


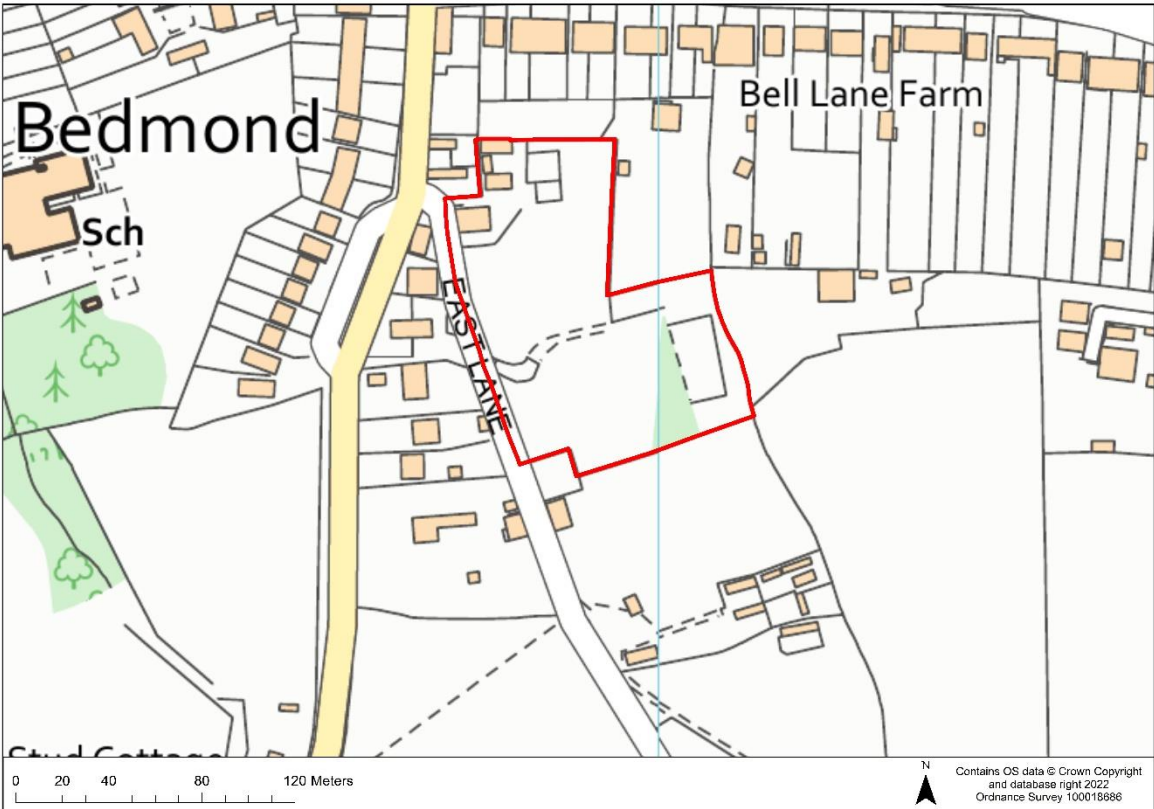
Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

Site Ref	Address	Settlement	Site Area (ha)
NSS2	56 High Street, Bedmond	Bedmond	0.4
			
Site Description			
<p>The site is adjacent to the village of Bedmond. The site constitutes previously developed (brownfield) land and is in use as a car dealership, MOT centre and service station. Millhouse Lane runs along the eastern border of the site. There is residential development to the north along Millhouse Lane and south-west which abuts High Street. To the south-east there is a site comprised of woodland.</p>			
Use(s) Proposed		Residential with possible provision of Local Shops and Community uses (Dentist or Health Centre)	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • Green Belt: The site is 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 majority of the site is located) was assessed as low harm. Harm to the Green Belt of releasing the parcel in which a small area at the south eastern part of the site is located was assessed as moderate harm. • Historic Environment: There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the north and south of the site. In addition, there are also Locally Listed Buildings located to the south, on High Street. 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: To the south of the site, there is an area at risk of surface water flooding, which ranges from low to high Surface Water Flood Risk. To the north-west of the site, there is a small area at low Surface Water Flood Risk. • Groundwater Flood Risk: Groundwater levels of the site are at least 5m below the ground surface. • GSPZ: GSPZ3 	
<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"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination 			

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<ul style="list-style-type: none"> Noise Air Quality 	<ul style="list-style-type: none"> Access: There is an existing vehicular access provision from High Street on the eastern boundary. Noise: The site is located within close proximity to the M25. 						
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character. Tree Preservation Order: There are Tree Preservation Orders along the south of the site (TPO371). 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> HCC Ecology state the ancient woodland to the east and woodland to the south should not be illuminated. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Bedmond, which is defined as a 'village' in the Settlement Hierarchy. The site is located within the area proposed for inseting in Bedmond. The site supports a local business and development would result in a loss of employment floorspace, unless re-provisioned. Promoters of the site are promoting the site with potential for the provision of local shops and a community use as a health centre or dentist although viability evidence would likely be needed to demonstrate that this is achievable. 							
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	50	Landowner Proposed Dwelling Range	20				
Indicative DPH	30-50	Indicative Dwelling Range	12-20				
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is deemed suitable for development as it constitutes as brownfield land. Development would need to take into consideration the heritage assets adjacent to the site. The site is both available and achievable. The site is deemed deliverable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

