



Three Rivers District Local Plan  
Additional Sites for Potential Allocation  
Sustainability Appraisal Working Note

January 2023

## Report details

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## Contents amendment record

This report has been amended and issued as follows:

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## 1 Introduction

Three Rivers District Council (TRDC) are preparing a single Local Plan which will replace the Core Strategy (adopted on 17th October 2011), the Development Management Policies Local Development Document (adopted on 26th July 2013) and the Site Allocations Local Development Document (adopted on 25th November 2014). The new Local Plan will incorporate strategic policies, development management policies and site allocations into a single document.

During its preparation this Local Plan must be subject to both Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) under the 'Planning and Compulsory Purchase Act' (2004) and 'The Environmental Assessment of Plans and Programmes Regulations' (2004)<sup>1</sup> respectively.

Both the SA and the SEA processes help planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans through a structured assessment of the Plan against key sustainability issues.

Independent consultants TRL Ltd have been appointed by Three Rivers District Council to undertake the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) in support of the new Local Plan. This has resulted in the production of an SA Scoping Report (May 2017, updated July 2017); an SA Working Note to accompany the Issues and Options consultation (July 2017); an SA Working Note to accompany the 'Potential Sites for Consultation' (October 2018, updated July 2019); and an Initial SA Report alongside the Local Plan Regulation 18 consultation (June 2021). These SA documents are available at the following weblink:

<https://www.threerivers.gov.uk/egcl-page/new-local-plan>

The Council plan to undertake an additional Regulation 18 consultation in early 2023 on Additional Sites for Potential Allocation, which includes new sites submitted through the response to Regulation 18 Consultation in 2021.

This new Working Note (January 2023) is a focused document which adds to the information provided in the Initial SA Report by providing assessments for the 18 new sites and two amended and reconsidered sites which are now proposed for allocation.

## 2 Methodology

For the Local Plan options an assessment has been undertaken, with each 'Policy/Site option v. SA objective relationship' being 'scored' using the significance criteria shown in Figure 2-1. The assessment scoring is supported by a brief assessment commentary to provide the rationale behind the scores allocated (see Appendix A for the individual site assessments).

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<sup>1</sup> This regulation implements European Directive 2001/42/EC, known as the Strategic Environmental Assessment (SEA) Directive

Significance Assessment	Description
✓✓	The option is likely to have a significant positive effect
✓	The option is likely to have a positive effect which is not significant
?	Uncertain – It is uncertain how or if the option impacts on the SA/SEA objective
–	Neutral – The option is unlikely to impact on the SA/SEA objective
✗	The option is likely to have a negative effect which is not significant
✗✗	The option is likely to have a significant negative effect
✓/✗	The option is likely to have some positive and some negative effects, none of which are significant

**Figure 2-1: Significance criteria**

## 2.1 SA Framework of Objectives

Informed by the issues identified, a framework of SA/SEA objectives has been developed covering a range of environmental, social and economic topics.

The main objectives (shown in Table 2-1) are supported by a series of sub-objectives and site-specific questions, which provide greater detail on the issues to consider during the assessments. These SA objectives will be used to structure and inform the assessment of the Local Plan through all stages of its development. The full SA Framework is not repeated here but can be found in Appendix A of the Interim SA Report (June 2021).

**Table 2-1 SA Framework of Objectives**

<p>The SA/SEA Objectives against which the options have been assessed are as follows:</p> <p>SA1. To protect, maintain and enhance biodiversity and geodiversity at all levels</p> <p>SA2. To protect, maintain and enhance water resources (including water quality and quantity)</p> <p>SA3. To reduce flood risk</p> <p>SA4. Reduce greenhouse gas emissions and adapt to the effects of climate</p> <p>SA5. Achieve good air quality, especially in urban areas</p> <p>SA6. Make efficient use of land and protect soils</p> <p>SA7. To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible</p> <p>SA8. To identify, maintain and enhance the historic environment and heritage assets</p> <p>SA9. To conserve and enhance landscape and townscape character and encourage local distinctiveness</p> <p>SA10. To improve the health and wellbeing of the local population</p> <p>SA11. To develop in sustainable locations</p> <p>SA12. To improve community cohesion through reducing inequalities, promoting social inclusion and reducing crime and the fear of crime</p> <p>SA13. Ensure that everyone has access to good quality housing that meets their needs</p> <p>SA14. Achieve sustainable levels of prosperity and economic growth</p> <p>SA15. To ensure local residents have employment opportunities and access to training</p>
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## 3 Assessment of Sites

### 3.1 Introduction

This section provides information on the assessments of new sites (NSS sites) which have been put forward since the consultation on the Regulation 18 Plan in June 2021, as well amended and reconsidered sites which are now proposed for allocation.

