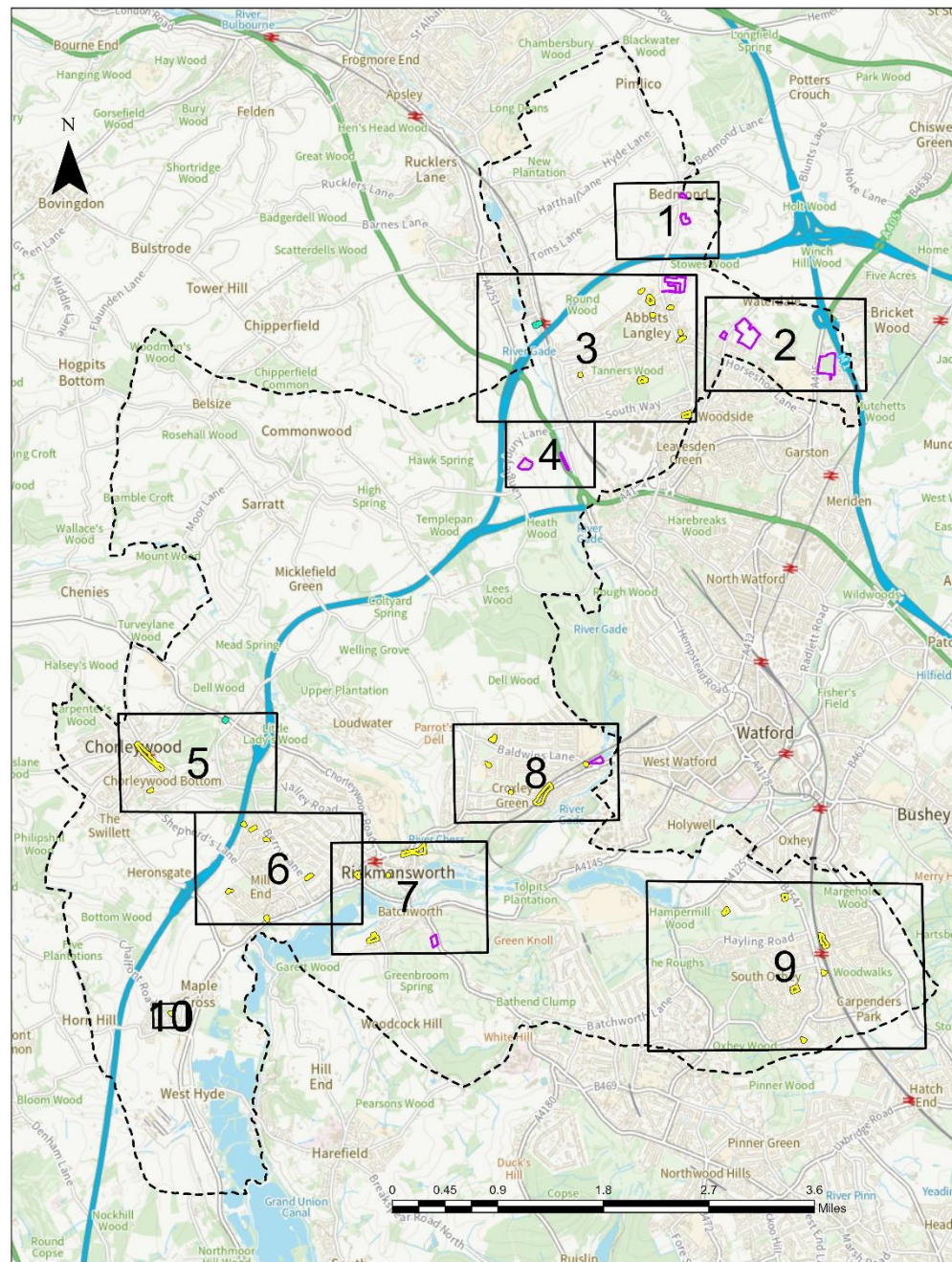


Local Plan: Urban Brownfield Sites

Marko Kalik
Head of Planning Policy and Conservation

Area	Site Ref.	Site Location	Dwellings
Abbots Langley	AB18	Garage Courts, Parsonage Close, Abbots Langley	7
Abbots Langley	AB26	Garages, Tibbs Hill Road, Abbots Langley	7
Abbots Langley	AB31	Garages, Jacketts Field, Abbots Langley	6
Abbots Langley	AB32	Yard off Tibbs Hill Road, Abbots Langley	10
Abbots Langley	AB39	Garages, Rosehill Gardens, Abbots Langley	6
Abbots Langley	H3	Pin Wei, 35 High Street, Abbots Langley	11
Abbots Langley	H4	Furtherfield Depot, Furtherfield	36
Abbots Langley	H6	Hill Farm Industrial Estate, Leavesden	38
Abbots Langley	NSS14	Margaret House, Abbots Langley	25
Chorleywood	CFS16	Land at Chorleywood Station, Chorleywood	190
Chorleywood	CW9	Garages, Copmans Wick, Chorleywood	6
Mill End	P4a	Quickwood Close Garages, Mill End	7
Mill End	P33	Chiltern Drive Garages, Mill End	6
Mill End	P38	Garages at Whitfield Way, Mill End	6
Mill End	P39	The Queens Drive Garages, Mill End	7
Mill End	RW31	Garden land off Uxbridge Road, Mill End	12
Mill End	H15	Garages rear of Drillyard, West Way, Mill End	13

Area	Site Ref.	Site Location	Dwellings
Rickmansworth	CFS40a	Land at Park Road, Rickmansworth	112
Rickmansworth	H17	Former Police Station, Rectory Road, Rickmansworth	24
Rickmansworth	H18	Royal British Legion, Ebury Road, Rickmansworth	6
Rickmansworth	H22	Depot, Stockers Farm Road	60
Maple Cross	MC11	Garages to rear of Longcroft Road	5
Croxley Green	CFS20	Land at Croxley Station, Watford Road	163
Croxley Green	CG16	Garages, Owen's Way, Croxley Green	6
Croxley Green	CG47	Garages off Grove Crescent	19
Croxley Green	CG65	British Red Cross, Community Way	6
Croxley Green	H9	33 Baldwins Lane, Croxley Green	59
Oxhey Hall	PCS16	Vivian Gardens, Oxhey Hall	8
Oxhey Hall	H24	The Fairway, Green Lane, Oxhey Hall	32
South Oxhey	AS13	Garages at Blackford Road, South Oxhey	7
South Oxhey	AS31	Garages at Woodhall Lane, South Oxhey	6
South Oxhey	BR20	Northwick Day Centre, Northwick Road	48
Carpenders Park	CFS12	Kebbell House, Carpenders Park	68
		TOTAL	1,022



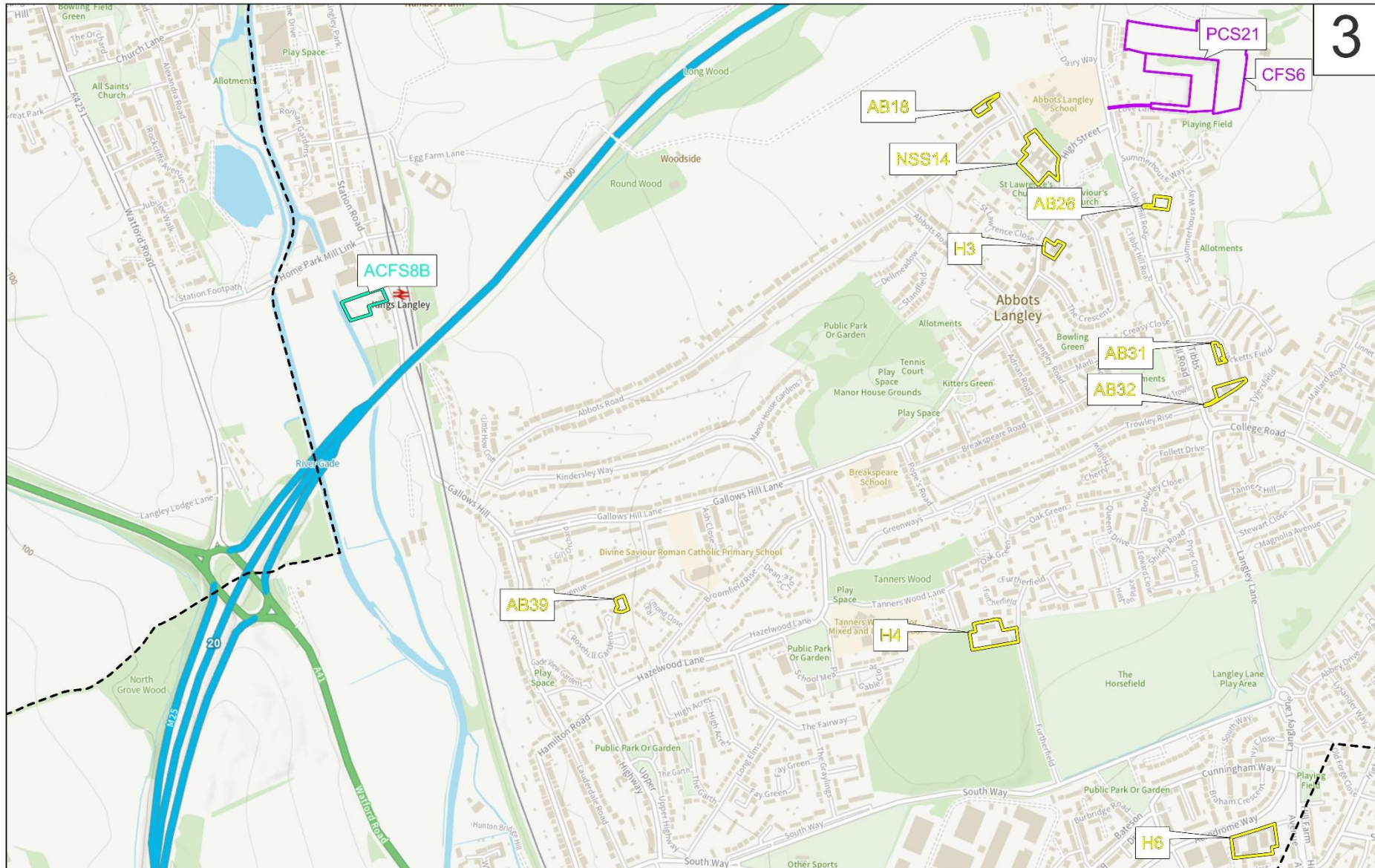
© Crown copyright and database rights 2023 OS
 AC0600849694. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Site type

- Brown Field Green Belt Site
- Low to Moderate Green Belt
- Harm Site
- Urban Brownfield Site
- <all other values>



Abbots Langley



3

© Crown copyright and database rights 2023 OS
 AC000049984. You are permitted to use this data
 solely to enable you to respond to, or interact with,
 the organisation that provided you with the data. You
 are not permitted to copy, sub-license, distribute or sell
 any of this data to third parties in any form.

Legend

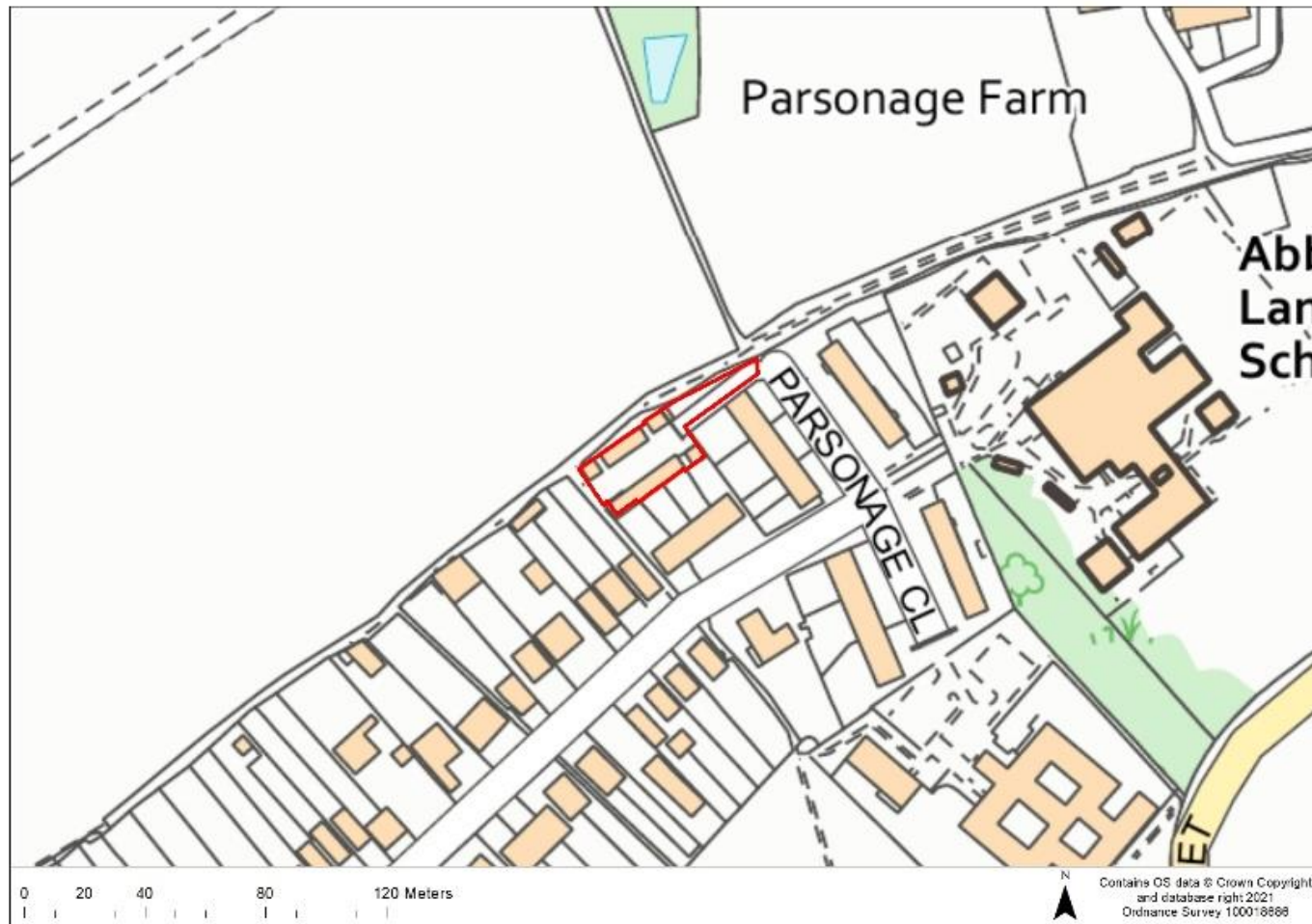
- Brown Field Green Belt Site
- Low to Moderate Green Belt Harm Site
- Urban Brownfield Site
- <all other values>



