



Local Plan: Sites with Low-Moderate Greenbelt Harm

Marko Kalik
Head of Planning Policy and Conservation

Consideration of Green Belt Harm

- Planning judgement is required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt.
- Members can decide the level of Green Belt harm that they consider acceptable to meet the housing needs
- This could mean that other sites could potentially come forward based on their comparative sustainability



Consideration of Green Belt Harm and Sustainability

- All things being equal, land that is less harmful to the GB should be selected.
- In most instances the comparative sustainability considerations will not be the same
- There will be some instances sustainability considerations will weigh in favour of selecting sites that are more harmful to the GB than others that are not selected.
- The overall process should be objective and transparent.

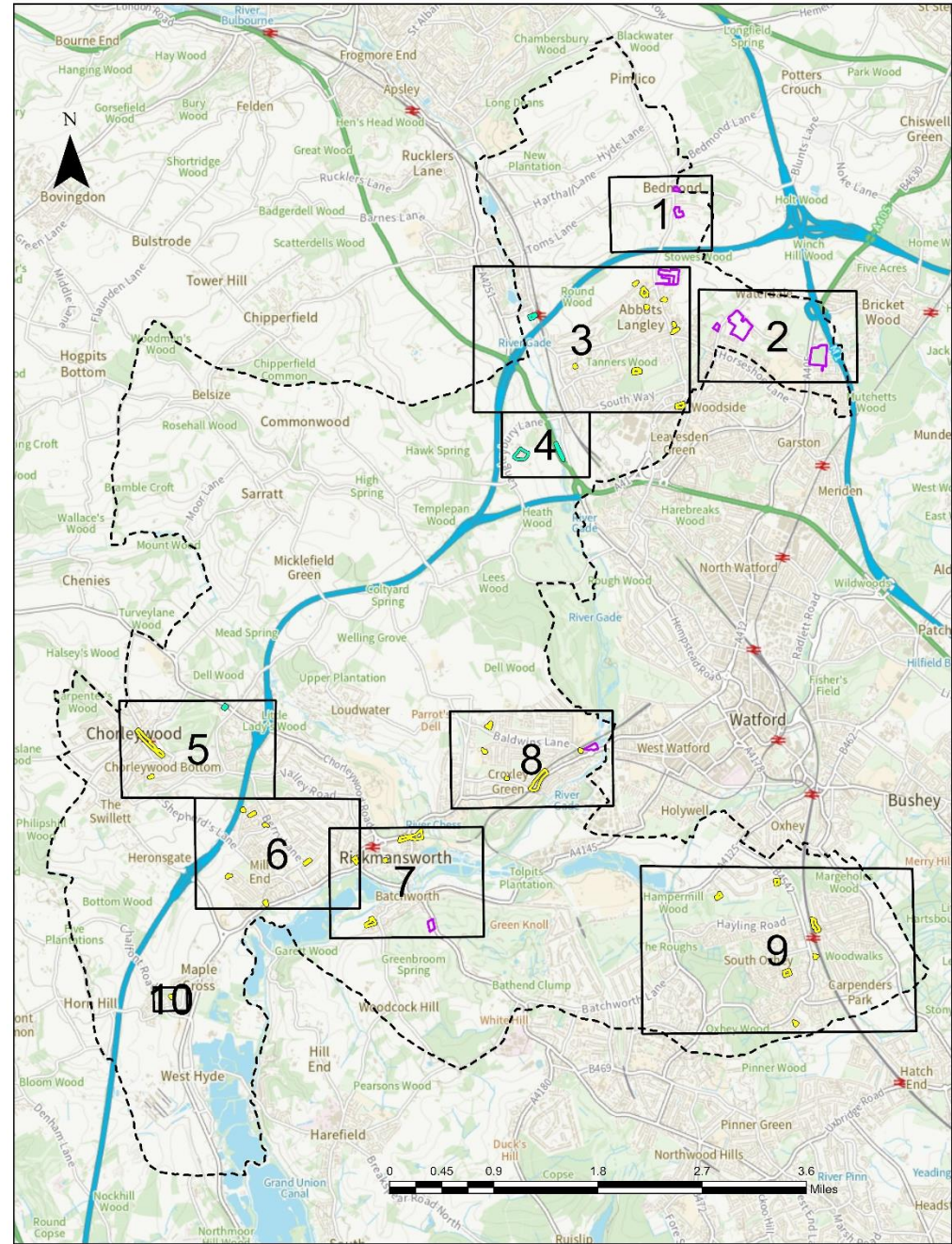
Sustainability Appraisal

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

SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
x	~	~	✓	-	x	-	-	x	✓	✓	✓	✓	-	-

Low to Moderate Green Belt Harm Sites

Area	Site Ref.	Site Location	Dwellings
Bedmond	NSS2	56 High Street	20
Bedmond	NSS6	North Cott East Lane	12
Abbots Langley	CFS3	Land adjacent to Fraser Crescent and Woodside Road	303
Abbots Langley	CFS4	Land at Warren Court Woodside Road	26
Abbots Langley	CFS6	Land at Mansion House Equestrian Centre	133
Garston	CFS65	Land north of Bucknalls Lane	144
Abbots Langley	PCS21	Land at Love Lane	62
Kings Langley	ACFS8b	Flower House, 2-3 Station Road (moderate-high harm brownfield site)	19
Langleybury	H7	Langleybury House/School (high harm brownfield site)	25
Hunton Bridge	NSS10	Land at Mill Place, Hunton Bridge (moderate-high harm brownfield site)	20
Chorleywood	ACFS1	Heath House, Rickmansworth Road (brownfield site)	10
Croxley Green	CFS61	Cinnamond House, Cassiobridge	133
		TOTAL	907

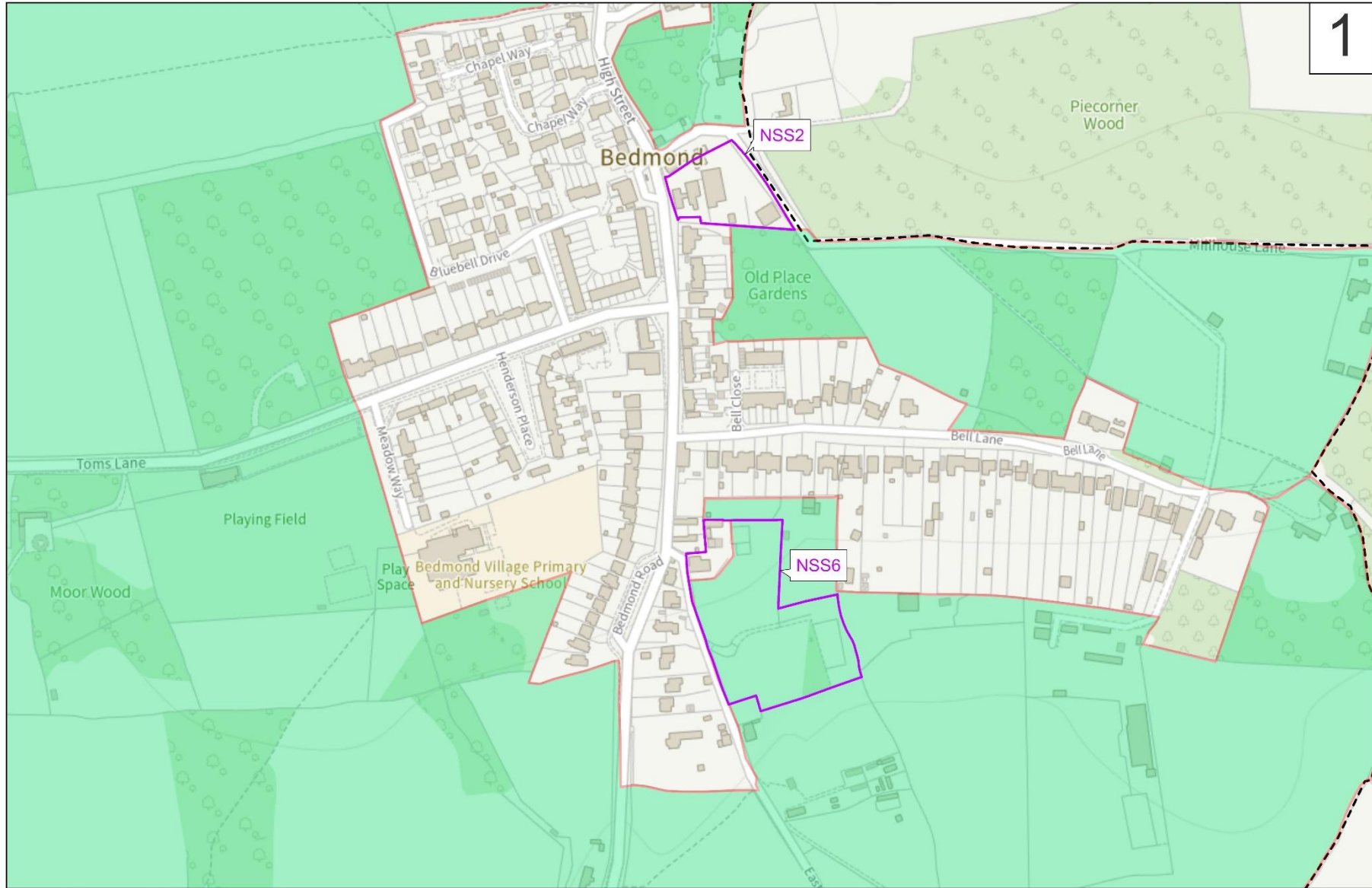


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- Site type**
- Brown Field Green Belt Site
 - Low to Moderate Green Belt Harm Site
 - Urban Brownfield Site
 - <all other values>