The assessments have been undertaken using the same methodology as previously used for the assessment of sites in the SA Working Note to accompany the ‘Potential Sites for Consultation’ (October 2018, updated July 2019) and the Initial SA Report (June 2021) which assessed the sites proposed for allocation in the Regulation Part 2 Local Plan, as well as sites which were not selected for allocation in Part 2.

A factor to note for the assessments of the sites is that since the previous assessments were undertaken for the Initial SA Report (June 2021) there is now a requirement for new developments to provide a biodiversity net-gain. Whilst this will influence the potential effects on biodiversity from development of a particular site and cumulatively across all sites, in order to remain consistent with the previous assessments this factor has not been taken into consideration in the assessments of the NSS sites.

The assessments against the Landscape objective (SA9) for the NSS sites have been informed by the Landscape Sensitivity Assessment Addendum II<sup>2</sup>.

### 3.2 Site Assessment Summary

The detailed assessments for the new sites and additional sites are included in Appendix A, with the findings summarised in Table 3-1 below.

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<sup>2</sup> Place Services, Three Rivers District Council Landscape Sensitivity Assessment – Addendum II October 2022  
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**Table 3-1 Summary of Site Assessments**

The four NSS sites which are proposed for allocation in the Local Plan are denoted by the symbol “★”

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
<b>Abbots Langley and Leavesden</b>															
Site Ref: NSS13 Land to the rear of The Shires High Elms Lane	x	-	-	✓	-	x	-	?	x	✓	✓	✓	✓	-	-
Site Ref: NSS14 Margaret House, Abbots Langley ★	?	-	-	✓	-	✓	-	?	x	✓	✓	✓	✓	?	?
Site Ref CFS8d Notley Farm, Bedmond Road, Abbots Langley (Amended and reconsidered site)	x	-	-	✓	-	x	-	?	x	?	✓	✓	✓	-	-
Site Ref CFS26e The Kings Langley Estate, Abbots Langley (Amended and reconsidered site)	x	-	-	✓	?	x	-	?	x	?	✓	✓	✓	x	-
<b>Bedmond</b>															
Site Ref: NSS2 56 High Street, Bedmond ★	?	-	?	✓	-	✓	-	?	?	?	✓	?	✓	x	x
Site Ref: NSS3 Land Between Bell Lane and Millhouse Lane, Bedmond	x	-	-	✓	-	?	-	-	x	?	✓	-	✓	-	-
Site Ref: NSS6 North Cott, East Lane, Bedmond ★	x	-	-	✓	?	x	-	?	-	?	✓	✓	✓	-	-
Site Ref: NSS12 Land between Bell Lane and Millhouse Lane	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-
Site Ref: NSS15 Land adj. Newlands Park	x	-	-	x	-	x	-	-	-	x	x	-	✓	-	-
<b>Garston – no NSS sites</b>															
<b>Kings Langley</b>															
Site Ref: NSS8 Land at Hilltop Farm, Kings Langley	x	-	-	x	-	x	-	-	?	✓	x	✓	✓	-	-
Site Ref: NSS9 Land adjacent to 235 Toms Lane	x	-	-	✓	-	x	-	-	x	✓	✓	✓	✓	-	-
<b>Langlebury – no NSS sites</b>															
<b>Croxley Green – no NSS sites</b>															
<b>Rickmansworth – no NSS sites</b>															
<b>Mill End – no NSS sites</b>															
<b>Chorleywood</b>															
Site Ref: NSS4 Cedar’s Village, Chorleywood, WD3 5GL	x	-	-	✓	?	✓	-	?	x	?	✓	-	✓	-	-
<b>Maple Cross &amp; West Hyde</b>															
Site Ref: NSS1 1 Denham Way, Maple Cross (Employment use)	x	?	-	✓	-	x	-	-	?	-	✓	✓	-	✓	✓
Site Ref: NSS1 1 Denham Way, Maple Cross (Residential use)	x	?	-	x	-	x	-	-	?	?	x	-	✓	-	-
Site Ref: NSS5 Clancy Group HQ, Harefield	x	?	?	x	-	✓	-	?	?	✓	x	✓	✓	x	x
Site Ref: NSS16 Sunnyhill Road	?	?	-	x	?	✓	-	-	-	?	x	✓	✓	x	x
<b>Moor Park and Eastbury – no NSS sites</b>															