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Site Ref	Address	Settlement	Site Area (ha)
NSS6	North Cott East Lane	Bedmond	1.2
			
Site Description			
<p>The site is located along East Lane, to the south east of Bedmond. There is grassland across the majority of the site to the and south. At the east of the site, there is an area of hardstanding which contains several sheds and an equestrian ménage. Within the north-western portion of the site there is the private residential property and garden of Nott Cott. There is a gated entry into the site at the south-western corner. There are detached residential properties to the immediate north-west of the site and to the west, on the opposite side of East Lane. The north of the site borders residential gardens of properties along Bell Lane.</p> <p><i>Site PCS25a is located within the site.</i></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 AONB 		<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. Harm to the Green Belt of releasing the parcel (in which the majority of the site is located) low-moderate. Harm to the Green Belt of releasing the parcels (in which the north-western corner of the site is located) was assessed as low. Historic Environment: There are no heritage assets in the site although there are a number of Grade II and Locally Listed buildings along the High Street, to the north-west. The Heritage Impact Assessment states that any development of Site PCS25, which is located within the site, would have a neutral impact on the historic environment. A detailed impact assessment would still be required to identify and define mitigation strategies to protect the properties on the High Street. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of 	

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

	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 Flooding: There is a small area at the east of the site at low-medium risk of surface water flooding. • Access: Access to the site is currently via a residential driveway to the north-west of the site off East Lane. There is also a gated entrance to the site at the south-west which could provide access from East Lane. HCC Highways advise access from East Lane is not suitable for any development, an access solution would be needed before any consideration and a shared surface solution would not be acceptable. It is also expected that enhanced crossing facilities of High Street would be needed. 		
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies as having low sensitivity to built development. • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character. • Ecology: HCC Ecology state a buffer should be provided to protect adjacent habitats. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • HCC Ecology state illuminating trees should be avoided. • HCC Minerals & Waste state encourage opportunistic extraction of minerals for use on site prior to non-mineral development. Any development must acknowledge and mitigate the impacts of the nearby waste facility, in the Design and Access Statement. • HCC Highways have stated that Site PCS25, which is located within 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 partially within and partially adjacent to the village of Bedmond and the proposed inset area. 			
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	23	Landowner Proposed Dwelling Range	27
Indicative DPH	10	Indicative Dwelling Range	12
Phasing			
0-5 years	x	6-10 years	x
		11-15 years	
		16+ years	
Conclusion			
The site is deemed suitable for residential development subject to appropriate mitigation measures to address the risk of surface water flooding to the east site, and subject to the resolution of appropriate access being provided. Development would also need to take into consideration the heritage assets within the vicinity of the site. The site is both available and achievable.			
Suitable	Yes	Available	Yes
		Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
CFS3	Land adjacent to Fraser Crescent and Woodside Road	Abbots Langley	7.1
Site Description			
<p>The site is comprised of greenfield land which is currently used as open, grazing land. There are some shrubs and hedgerows on the site and the site is generally level in topography, falling slightly to the south-east. The site is divided into three individual field parcels which are separated by fences or trees. The housing development of The Shires is located the site's south east corner and there is also a row of residential dwellings adjacent to the site, along Woodside Road. A single residential dwelling is also located along High Elms Lane and is adjacent to the north-eastern boundary of the site. The site lies to the north of land off Woodside Road which has recently been developed into 95 dwellings (ref: 15/1026/FUL), now known as Fraser Crescent. Access could be provided through the adjacent development of Fraser Crescent.</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: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate. • Historic Environment: There is a Grade II Listed Building located to the east of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as any urban development may potentially impact the setting of the Listed Building. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts on the heritage assets of developing the site. Appropriate mitigation on the eastern side of the area would be required. 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Groundwater Flood Risk: Groundwater levels are between 0.5 and 5m below the ground surface. 	
<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"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding 			