THREE RIVERS
DISTRICT COUNCIL

AB18 Garage Courts Parsonage Close

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.09	Garages	6	11-15 years

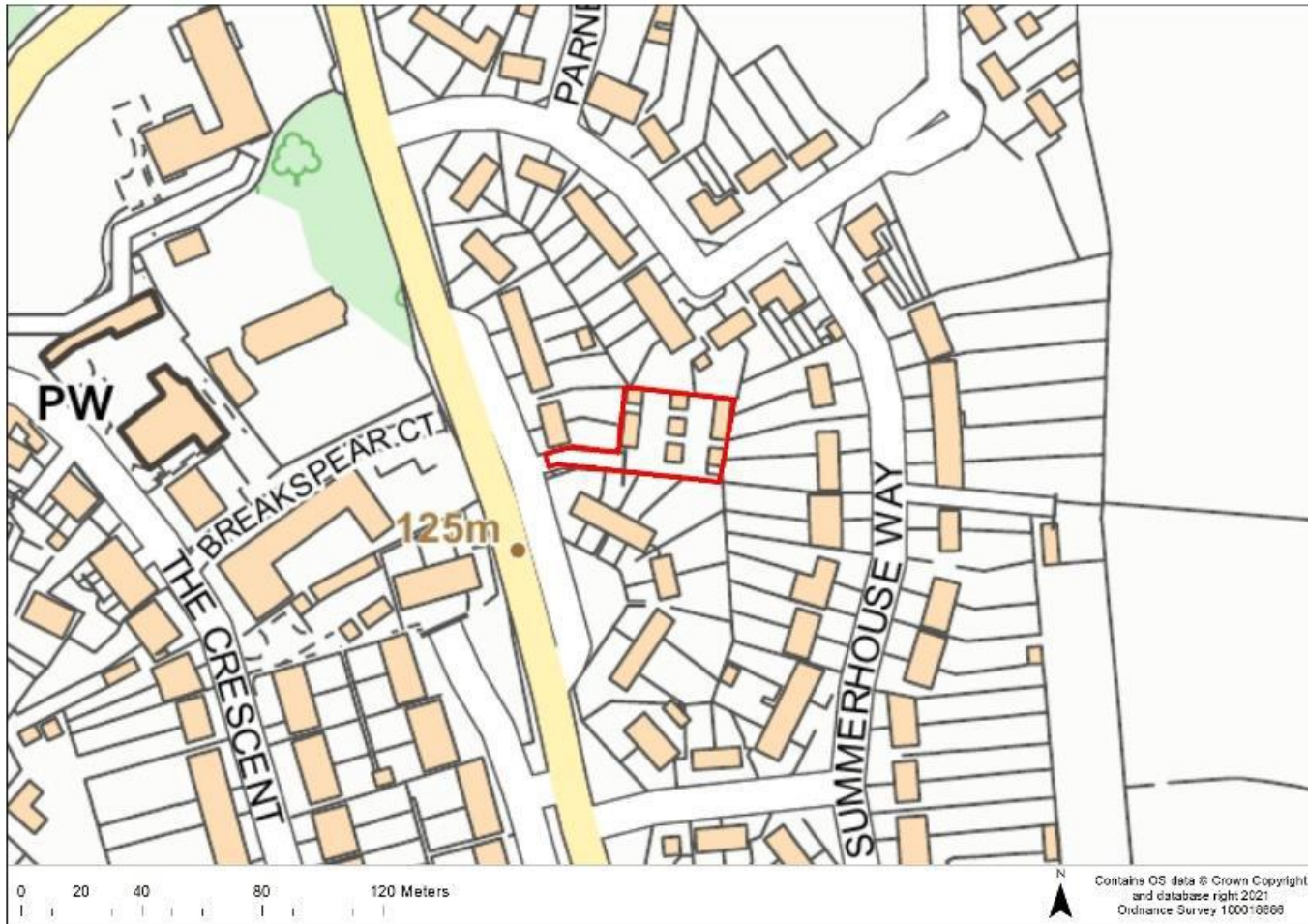


Comments

- protected trees located along the northern boundary
- public right of way which runs along the northern boundary.

AB26 Garages Tibbs Hill Road

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.1	Garages	7	11-15 years



Comments

- Any development would need to protect heritage assets in the vicinity of the site.

AB31 Garages Jacketts Field

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.08	Garages	6	11-15 years



Comments

- Any development would need to provide suitable mitigation to address surface water flood risk on areas of the site.

AB32 Yard off Tibbs Hill Road

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.16	Builder's Yard	10	6-10 years



Comments

- Any development would need to provide suitable mitigation to address surface water flood risk on areas of the site.

AB39 Rosehill Gardens

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.08	Garages	6	1-5 years

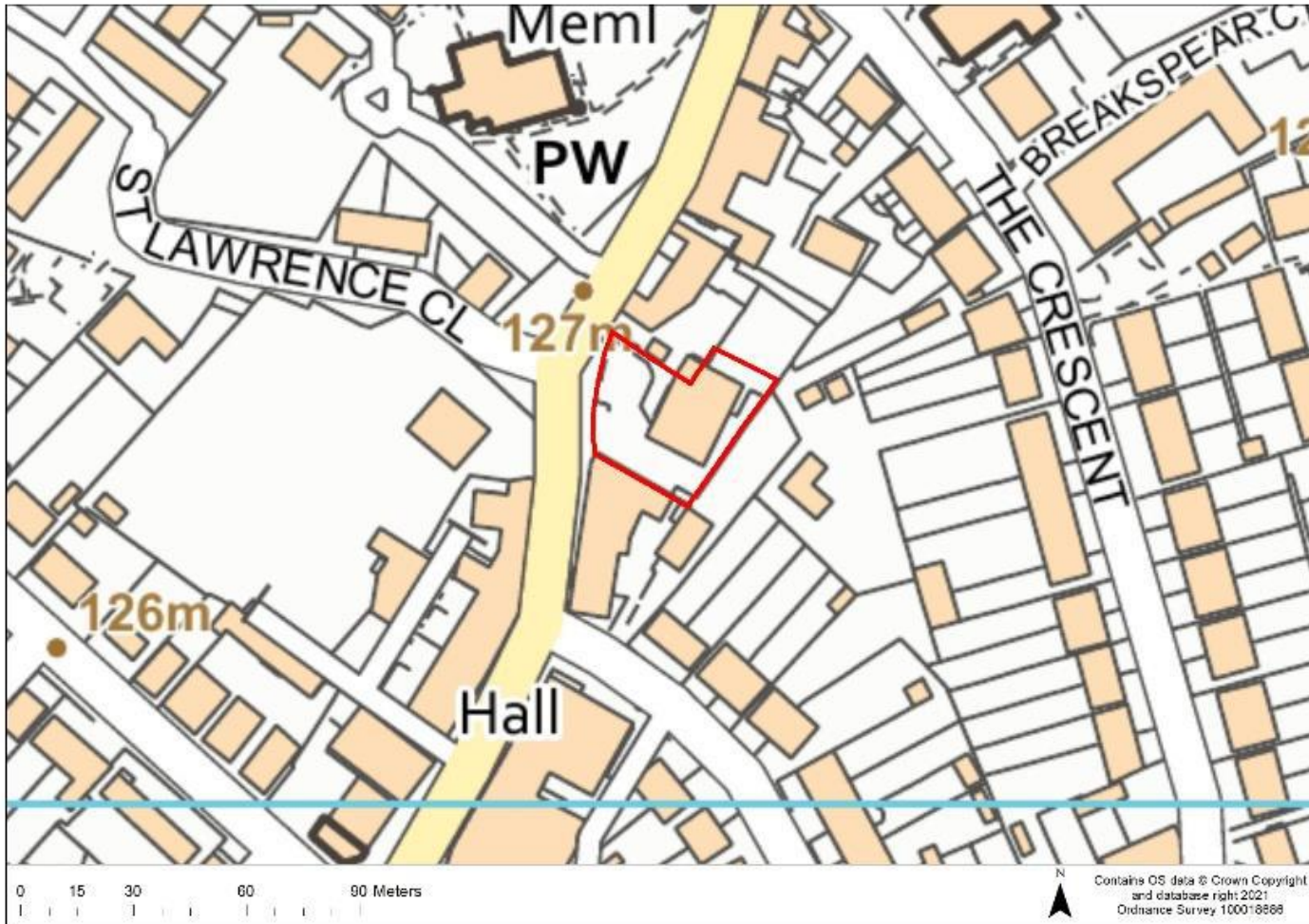


Comments

- protected trees in/adjacent to the site
- Any development would need to provide suitable mitigation to address surface water flood risk on areas of the site.

H3 Pin Wei 35 High Street

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.13	Restaurant	11	6-10 years

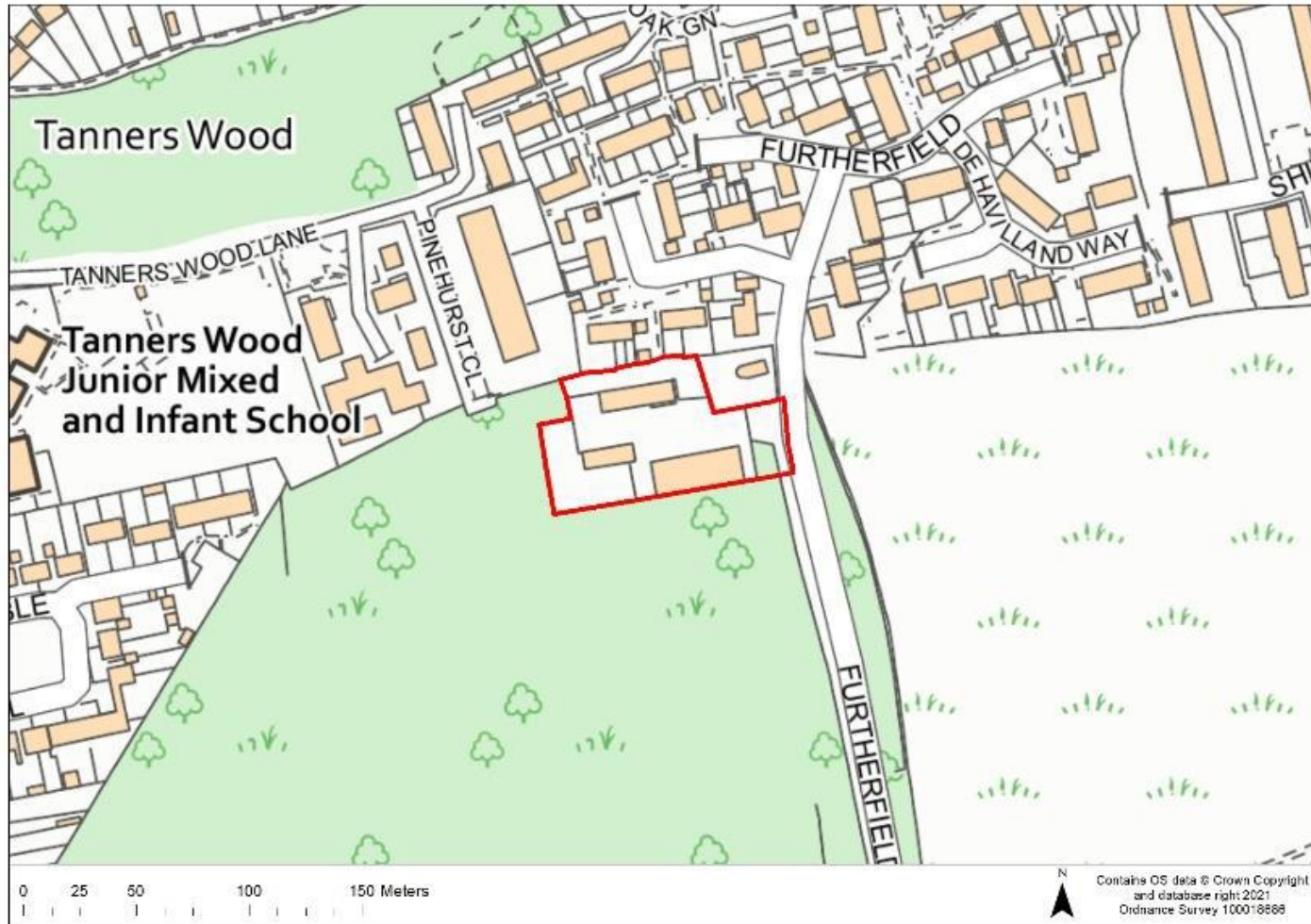


Comments

- The site is an existing housing allocation in the Site Allocations LDD (adopted 2014)

H4 Furtherfield Depot

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.53	Depot / Storage	36	6-10 years

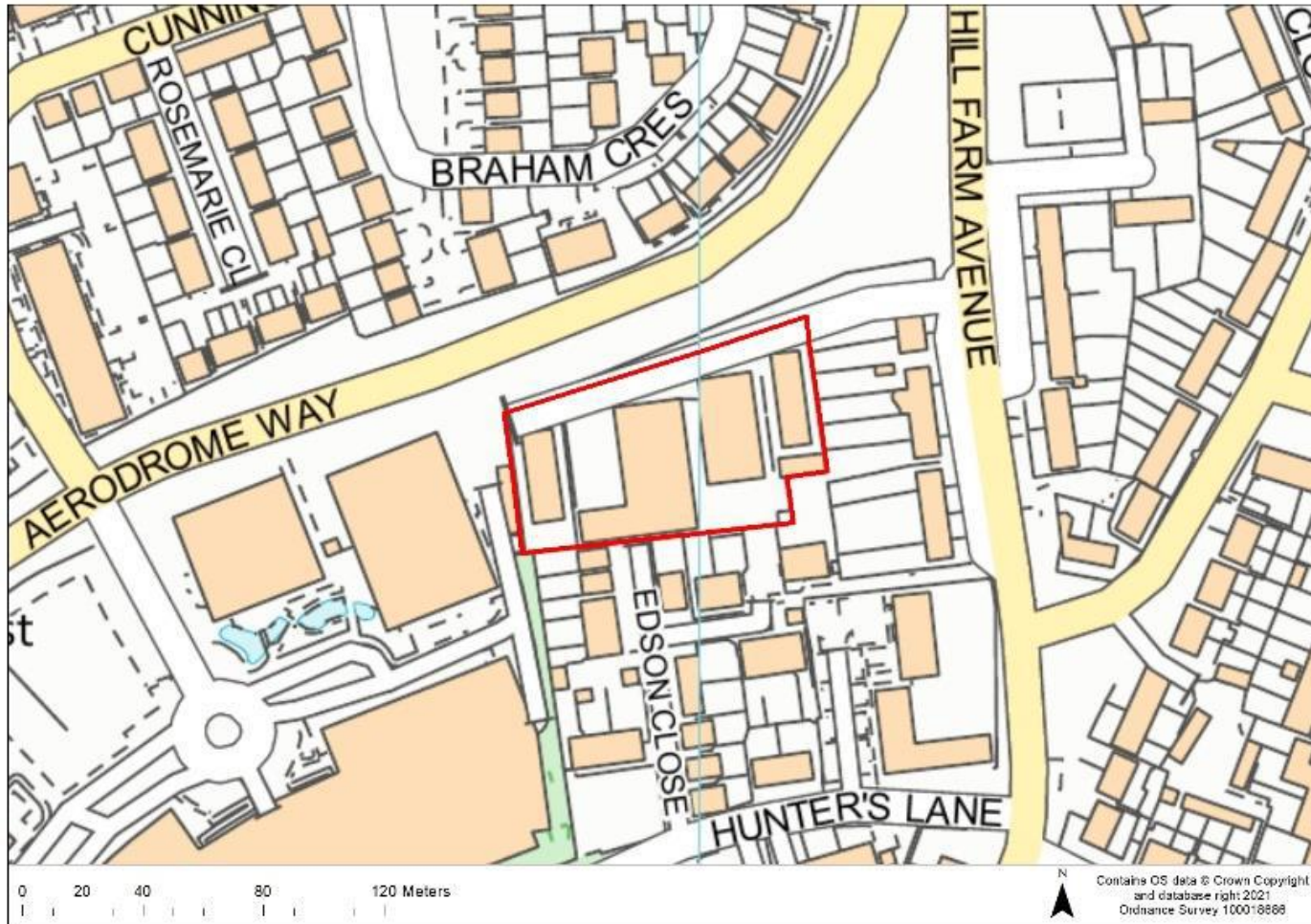


Comments

- The site is an existing housing allocation in the Site Allocations LDD (adopted 2014).
- The area of public open space within the site boundary would require protection.
- The site would be required to provide open space and play space.