Bedmond



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Legend

- Brown Field Green Belt Site
- Low to Moderate Green Belt Harm Site
- call other values>
- Urban Brownfield Site
- Proposed GreenBelt Bedmond



NSS2 56 High Street, Bedmond (20 dwellings)



NSS2 56 High Street, Bedmond

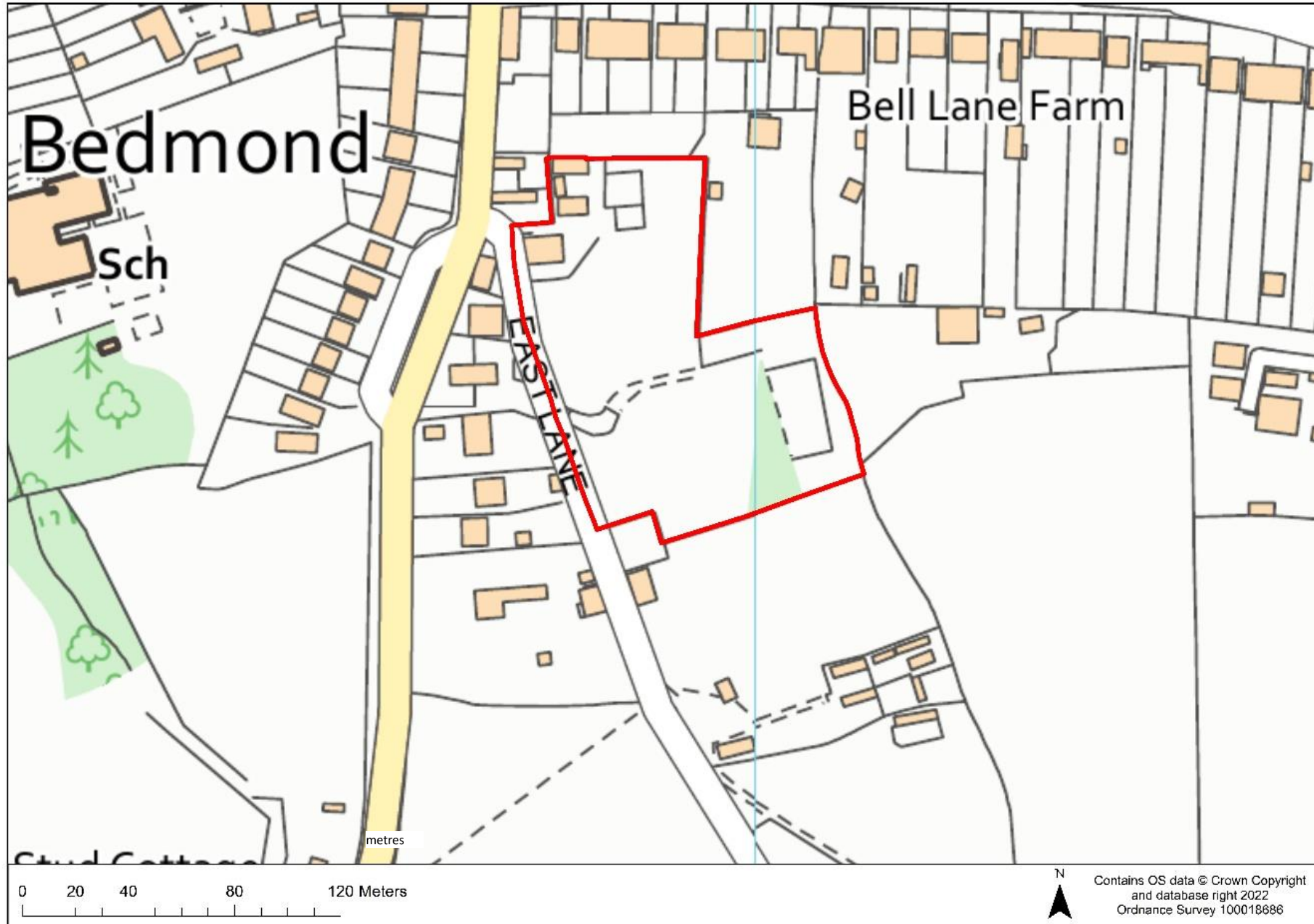
Site Area (ha)	Indicative DPH	Indicative Capacity	Green / Brownfield	Suitable	Available	Achievable	Accept/Reject
0.4	50	20	Brownfield	Y	Y	Y	

- In use as a car dealership, MOT centre and service station
- Within the area proposed for inseting in Bedmond
- Proposed provision of local shops and a community use as a health centre or dentist
- DBC: falls within Beechwoods SAC ZOI. Site to be considered in HIA.
- HCC: Bedmond has insufficient services/infrastructure to support significant growth. Connections between all sites in Bedmond and vicinity should be looked at in conjunction with other sites.

Primary Schools		Secondary Schools		GP Surgeries		Local Shops		Libraries		Rail Stations		Open Spaces	
400-800m		1600-3200m		800-1600m		800-1600m		800-1600m		800-1600m		400-800m	
Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance
Lower	338m	Upper	2516m	Outside threshold	1961m	Lower	70m	Upper	1553m	Outside threshold	2584m	Upper	429m

SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
~	-	~	✓	-	✓	-	~	~	✓	✓	~	✓	x	x

NSS6 North Cott East Lane (12 dwellings)