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<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Wastewater/sewers: Thames Water have advised that there is a large diameter sewer to the west 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 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development. There are protected trees located across the site, along the boundaries adjacent to Woodside Road and the south-eastern boundary that is adjacent to the new housing development at Fraser Crescent. There are also protected trees at the centre of site and to the south-east (TPO354). 								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> There is a public right of way that runs along the south-eastern and south-western boundaries of the north field, connecting High Elms Lane and Woodside Road through 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. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the existing housing allocation (H33) which has now been built out (known as Fraser Crescent) and will form the revised settlement boundary of the Key Centre of Leavesden. HCC Growth and Infrastructure state that while the proposed number of dwellings on-site will not in itself be large enough to generate a requirement for a new primary school, the totality of development proposed in this area means that the county council would want to plan to be able to deliver more than 2fe if required in Abbots Langley. The county council would welcome a discussion as to whether an extension to the existing Woodside Road education allocation could be made within CFS3 to facilitate the delivery of a new primary school of up to 3fe. 									
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and is being promoted by the landowner.</p>									
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p>Potential Density</p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>33</td> <td>Landowner Proposed Dwelling Range</td> <td>240</td> </tr> <tr> <td>Indicative DPH</td> <td>33-50</td> <td>Indicative Dwelling Range</td> <td>240-365</td> </tr> </table>		Landowner Proposed DPH	33	Landowner Proposed Dwelling Range	240	Indicative DPH	33-50	Indicative Dwelling Range	240-365
Landowner Proposed DPH	33	Landowner Proposed Dwelling Range	240						
Indicative DPH	33-50	Indicative Dwelling Range	240-365						
<p>Phasing</p> <table border="1"> <tr> <td>0-5 years</td> <td>x</td> <td>6-10 years</td> <td>x</td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>		0-5 years	x	6-10 years	x	11-15 years		16+ years	
0-5 years	x	6-10 years	x	11-15 years		16+ years			
<p>Conclusion</p> <p>The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Any development of the site would need to take account of the presence of Public Rights of Way and the presence of protected trees within the site. The site is both available and achievable. The site is deemed developable.</p>									
<table border="1"> <tr> <td>Suitable</td> <td>Yes</td> <td>Available</td> <td>Yes</td> <td>Achievable</td> <td>Yes</td> </tr> </table>	Suitable	Yes	Available	Yes	Achievable	Yes			
Suitable	Yes	Available	Yes	Achievable	Yes				

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

Site Ref	Address	Settlement	Site Area (ha)
CFS4	Land at Warren Court, Woodside Road	Abbots Langley	0.54
Site Description			
<p>The site is comprised of greenfield land which was previously used as allotment land, forming part of the Warren Court Mental Health Impatient Unit. This use has become redundant. There are trees within the site and a narrow road running through the site. There is an existing road access from Woodside Road, which crosses over to the Warren Court Mental Health Unit. The site's south-eastern boundary is adjacent to Woodside Road, with residential development adjacent to the south-western boundary. Leavesden Country Park, an allocated open space, is adjacent to the north-western boundary.</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 AONB 		<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. 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. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Groundwater Flood Risk: Groundwater levels are between 0.5 and 5m below the ground surface. Access: It is proposed that the existing access from Woodside Road would be shared between any new development and the Warren Court Mental Health Unit. HCC Growth and Infrastructure state that an access strategy may be needed to 	

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<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	mitigate the severance of Woodside Road for vulnerable road users, and that the nature of the transport network in the area would present issues for cycling to other local facilities.		
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. TPO: A TPO covers all trees within the site boundary (TPO284). 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Leavesden. 			
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	15	Landowner Proposed Dwelling Range	20
Indicative DPH	35-50	Indicative Dwelling Range	19-27
Phasing			
0-5 years	x	6-10 years	11-15 years 16+ years
Conclusion			
The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Any development of the site would need to take account of the presence of protected trees within the site. The site is both available and achievable. The site is deemed deliverable.			
Suitable	Yes	Available	Yes Achievable Yes

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

Site Ref.	Address	Settlement	Site Area (ha)
CFS65	Land north of Bucknalls Lane	Garston	5.8 (whole site) 4.2 (developable area)
Site Description			
<p>The site is comprised of greenfield land and is a former golf course (Penfold Park), which was last used in 2016. The eastern boundary of the site is adjacent to an existing housing allocation (Fairways Farm, Site Ref H(34)), which has started construction. Further to the east is the M1. The western boundary is adjacent to the North Orbital Road (A405) whilst to the north there is a coach station and an operational waste site (Waterdale Waste Transfer Station and Household Waste Recycling Centre). The south of the site is adjacent to residential gardens.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>22/1276/HCR3: An existing housing allocation, demolition of the existing buildings in the south west of the site and construction and operation of a new waste shredding facility. Site Ref: H(34) is adjacent to the east of the site has been developed into 100 dwellings (17/2549/AOD).</p>			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate. • Historic Environment: All designated heritage assets are located some distance to the south of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. • 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. • Groundwater Flood Risk: Groundwater levels are between 0.0.25 and 5m below the ground surface across the site. 	