H6 Hill Farm Industrial Estate, Leavesden

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.57	Industrial	38	6-10 years

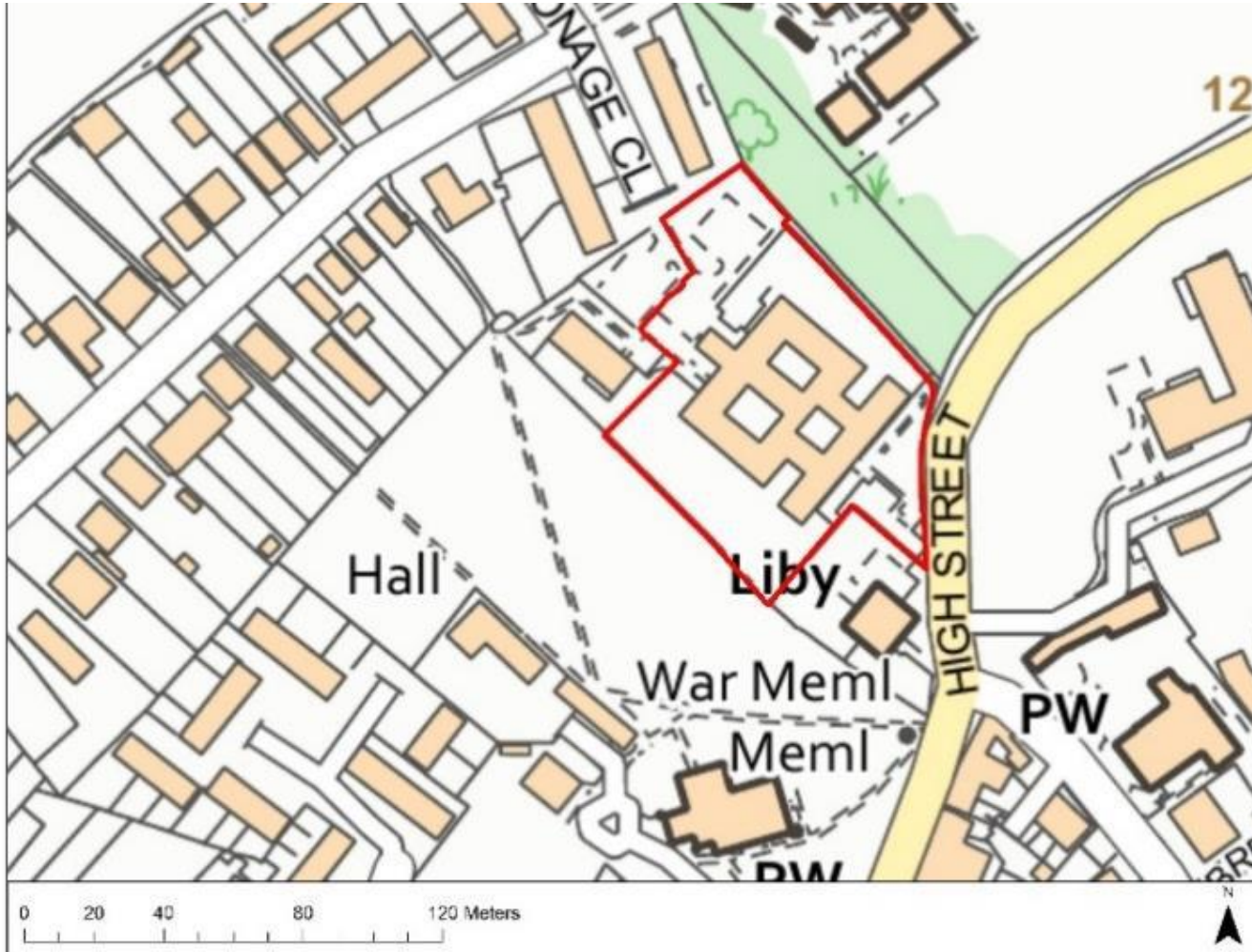


Comments

- The site is an existing housing allocation in the Site Allocations LDD (adopted 2014).
- The site would be required to provide open space and play space.

NSS14 Margaret House

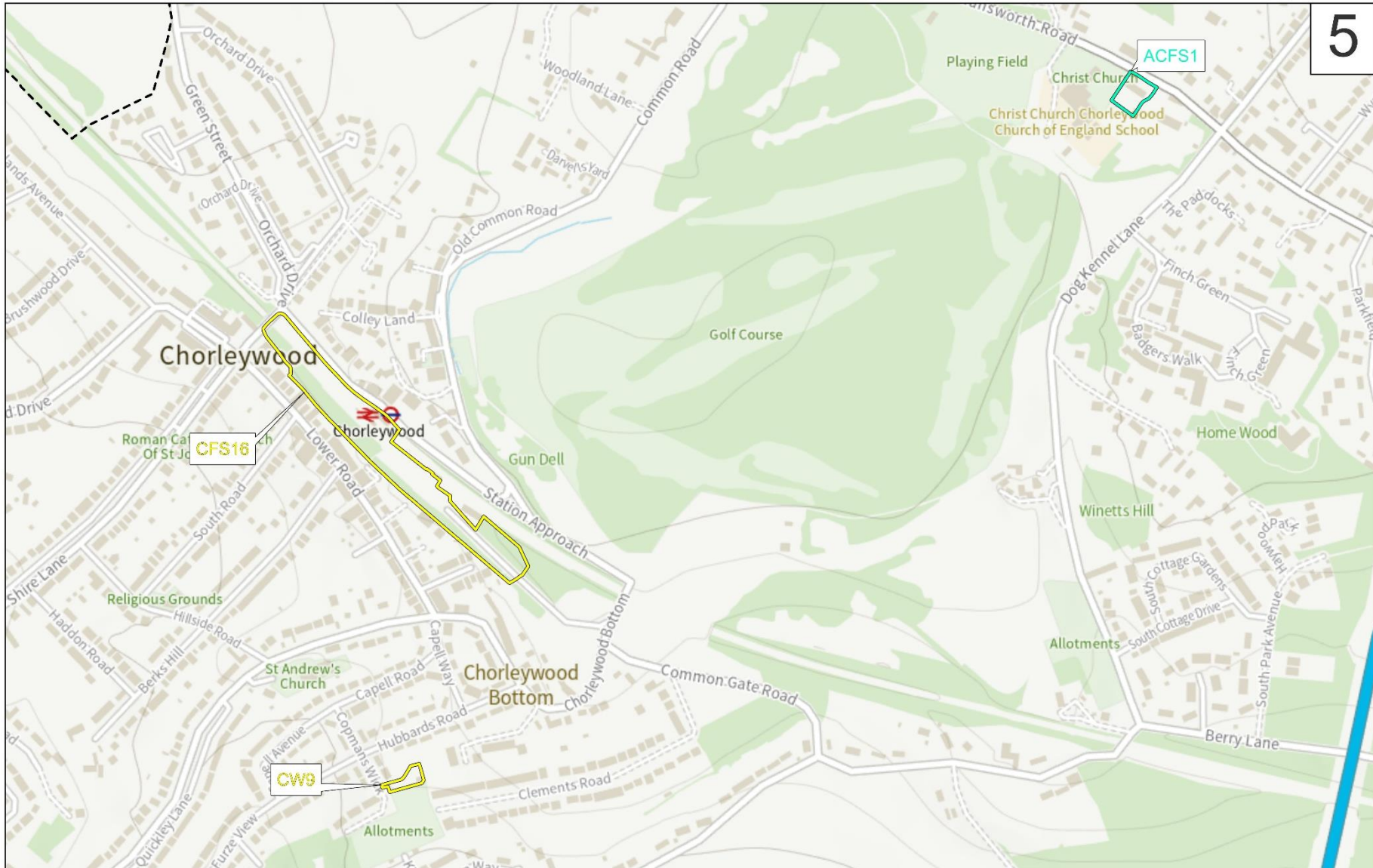
Size (ha)	Current Use	Dwelling Capacity	Phasing
0.66	Disused Care Home	25 (net)	1-5 years



Comments

- Development would need to take into consideration the heritage assets within the vicinity of the site
- Adjacent to Local Wildlife Site.
- Existing vehicular access provision from Parsonage Close at the northern boundary of the site. HCC Highways state access would need further work, including on the suitability of Abbots Road.

Chorleywood



© Crown copyright and database rights 2023 OS AC0000849984. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

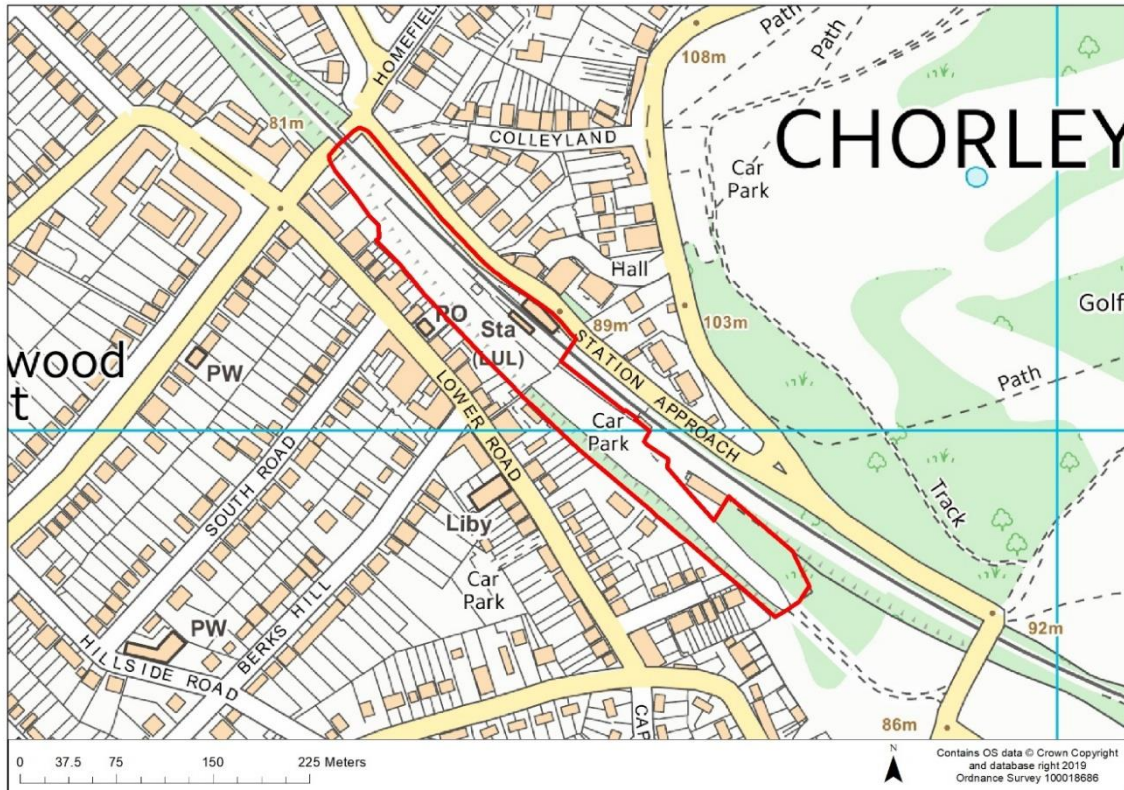
Legend

- Brown Field Green Belt Site
- Low to Moderate Green Belt Harm Site
- Urban Brownfield Site
- <all other values>



CFS16 Land at Chorleywood Station

Size (ha)	Current Use	Dwelling Capacity	Phasing
2.3	Station, car park and adjoining land	190	11-15 years



Comments

- A detailed heritage impact assessment would be required in order to protect heritage assets
- Protected trees within the site
- Proposals would need to provide suitable mitigation to address surface water flood risk in areas of the site
- Potential noise and vibrations caused by the use of the station/railway line should be addressed through mitigation measures
- Upgrades to the wastewater network would likely be required if the site were to be developed
- The site would be required to provide open space and play space
- TFL: Re-provision of car parking would impact deliverability of site (feasibility study) – discussions ongoing, proposals would need to safeguard parking provision for the station

CW9 Copmans Wick Garages

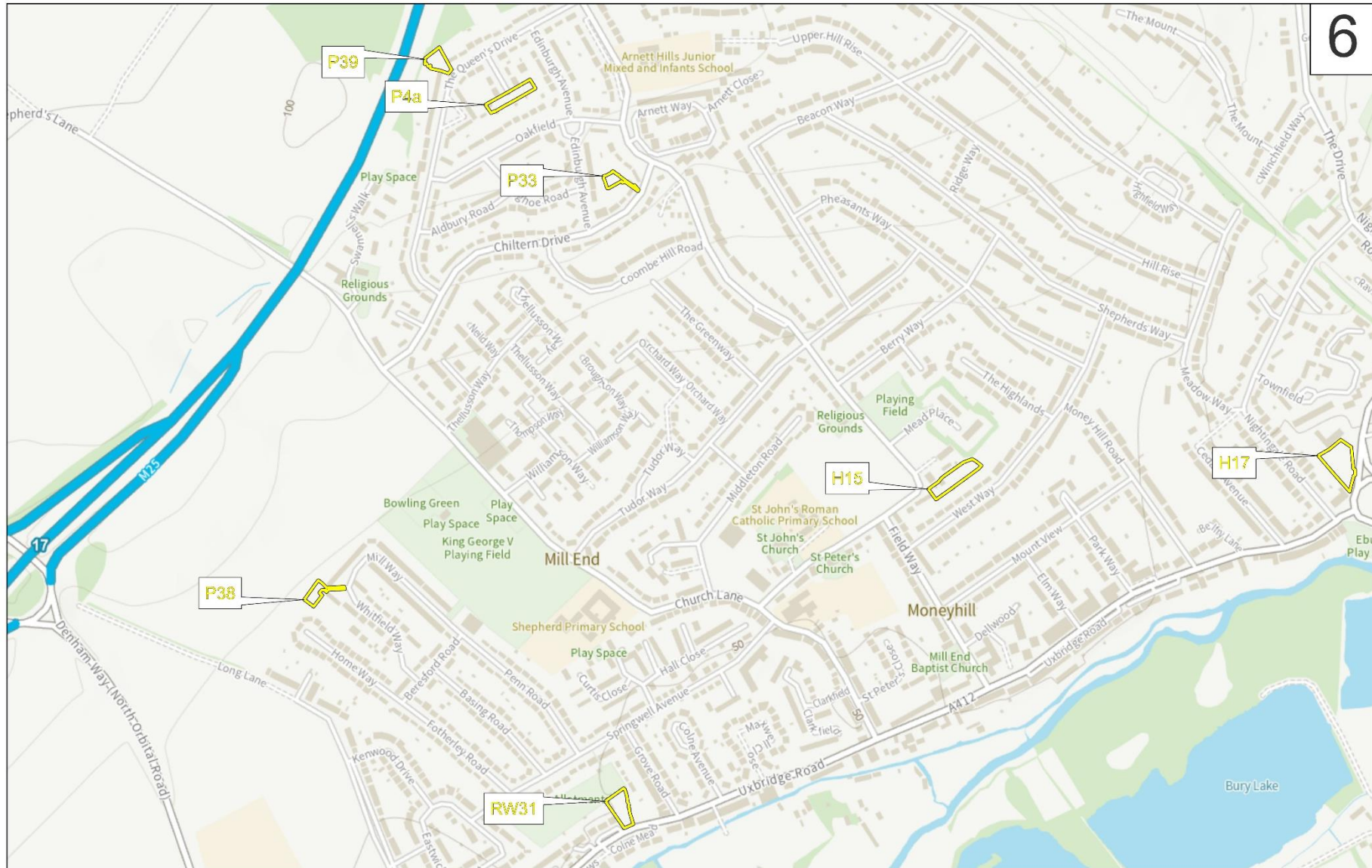
Size (ha)	Current Use	Dwelling Capacity	Phasing
0.1	Garages	6	11-15 years



