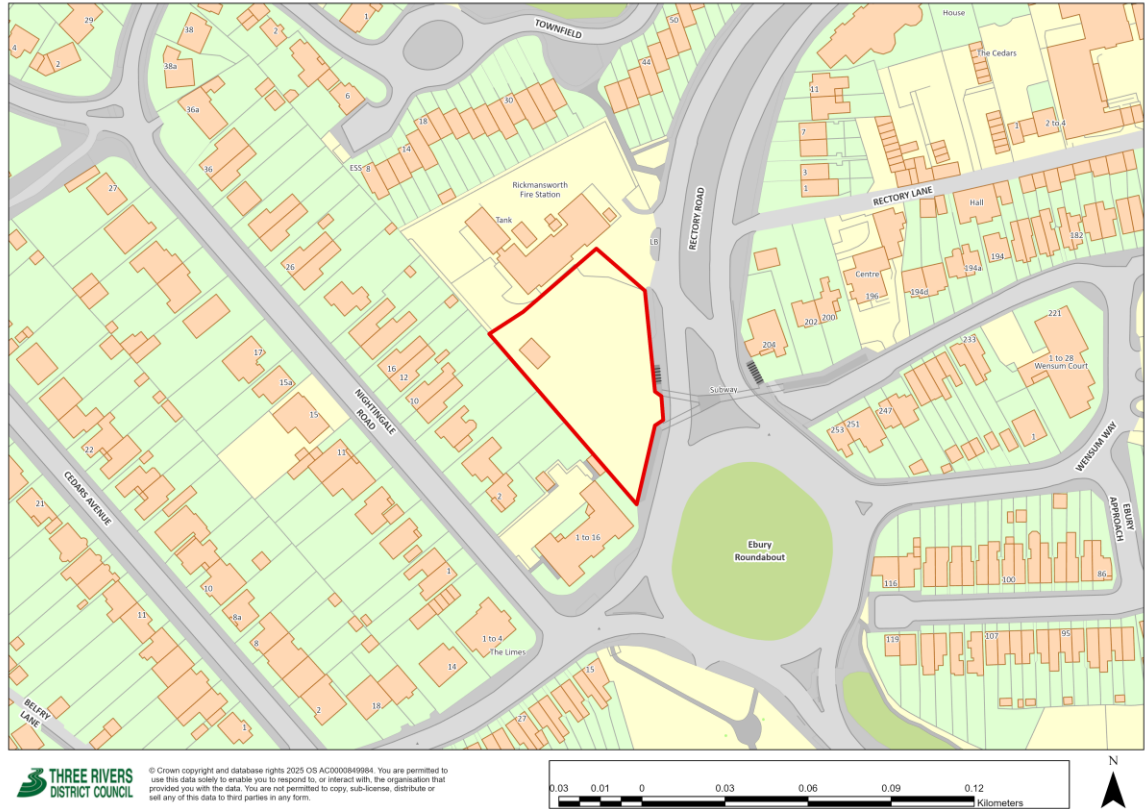
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<p>connecting the south of the site to the north. There is a small area of greenfield land to the south of the site which provides green space surrounding the existing offices. The northern and eastern boundaries are formed by the Grand Union Canal and River Colne, whilst the south-western boundary is formed by a two-lane main road (Church Street). Batchworth Lock is located to the immediate north of the site, with residential development and Rickmansworth town centre beyond this. To the south and east there is further residential development, with residential development beyond this.</p>	
Use(s) Proposed	Residential (with continued water treatment and utility uses)
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 located in the Green Belt. Historic Environment: Rickmansworth Town Centre Conservation Area is located to the north-west of the site. There are Grade II Listed Buildings to the north-west of the site (99 Church Street), as well as to the south-east and east (1 Batchworth Hill, 17 Moor Lane and Obelisk in Garden on 17 Moor Lane). The Heritage Impact Assessment states that the complex of buildings within the site should be considered a non-designated heritage asset, as they form an important historic industrial complex. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and that care is required in relation to the height of development to ensure that it would not impact on views from the Conservation Area. There are also Locally Listed Buildings at the south of the site. A detailed heritage statement and discussions with the Conservation Officer would be required to define an appropriate method of developing the site.
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 River Colne flows through the centre of the site and the Grand Union Canal flows along the northern boundary. The whole site is within Flood Zone 2. Flood Zone 3a also extends to cover the majority of the site (78% of site area). Flood Zone 3b is focused in the northern and eastern areas of the site and covers approximately 53% of the site area. Surface Water Flood Risk: The site is at a low to moderate risk of surface water flooding, which generally cover the area of the watercourses within and adjacent to the site. There is an area of ponding along the southern border, which occurs mainly along Church Street but is at risk of encroaching into the site. Groundwater Flood Risk: The site is at moderate to high risk of groundwater flooding. Across the majority of the site, groundwater levels reach 0.5-5m below the surface but there is a higher risk to the north-western and central area of the site GSPZ: The site is wholly within GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.