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<ul style="list-style-type: none"> • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Noise: Noise issues caused by the site's proximity to the M1 and A405 may have an impact on the site and its future occupiers. Any required mitigation to address noise issues would need to be undertaken. • Air Quality: Air quality issues caused by the site's proximity to the M1 and A405 may have an impact on the site and its future occupiers. Any required mitigation to address air quality issues would need to be undertaken. • Contamination/Waste: The site adjoins an existing operational waste site and Allocated Strategic Site for Future Waste Use (Waterdale HWRC & Waste Transfer Station: AS041) in the HCC Waste Site Allocations document 2014. HCC Waste seek to prevent incompatible development taking place within the vicinity of the operational waste site which could compromise their continued operation in accordance with Policy 5 (Safeguarding of Sites) of. As part of any planning application, there would be a requirement for a buffer distance (of a minimum 100m) between the nearest dwellings and the boundary of the waste site, to ensure that the waste site can operate in association with any housing on the adjacent site. The promoters of the site have accounted for the need for a 100m buffer distance to the HWRC; open space and SuDS is proposed in the buffer zone area. • Access: Access could be provided from Bucknalls Lane. This is currently included in the site boundary; the access route runs between two properties and is covered by trees. Access is proposed by the promoter via the Fairways Farm development (H34) to the east and via a plot of land on Bucknalls Lane.
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • TPO: There are protected trees concentrated at the north-eastern corner of the site (TPO162A).
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • The Three Rivers Playing Pitch Strategy and Action Plan (2019) states that demand from the closed golf course is likely to have been transferred to clubs within its locality. Based on accessibility, it is determined that there are enough golf courses servicing the Three Rivers population without the course being brought back into use. On this basis, there does not appear to be a need to fully replace the closed golf course. It is recommended in the PPS Strategy and Action Plan that the future use of the site should be based on the following priority order of options: <ol style="list-style-type: none"> 1) In terms of mitigation, seek to enhance the golfing offer available to District residents; or by creating an alternative non-traditional provision in the Area to encourage golf participation. 2) Redevelop site and use developer contributions to improve other playing pitch sites (quantity and/or quality). • HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site. Improvement for sustainable travel in the wider area may be required to meet Local Transport Policies. • The 100m buffer distance to the Waterdale HWRC reduces the developable area of the site approximately 4.2ha. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Garston. • HCC - The intention to acquire the parcel of land, to the south of the existing waste facilities at Waterdale, known as Brookdell Yard in order to expand and improve operations at Waterdale, Conditional contracts have been exchanged and, was presented to the county councils Resources and Performance Panel on 5 July 2021 and was subsequently approved by members. 	

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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	29 (whole site) 40 (4.2ha area)		Landowner Proposed Dwelling Range		230 170		
Indicative DPH	40-50 (whole site) 40-50 (4.2ha)		Indicative Dwelling Range		230-290 170-210		
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Any development of the site would need to take account of the presence of protected trees within the site and as part of any planning application, there would be a requirement for a buffer distance (of a minimum 100m) between the nearest dwellings and the boundary of the waste site. Noise and air quality issues arising from proximity to the M1 should also be taken account of as is necessary. The site is both available and achievable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

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Site Ref	Address	Settlement	Site Area (ha)
CFS6	Land at Mansion House Equestrian Centre	Abbots Langley	2.8
<p>The map shows the site boundary in red, located between Mansion House Farm to the west and Little Notley to the east. To the south is the residential area of Abbots Langley, including Abbots Langley School (128m away), a library, and a covered reservoir. A scale bar indicates 0 to 225 meters. The map includes a north arrow and copyright information for Ordnance Survey 100018686.</p>			
Site Description			
<p>The site is comprised of greenfield land currently used as grazing land for horses and an equestrian centre. There is vegetation along all boundaries of the site. Access to the site could be provided from Bedmond Road. The equestrian centre is located to the east of the site and has approval for redevelopment into 17 dwellings (18/0223/FUL). The majority of the surrounding land is comprised of agricultural, open land farmland, with residential development to the south of the site.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There is no relevant planning history on Site CFS6. Mansion House Equestrian Centre, adjacent to the east of the site, has a planning permission for redevelopment into 17 units (18/0223/FUL) and is under construction.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate. Historic Environment: Mansion House Farmhouse, a Grade II Listed Building, lies immediately to the west of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as development of the site would separate the heritage asset from its setting within the historic agrarian landscape. A detailed Heritage Impact Assessment and discussion with the Conservation Officer would be required at an early stage in the design process of any proposals on the site, in order to mitigate the impact on the heritage asset. 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"> • Access: Access could be provided from Bedmond Road, which would be via the adjacent Equestrian Centre which is under construction into 17 dwellings (18/0223/FUL). HCC Growth and Infrastructure state that an access strategy would need to be developed, and that HCC would only support development of the site if mitigation is discussed with the developer and transport consultant 								
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. 								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • A public right of way runs along the south of the site, from Love Lane. HCC consider that Public Right of Way No.29 should be recognised and protected. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley. 									
<p>Availability (ownership/legal issues)</p> <p>The site is in joint ownership and the site is being promoted by the landowners.</p>									
<p>Achievability</p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p>Potential Density</p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>24</td> <td>Landowner Proposed Dwelling Range</td> <td>68</td> </tr> <tr> <td>Indicative DPH</td> <td>35-50</td> <td>Indicative Dwelling Range</td> <td>100-140</td> </tr> </table>		Landowner Proposed DPH	24	Landowner Proposed Dwelling Range	68	Indicative DPH	35-50	Indicative Dwelling Range	100-140
Landowner Proposed DPH	24	Landowner Proposed Dwelling Range	68						
Indicative DPH	35-50	Indicative Dwelling Range	100-140						
<p>Phasing</p> <table border="1"> <tr> <td>0-5 years</td> <td>x</td> <td>6-10 years</td> <td>x</td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>		0-5 years	x	6-10 years	x	11-15 years		16+ years	
0-5 years	x	6-10 years	x	11-15 years		16+ years			
<p>Conclusion</p> <p>The site is deemed suitable for residential development. Any development of the site would need to take account of public right of ways. Consideration of the impact on heritage assets and potential environmental impacts will also need to be taken as part of any future proposals. The site is deemed developable.</p>									
<table border="1"> <tr> <td>Suitable</td> <td>Yes</td> <td>Available</td> <td>Yes</td> <td>Achievable</td> <td>Yes</td> </tr> </table>	Suitable	Yes	Available	Yes	Achievable	Yes			
Suitable	Yes	Available	Yes	Achievable	Yes				