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
<b>Oxhey Hall – no NSS sites</b>															
<b>South Oxhey – no NSS sites</b>															
<b>Carpenders Park – no NSS sites</b>															
<b>Sarratt</b>															
Site Ref: NSS7 Fir Trees, Dawes Lane, Sarratt	x	-	-	x	-	✓/ x	-	-	?	?	x	?	✓	-	-
Site Ref: NSS11a Land at Sarratt, Sarratt Road, Sarratt. Parcel 1.	x	-	?	x	-	x	-	?	x	?	x	✓	✓	✓	✓
Site Ref: NSS11b Land at Sarratt, New Road, Sarratt. Parcel 2.	x	-	-	x	-	x	-	?	x	?	x	-	✓	-	-
<b>Belsize</b>															
Site Ref: NSS17 The Puffing Field Windmill Hill Chipperfield	x	-	?	x	-	x	-	?	?	?	x	-	✓	-	-
<b>Hunton Bridge</b>															
Site Ref: NSS10 Land at Mill Place, Watford Road *	?	?	-	x	?	✓	-	?	-	?	x	-	✓	x	x

The assessments of the sites against the 15 SA Objectives did not identify any significant effects, either positive or negative.

### 3.3 Settlement level effects

In addition to the site-specific effects associated with the proposed housing allocations, as summarised in Section 3.2 it is also necessary to consider any ‘settlement level’ effects, for example the cumulative effects that might result from the overall housing increase in a settlement. The approach taken by the SA at the Regulation 18 stage has been to base such assessments on the percentage level of dwelling number increase in a settlement which would result from the delivery of the proposed housing allocations in the Regulation 18 Local Plan Part 2 Sites for Potential Allocation – as updated by this additional 2023 consultation.

Table 3-2 and Figure 3-1 provide details of the approximate percentage increase to the settlements for which there are proposed housing allocations. The estimates are based on the assumption of there being 2.3 people per new dwelling and are therefore an approximation.