Comments

- Any proposals would need to provide suitable mitigation to address surface water flood risk on areas of the site
- The public right of way adjacent to the north of the site would need to be protected

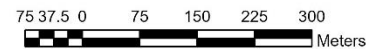
Mill End



© Crown copyright and database rights 2023 OS AC0000849984. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

Legend

- Brown Field Green Belt Site
- Low to Moderate Green Belt Harm Site
- Urban Brownfield Site
- <all other values>



H15 Garages rear of Drillyard, West Way

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.22	Garages	13	1-5 years

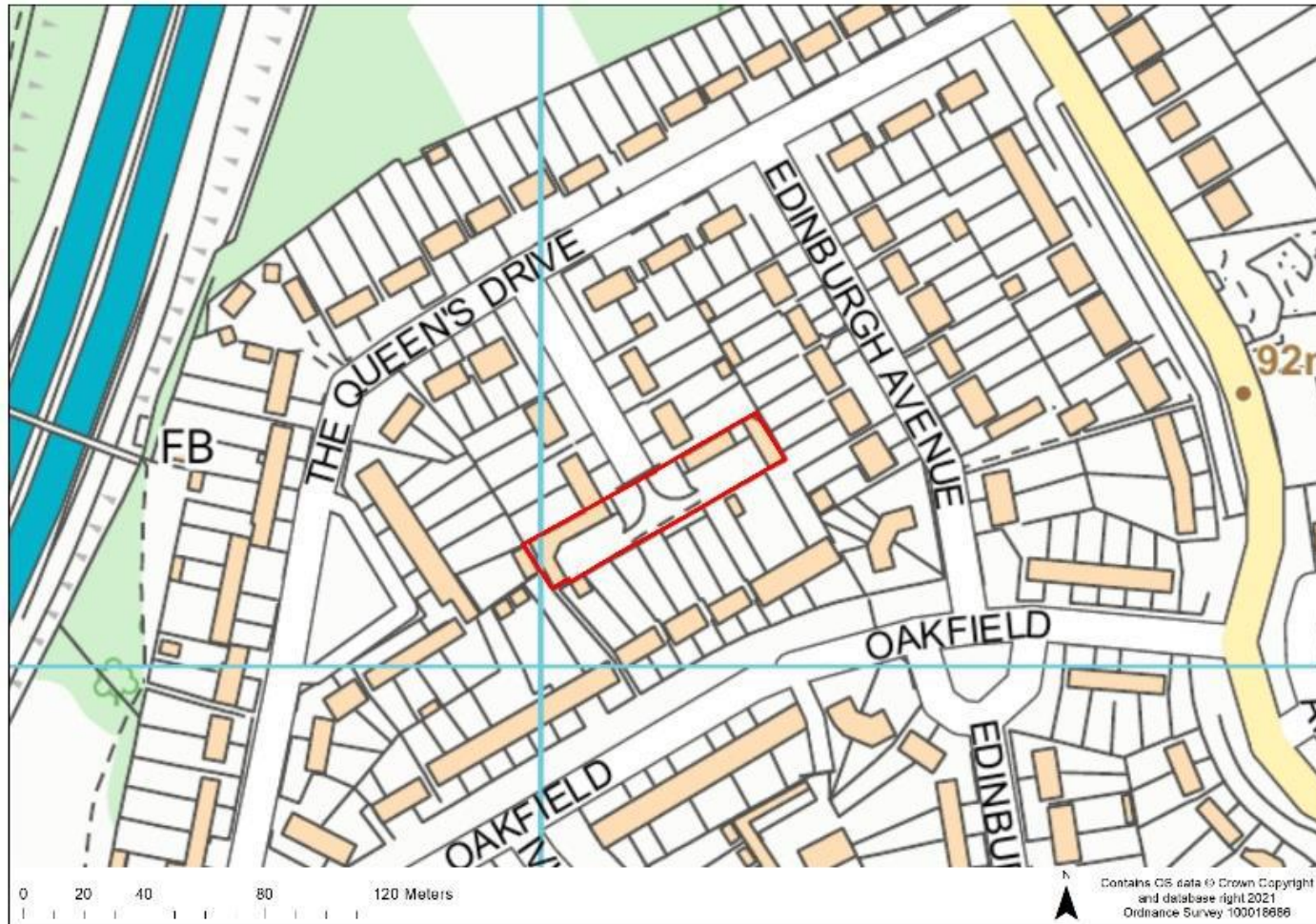


Comments

- The site is an existing housing allocation in the Site Allocations LDD (adopted 2014).
- Any development would need to take account of protected trees within and adjacent to the site.

P4a Quickwood Close Garages

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.16	Garages	7	11-15 years



Comments

- Suitable mitigation to address surface water flood risk on the site would be required.
- The site is in Groundwater Source Protection Zone 1: 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.

P33 Chiltern Drive Garages

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.07	Garages	6	11-15 years



Comments

- The site is in Groundwater Source Protection Zone 1: 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.

P38 Garages at Whitfield Way

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.09	Garages	6	11-15 years



Comments

- The site is in Groundwater Source Protection Zone 1: a preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required
- HCC: Potential to consider together with EOS7 exploring permeability of two sites

P39 The Queens Drive Garages

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.11	Garages	7	1-5 years

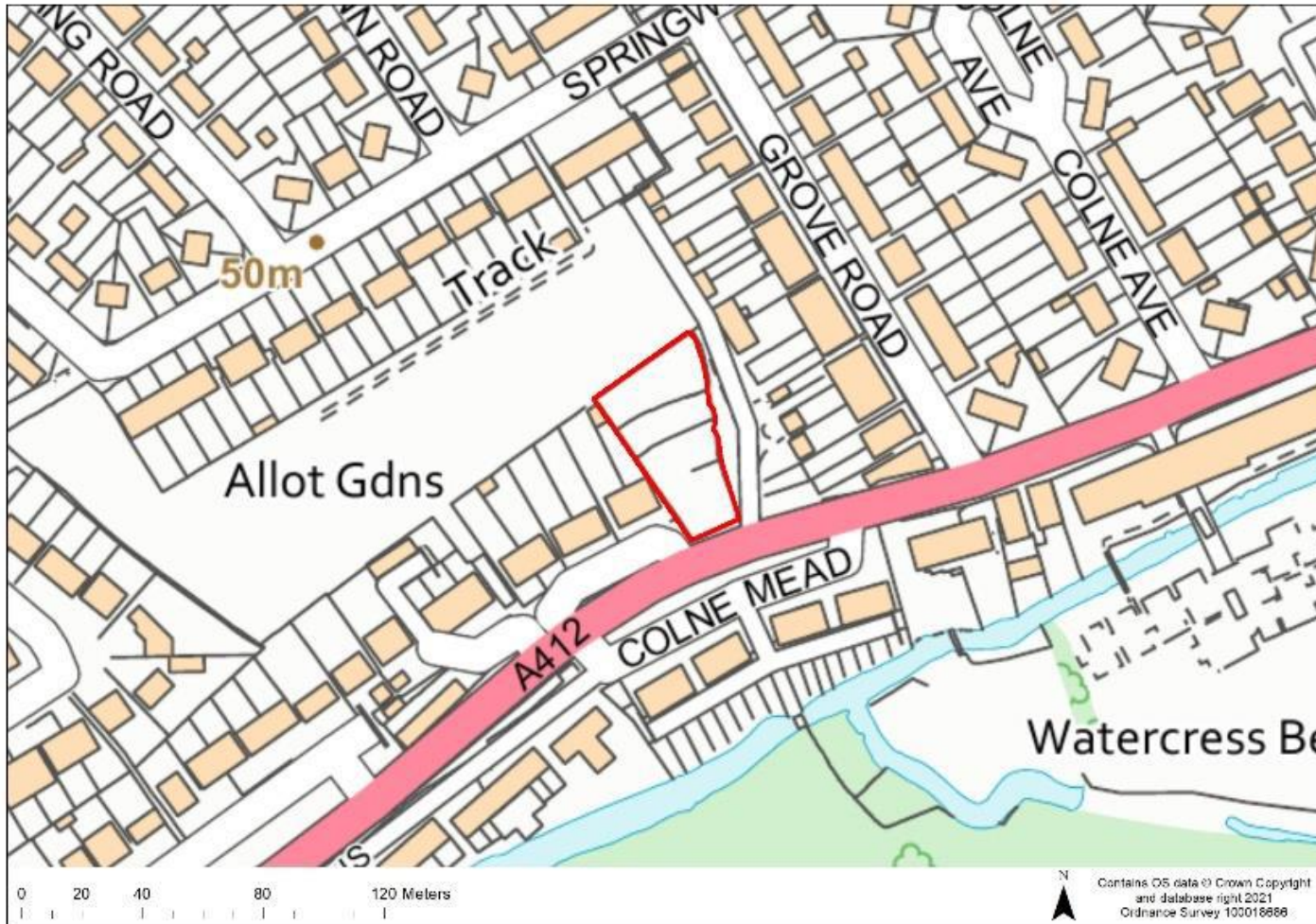


Comments

- The site is in Groundwater Source Protection Zone 1: a preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.
- Potential noise and air quality issues arising from the site's proximity to the M25 would need to be addressed as part of any development.

RW31 Garden Land off Uxbridge Road

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.17	Garden land	12	11-15 years



Comments

- Suitable mitigation to address surface water flood risk and groundwater flood risk on the site would be required.
- The site is in Groundwater Source Protection Zone 1: 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.

Rickmansworth



© Crown copyright and database rights 2023 OS AC0000849984. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

Legend

- Brown Field Green Belt Site
- Low to Moderate Green Belt Harm Site
- Urban Brownfield Site
- <all other values>

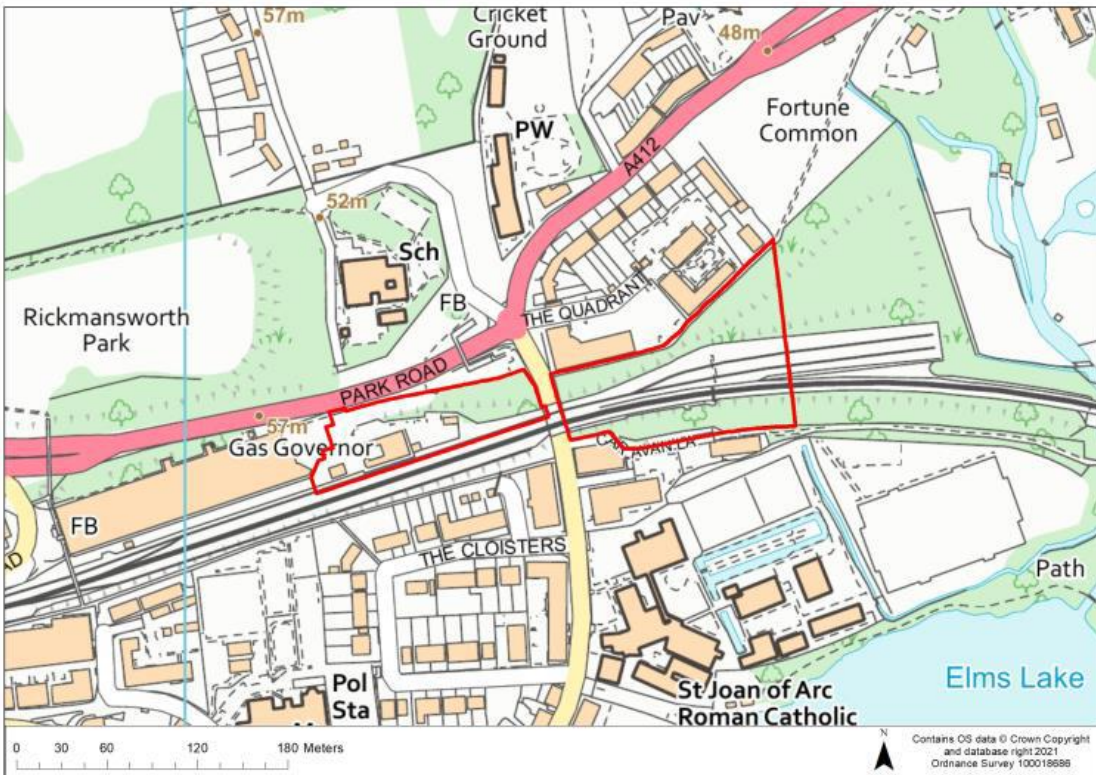


CFS40a Land at Park Road

Size (ha)	Current Use	Dwelling Capacity	Phasing
1.8	Depot and car park, some greenfield land	112	11-15 years