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<ul style="list-style-type: none"> Tree Preservation Order Ancient/Veteran Tree 							
Further Constraints/Considerations:							
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011)</i>: The site is located in the Principal Town of Rickmansworth. 							
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		36-50		Landowner Proposed Dwelling Range		55-75	
Indicative DPH (Developable/Non-developable Area)		50 (100%/0%)		Indicative Dwelling Range		55-75	
Phasing							
0-5 years	X	6-10 years		11-15 years		16+ years	
Conclusion							
<p>The site is not within the Green Belt and it is a priority to direct development to land that is not designated as Green Belt. The site is deemed suitable for residential development through the conversion of existing buildings only. No new residential development will be permitted on Flood Zone 3b on the site. It is required that the Locally Listed Buildings at the south of the site are protected.</p> <p>The Level 2 SFRA states that should the site be redeveloped, the Sequential Test would not be passed, and the Exception Test would be required if residential development (more vulnerable development) were proposed in FZ3a. As part of any future proposals, a site-specific flood risk assessment would be required because the site is within Flood Zone 2 and 3 and at risk from sources of flooding. It must be demonstrated within a site-specific FRA that the site would be safe for the proposed use, with provision of safe access and escape routes. Medium high surface water flood risk is also present on parts of the site, so this should also be considered in any site-specific flood risk assessment.</p> <p>The site is also in GPZ1, so infiltration drainage, below ground development and deep foundations often associated with tall buildings are likely to be unsuitable.</p> <p>Although the site is in a sustainable location, the overall increased density that would normally be applied is likely to be cancelled out by parts of the site that are undevelopable due to flood risk.</p> <p>Although there are concerns due to the flood risk from the site, it was originally presented as a whole, and even if development cannot be achieved on the 'island' in the eastern part, there is some scope for development or conversion of existing buildings to the west, where the flood risk is generally lower.</p> <p>Given that this is one of the most sustainable sites in the district in term of location and is a brownfield site, weight is given to the reuse of these type of sites, and as such the site is considered at least partially suitable, available and achievable.</p>							
Suitable	Yes	Available	Yes	Achievable	Yes		

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Site Ref	Address	Settlement	Site Area (ha)
H17	Police Station, Rectory Road	Rickmansworth	0.29
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Site Description			
The site is comprised of previously developed land and is located in Rickmansworth. The site was formerly in use as a police station, although the site is now vacant and former buildings have been demolished. Adjacent to the north of the site is Rickmansworth Fire Station whilst immediately to the south is Rectory Road and the Ebury roundabout. The site's western boundary is adjacent to the residential gardens of properties along Nightingale Road.			
Use(s) Proposed		Mixed-use Residential and Retail	
Planning History			
The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 20 dwellings.			
In 2013 there was an application for the construction of a discount food store (13/2077/FUL), which was refused.			
Suitability			
Policy Constraints: <ul style="list-style-type: none">Green BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes		<ul style="list-style-type: none">Green Belt: The site is not in the Green Belt.Historic Environment: The site's western boundary is adjacent to Nightingale Road Conservation Area and the Rickmansworth Town Conservation Area is located to the east of the site. A heritage impact assessment would be required as part of any proposals.	
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoise		<ul style="list-style-type: none">Flood Zone: The site is in Flood Zone 1.Surface Water Flood Risk: There are two surface water flow paths across the site, at the east and west of the site. adjacent to the western-central boundary there is a concentrated area at high risk of surface water flooding.Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface across the majority of the site.	