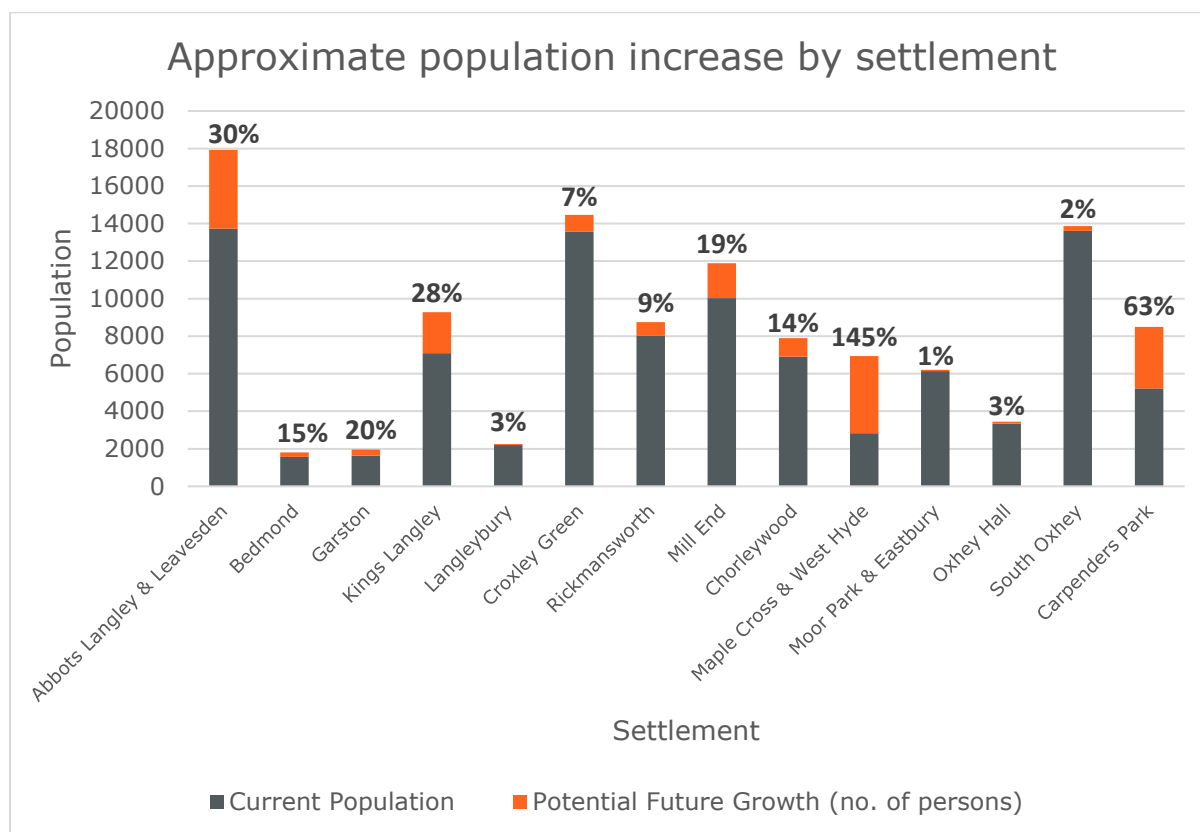


**Table 3-2: Approximate percentage population increase by settlement**

Settlement	Potential Future Growth (indicative no. of dwellings)	Approximate Potential Future Growth (no. of persons)	Current Population	Approximate % Increase in Population at end of plan period
Abbots Langley & Leavesden*	1818	4181	13737	30%
Bedmond	103	237	1575	15%
Garston	144	331	1632	20%
Kings Langley**	951	2187	7904	28%
Langleybury	25	58	2199	3%
Croxley Green	386	888	13579	7%
Rickmansworth	319	734	8012	9%
Mill End	811	1865	10024	19%
Chorleywood	431	991	6905	14%
Maple Cross & West Hyde	1783	4101	2835	145%
Moor Park & Eastbury	35	81	6132	1%
Oxhey Hall	46	106	3347	3%
South Oxhey	110	253	13613	2%
Carpenders Park	1425	3278	5212	63%

\*for the purpose of this 'settlement level effects' assessment, the housing growth associated with Site CFS26c (Land to the west of the Kings Langley Estate) has been 'apportioned' to Kings Langley and not Abbots Langley & Leavesden as was the case in the Local Plan Regulation 18 Part 2 consultation (June 2021) and elsewhere in the accompanying Initial SA Report.

\*\*for Kings Langley the figures are based on the overall population of the settlement and not just the part that is in Three Rivers District. If the 'Three Rivers only' population were to be used it would equate to an approximate 82% increase in population. In addition, as detailed in "\*" above, Site CFS26c has been 'apportioned' to Kings Langley for the purposes of this assessment, given its location adjacent to the existing built area of Kings Langley. For the January 2023 consultation the site at Hunton Bridge (NSS10 Land at Mill Place) has also be apportioned to Kings Langley for the purposes of this assessment.



**Figure 3-1: Approximate percentage population increase by settlement**

As previously reported in the Interim SA Report (2021) it can be seen from Table 3-2 and Figure 3-1 that the settlements which would see the largest percentage increase to their overall populations over the Local Plan period are Maple Cross (145%), followed by Carpenders Park (63% (65% in 2021)). This remains the case.

Taking into consideration the four NSS sites proposed for allocation, along with the amended and reconsidered sites which are now proposed for allocation, Abbots Langley & Leavesden now shows a potential population increase of 31%, compared to 16% shown in the Interim SA Report (June 2021). The other significant change is Rickmansworth, now 9% compared to 30% in June 2021.

## 4 Next steps

The SA will form one source of evidence/assessment that will help to inform the Council in their decisions relating to the policy details and the sites which should be allocated in the Local Plan.

Following the consultation on the Additional Sites for Potential Allocation, accompanied by this SA Working Note, the next output from the SA process will be the production of a further SA Working Note to accompany an additional Regulation 18 Public consultation on "Our vision for Three Rivers - our preferred Local Plan and housing numbers" in September/October 2023 (provisional), at which point strategic options and alternatives will be appraised.

## Appendix A New Site and Amended and Reconsidered Site Assessments

### A.1 Introduction

This appendix includes the assessments of the new sites (NSS sites) which have been put forward following the Regulation 18 consultation and the two amended and reconsidered sites which are now proposed for allocation (CFS8d and CFS26e).

The four NSS sites which are proposed for allocation in the Local Plan are denoted by the symbol “✳”

For consistency with previous SA reports for site assessments the sites are ordered by settlement and not by site number.