NSS6 North Cott East Lane

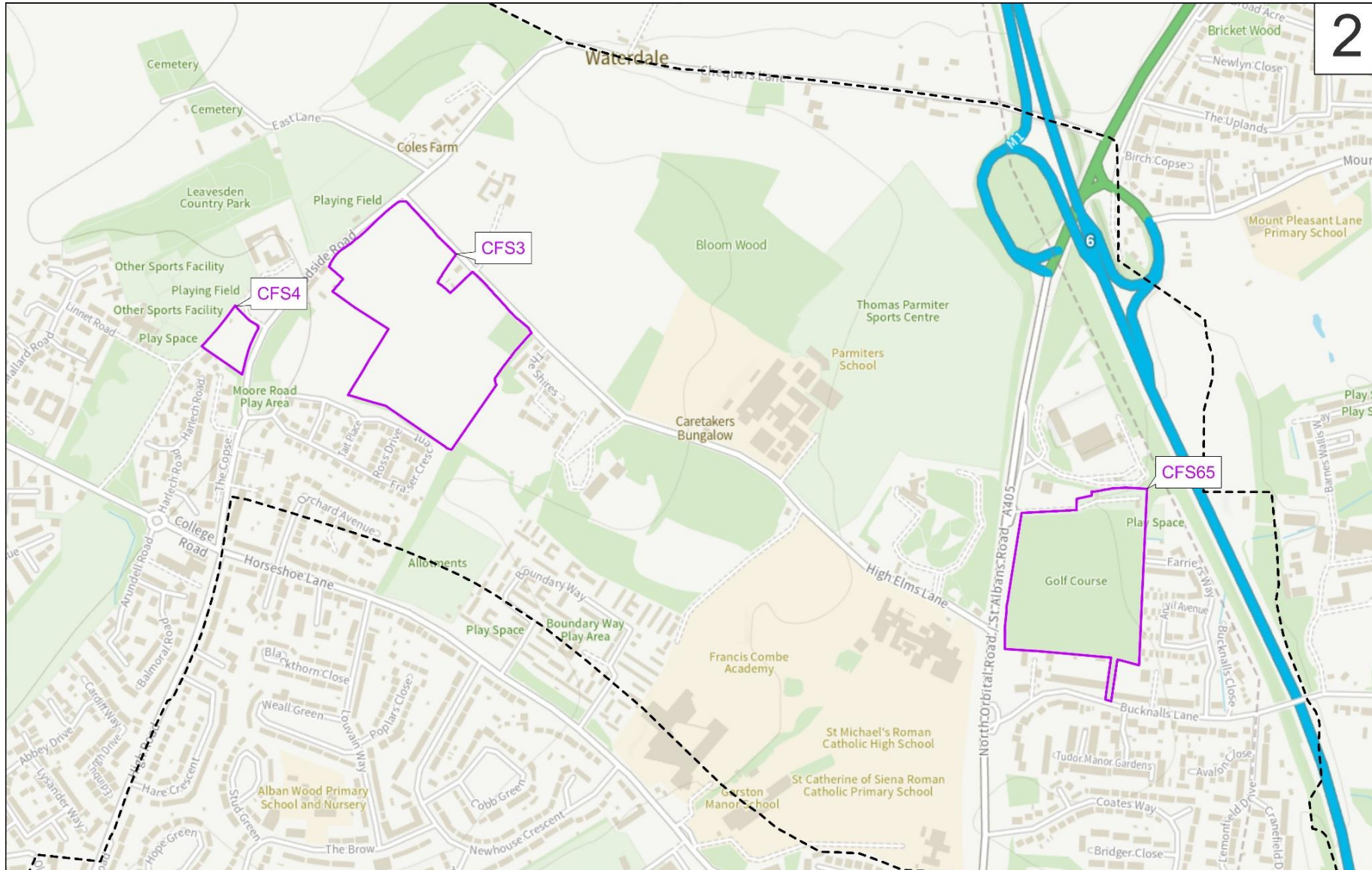
Site Area (ha)	Indicative DPH	Indicative Capacity	Green / Brownfield	Suitable	Available	Achievable	Accept/Reject
1.2	10	12	Mostly Greenfield	Y	Y	Y	

- Grassland across the majority of the site, PDL at the north-west of the site
- HCC Highways advise access from East Lane is not suitable for any development in its current form
- Number of TPOs across site
- Partially within and partially adjacent to the village of Bedmond and the proposed inset area
- DBC: falls within Beechwoods SAC ZOI. Site to be considered in HIA.
- HCC: Bedmond has insufficient services/infrastructure to support significant growth. Connections between all sites in Bedmond and vicinity should be looked at in conjunction with other sites

Primary Schools		Secondary Schools		GP Surgeries		Local Shops		Libraries		Rail Stations		Open Spaces	
400-800m		1600-3200m		800-1600m		800-1600m		800-1600m		800-1600m		400-800m	
Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance
Lower	229m	Upper	2236m	Outside threshold	1647m	Lower	345m	Upper	1236m	Outside threshold	2385m	Lower	369m

SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
x	-	-	✓	~	x	-	~	-	✓	✓	✓	✓	-	-
									~					

Abbots Langley and Garston



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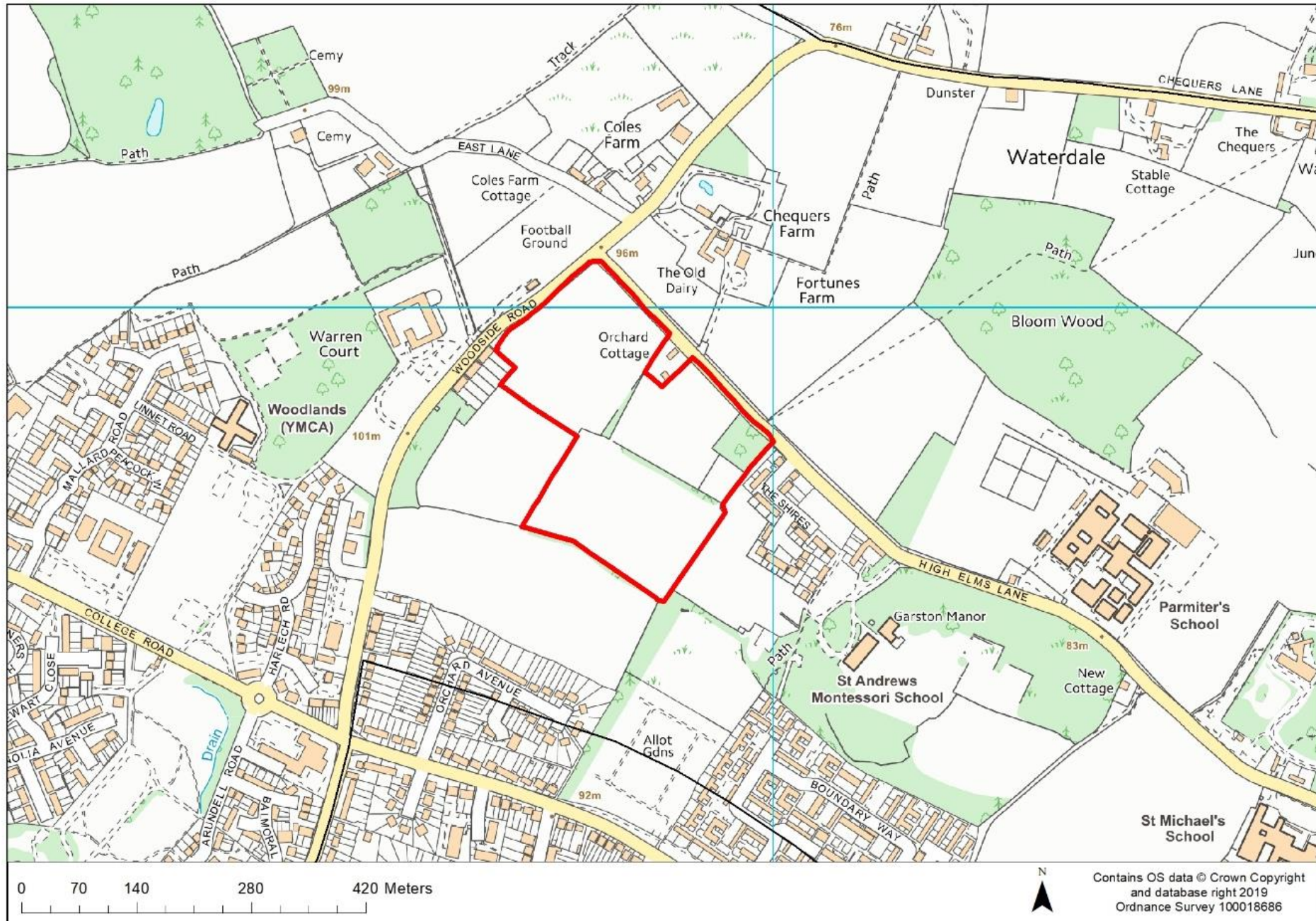
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Legend

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



CFS3 Land adjacent to Fraser Crescent and Woodside Road (303 dwellings)