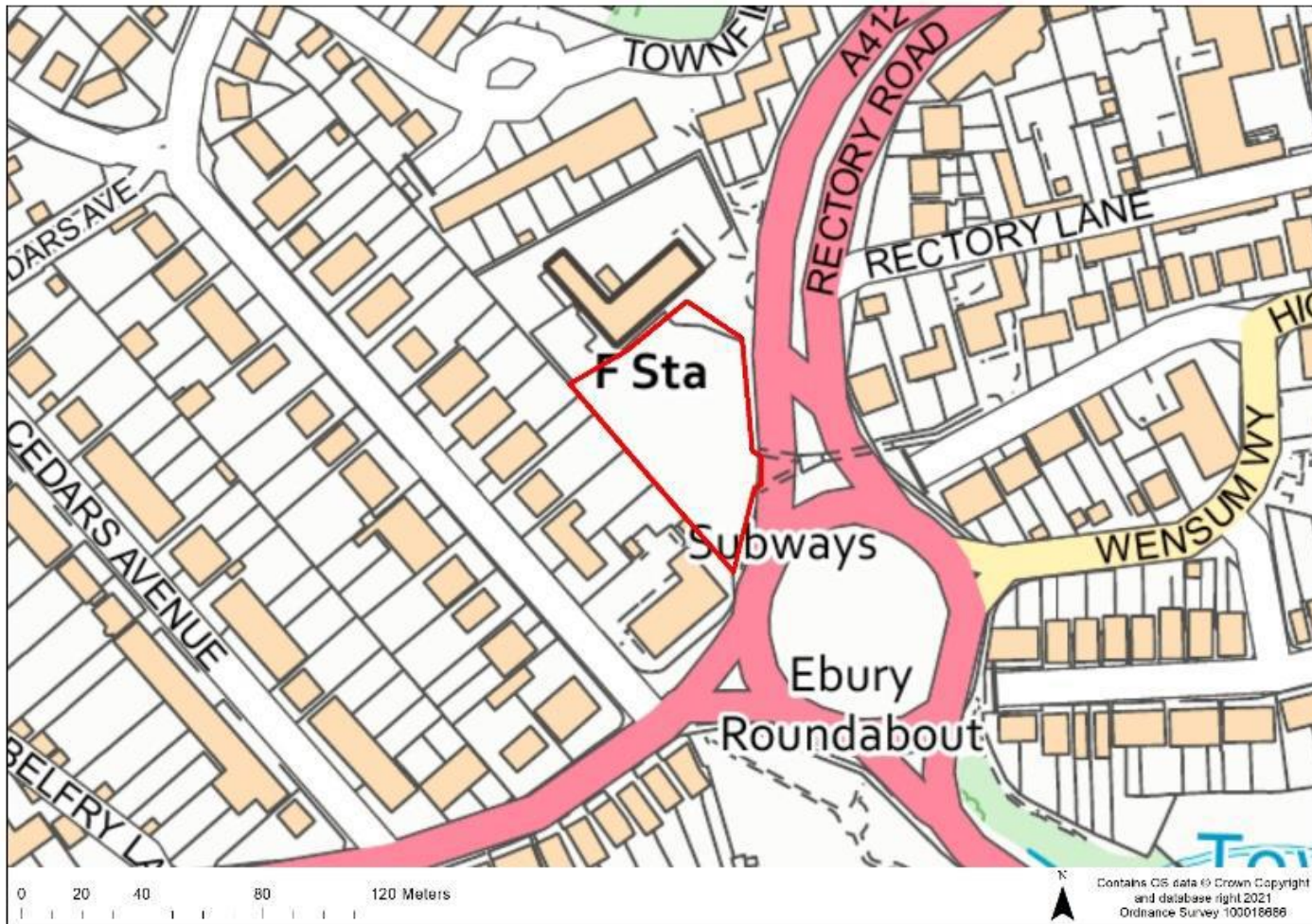
Comments

- Any development would be required to provide suitable mitigation to address surface water flood risk and groundwater flood risk in the site.
- The site is in Groundwater Source Protection Zone 1: a preliminary risk assessment to determine whether there is contamination, and whether remediation works would be needed, would be required
- A heritage impact assessment and an archaeological assessment would be required prior to any development in order to protect heritage assets.
- Potential noise and vibrations caused by the use of the railway line should be addressed through mitigation measures.
- Protected trees on the site
- The site would be required to provide open space and play space.
- TFL suggest including adjacent GB land that is PDL (railway berths) – This section is within high harm Green Belt



H17 Police Station, Rectory Road

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.29	Former Police Station	24	6-10 years

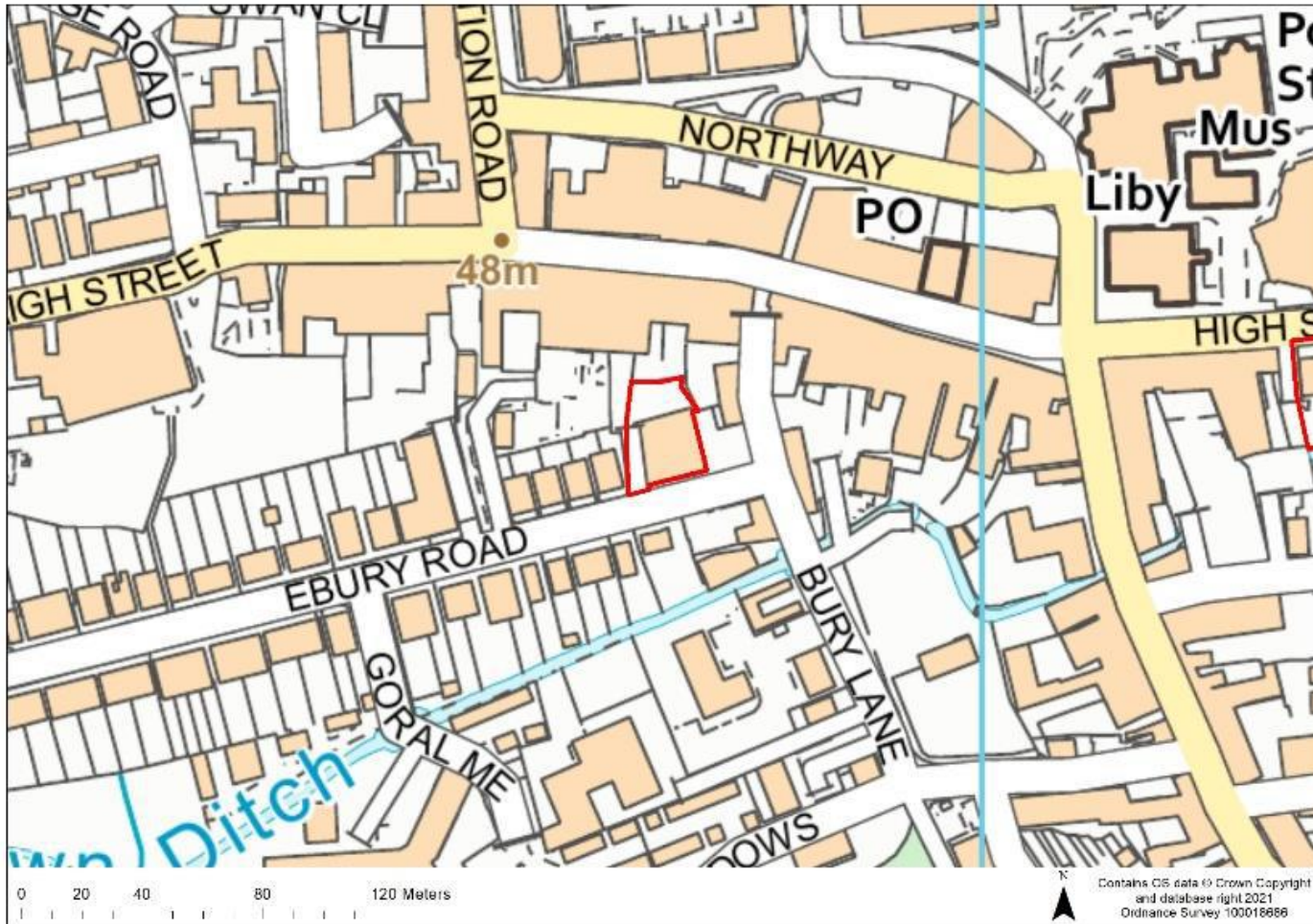


Comments

- The site is an existing housing allocation in the Site Allocations LDD (adopted 2014).
- Suitable mitigation to address surface water flood risk and groundwater flood risk on the site would be required
- The site is in Groundwater Source Protection Zone 1; a preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required A detailed heritage impact assessment would also be required prior to any development in order to protect heritage assets.
- The site would be required to provide open space and play space.

H18 Royal British Legion, Ebury Road

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.08	Royal British Legion hall	6	6-10 years

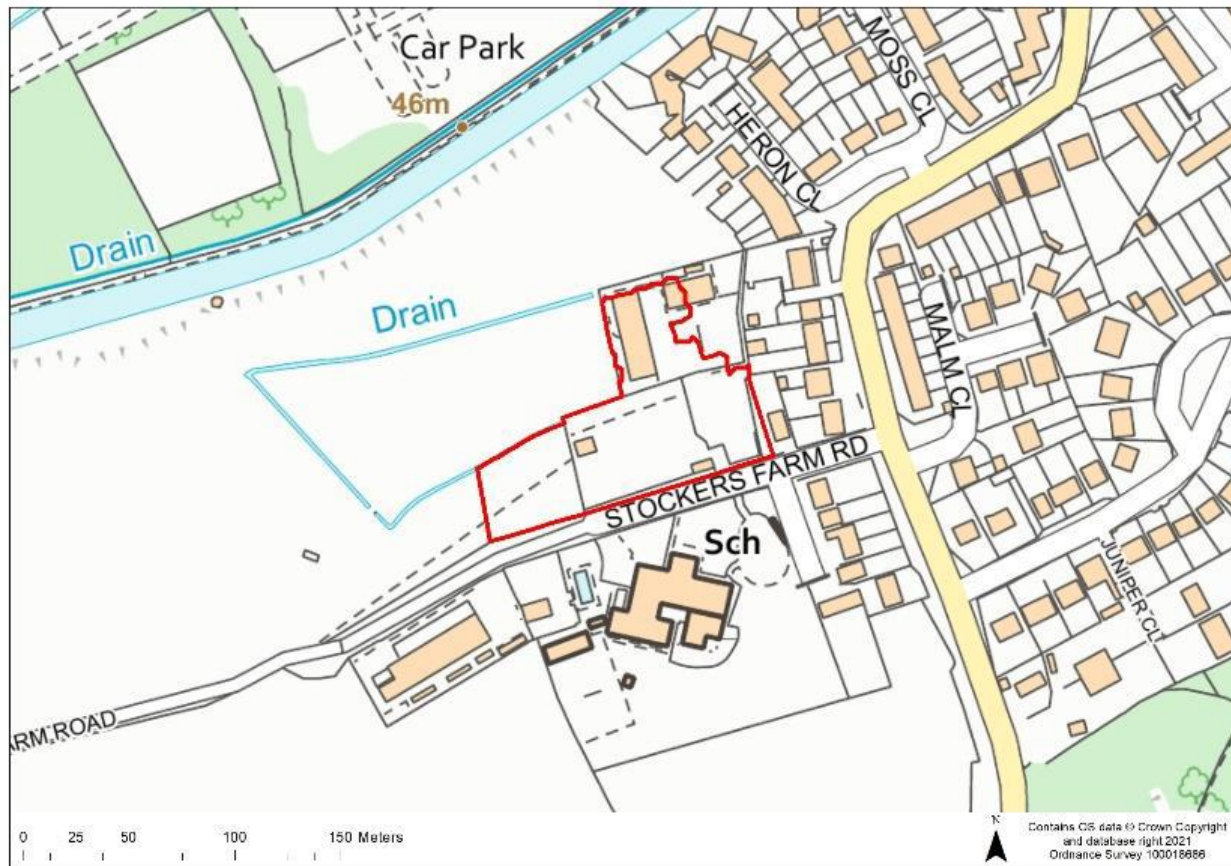


Comments

- The site is an existing housing allocation in the Site Allocations LDD (adopted 2014)
- Suitable mitigation to address groundwater flood risk on the site would be required.
- The site is in Groundwater Source Protection Zone 1: a preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required
- BCC object to loss of community asset – this would need to be replaced on site or in a suitable alternative location
- EA objects on flooding – Flood zone 1 confirming with EA

H22 Depot, Stockers Farm Road

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.8	Affinity Water depot	60	1-5 years



Comments

The site is an existing housing allocation in the Site Allocations LDD (adopted 2014)

Suitable mitigation to address surface water flood risk and groundwater flood risk on the site would be required

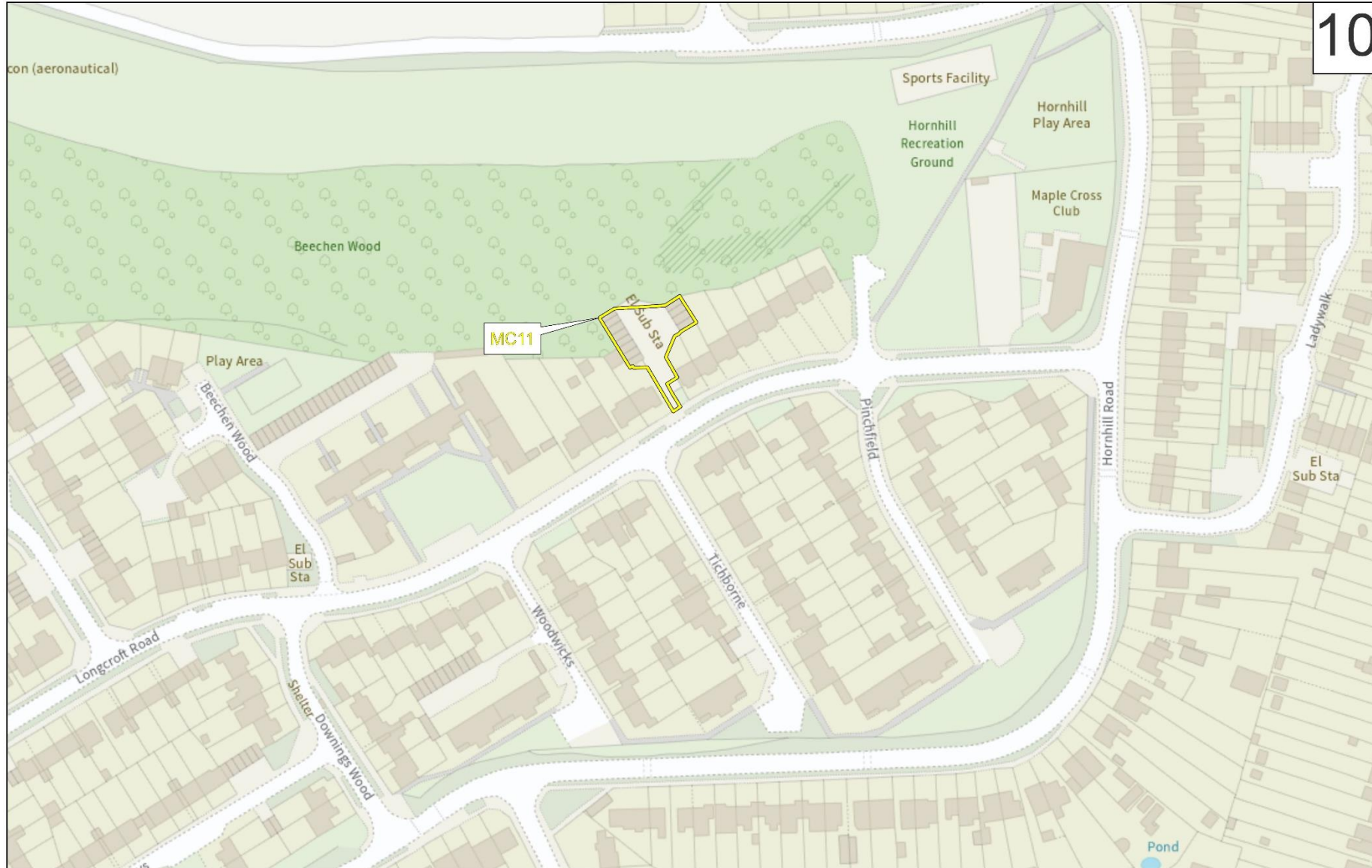
A detailed heritage impact assessment would also be required prior to any development in order to protect heritage assets

The public right of way running through the south-western part of the site would require protection.

Part of the site, to the west, is located in a Local Wildlife Site, with the Local Wildlife Site also located adjacent to the north and east of the site; measures to avoid adverse impacts and enhance biodiversity would need to be provided.

The site would be required to provide open space and play space.

Maple Cross



10

© Crown copyright and database rights 2023 OS
AC000049984. You are permitted to use this data
solely to enable you to respond to, or interact with,
the organisation that provided you with the data. You are
not permitted to copy, sub-license, distribute or sell
any of this data to third parties in any form.