### A.2 Housing

#### A.2.1 Abbots Langley & Leavesden

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NSS13 Land to the rear of The Shires High Elms Lane	✳	-	-	✓	-	✳	-	?	✳	✓	✓	✓	✓	-	-	<p>✳ Development of this greenfield site which contains TPOs throughout the site and open grassland and woodland would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6). The site is considered to have a medium-high sensitivity to built development and would extend Abbots Langley into semi-open countryside (SA9).</p> <p>? The development may affect the setting of the two Grade II Listed Buildings to the east of the site (SA8).</p> <p>✓ The site is located in relatively close proximity to services and facilities (SA4 &amp; SA11). The development would provide new open space and play space (SA10 &amp; SA12) and would deliver 130-185 new dwellings (SA13).</p>

<p>Site Ref: NSS14 Margaret House, Abbots Langley *</p>	?	-	-	✓	-	✓	-	?	x	✓	✓	✓	✓	?	?	<p>x The site is considered to have a medium sensitivity to built development (SA9)..</p> <p>? The site is adjacent to the Abbots Langley Churchyard Local Wildlife Site (SA1).The site is within an area of archaeological interest and the Abbots Langley Conservation Area which includes the Grade I Listed Building (Church of St Lawrence the Martyr) to the south of the site and several Grade II and Locally Listed Buildings to the south of the site (SA8). The site was formerly in use as a residential care home, so there is some uncertainty as how the loss of this could affect the local economy and jobs (SA14 &amp; SA15).</p> <p>✓ The site is located in close proximity to services and facilities including a bus stop (SA4 &amp; SA11), although it is some distance from a railway station. The site is on previously developed land (SA6). The development would provide new open space and play space (SA10 &amp; SA12) and deliver approximately 25 net new dwellings (SA13).</p>
<p>Site Ref: CFS8d Notley Farm (combined sites) (Amended and reconsidered site)</p>	x	-	-	✓	-	x	-	?	x	?	✓	✓	✓	-	-	<p>x This site is made up of greenfield land which has TPOs along the boundary, veteran trees and an ancient tree within the site (SA1). The land is currently in use for agriculture (SA6). Development here would extend Abbots Langley into open countryside (SA9).</p> <p>? The site is close to Abbots Langley Conservation Area and two Grade II Listed Buildings (SA8). Development would disrupt the public right of way which runs across the centre of the site (SA10).</p> <p>✓ The site is in close proximity to most local facilities and services and is close to a bus stop, though is at a distance from any railway station (SA4 &amp; SA11). The development would provide considerable new open space and play space (SA10 &amp; SA12) and would deliver 450 new dwellings (SA13).</p>
<p>Site Ref CFS26e The Kings Langley Estate, Abbots Langley (Amended and reconsidered site)</p>	x	-	-	✓	?	x	-	?	x	?	✓	✓	✓	-	-	<p>x Development of this greenfield site, which contains an area of woodland covered by a TPO, would have adverse effects on biodiversity (SA1), would result in loss of agricultural land (SA6) and would extend Abbots Langley into open countryside in an area with medium-high sensitivity to built development (SA9).</p> <p>? The site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA10). The site is in close proximity Grade II Listed Buildings (SA8).</p> <p>✓ The site is in close proximity to local facilities and services, though is at some distance from a bus stop (SA4 &amp; SA11). Development of the site would provide considerable new open space as well as play space (SA10) and a new primary school (SA12). Development of the site would deliver 380 new dwellings (SA13).</p>