CFS3 Land adjacent to Fraser Crescent and Woodside Road

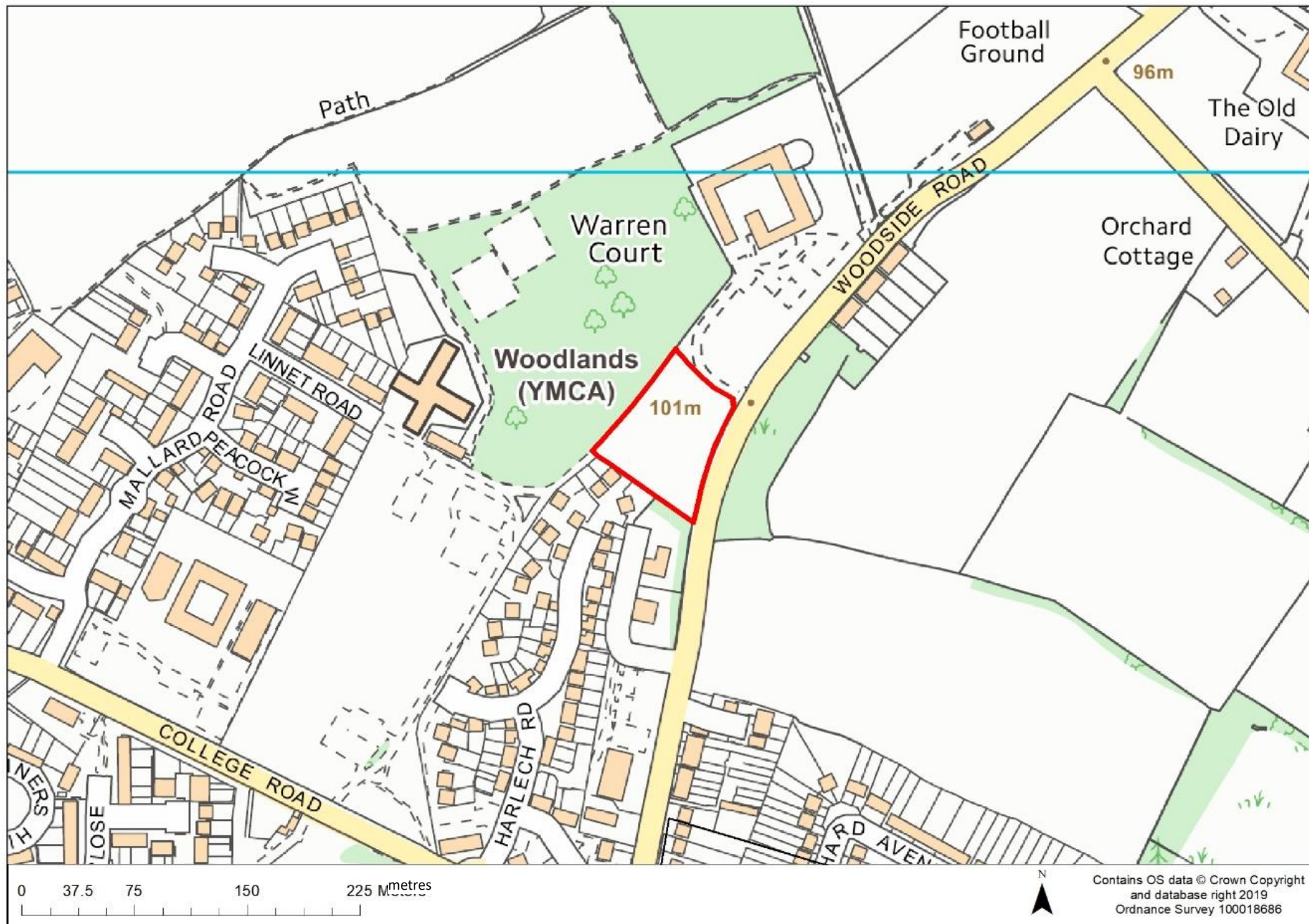
Site Area (ha)	Indicative DPH	Indicative Capacity	Green / Brownfield	Suitable	Available	Achievable	Accept/Reject
7.1	43	303	Greenfield	Y	Y	Y	

- Lies to the north of land which has recently been developed into 95 dwellings now known as Fraser Crescent. Access already been engineered as part of adjacent site.
- Grade II Listed Building located to the east of the site and protected trees located across the site
- HCC state that while the proposed number of dwellings on-site itself will not be large enough to require 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, 2fe primary school already identified in extant Local Plan next to site.

Primary Schools		Secondary Schools		GP Surgeries		Local Shops		Libraries		Rail Stations		Open Spaces	
400-800m		1600-3200m		800-1600m		800-1600m		800-1600m		800-1600m		400-800m	
Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance
Outside threshold	830m (outside District)	Lower	605m	Lower	545m	Lower	575m	Upper	1360m	Outside threshold	2285m	Lower	380m

SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
X	-	-	X	-	X	-	~	X	~ ✓	X	✓	✓	-	-

CFS4 Land at Warren Court, Woodside Road (26 dwellings)



CFS4 Land at Warren Court, Woodside Road

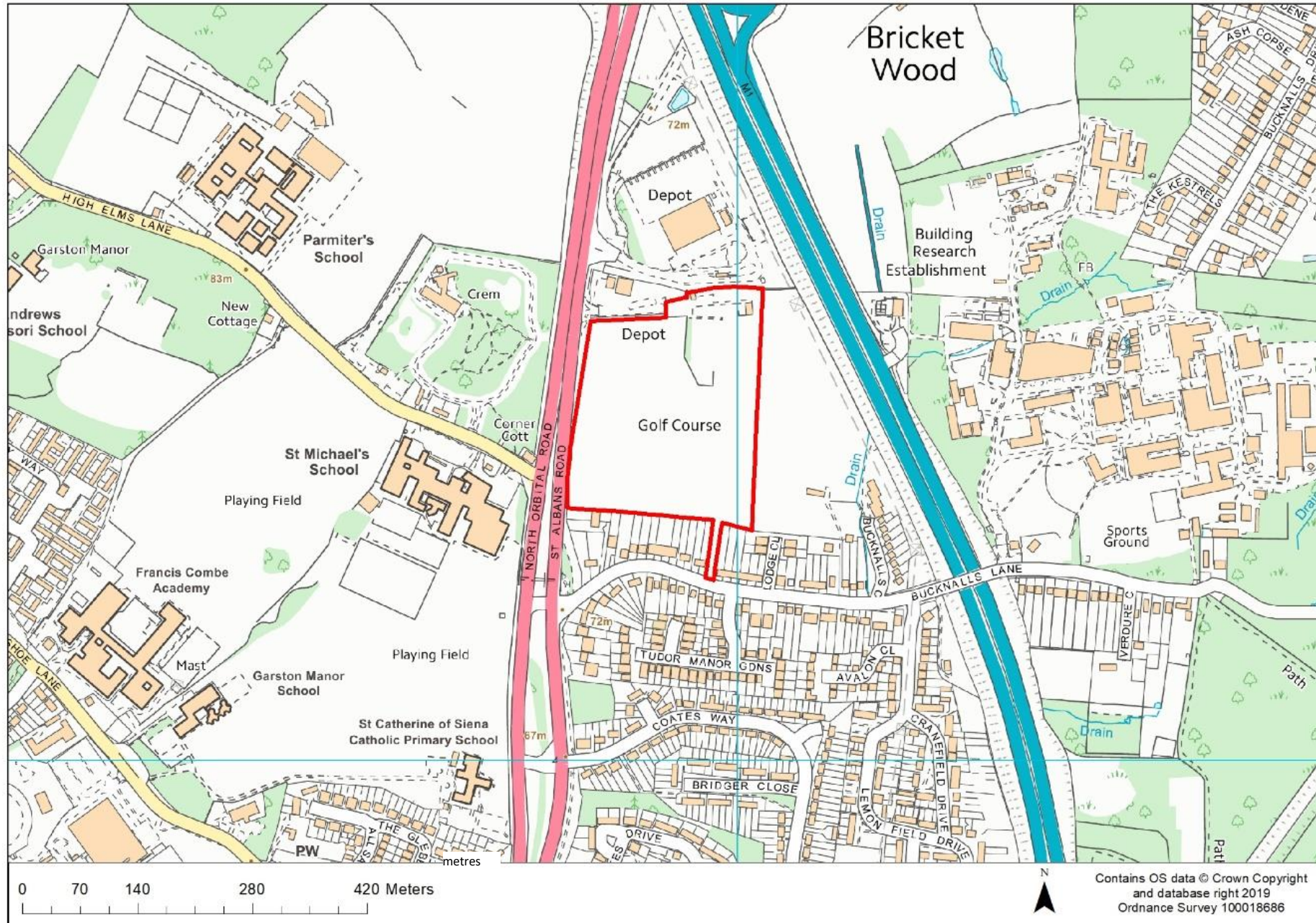
Site Area (ha)	Indicative DPH	Indicative Capacity	Green / Brownfield	Suitable	Available	Achievable	Accept/Reject
0.54	48	26	Greenfield	Y	Y	Y	

- Previously used as allotment land, as part of the Warren Court Mental Health Inpatient Unit. This use has become redundant
- HCC Growth and Infrastructure state that an access strategy may be needed to 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 local facilities.
- A TPO covers all trees within the site boundary

Primary Schools		Secondary Schools		GP Surgeries		Local Shops		Libraries		Rail Stations		Open Spaces	
400-800m		1600-3200m		800-1600m		800-1600m		800-1600m		800-1600m		400-800m	
Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance
Outside threshold	805m (outside District)	Lower	920m	Lower	375m	Lower	390m	Upper	1070m	Outside threshold	2445m	Lower	130m

SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
X	-	-	X	-	X	-	~	~	✓	X	✓	✓	-	-

CFS65 Land north of Bucknalls Lane (144 dwellings)