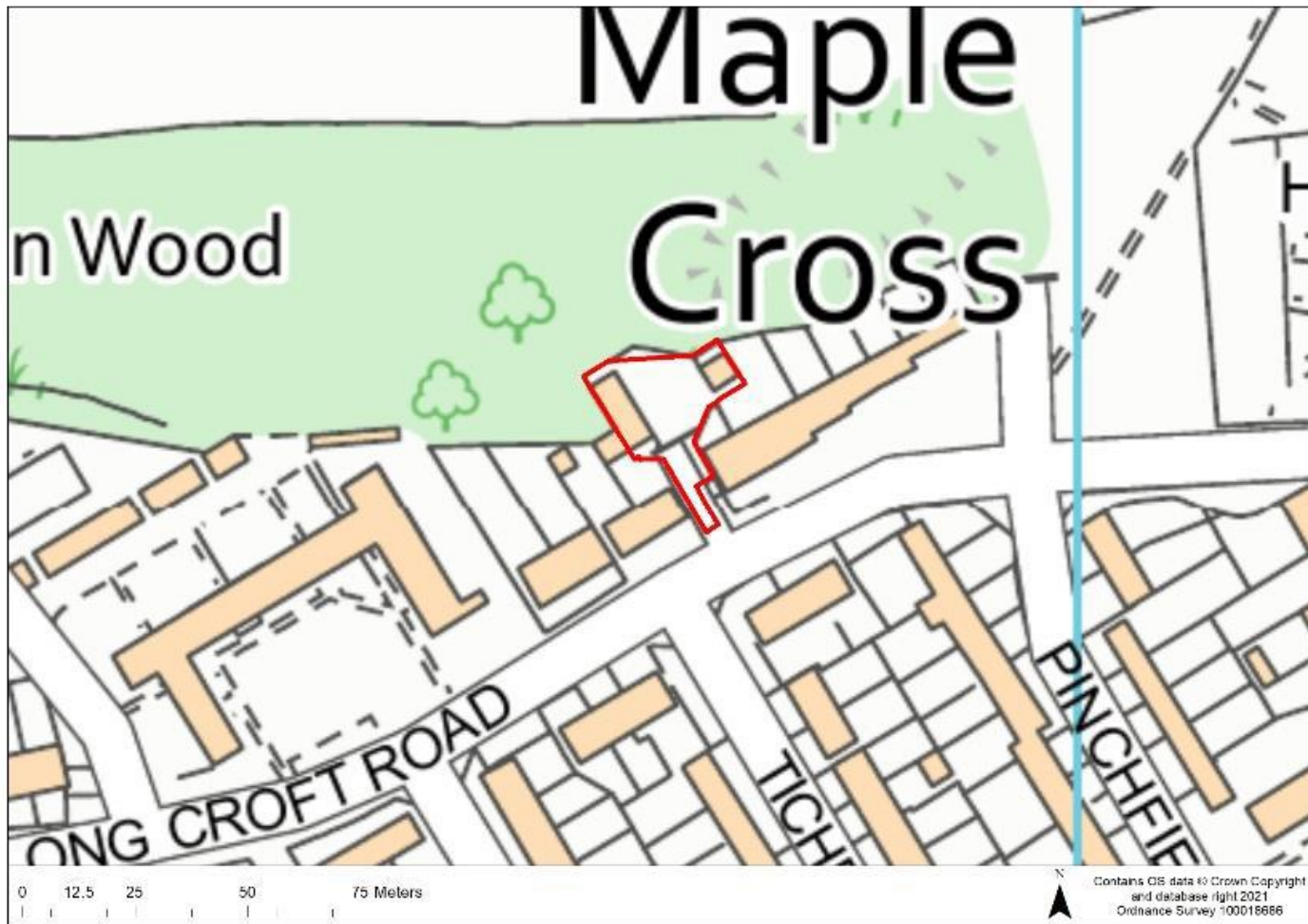
Legend

- Brown Field Green Belt Site
- Low to Moderate Green Belt Harm Site
- Urban Brownfield Site
- <all other values>



MC11 Garages to rear of Longcroft Road

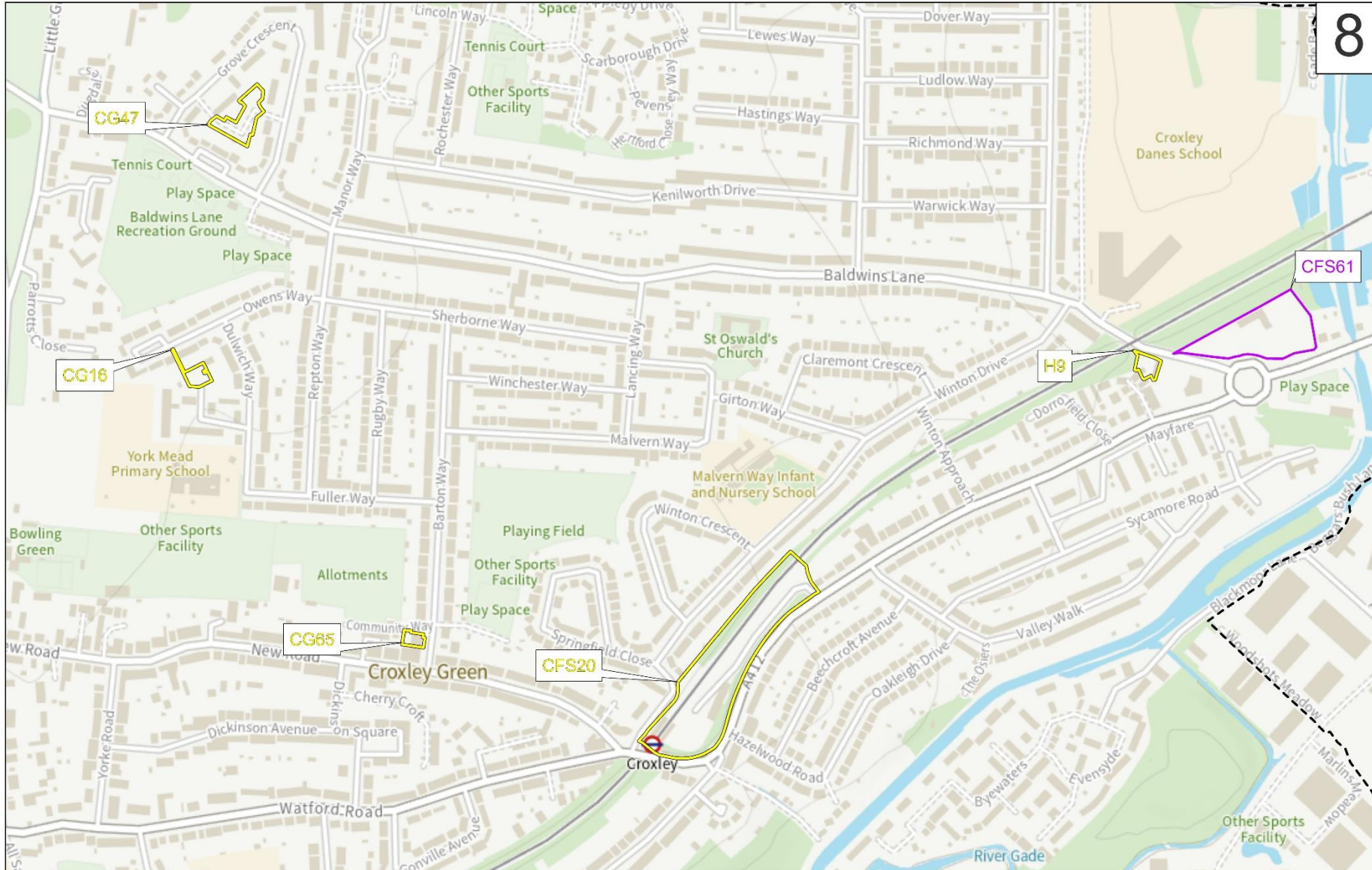
Size (ha)	Current Use	Dwelling Capacity	Phasing
0.06	Royal British Legion hall	5	11-15 years



Comments

- The site is in Groundwater Source Protection Zone 1: 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.

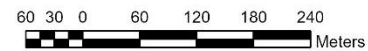
Croxley Green



© Crown copyright and database rights 2023 OS
 AC0000849984. You are permitted to use this data
 solely to enable you to respond to, or interact with,
 the organisation that provided you with the data. You are
 not permitted to copy, sub-license, distribute or sell
 any of this data to third parties in any form.

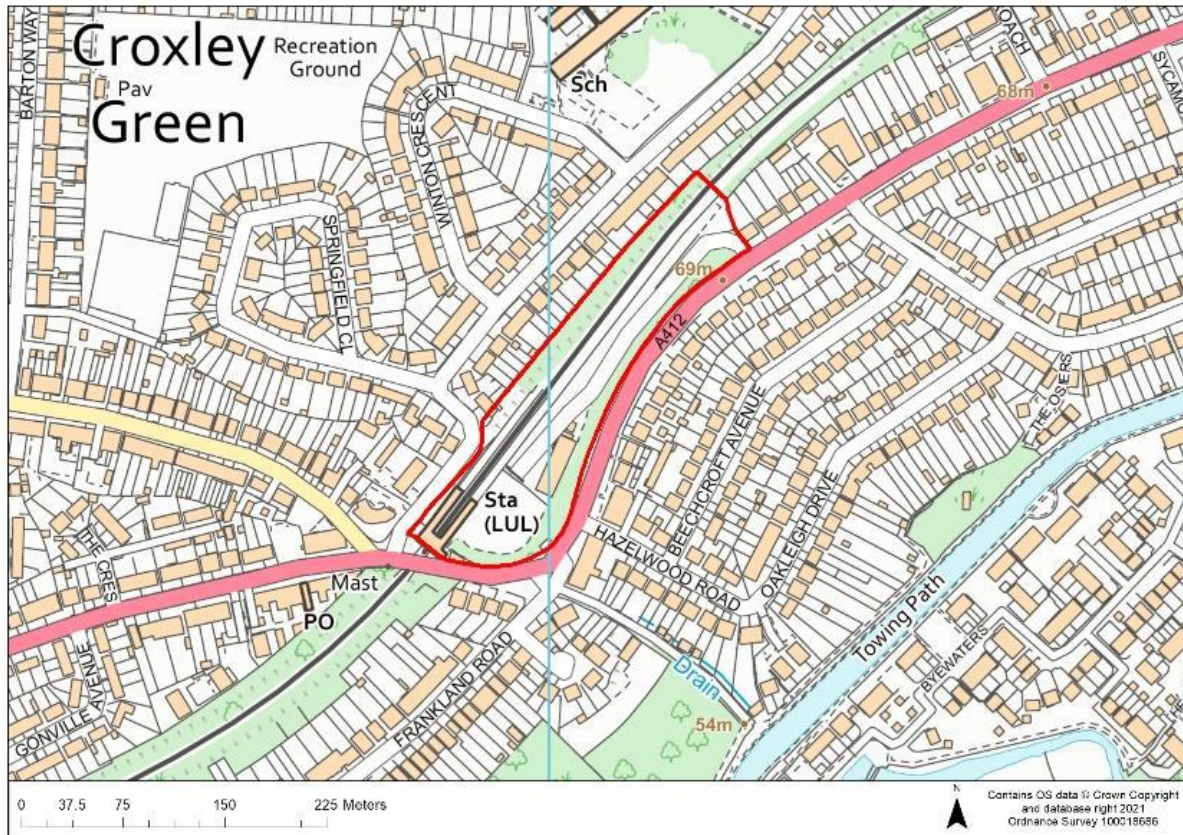
Legend

- Brown Field Green Belt Site
- Low to Moderate Green Belt Harm Site
- Urban Brownfield Site
- <all other values>



CFS20 Land at Croxley Station

Size (ha)	Current Use	Dwelling Capacity	Phasing
2.3	Station and car park	163	11-15 years



Comments

The southern area of the site is an existing housing allocation in the Site Allocations LDD (adopted 2014) (Site H13). Any development would be required to provide suitable mitigation to address surface water flood risk. The site is in Groundwater Source Protection Zone 1.

Potential noise and vibrations caused by the use of the station/railway line would need to be addressed through mitigation measures.

The site would be required to provide open space and play space.

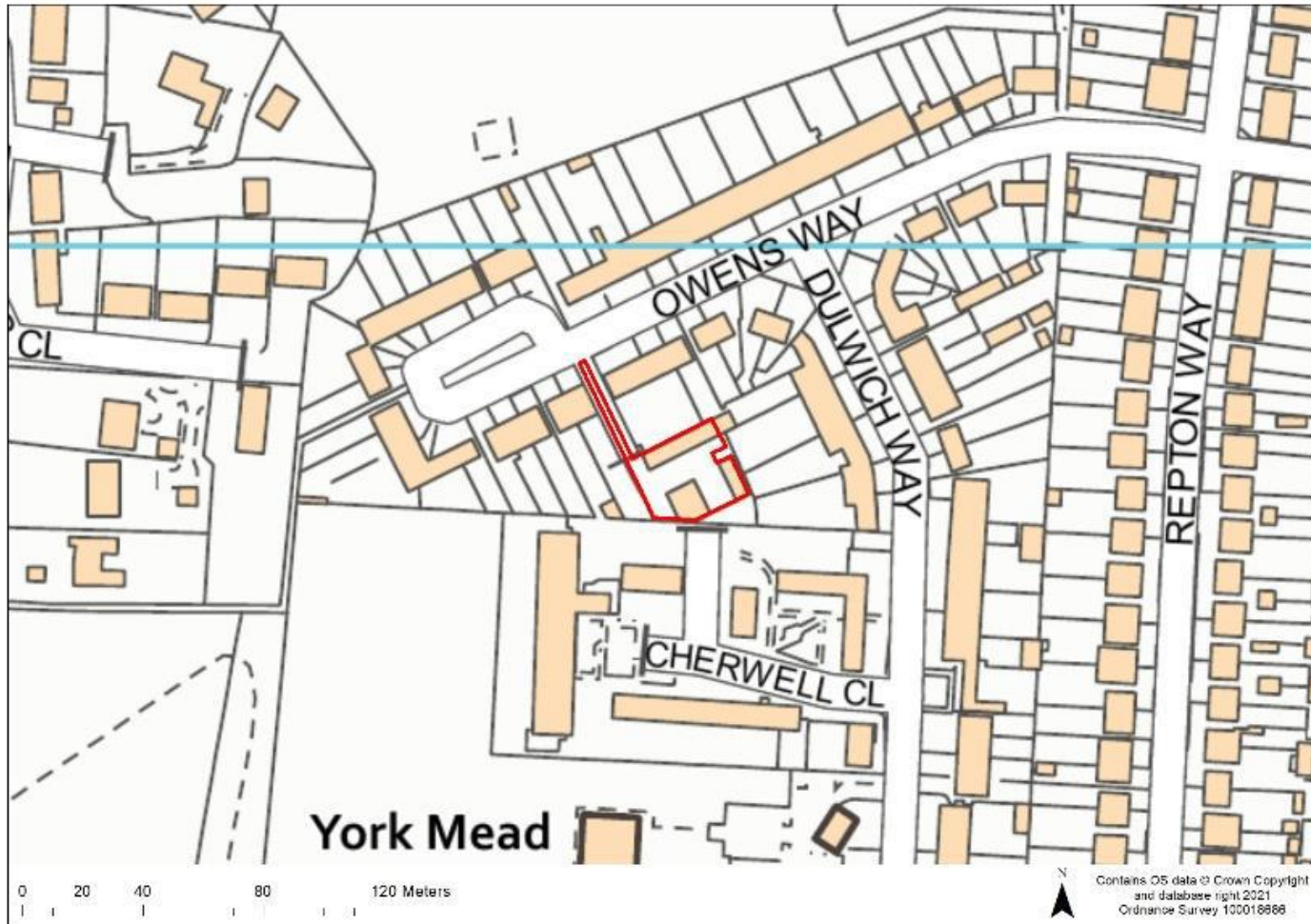
The station use would remain as part of any development and proposals would need to safeguard parking provision for the station.