**A.2.2 Bedmond**

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NSS2 56 High Street, Bedmond *	?	-	?	✓	-	✓	-	?	?	?	✓	?	✓	x	x	<p><b>x</b> Development of this site would result in the loss of employment floorspace and associated job opportunities (SA14 &amp; SA15).</p> <p><b>?</b> There are TPOs along the south of the site (SA1). To the south of the site, there is an area at risk of surface water flooding (SA3). Development may affect the setting of two Grade II Listed Buildings adjacent to the site (SA8). Redevelopment of the site, which is considered to have a medium-low sensitivity to built development, may improve the local village-scape (SA9). There is the possible provision of local shops and community uses (dentist or health centre) (SA10 &amp; SA12).</p> <p><b>✓</b> The site is located in close proximity to local services and facilities as well as a bus stop, though is at a distance from a railway station (SA4 &amp; SA11) and is relatively close to open space and play space (SA10). The site is previously developed land (SA6). The development would deliver 20 new dwellings (SA13).</p>
Site Ref: NSS3 Land Between Bell Lane and Millhouse Lane, Bedmond	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-	<p><b>x</b> Development of this greenfield woodland site which is covered by a TPO would have adverse effects on biodiversity (SA1). Development would result in the loss of undeveloped land (SA6). The site is considered to have a high sensitivity to built development and development of the site would extend Bedmond into open countryside (SA9).</p> <p><b>?</b> The north-east of the site is designated as a Historic Landfill site and development could provide an opportunity for remediation of any contamination (SA6). Development may disrupt access to the public right of way which runs through the site (SA10).</p> <p><b>✓</b> The site is located reasonably close to some local services and facilities including a bus stop, though is at a distance from a railway station (SA4 &amp; SA11) and is relatively close to open space and play space (SA10). The site would deliver 12-18 new dwellings (SA13).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NSS6 North Cott, East Lane, Bedmond *	x	-	-	✓	?	x	-	?	-	?	✓	✓	✓	-	-	<p>x The site is made up of grassland with some biodiversity value (SA1) and is currently used as agricultural land (SA6).</p> <p>? There are a number of Grade II and Locally Listed Buildings nearby to the site and the site may contain heritage assets of archaeological interest (SA8). The site is in close proximity to the M25 which could result in air quality and noise issues for residents of the new housing (SA5 &amp; SA10).</p> <p>✓ The site is within reasonable proximity of facilities and services including a bus stop, though is at a distance to a railway station (SA4 &amp; SA11). The development is close to open space and play space and may provide additional open space / play space (SA10 &amp; SA12) and would deliver 12 new dwellings (SA13).</p> <p>† The Landscape Sensitivity Assessment classifies Site PCS25, which is located within the NSS6 site, as having low sensitivity to built development.</p>
Site Ref: NSS12 Land between Bell Lane and Millhouse Lane	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-	<p>x Development of this greenfield woodland site which is covered by a TPO would have adverse effects on biodiversity (SA1). Development would result in the loss of undeveloped land (SA6). The site is considered to have a high sensitivity to built development and development of the site would extend Bedmond into open countryside (SA9).</p> <p>? Development may disrupt access to the public right of way which runs through the site (SA10).</p> <p>✓ The site is located reasonably close to some local services and facilities including a bus stop, though is at a distance from a railway station (SA4 &amp; SA11) and is relatively close to open space and play space (SA10). The site would deliver 11-16 new dwellings (SA13).</p>
Site Ref: NSS15 Land adj. Newlands Park	x	-	-	x	-	x	-	-	-	x	x	-	✓	-	-	<p>x The site is made up of greenfield land with some biodiversity value (SA1) and there would be a loss of undeveloped land (SA6). The site is at some distance from open space and play space (SA10) as well as most local facilities and services (SA4 &amp; SA11).</p> <p>✓ The development would deliver 6-9 new dwellings (SA13).</p>

### A.2.3 Garston

No NSS sites

### A.2.4 Kings Langley

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NSS8 Land at Hilltop Farm, Kings Langley	x	-	-	x	-	x	-	-	?	✓	x	✓	✓	-	-	<p><b>x</b> Development of this greenfield site, which has some tree cover, would have adverse effects on biodiversity (SA1). Development would result in the loss of agricultural land (SA6) and affect local landscape (SA9). The site is located at a distance from services and facilities, has infrequent public transport provision and is at a distance from a railway station (SA4 &amp; SA11).</p> <p><b>?</b> The site is considered to have a medium-low sensitivity to built development (SA9).</p> <p><b>✓</b> The development would provide new open space and play space (SA10 &amp; SA12). The site would deliver 110-185 new dwellings (SA13).</p>
Site Ref: NSS9 Land adjacent to 235 Toms Lane	x	-	-	✓	-	x	-	-	x	✓	✓	✓	✓	-	-	<p><b>x</b> Development of this greenfield site, which has Local Wildlife Sites to the south (Moor Wood LWS) and east (Bedmond Green LWS), would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6). The site is considered to have a high sensitivity to built development and development would extend Bedmond into open countryside and erode the gap with Kings Langley (SA9).</p> <p><b>✓</b> The site is reasonably close to facilities and services, though has infrequent public transport provision and is at a distance from a railway station (SA4 &amp; SA11). Development would provide new open space and play space (SA10 and SA12). Development would deliver 50-83 new dwellings (SA13).</p>