CFS65 Land north of Bucknalls Lane

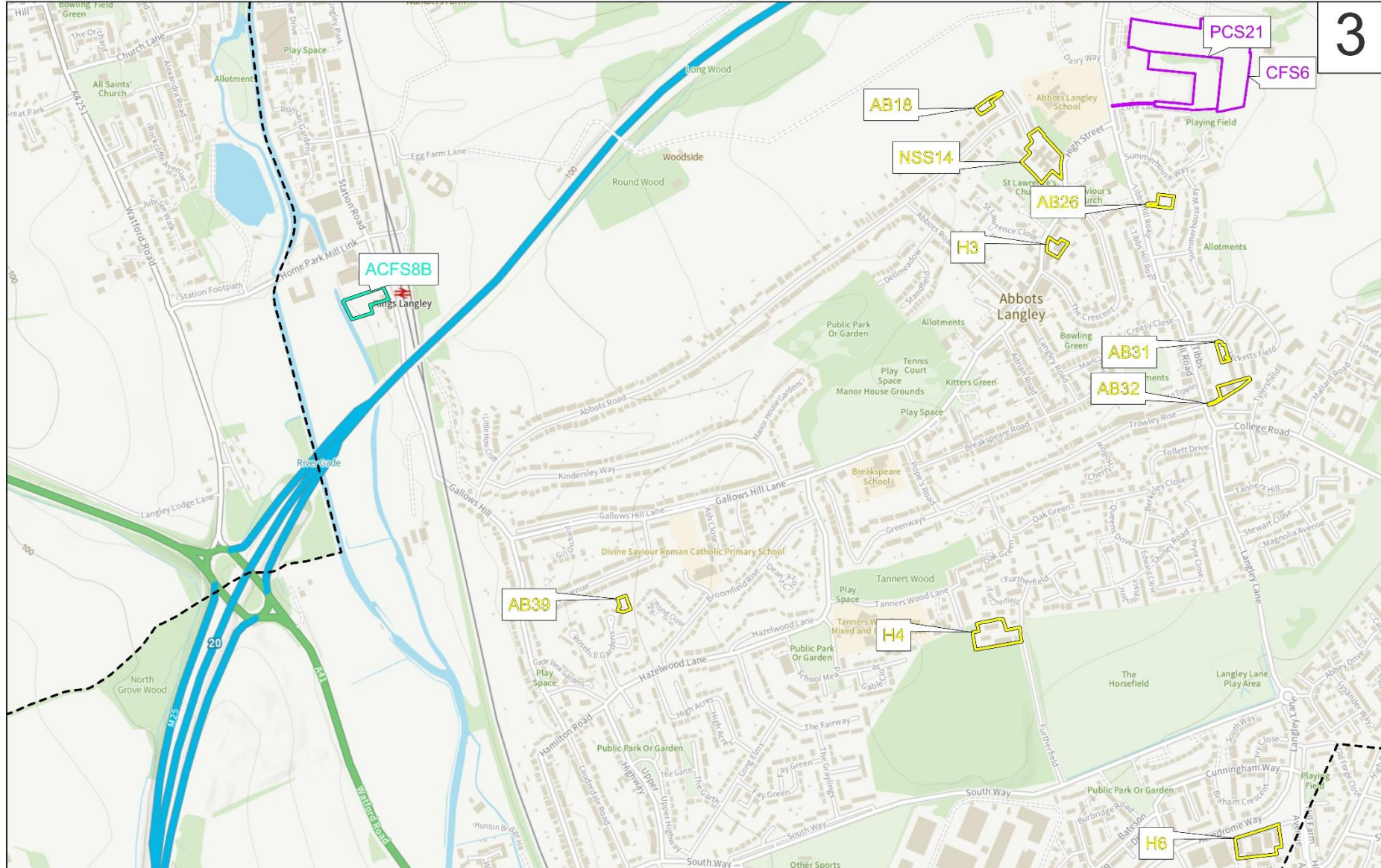
Site Area (ha)	Indicative DPH	Indicative Capacity	Green / Brownfield	Suitable	Available	Achievable	Accept/Reject
4.2 (developable area)	34	144	Greenfield	Y	Y	Y	

- Eastern boundary of the site is adjacent to an existing housing allocation H34 Fairways Farm, which has been constructed.
- Former golf club now out of use and derelict.
- To the north there is an operational waste site (Waterdale Waste Transfer Station and Household Waste Recycling Centre). The promoters of the site have accounted for the need for a 100m buffer distance to the HWRC
- HCC - Conditional contracts have been exchanged to acquire the parcel of land to the south of the existing waste facilities in order to expand and improve operations at Waterdale. Expansion of waste facilities would require further buffer into site – dwelling capacity therefore reduced

Primary Schools		Secondary Schools		GP Surgeries		Local Shops		Libraries		Rail Stations		Open Spaces	
400-800m		1600-3200m		800-1600m		800-1600m		800-1600m		800-1600m		400-800m	
Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance
Upper	520m	Lower	305m	Upper	1370m (outside District)	Upper	1200m (outside District)	Outside threshold	2525m	Upper	1535m	Outside threshold	1560m

SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
X	-	-	✓	~	X	-	-	X	~ ✓	✓	✓ ✓	✓	-	-

Abbots Langley and Kings Langley



3

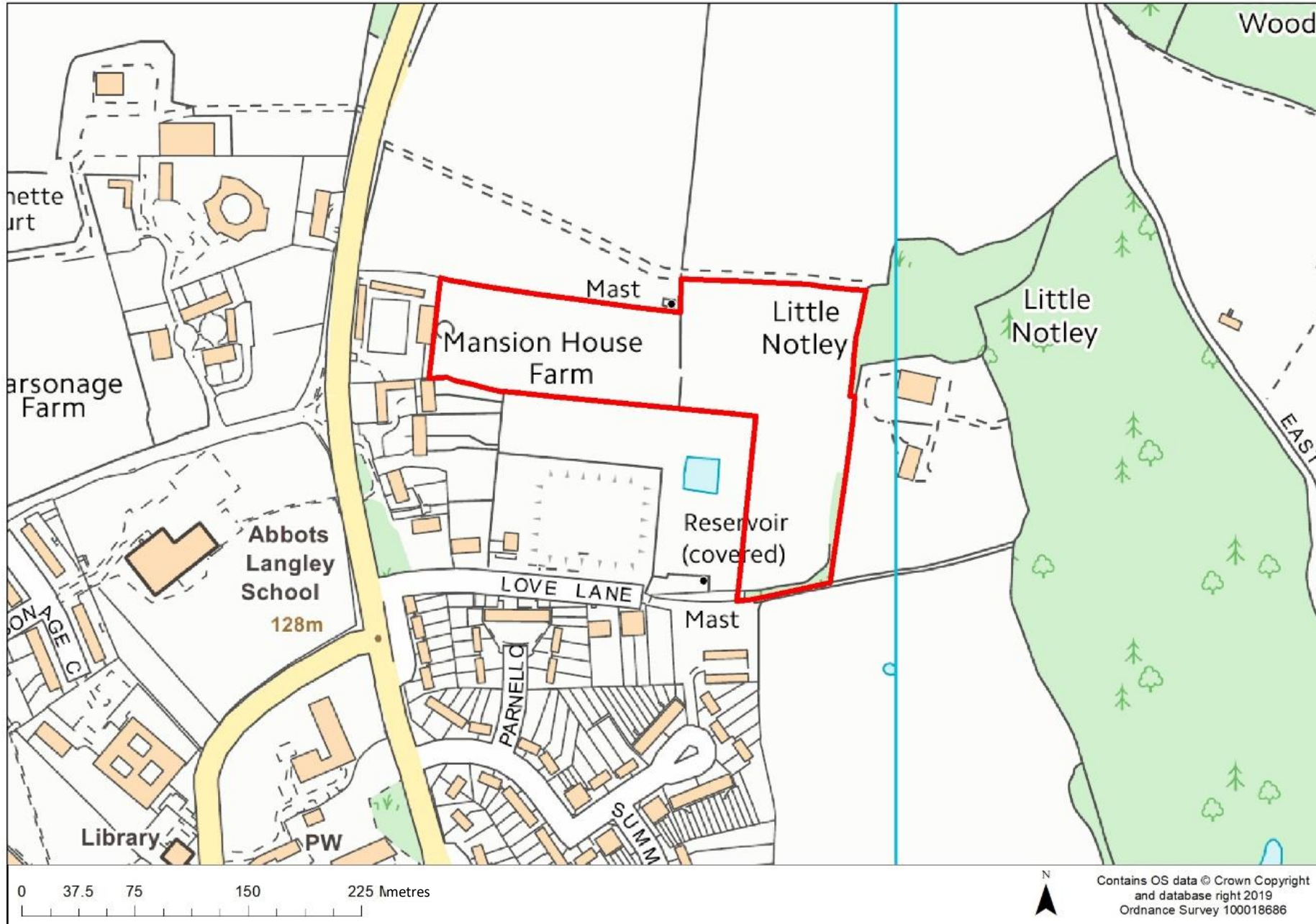
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Legend