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

Site Ref	Address	Settlement	Site Area (ha)
PCS21	Land at Love Lane	Abbots Langley	1.3
Site Description			
<p>The site is located to the north-east of Abbots Langley and is comprised of greenfield land. The site is in use as open grassland, with an underground covered reservoir to the north-east of the site. There is a mast adjacent to the south-eastern boundary. There is a narrow access road from Love Lane included within the boundary. The outer site boundaries of the site are formed by vegetation. The site wraps around an elevated area of greenspace that is separate from the site. Love Lane runs to the south of the site, which is also a public footpath. There are residential houses adjacent to the west of the site with a more substantial development to the south along Summerhouse Way. Abbots Langley High Street is located to the south-west. The M25 is close to the site and is situated to the north.</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 AONB 		<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 on the site. The site abuts the northern end of the Abbots Langley Conservation Area and immediately west lies Mansions House Farmhouse, a Grade II Listed Building. There are also several Locally Listed Buildings to the west of the site. The Heritage Impact Assessment states that the site's development a minor adverse impact on the heritage assets; a detailed heritage impact assessment and any necessary mitigation would be required early on in the design process. Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site 	

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

	should be accompanied by a pre-application or pre-determination archaeological assessment.		
Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Access: The current site access is from Love Lane, which is a single-file narrow road leading on from Bedmond Road. It is likely that improvements would need to be made in order to achieve suitable access from Love Lane. Access could potentially be provided from the adjacent site to the north (Site CFS6). 		
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having medium-low sensitivity to built development. • Wastewater: Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • A public right of way is adjacent to the southern boundary, along Love Lane. • There is a mast adjacent to the south-eastern boundary; this is surrounded by fencing. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley. 			
Availability (ownership/legal issues)			
The site is in single ownership and is being promoted by the landowner.			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	35-50	Indicative Dwelling Range	45-65
Phasing			
0-5 years	x	6-10 years	11-15 years 16+ years
Conclusion			
The site is deemed suitable for residential development. Appropriate mitigation of the impact on the historic environment will be required and suitable access arrangements will need to be achieved. The site is both available and achievable. The site is deemed deliverable.			
Suitable	Yes	Available	Yes Achievable Yes

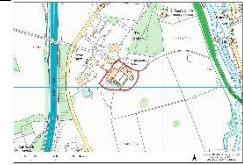
Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

Site Ref	Address	Settlement	Site Area (ha)
ACFS8b	Flower house, 2-3 Station Road, Kings Langley	Kings Langley	0.4
Site Description			
<p>The site is in Kings Langley and comprises of a mix of previously developed and greenfield land. The site contains a building to the south-east, which is currently in retail use. There is a car park to the north-east of the site and overgrown grassland to the west of the site. The Mill Stream (a Main River) flows along the western boundary with vegetation forming all other boundaries. There is a residential plot adjacent to the southern boundary of the site. The site has an existing access from Station Road. To the west of the site is Kings Langley station and to the north is Kings Langley mixed use employment area.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was a planning application on the site (19/0618/RSP) for the creation of an overflow car park on the site which was refused. The application was subject to an appeal which was dismissed.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt as moderate-high. Historic Environment: The site does not contain any heritage assets. There is a Scheduled Monument to west and two Grade II Listed buildings to the north-west. There is also a Locally Listed Building to the south of the site (Home Park House). The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as the site has direct views to the Scheduled Monument. Any future proposals would require a detailed heritage impact assessment. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is partially in Flood Zone 3b along the western boundary (approximately 6% of the total site area); no development would be permitted on Flood Zone 3b and an 8m 	