### A.2.5 Langleybury

No NSS sites

**A.2.6 Croxley Green**

No NSS sites

**A.2.7 Rickmansworth**

No NSS sites

**A.2.8 Mill End**

No NSS sites

**A.2.9 Chorleywood**

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NSS4 Cedar's Village, Chorleywood, WD3 5GL	x	-	-	✓	?	✓	-	?	x	?	✓	-	✓	-	-	<p><b>x</b> Although the site contains a majority of previously developed land, there is some greenfield wooded land with biodiversity value, the site containing the Chorleywood College Local Wildlife Site and being adjacent to the Chorleywood Common LWS. In addition there are a number of TPOs on site (SA1). The site is considered to have a high sensitivity to built development and is within 300m of the Chilterns AONB (SA9).</p> <p><b>?</b> The site is in very close proximity to the M25 which could result in air quality and noise issues for residents of the new housing (SA5 &amp; SA10). Development may disrupt the setting of the Grade II Listed Buildings within and close to the site, as well as Chorleywood Conservation Area (SA8).</p> <p><b>✓</b> The majority of the site is classified as previously developed land (SA6). The site is in relatively close proximity to local facilities and services, including a railway station (SA4 and SA11). The site is in close proximity to open space (SA10), and would deliver additional retirement and care housing (SA13).</p>



**A.2.10 Maple Cross & West Hyde**

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NSS1 1 Denham Way, Maple Cross (Employment use)	x	?	-	✓	-	x	-	-	?	-	✓	✓	-	✓	✓	<p><b>x</b> Development of this mainly greenfield site would have adverse effects on biodiversity (SA1) and result in the loss and sealing of soil (SA6).</p> <p><b>?</b> The site is within GSPZ1 which risks contamination of the ground water source (SA2). The site is considered to have a medium-low sensitivity to built development (SA9).</p> <p><b>✓</b> The site is in a relatively sustainable location for an employment site (SA4 &amp; SA11). The site would deliver new local retail (SA12) new employment floorspace and job opportunities (SA14 &amp; SA15).</p>
Site Ref: NSS1 1 Denham Way, Maple Cross (Residential use)	x	?	-	x	-	x	-	-	?	?	x	-	✓	-	-	<p><b>x</b> Development of this mainly greenfield site would have adverse effects on biodiversity (SA1) and result in the loss and sealing of soil (SA6). Whilst the site is close to some local services it is located at some distance from most services and facilities and is at a distance from a railway station (SA4 &amp; SA11).</p> <p><b>?</b> The site is within GSPZ1 which risks contamination of the ground water source (SA2). The site is considered to have a medium-low sensitivity to built development (SA9). The site is some distance from open space and play space (SA10).</p> <p><b>✓</b> The site would deliver 25 new dwellings (SA13).</p>
Site Ref: NSS5 Clancy Group HQ, Harefield	x	?	?	x	-	✓	-	?	?	✓	x	✓	✓	x	x	<p><b>x</b> The main area of the site is adjacent to the Colne Valley Gravel Pits Local Wildlife Site, with the access road being within the LWS (SA1). The site is at a distance from services and facilities and a railway station, though it has a frequent bus service in relatively close proximity (SA4 &amp; SA11). Loss of some of the existing employment space could have some adverse effects on the local economy and jobs (SA14 &amp; SA15).</p> <p><b>?</b> The site is within GSPZ1 which risks contamination of the ground water source and is close proximity to River Colne and adjacent water bodies (SA2). Part of the site is in Flood Zone 2 and is adjacent to Flood Zone 3b (SA3). Development may affect the setting of the Coppermill Lock Conservation Area adjacent to the east of the site (SA8). The site is considered to have a medium-low sensitivity to built development (SA9).</p> <p><b>✓</b> The site is comprised of previously developed land (SA6), would provide new open space and play space (SA10 &amp; SA12) and would deliver 26-36 new dwellings (SA13).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NSS16 Sunnyhill Road	?	?	-	x	?	✓	-	-	-	?	x	✓	✓	x	x	<p><b>x</b> Whilst the site is close to a frequent bus service it is located at some distance from services and facilities and is at a distance from a railway station (SA4 &amp; SA11). Development of the site would result in the loss of a commercial enterprise (spa facility) which could have some adverse effects on the local economy and jobs (SA14 &amp; SA15).</p> <p><b>?</b> The site contains TPOs at the north boundary of the site (SA1). The site is within GSPZ1 which risks contamination of the ground water source (SA2). The site's proximity to the north of the HS2 construction depot may have negative impacts on residents' health and wellbeing due to noise and air quality, although this effect may be temporary depending on how long the construction depot is operational (SA5 &amp; SA10).</p> <p><b>✓</b> The majority of the site is comprised of previously developed land (SA6). Development would provide new open space and play space (SA10 &amp; SA12) and the site would deliver 26-37 new dwellings (SA13).</p>