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- Urban Brownfield Site
- <all other values>



CFS6 Land at Mansion House Equestrian Centre (133 dwellings)



CFS6 Land at Mansion House Equestrian Centre

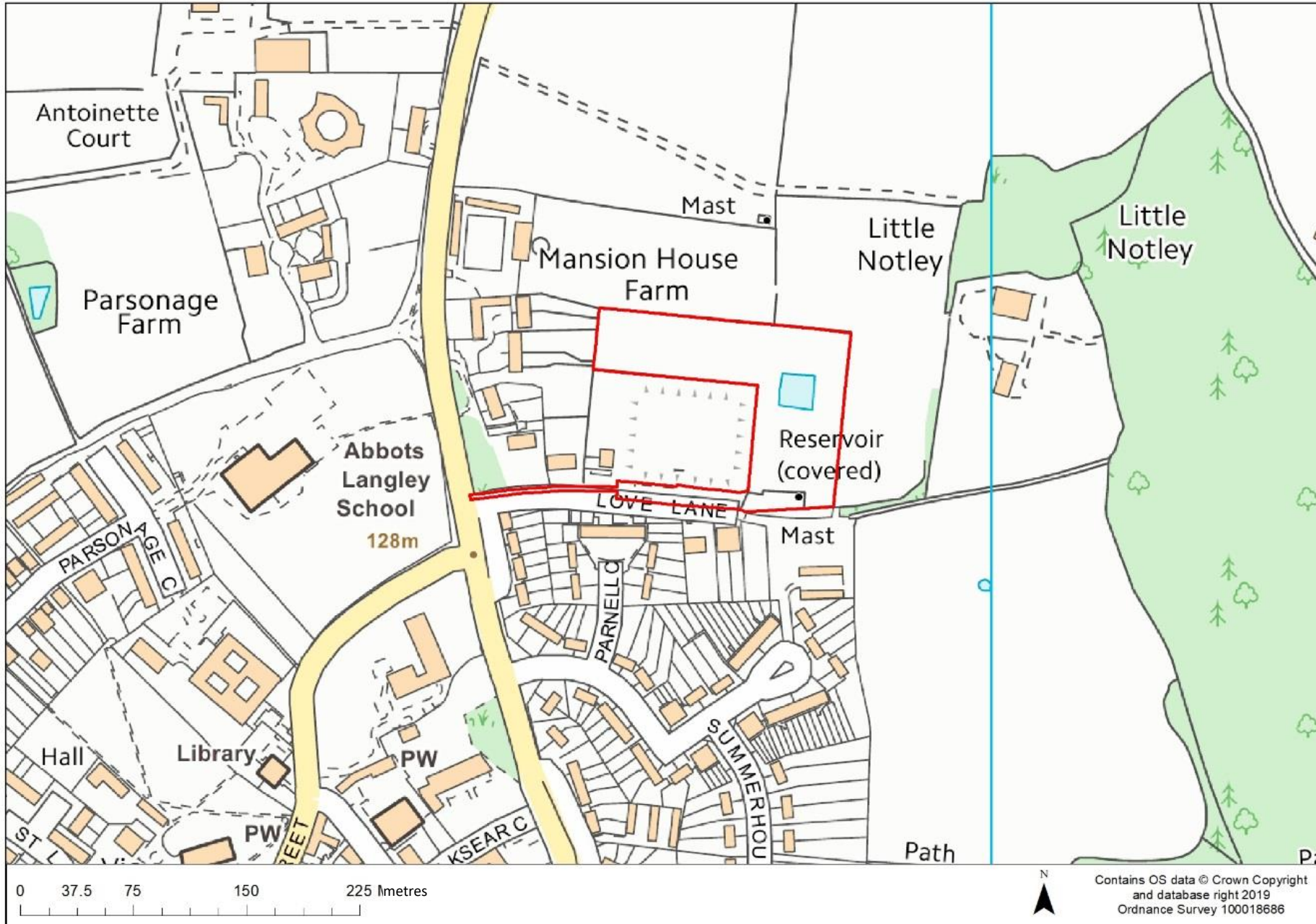
Site Area (ha)	Indicative DPH	Indicative Capacity	Green / Brownfield	Suitable	Available	Achievable	Accept/Reject
2.8	48	133	Greenfield	Y	Y	Y	

- Mansion House Equestrian Centre, adjacent to the east of the site, has recently completed development of 17 units
- Public Right of Way runs along the south of the site, from Love Lane. HCC consider this should be recognised and protected
- 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
- Potential to provide access to site CFS8d (strategic site to be considered at future LPSC meeting)

Primary Schools		Secondary Schools		GP Surgeries		Local Shops		Libraries		Rail Stations		Open Spaces	
400-800m		1600-3200m		800-1600m		800-1600m		800-1600m		800-1600m		400-800m	
Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance
Lower	375m	Upper	1765m	Upper	850m	Lower	645m	Lower	465m	Outside threshold	1920m	Lower	170m

SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
X	-	-	✓	-	X	-	X	~	✓	✓	✓	✓	-	-

PCS21 Land at Love Lane (62 dwellings)



PCS21 Land at Love Lane

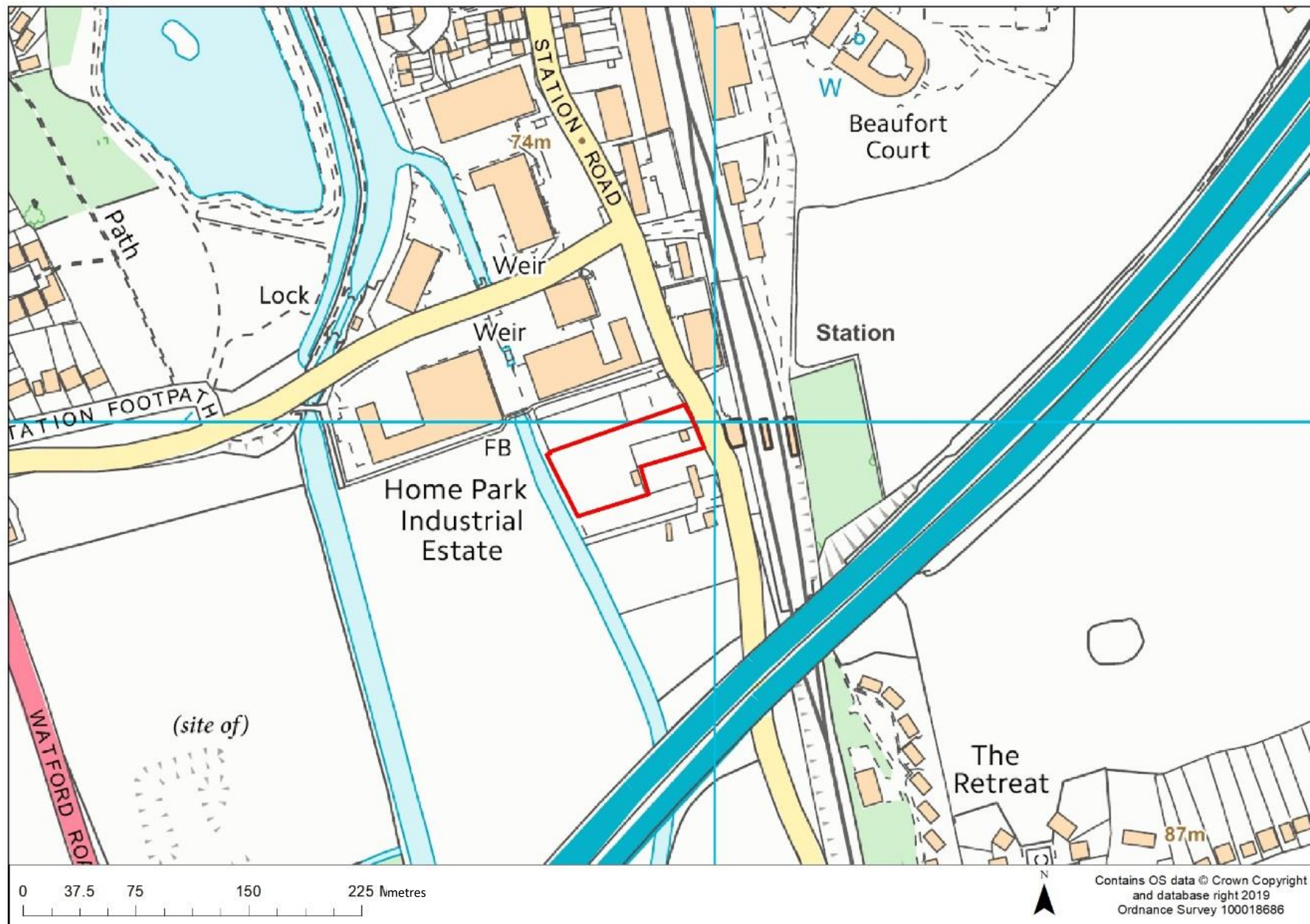
Site Area (ha)	Indicative DPH	Indicative Capacity	Green / Brownfield	Suitable	Available	Achievable	Accept/Reject
1.3	48	62	Greenfield	Y	Y	Y	