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

<ul style="list-style-type: none"> • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<p>buffer would be required between any development and Flood Zone 3b. The remainder of the site is within Flood Zone 1.</p> <ul style="list-style-type: none"> • Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface across the site. As a result, within the site there is a risk of groundwater flooding to surface and subsurface assets, as well as the possibility of groundwater emerging at the surface locally. • Access: The site has existing access from Station Road. • Noise: The site is opposite Kings Langley railway station and within close proximity to the M25. Noise issues arising from this proximity may have an impact on the site and its future occupiers. • Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. 		
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having low sensitivity to built development. 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> • HCC Highways have stated that the site is in a potentially highly sustainable location in transport terms. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Kings Langley. 			
<p>Availability (ownership/legal issues)</p>			
<p>The site is in single ownership and the site is being promoted by the landowner.</p>			
<p>Achievability</p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p>Potential Density</p>			
<p>Landowner Proposed DPH</p>	<p>14</p>	<p>Landowner Proposed Dwelling Range</p>	<p>36</p>
<p>Indicative DPH</p>	<p>18-25</p>	<p>Indicative Dwelling Range</p>	<p>7-10</p>
<p>Phasing</p>			
<p>0-5 years</p>	<p>x</p>	<p>6-10 years</p>	<p>11-15 years 16+ years</p>
<p>Conclusion</p>			
<p>The site is located in close proximity to Kings Langley train station. The site is deemed suitable for residential development, however no development will be permitted on the part of the site in Flood Zone 3b. A minimum 8m buffer between any development and Flood Zone 3b will also be required. Any development of the site would need to take account of the noise and air quality issues due to the site's close proximity to the M25. The site is both available and achievable. The site is deemed to be deliverable.</p>			
<p>The area within the site which is comprised of previously developed land is considered separately; <i>please refer to the Site Assessment for Site ACFS8a.</i></p>			
<p>Suitable</p>	<p>Yes</p>	<p>Available</p>	<p>Yes Achievable Yes</p>

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

Site Ref	Address	Settlement	Site Area (ha)
H7	Langleybury House/School	Langleybury	1.97
			
Site Description			
<p>The site is comprised of previously developed land and contains several redundant former secondary school buildings. The site is currently in use for filming. To the north of the site is the Langleybury Mansion. Home Farm, adjacent to the Langleybury Mansion, is currently an active agricultural holding. There is also a separate Charitable Children's farm to the north-west of the site and a woodland to the north-east.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 20 dwellings.</p> <p>The site forms part of the Langleybury and Grove Development Brief (2012) area.</p>			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • Green Belt: The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. • Historic Environment: The Estate comprises the Grade II* Langleybury House and the separately listed Grade II Stables, Dairy Cottages and Aisled Barn. Langleybury House is on Historic England's Heritage at Risk Register. A heritage impact assessment would be required as part of any proposal. 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Access: There is an existing access from Langleybury Lane onto the site. In relation to the larger site (CFS23) in which Site H7 is located, HCC Highways state that the existing access may need improvement if the use of the access were to be intensified. 	
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 	
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • The site is a current site allocation in the Site Allocations LDD and is subject to the Langleybury and The Grove Development Brief (2012). The main proposals for the Langleybury site include the removal of the old school buildings, refurbishment, extension and conversion of Langleybury House to hotel use and some residential and new hotel/leisure development in the least sensitive locations of the site. As set out in the Langleybury and Grove Development Brief, it is intended that a change in 			

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

<p>the location of some the existing built footprint of the former secondary school buildings could be replaced with new development.</p> <ul style="list-style-type: none"> • The site is on the Brownfield Land Register (2019). • Settlement Hierarchy (Core Strategy, 2011): The site is located outside of any settlement included in the Settlement Hierarchy. 								
Availability (ownership/legal issues)								
The site is in single ownership. The site was promoted by the landowner to the previous Local Plan and to considerations for the new Local Plan as a larger site (<i>Site CFS23</i>).								
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		10-15		Indicative Dwelling Range		20-30		
Phasing								
0-5 years		6-10 years		11-15 years		16+ years		
		x						
Conclusion								
<p>The site is an existing housing allocation (Site H7) in the Site Allocations LDD (adopted in 2014) and is deemed suitable for residential development. The site is located in the Green Belt. As set out in the Langleybury and Grove Development Brief, it is intended that a change in the location of the existing built footprint of the former secondary school buildings would be replaced with new development. Any development will be delivered in line with the Langleybury and Grove Development Brief. The site is both available and achievable and is deemed to be developable.</p> <p>Since the allocation of Site H8, no housing has been delivered on the site and therefore the current allocation (Site H8) will be carried forward into the new Local Plan.</p>								
Suitable	Yes		Available	Yes		Achievable	Yes	