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<ul style="list-style-type: none">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: The site can be accessed from Rectory Road.			
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods SAC	<ul style="list-style-type: none">This site was not assessed as part of the Landscape Sensitivity Assessment.			
Further Constraints/Considerations: <ul style="list-style-type: none">The site is on the Brownfield Land Register (2019).Settlement Hierarchy (Core Strategy, 2011): The site is located in the Principal Town of Rickmansworth.HCC Minerals and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.				
Availability (ownership/legal issues) <p>The site was promoted to the previous Local Plan and is in single ownership.</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 Capacity	24	
Indicative DPH (Developable/Non-developable Area)	62 (100%/0%)	Indicative Dwelling Capacity	18	
Phasing				
0-5 years	X	6-10 years	11-15 years	16+ years
Conclusion <p>The site is situated just to the west of Rickmansworth town centre and consists of the former Rickmansworth police station. It is adjacent to Ebury Roundabout and the A412 to the east and residential dwellings and the fire station to the west and north respectively.</p> <p>There are several potential water-based constraints on site. There is a risk from surface water flooding that is particularly high in the west of the site, which may require mitigation or avoidance from development. GSPZ1 covers the site which will limit the use of infiltration SuDS and below ground development, as well as deep foundations for tall buildings. Groundwater levels are also particularly close to the surface in some areas, just 0.25m below ground level, which can also preclude below ground development and deep foundations.</p>				

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The indicative dwelling number has initially been increased to more than standard 50 DPH due to potential for increased density in a sustainable location in the centre of Rickmansworth, but this may have to be reduced based on detailed assessments on the water environment.

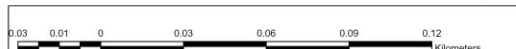
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is available and achievable and is deemed to be developable.

Suitable	Yes	Available	Yes	Achievable	Yes
Deliverable		Yes	Developable		No

Site Ref	Address	Settlement	Site Area (ha)
H22a	Depot, Stockers Farm Road	Rickmansworth	0.76



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Site Description

The site is comprised of previously developed land and is located in Rickmansworth. The site is in use as an Affinity Water depot. To the north and east of the site there is an agricultural field, with a primary school to the south and a pumping station to the south-west. There is residential development to the east. The site is accessed from Stockers Farm Road, which leads on from Harefield Road.

Use(s) Proposed	Residential
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Planning History

The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 60 dwellings.

Suitability

Policy Constraints:

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

- Green Belt:** The site is not in the Green Belt.
- Historic Environment:** Stockers Lock and Farm Conservation Area is located to the west, containing several Grade II Listed Buildings. A heritage impact assessment would be required as part of any proposals.

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<ul style="list-style-type: none">National Landscapes							
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Flood Zone: The majority of the site is in Flood Zone 1, with a small area at the south-western corner of the site in Flood Zone 2. The north-west area of the site, and part of the western and eastern boundaries are within Flood Zone 3a. Areas in Flood Zone 3a would only be suitable for open amenity space, biodiversity net gain, or similar uses within the site.Surface Water Flood Risk: The majority of the site, at the south and north-west, ranges from low to medium risk of surface water flooding. A small area in the southern-central area is at high risk of surface water flooding.Groundwater Flood Risk: Groundwater levels are between 0.5m and 5m below the ground surface.Groundwater Source Protection Zone (GSPZ): The site is in SPZ1. Conditions which minimise risk to public water supply would likely be requested at a planning application stage.Access: The site has an existing access from Stockers Farm Road.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods SAC	<ul style="list-style-type: none">The site was not assessed as part of the Landscape Sensitivity Assessment.Local Wildlife Site: The western boundary is adjacent to a Local Wildlife Site (Stocker's Farm Meadow). The Local Wildlife Site is also adjacent to the northern and eastern boundaries.						
Further Constraints/Considerations:							
<ul style="list-style-type: none">The site is on the Brownfield Land Register (2019).A public right of way runs through the south-western part of the site.Settlement Hierarchy (Core Strategy, 2011): The site is located partially within and partially adjacent to the Principal Town of Rickmansworth.HCC Minerals and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.							
Availability (ownership/legal issues)							
The site is in single ownership and was promoted by the landowner to the previous Local Plan. The promoter of the site anticipates delivery of the site between 2022 and 2026.							
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)	53 (100%/0%)			Indicative Dwelling Range	40		
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
This site is situated on the south west edge of Rickmansworth and is currently occupied by an Affinity Water Depot. There are open fields/scrub to the north and west, a pumping station to the south and the edge of the residential area of Rickmansworth to the east.							