TFL: MLX line should remain protected – only road solution realistic.

TFL feasibility study states it would be difficult to re-provide full amount of parking – TRDC expects parking re-provision.

CG16 Garages off Owens Way

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.09	Garages	6	11-15 years



Comments

- Any development would need to provide suitable mitigation to address surface water flood risk on areas of the site
- Suitable access arrangements would need to be achieved

CG47 Garages off Grove Crescent

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.26	Garages	19	11-15 years

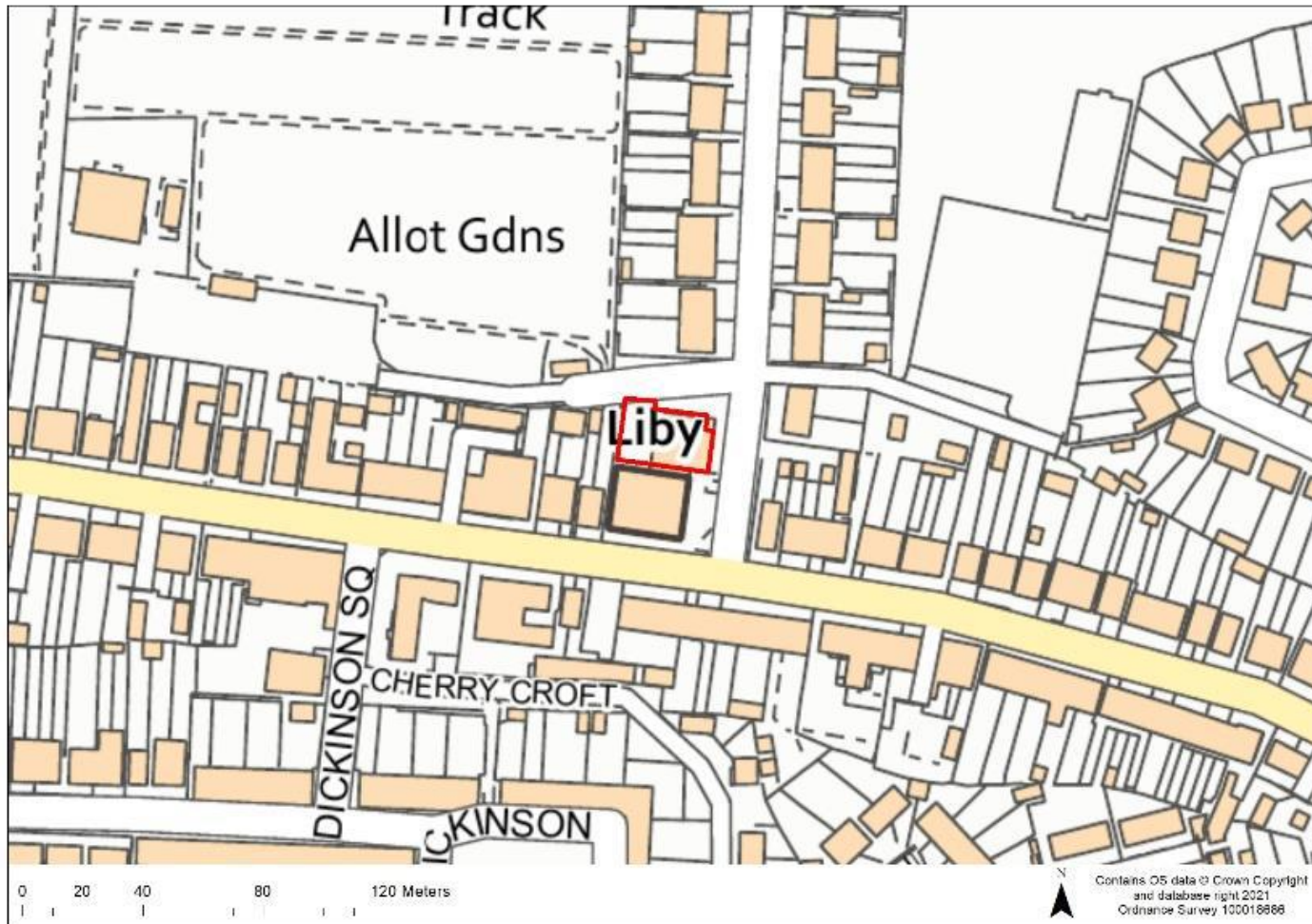


Comments

- Any development would need to provide suitable mitigation to address surface water flood risk on areas of the site
- The site would be required to provide open space and play space.

CG65 British Red Cross

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.06	British Red Cross building & ancillary car park	6	11-15 years



Comments

- Any development would need to provide suitable mitigation to address surface water flood risk on areas of the site
- A detailed heritage impact assessment may be required prior to any development
- The public right of way running along the northern boundary would need to be protected
- CGPC object to loss of community asset – Re-provision of the community facility would be required on-site or in an appropriate alternative location

H9 33 Baldwins Lane

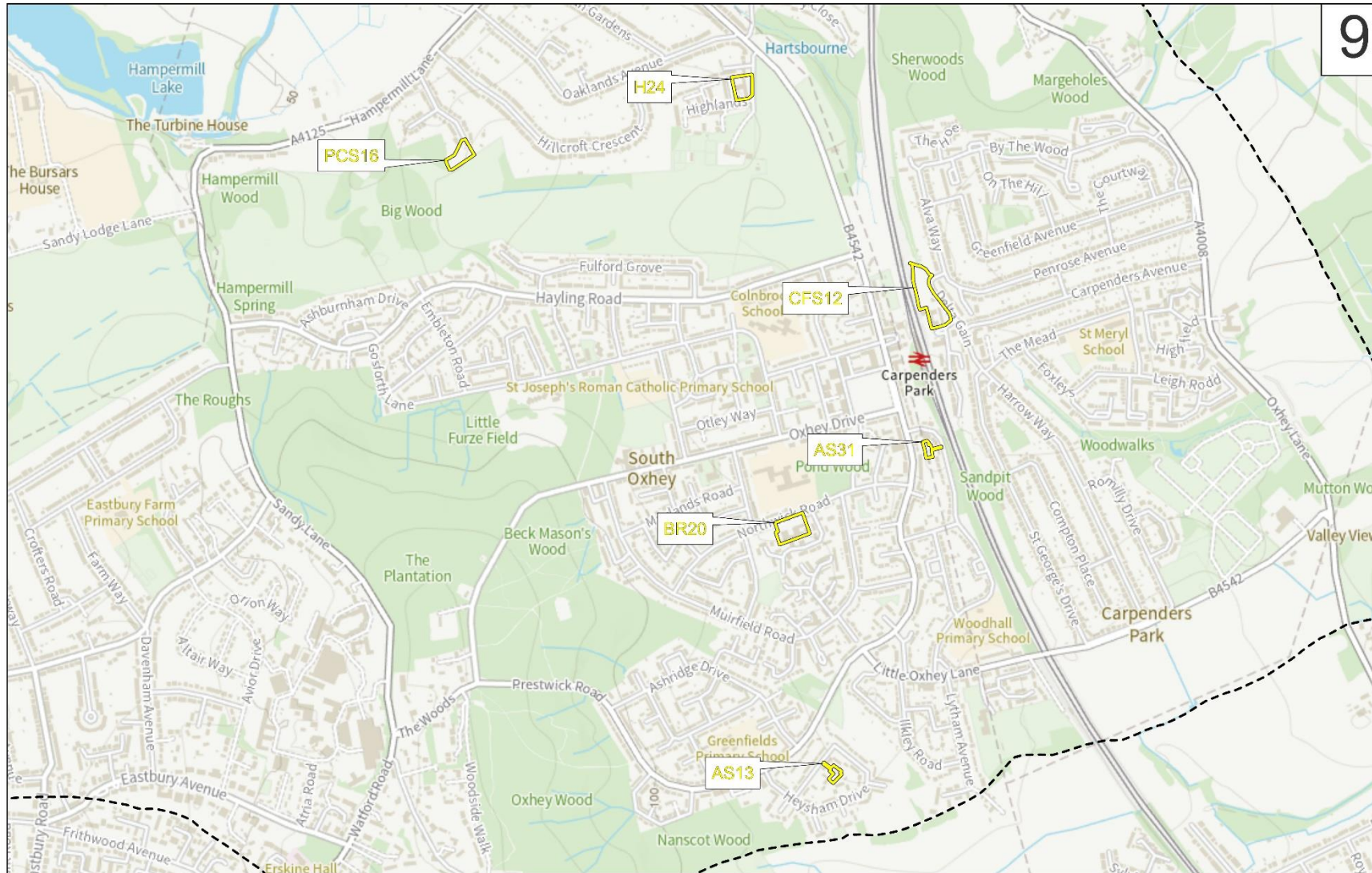
Size (ha)	Current Use	Dwelling Capacity	Phasing
0.9	Car sales centre	59	6-10 years



Comments

- The site is an existing housing allocation in the Site Allocations LDD (adopted in 2014).
- Any development would be required to provide suitable mitigation to address surface water flood risk and groundwater flood risk on the site.
- The site is in Groundwater Source Protection Zone 1
- Potential noise and vibrations caused by the use of the railway line should be addressed through mitigation measures.
- The site would be required to provide open space and play space.
- CGPC object to overdevelopment and closing off MLX line extension – No plans for bridge over Watford Rd, will be road based solution

Oxhey Hall, South Oxhey, and Carpenders Park



© Crown copyright and database rights 2023 OS
AC0000849984. You are permitted to use this data
solely to enable you to respond to, or interact with,
the organisation that provided you with the data. You are
not permitted to copy, sub-license, distribute or sell
any of this data to third parties in any form.

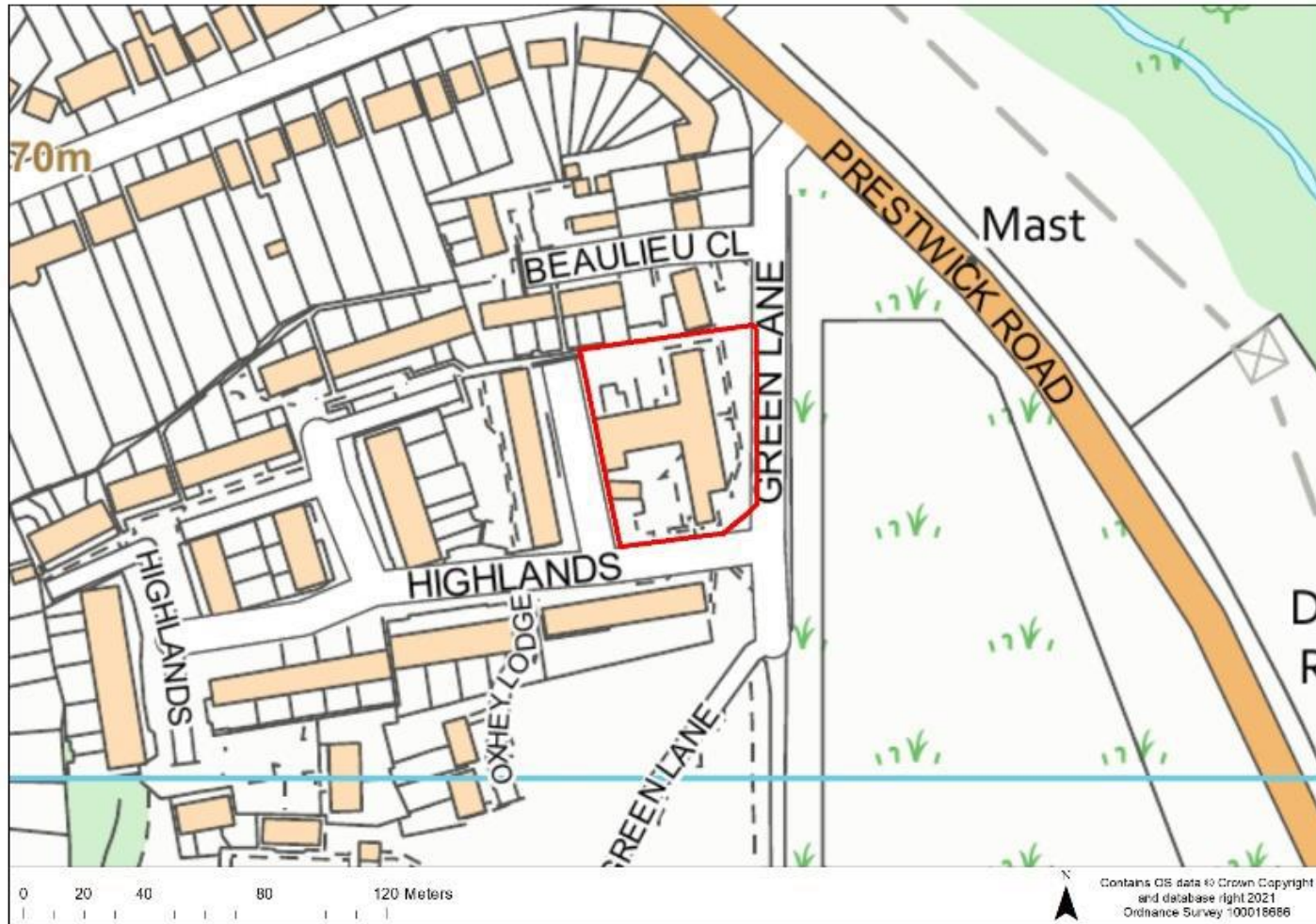
Legend

- Brown Field Green Belt Site
- Low to Moderate Green Belt Harm Site
- Urban Brownfield Site
- <all other values>



H24 The Fairway, Green Lane

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.35	Care Home	5	1-5 years



Comments

- The site is an existing housing allocation in the Site Allocations LDD (adopted 2014)
- The site is in Groundwater Source Protection Zone 1; a preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required
- Protected trees within the site
- Development would need to provide suitable mitigation to address surface water flood risk on areas of the site
- Delivery of the site depends on an alternative mode of provision being made for the care home
- The site would be required to provide open space and play space

PCS16 Vivian Gardens

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.33	Residential gardens	8	1-5 years