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

Site Ref	Address	Settlement	Site Area (ha)
NSS10	Land at Mill Place Watford Road	Hunton Bridge	0.6
<p>The map shows the site location in a green-shaded area, outlined in red. It is situated between the A41 dual-carriageway to the west and the River Gade/Grand Union Canal to the east. Key landmarks include 'Cricket Ground' to the north-west, 'The Malsters' and 'The Boat House' to the north-east, and 'Langleybury' to the south-east. A scale bar at the bottom left indicates 0 to 180 meters. A north arrow and copyright information for Ordnance Survey 100018988 are at the bottom right.</p>			
Site Description			
<p>The site is located to the south-west of Hunton Bridge and is comprised of brownfield land. The site is narrow in shape (approximately 25m east-west) and extends north to south. The site is currently occupied by a series of outbuildings and hardstanding and is in use for storage. To the immediate west and south of the site is the A41 dual-carriageway, from which the site is accessed. The eastern boundary of the site is adjacent to the River Gade/Grand Union Canal. On the opposite side of the A41, further west, is Langleybury, with The Grove to the south-east albeit some distance from the site. To the east, beyond the Grand Union Canal and an area of greenfield land, is the site of Warner Bros. Studios.</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 AONB 		<ul style="list-style-type: none"> Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high. Historic Environment: There are no heritage assets within the site boundary although close to the northern and southern boundaries of the site there are Grade II Listed Buildings (Bridge over the Grand Union Canal to the south and North Grove Lock House to the north). To the east of the site is Langleybury and The Grove which contains a number of nationally Listed Buildings. A detailed heritage assessment may be required as part of any proposals. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. The site is adjacent to a Main River (River Gade/Grand Union Canal) which is classified as Flood Zone 3b. An 8m buffer would be required between residential development and the Main River. Surface Water Flood Risk: The site is at negligible risk of surface water flooding. 	

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Groundwater Flood Risk: Across the majority of the site, groundwater levels of the site are between 0.025m and 0.5m below the surface. Areas to the north of the site have groundwater levels at or very near (within 0.025m) to the surface. GSPZ: The site is in GSPZ2. Access: HCC Highways state clarification over access onto A41 would be needed as the site location may be challenging. Noise: Noise issues caused by the site's proximity to the A41 may have an impact on the site and its future occupiers. 								
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. The Landscape Sensitivity Assessment classifies the site as having a high sensitivity to the historic character. Local Wildlife Site: There is a Local Wildlife Site adjacent to the east of the site. 								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> HCC Ecology state illuminating waterway and margins should be avoided. HCC Highways state the site is in a poor location for sustainable development with minimal local facilities and services accessible by sustainable modes of transport. <i>Settlement Hierarchy:</i> The site is located outside of any settlement included in the Settlement Hierarchy. Langleybury and The Grove is located to the east of the site. 									
<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 border="1"> <tr> <td>Landowner Proposed DPH</td> <td>42-50</td> <td>Landowner Proposed Dwelling Range</td> <td>25-30</td> </tr> <tr> <td>Indicative DPH</td> <td>25-30</td> <td>Indicative Dwelling Range</td> <td>15-18</td> </tr> </table>		Landowner Proposed DPH	42-50	Landowner Proposed Dwelling Range	25-30	Indicative DPH	25-30	Indicative Dwelling Range	15-18
Landowner Proposed DPH	42-50	Landowner Proposed Dwelling Range	25-30						
Indicative DPH	25-30	Indicative Dwelling Range	15-18						
<p>Phasing</p> <table border="1"> <tr> <td>0-5 years</td> <td>x</td> <td>6-10 years</td> <td></td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>		0-5 years	x	6-10 years		11-15 years		16+ years	
0-5 years	x	6-10 years		11-15 years		16+ years			
<p>Conclusion</p> <p>The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. The site is in an unsustainable location and it is considered that the scale of development which the site could support would be insufficient to provide the level of infrastructure necessary to make the location sustainable. In addition, it is not considered that residential development would be practically achievable or appropriate on the site given the requirement for an 8m buffer from the Main River to the east and the adjacency of the A41 dual-carriageway, from which any dwellings would need to be sufficiently set back for for both safety and amenity purposes. It is therefore considered unsuitable for residential development.</p>									
<p>Suitable</p> <p>No</p>	<p>Available</p> <p>Yes</p>	<p>Achievable</p> <p>Yes</p>							

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

Site Ref	Address	Settlement	Site Area (ha)
ACFS1	Heath House, Chorleywood	Chorleywood	0.2
Site Description			
<p>The site is located in Chorleywood and is comprised of previously developed land. The site is currently in residential use and contains a residential property and a tree-lined garden. The site has an existing access from Rickmansworth Road.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was a planning application on the site (19/0716/FUL) for the demolition of the existing dwelling and its replacement with a 10-apartment building; this was withdrawn.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is located within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as low-moderate. Historic Environment: The site does not contain a heritage asset although there is a Grade II Listed Telephone Kiosk on the road abutting the north-eastern boundary and a Grade II* Listed Building to the west (Christchurch), with other heritage assets within the vicinity. The site is also located in the Chorleywood Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. Any future proposals would need to be accompanied by a detailed heritage impact assessment and discussions with the Conservation Officer. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flooding: There is low-medium risk of surface water flooding within the northern portion of the site and along the northern and eastern boundaries. Access: There are no access concerns due to the existing access which is in active use. 	