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The north east part of the site is in Flood Zone 2 and 3a, which may affect the developable area of the site/and or require mitigation. Additionally, a large area of the site is at risk of surface water flooding, with high risk of flooding in the south central part of the site, which could also limit development in parts of the site. The site is also in GSPZ1 which will limit the use of infiltration SuDS and below ground development, as well as deep foundations for tall buildings. A footpath runs through the south west part of the site which should be retained.

The indicative dwelling number has been initially increased to more than standard 50 DPH due to potential for increased density due to current site use and sustainable location. However, more detailed work on through the FRA for example, may reduce the potential for high density development.

Site H22 was an existing housing allocation (adopted in 2014) and was deemed suitable for residential development. The site is available and achievable and is deemed to be deliverable.

Suitable	Yes	Available	Yes	Achievable	Yes
Deliverable	Yes		Developable	No	

Site Ref	Address	Settlement	Site Area (ha)
NCFS26	Meresworth Care Home, Field Way	Rickmansworth	0.33



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Site Description

The site is comprised of a former care home owned by Herts County Council which closed in 2024. The site is located within the settlement boundary of the Principal Town of Rickmansworth. There is existing access off Field Way. To the east of the site is Moneyhill Court which includes a number of two storey buildings housing flats. Hedgerows and trees border the south and west of the site alongside Field Way and Uxbridge Road. To the south of the site and Uxbridge Road is the Rickmansworth Aquadrome Local Wildlife Site and Nature Reserve, as well as the River Colne.

Use(s) Proposed Care home

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 BeltHeritage Assets Listed BuildingsConservation AreaHistoric Park and GardenNational Landscapes	<ul style="list-style-type: none">Green Belt: The site is not in the Green Belt.Historic Environment: There is a Grade II Listed Building located opposite the site to the south of Uxbridge Road. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts of any development on the heritage assets of the site.						
Physical Constraints: <ul style="list-style-type: none">AccessFlood ZoneSurface Water FloodingGroundwater FloodingGroundwater Source Protection Zone (GSPZ)ContaminationNoiseAir Quality	<ul style="list-style-type: none">Access: The existing access off Dellwood (off Field Way) would be utilised.Flood Zone: The site is in Flood Zone 1.GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and 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.						
Potential Environmental Impacts: <ul style="list-style-type: none">Landscape CharacterAir Quality (AQMA)Local Wildlife SiteLocal Nature ReserveSSSIAncient WoodlandTree Preservation OrderAncient/Veteran TreeBeechwoods SAC	<ul style="list-style-type: none">TPO: There are protected trees located along the boundary of the site with Uxbridge Road and Field Way.LWS/LNR: The Rickmansworth Aquadrome Local Wildlife Site and Nature Reserve is located in close proximity to the site south of Uxbridge Road.						
Further Constraints/Considerations: <ul style="list-style-type: none"><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located within the settlement boundary of the Principal Town of Rickmansworth.HCC Minerals and Waste state that consideration must be given to the use of material on site through opportunistic extraction, in order to reduce the need for material to be imported. A Site Waste Management Plan (SWMP) may be required to support any proposal at the planning application stage.							
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	TBC	Landowner Proposed Dwelling Range	TBC				
Indicative DPH	76	Indicative Dwelling Range	25				
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The site is brownfield land located within a sustainable location within the settlement area of the Principal Town of Rickmansworth. It is surrounded by residential development, with maisonettes/low rise flats to the east and west.							

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In terms of on-site constraints, there are some trees with a TPO order inside/on the boundary to the west which are likely to require retaining.

The indicative dwelling number has been increased to more than the standard 50 DPH due to potential for increased density in this sustainable location on previously developed land.

The site is suitable, available and achievable.

Suitable	Yes	Available	Yes	Achievable	Yes
Deliverable		Yes	Developable		No