**A.2.11 Moor Park & Eastbury**

No NSS sites

**A.2.12 Oxhey Hall**

No NSS sites

**A.2.13 South Oxhey**

No NSS sites

**A.2.14 Carpenders Park**

No NSS sites

**A.2.15 Sarratt**

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NSS7 Fir Trees, Dawes Lane, Sarratt	x	-	-	x	-	✓ /x	-	-	?	?	x	?	✓	-	-	<p>✘ Development of this part greenfield site which contains TPOs along its eastern boundary and to the south of the site would have adverse effects on biodiversity (SA1). Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 &amp; SA11).</p> <p>✓/✘ The site is made up of a mix of greenfield and previously developed land (SA6).</p> <p>?</p> <p>?</p> <p>?</p> <p>✓ The site is within 150m of the Chilterns AONB and may therefore affect the AONB’s setting, although the site is considered as having medium-low sensitivity to built development (SA9). If the development were to provide new dwellings it would provide new open space and play space (SA10 &amp; SA12).</p> <p>✓ The site would deliver 12-20 new dwellings or 8 gypsy and traveller pitches (SA13).</p>
Site Ref: NSS11a Land at Sarratt, Sarratt Road, Sarratt. Parcel 1.	x	-	?	x	-	x	-	?	x	?	x	✓	✓	✓	✓	<p>✘ Development of the greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6). Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 &amp; SA11). The site is considered to have a high sensitivity to built development and development would extend Sarratt into open countryside and may affect the setting of the Chilterns AONB which is within 300m to the west of the site (SA9).</p> <p>?</p> <p>?</p> <p>?</p> <p>✓</p> <p>?</p> <p>?</p> <p>✓ Development would include new open space and play space as well as a local shop (SA10 &amp; SA12) and would deliver 80-108 new dwellings (SA13). The development would provide a new business hub (offices) with potential provision for ancillary spaces, which would provide new economic and employment opportunities (SA14 &amp; SA15).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NSS11b Land at Sarratt, New Road, Sarratt. Parcel 2.	x	-	-	x	-	x	-	?	x	?	x	-	✓	-	-	<p><b>x</b> Development of the greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6). The site is considered to have a medium-high sensitivity to built development and development may disrupt the setting of the Chilterns AONB to which it is adjacent (across New Road) (SA9). Whilst the site is close to some limited local facilities and services it is at a distance from main facilities and services, including a railway station, and has poor public transport provision (SA4 &amp; SA11).</p> <p><b>?</b> Development may affect the setting of Sarratt (The Green) Conservation Area which is located approximately 150m to the south of the site (SA8). The site is some distance from open space and play space (SA10).</p> <p><b>✓</b> The development would deliver 11-14 new dwellings (SA13).</p>

**A.2.16 Belsize**

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NSS17 The Puffing Field Windmill Hill Chipperfield	x	-	?	x	-	x	-	?	?	?	x	-	✓	-	-	<p><b>x</b> The majority of the site is greenfield and covered with woodland (SA1 and SA6). The site is located at some distance from any facilities and services and a railway station, though has reasonable access to a bus service (SA4 &amp; SA11).</p> <p><b>?</b> A small area in the centre of the site is at a high risk of surface water flooding (SA3). The site is close to a Grade II Listed Building and may contain heritage assets of archaeological interest (SA8). The site is considered to have a medium-low sensitivity to built development (SA9). The site is a considerable distance from any open space and play space and could affect users of the public right of way that runs along the west boundary of the site (SA10).</p> <p><b>✓</b> The site would deliver 4-8 new dwellings (SA13).</p>

**A.2.17 Hunton Bridge**

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: NSS10 Land at Mill Place, Watford Road *	?	?	-	x	?	✓	-	?	-	?	x	-	✓	x	x	<p><b>x</b> Whilst the site is located within relative close proximity of a local shop it is at a distance from most services and facilities, including a railway station (SA4 &amp; SA11). Development would result in the loss of some commercial 'floorspace' (SA14 and SA15).</p> <p><b>?</b> The site is located adjacent to the Grand Union Canal / River Gade Local Wildlife Site (SA1). The site is adjacent to the River Gade/Grand Union Canal (SA2). The sites is close to Grade II Listed Buildings (Bridge over the Grand Union Canal to the south and North Grove Lock House to the north) (SA8). The site is adjacent to the A41 which could result in air quality and noise issues for residents of the new housing. The site is some distance from open space and play space (SA5 &amp; SA10).</p> <p><b>✓</b> The site is previously developed land (SA6) and would deliver 20 new dwellings (SA13).</p>