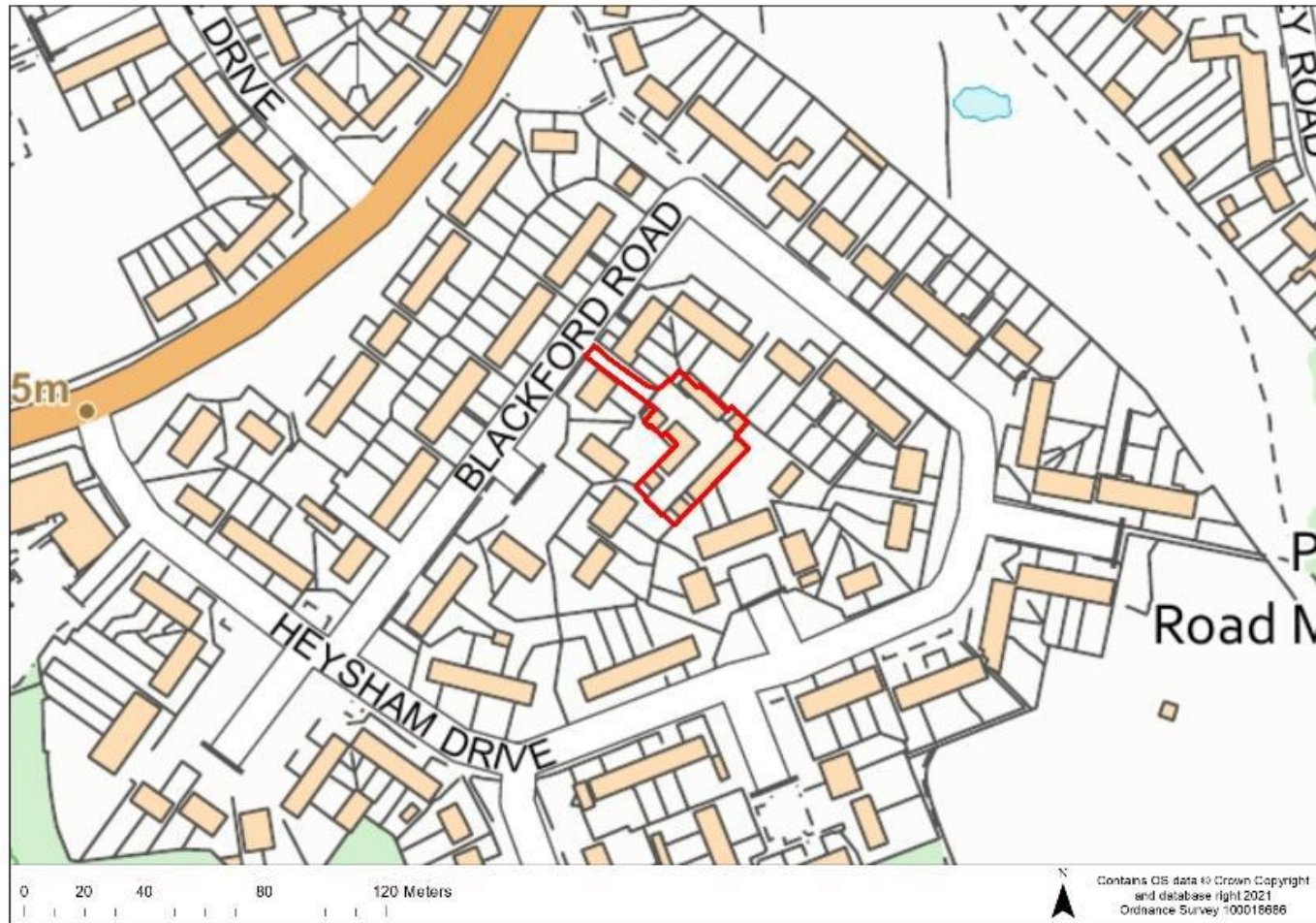


Comments

- The site is in Groundwater Source Protection Zone 1; a preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required
- Development would need to take account of protected trees within the site
- WRPC: previously refused by TRDC

AS13 Garages Blackford Road

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.1	Garages	7	11-15 years

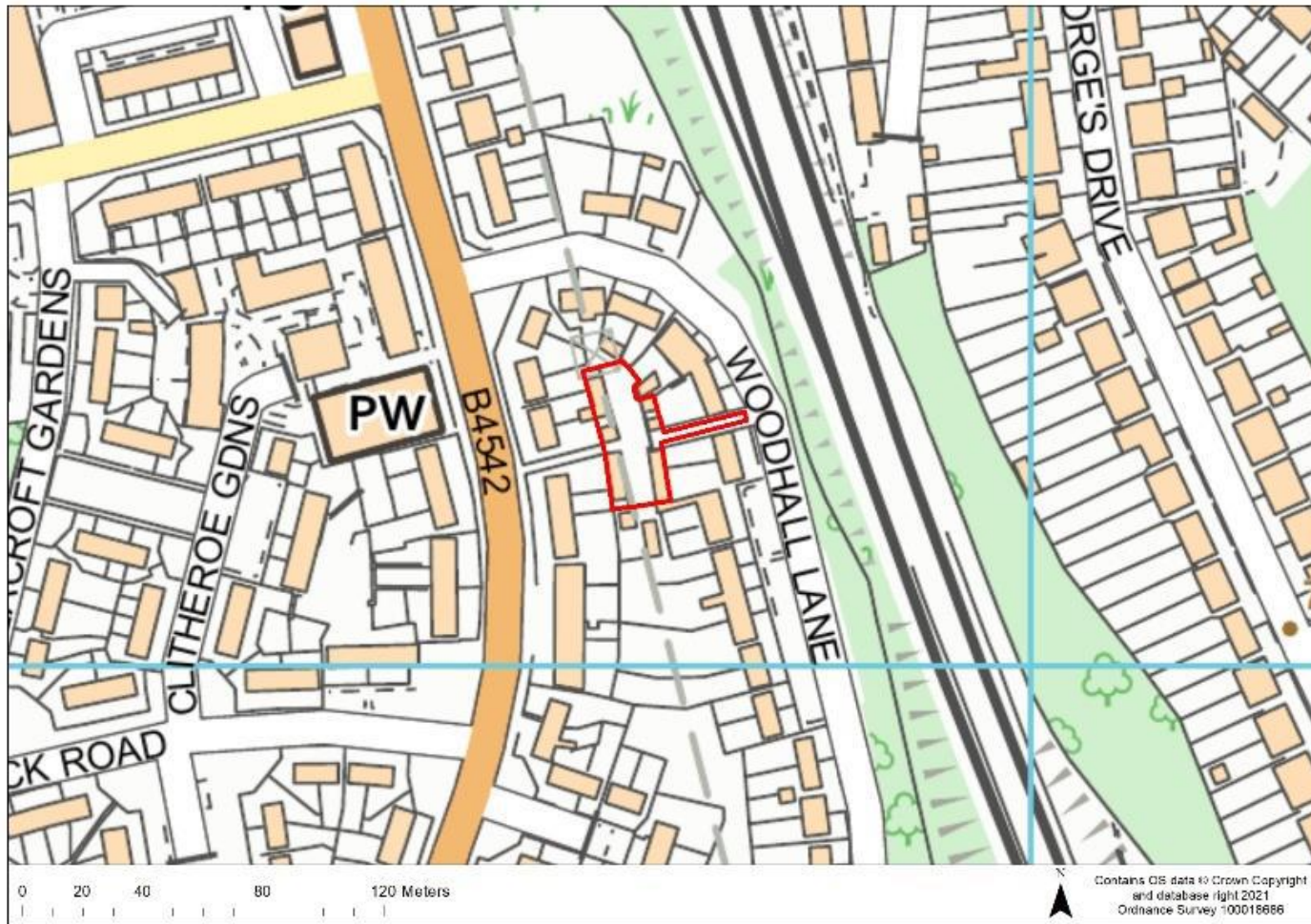


Comments

- Development would need to provide suitable mitigation to address surface water flood risk on areas of the site

AS31 Garages at Woodhall Lane

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.09	Garages	6	11-15 years

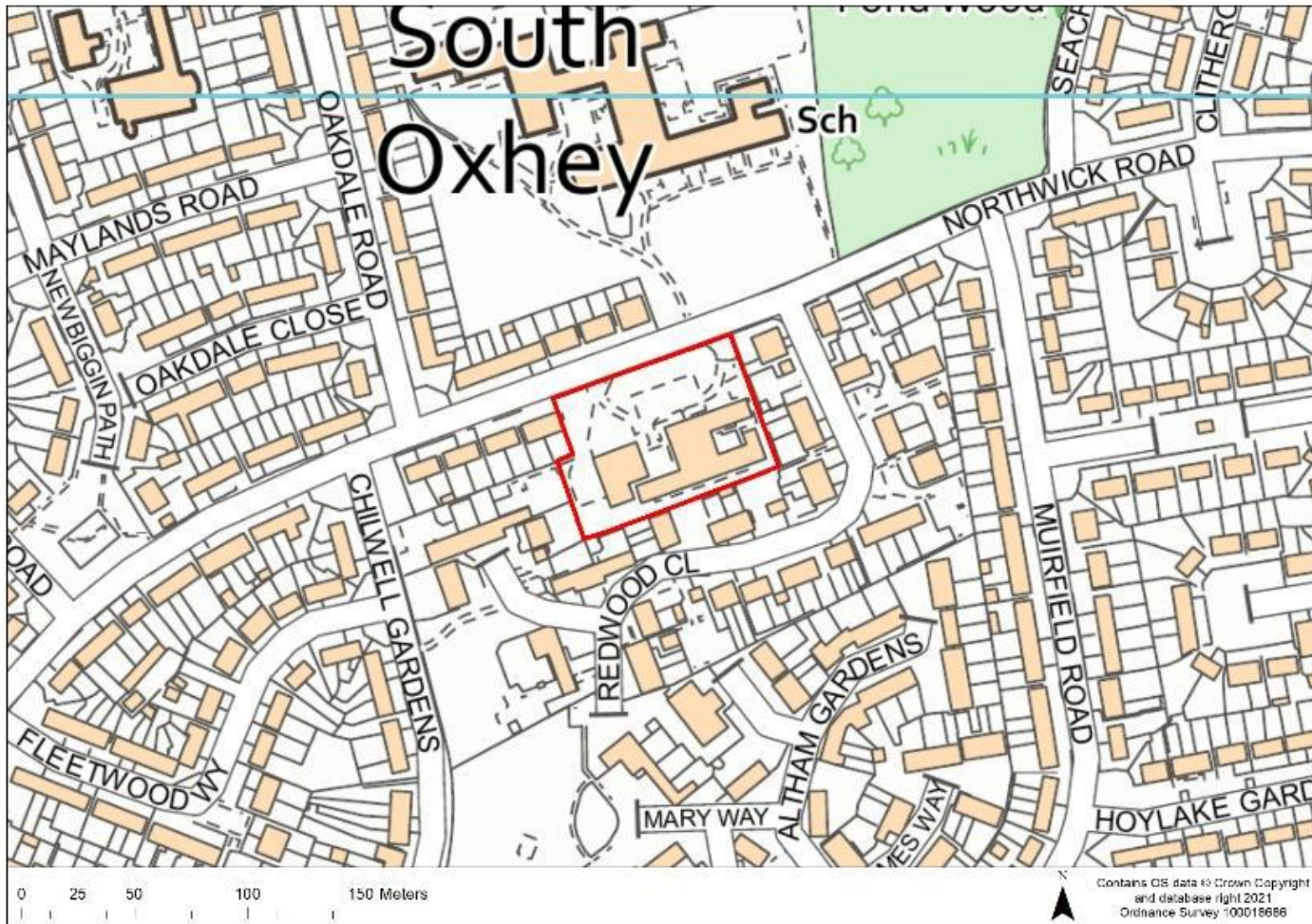


Comments

- Development would need to provide suitable mitigation to address surface water flood risk on areas of the site

BR20 Northwick Day Centre Northwick Road

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.56	Day centre	48	1-5 years

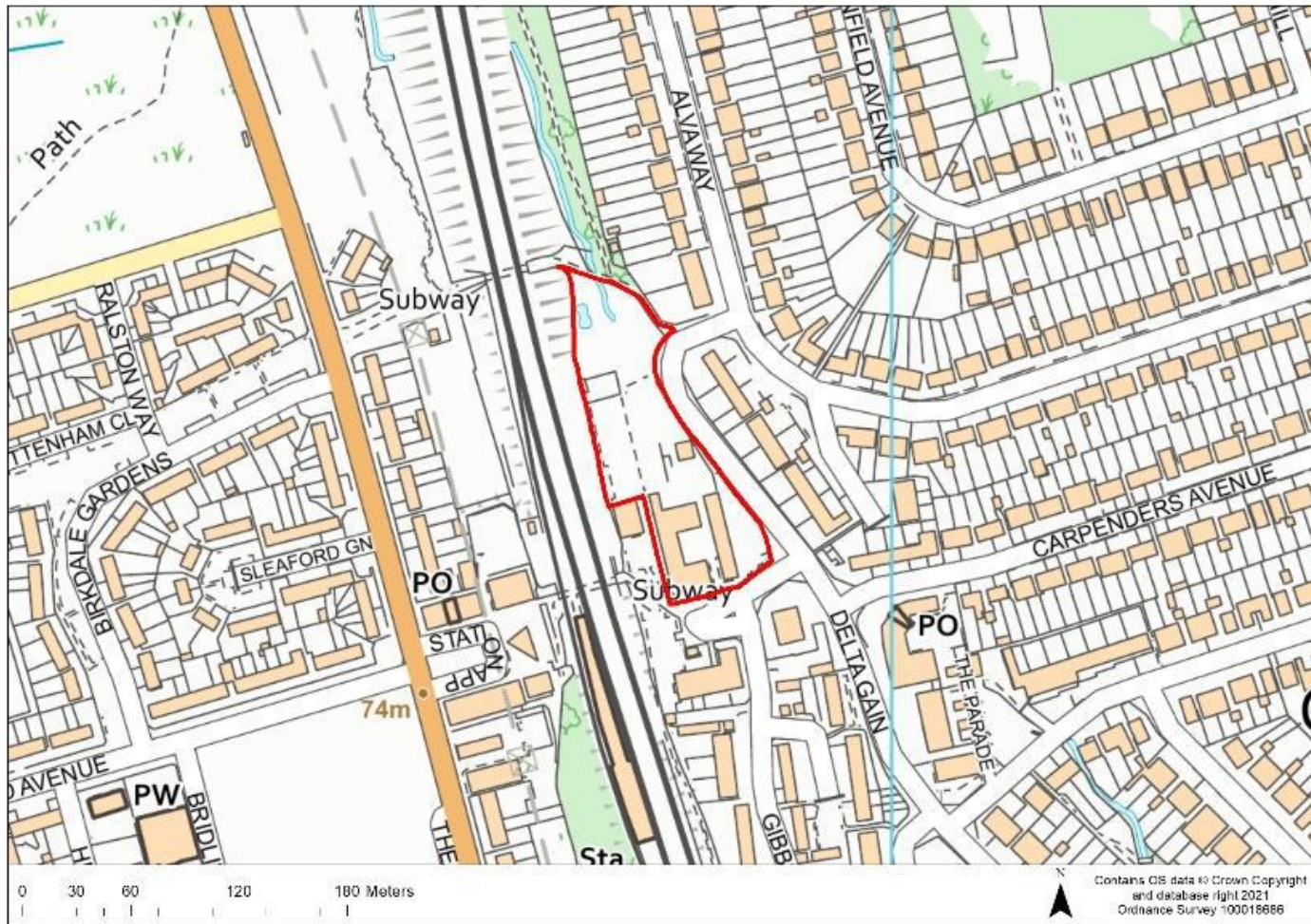


Comments

- The site is part of an existing housing allocation in the Site Allocations LDD (adopted 2014) relating to the wider South Oxhey regeneration area (H29)
- Development would need to provide suitable mitigation to address surface water flood risk
- Protected trees within the site
- The Northwick Road Day Centre facility would need to be re-provided in the local area as part of any development
- The site would be required to provide open space and play space.

CFS12 Kebell House and land to rear Delta Gain

Size (ha)	Current Use	Dwelling Capacity	Phasing
0.9	Offices	66	1-10 years



Comments

- Part of the site, is located in Flood Zone 3b; no development would be permitted on this area An 8-metre buffer from residential development and the main river which flows through the site will also be required
- Proposals would need to provide suitable mitigation to address groundwater flood risk, surface water flood risk and fluvial flood risk
- Any development would need protect the public right of way to the north of the site
- potential noise issues arising from the site's proximity to the railway line
- The site would be required to provide open space and play space