- In use as open grassland, with an underground covered reservoir to the north-east of the site
- abuts the northern end of the Abbots Langley Conservation Area and immediately west lies Mansion House Farmhouse, a Grade II Listed Building. There are also several Locally Listed Buildings to the west of the site
- 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).

Primary Schools		Secondary Schools		GP Surgeries		Local Shops		Libraries		Rail Stations		Open Spaces	
400-800m		1600-3200m		800-1600m		800-1600m		800-1600m		800-1600m		400-800m	
Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance
Lower	330m	Upper	1765m	Lower	780m	Lower	575m	Lower	400m	Outside threshold	1870m	Lower	110m

SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
X	-	-	✓	-	X	-	~	~	✓	✓	✓	✓	-	-

ACFS8b Flower House, 2-3 Station Road (19 dwellings)



ACFS8b Flower House, 2-3 Station Road

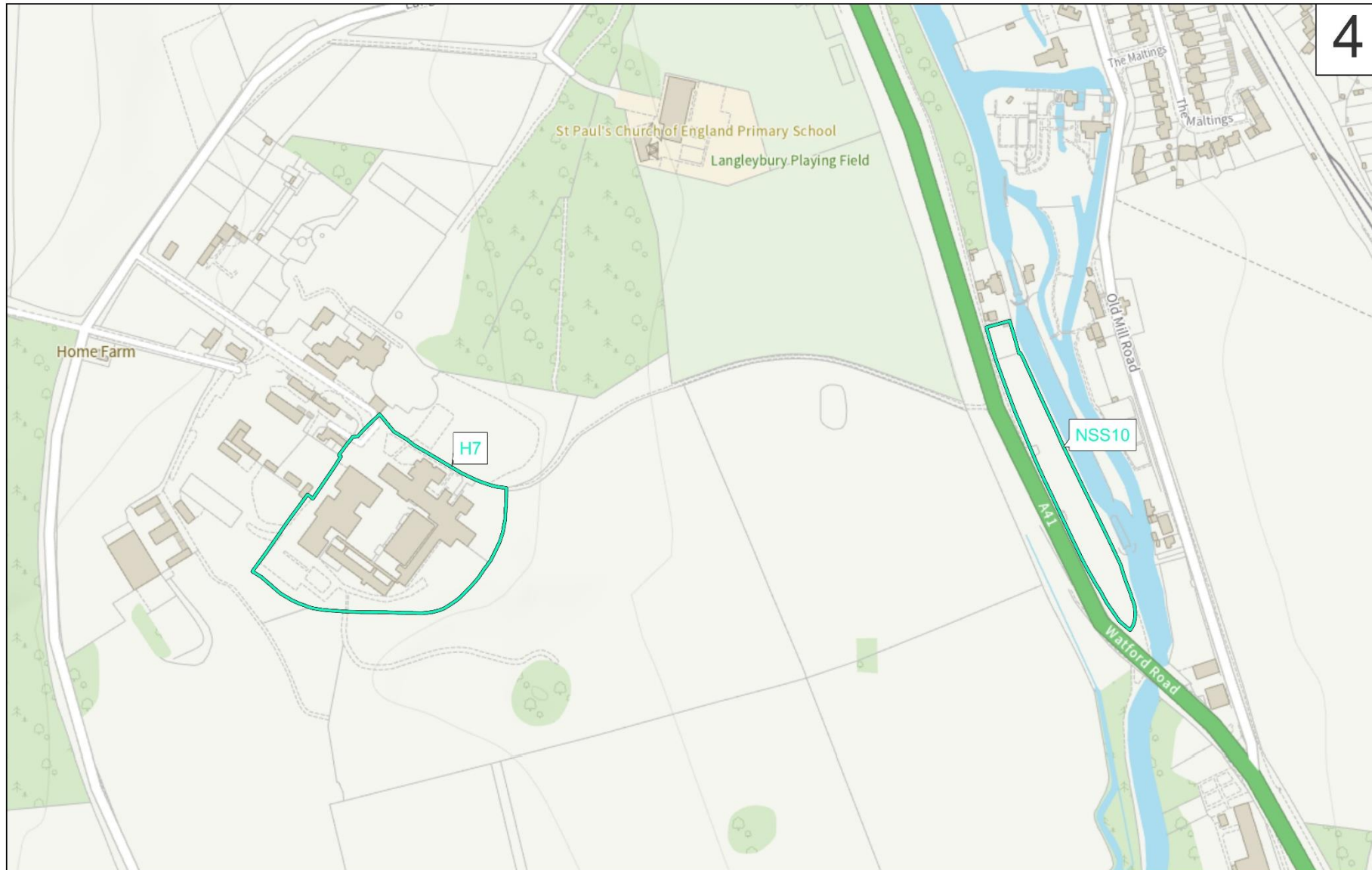
Site Area (ha)	Indicative DPH	Indicative Capacity	Green / Brownfield	Suitable	Available	Achievable	Accept/Reject
0.4	48	19	Brownfield	Y	Y	Y	

- Direct views to the Scheduled Monument.
- 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 buffer would be required between any development and Flood Zone 3b. The remainder of the site is within Flood Zone 1.
- HCC Highways have stated that the site is in a potentially highly sustainable location in transport terms

Primary Schools 400-800m		Secondary Schools 1600-3200m		GP Surgeries 800-1600m		Local Shops 800-1600m		Libraries 800-1600m		Rail Stations 800-1600m		Open Spaces 400-800m	
Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance
Outside threshold	996m	Upper	1930m (outside District)	Upper	1100m	Upper	895m	Upper	1115m (outside District)	Lower	100m	Outside threshold	1085m

SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
-	-	x	✓	~	✓	-	x	-	~	✓	-	✓	-	x