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 							
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> The Landscape Sensitivity Assessment states that the site is located within an existing developed area but has direct views towards a graveyard with Listed Buildings resulting in a rating of medium-low sensitivity rating. 						
Further Constraints/Considerations:							
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Chorleywood. 							
Availability (ownership/legal issues)							
The site is in single ownership and is being promoted by the landowner							
Achievability							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	50	Landowner Proposed Dwelling Range	10				
Indicative DPH	35-50	Indicative Dwelling Range	7-10				
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. The site is subjected to varied levels of surface water flooding and any proposals would need to satisfactorily address this and provide mitigation where necessary. Heritage considerations should also be addressed. The site is both available and achievable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

Site Ref	Address	Settlement	Site Area (ha)
CFS59	Land on London Road	Rickmansworth	1.1
Site Description			
<p>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.</p>			
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 Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<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: 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. 	
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 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 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. 	

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

		<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 Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 		<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development. 	
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. 			
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	70-80 bedrooms Equivalent to 37-42 dwellings (1.9:1 ratio of bedroom: dwelling)
Phasing			
0-5 years	x	6-10 years	x
		11-15 years	
			16+ years
Conclusion			
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 considered to be suitable for a residential care home (C2). Future proposals should take account of the site's partial location in GSPZ1. The site is both available and achievable.			
Suitable	Yes	Available	Yes
		Achievable	Yes

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

Site Ref	Address	Settlement	Site Area (ha)
CFS61	Cinnamond House, Cassio Bridge	Croxley Green	1
Site Description			
<p>The site is located in the settlement of Croxley Green and is comprised of a mix of previously developed (brownfield) urban land and greenfield land. The majority of the site area, to the west, is included on the Brownfield Land Register. The western part of the site is currently in use as an office, workshop and yard for a demolition and site clearance business, with a large proportion of the site used for car parking. The east of the site is greenfield land which is currently in use as grassland. The boundaries of the site are tree-lined, with the Grand Union Canal and River Gade located to the east of the site, as well as a row of residential properties. Beyond an area of woodland to the north, is the railway line and Croxley Danes Secondary School (which is under construction). The south is bounded by Baldwins Lane/Watford Road with residential development beyond this.</p>			
Use(s) Proposed	Residential, Business, General Industry, Retail		
Planning History			
There was an application for residential development on the site in 1986 which was refused (8/591/86).			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • Green Belt: The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate. • Historic Environment: The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. There are two Grade II Listed Buildings to the north of the site, which should not be impacted as views from the site are blocked by the railway embankment. There is one Grade II Listed Building to the east; impact on this asset will depend on the proposed building height. The Conservation Officer should be consulted at an early design stage and a detailed heritage impact assessment may be required depending on the nature of development in any future proposals. • 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. 	
<ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • AONB 			

Appendix 5 – SHELAA Forms – Low to Moderate Harm Green Belt Sites

Physical Constraints: <ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: The majority of the site is at risk of surface water flooding. The western portion of the site is at medium-high risk, whilst the south of the site is at low-medium • Groundwater flooding: Groundwater levels are between 0.025m and 0.5m below the ground surface during a 1 in 100-year groundwater flood event. • 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. • Access: There is an existing access from Watford Road. HCC state that an agreed access strategy, including safety, should be developed • Noise: Noise and vibrations caused by the close proximity of the railway line may have an impact on the site and its future occupiers, although there is an existing tree buffer between the site and railway. Noise issues should still be further considered as part of any future proposals. 	
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 		<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development. 	
Further Constraints/Considerations: <ul style="list-style-type: none"> • HCC Highways state that the site is situated in a potentially highly sustainable location in transport terms. • Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Croxley Green. • TFL: support site but suggest MLX route needs to be protected - No plans for bridge over Watford Rd, will be road based solution 			
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	100	Landowner Proposed Dwelling Range	100
Indicative DPH	50-60	Indicative Dwelling Range	50-60
Phasing			
0-5 years	x	6-10 years	x
		11-15 years	
			16+ years
Conclusion			
The site is deemed suitable for residential development, subject to mitigation measures to address the risk of flooding from various sources within the site. The site's location in GSPZ1 should also be taken account of. Noise caused by the use of the nearby railway line should also be addressed through mitigation measures. The site is both available and achievable.			
Suitable	Yes	Available	Yes
Achievable	Yes	Achievable	Yes