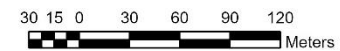
Langleybury and Hunton Bridge



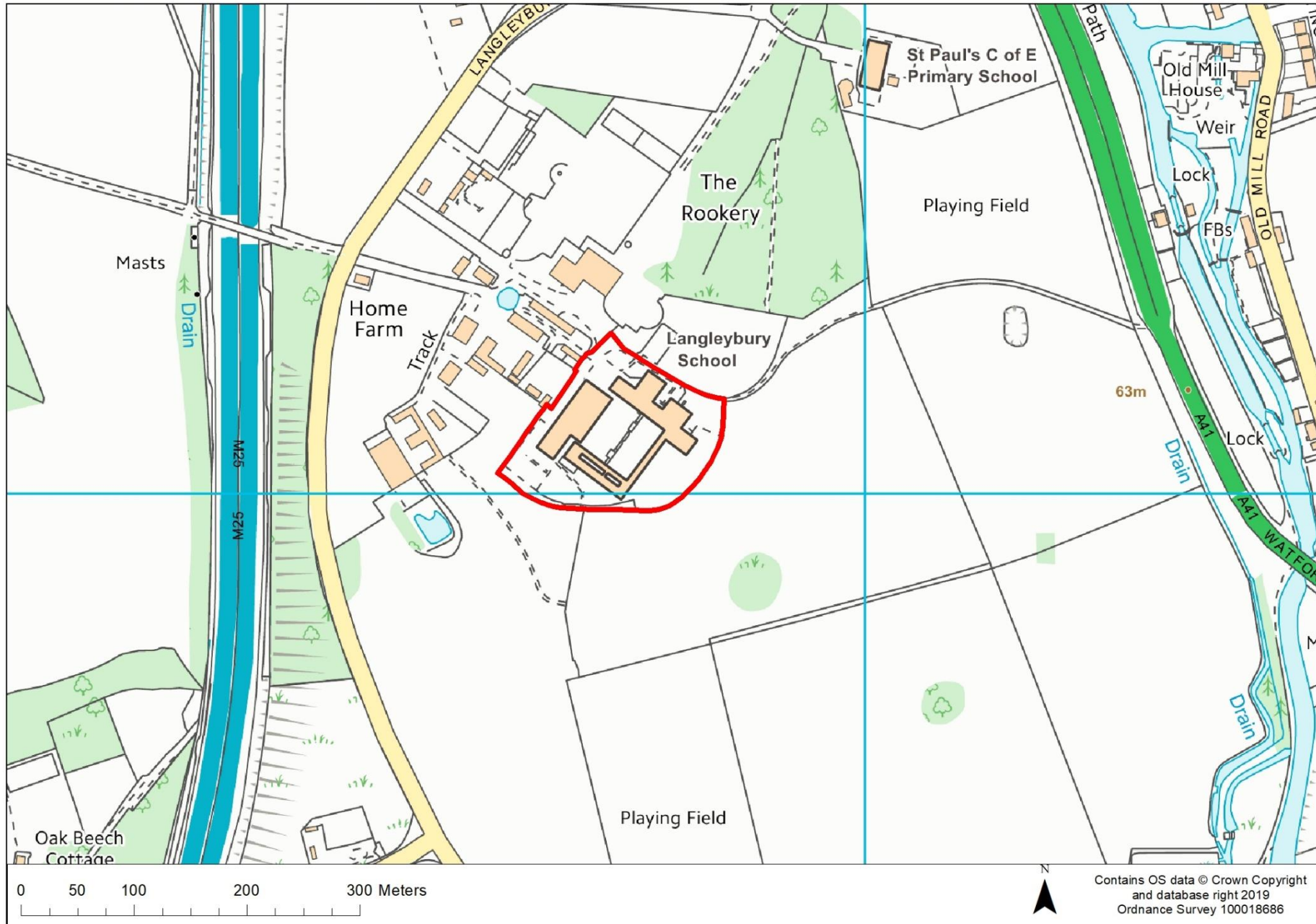
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Legend

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



H7 Langleybury House/School (high harm brownfield site) (25 dwellings)



H7 Langleybury House/School (high harm brownfield site)

Site Area (ha)	Indicative DPH	Indicative Capacity	Green / Brownfield	Suitable	Available	Achievable	Accept/Reject
1.97	13	25	Brownfield	Y	Y	Y	

- Existing housing allocation in the Site Allocations LDD (adopted 2014)
- on the Brownfield Land Register
- Comprised of previously developed land and contains several redundant former secondary school buildings
- Currently in temporary use for filming
- 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.

Primary Schools		Secondary Schools		GP Surgeries		Local Shops		Libraries		Rail Stations		Open Spaces	
400-800m		1600-3200m		800-1600m		800-1600m		800-1600m		800-1600m		400-800m	
Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance
Upper	405m	Outside threshold	3315m	Outside threshold	2135m	Lower	725m	Outside threshold	2785m	Outside threshold	1985m	Outside threshold	1160m

SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
-	-	-	X	-	✓	-	~	-	✓	✓	✓	✓	-	-

NSS10 Land at Mill Place (20 dwellings)



NSS10 Land at Mill Place

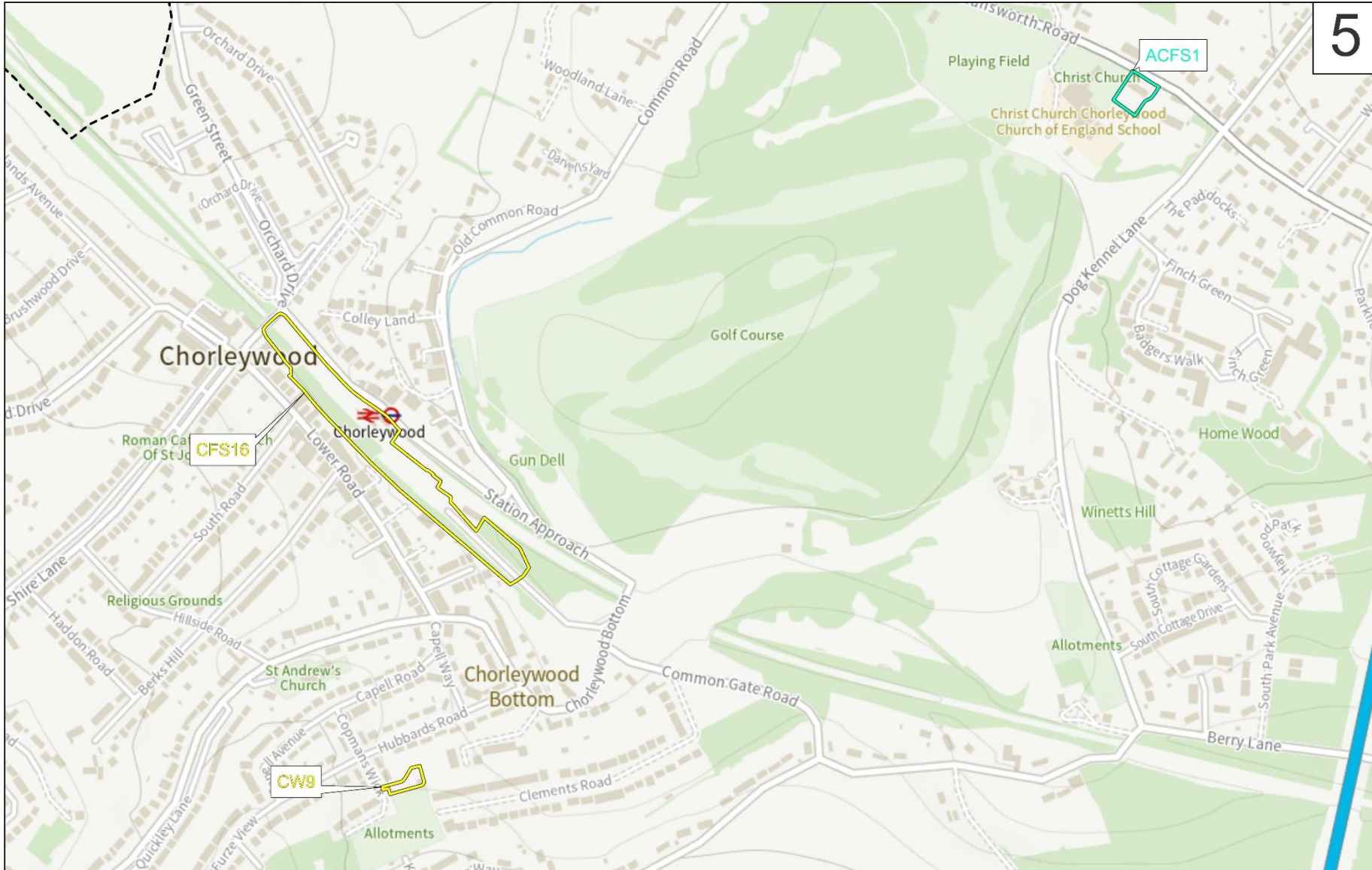
Site Area (ha)	Indicative DPH	Indicative Capacity	Green / Brownfield	Suitable	Available	Achievable	Accept/Reject
0.6	33	20	Brownfield	N	Y	Y	

- Adjacent to a Main River (River Gade/Grand Union Canal) which is classified as Flood Zone 3b.
- Requires 8m buffer from the Main River to the east
- Dwellings would need to be sufficiently set back from A41 dual-carriageway
- Outside of spatial strategy

Primary Schools		Secondary Schools		GP Surgeries		Local Shops		Libraries		Rail Stations		Open Spaces	
400-800m		1600-3200m		800-1600m		800-1600m		800-1600m		800-1600m		400-800m	
Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance
Upper	421m	Upper	3097m (outside district)	Outside threshold	1625m	Lower	491m	Outside threshold	2467m	Outside threshold	1925m	Outside threshold	838m

SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
~	~	-	X	~	✓	-	~	-	~	X	-	✓	X	X

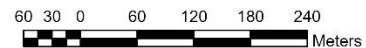
Chorleywood



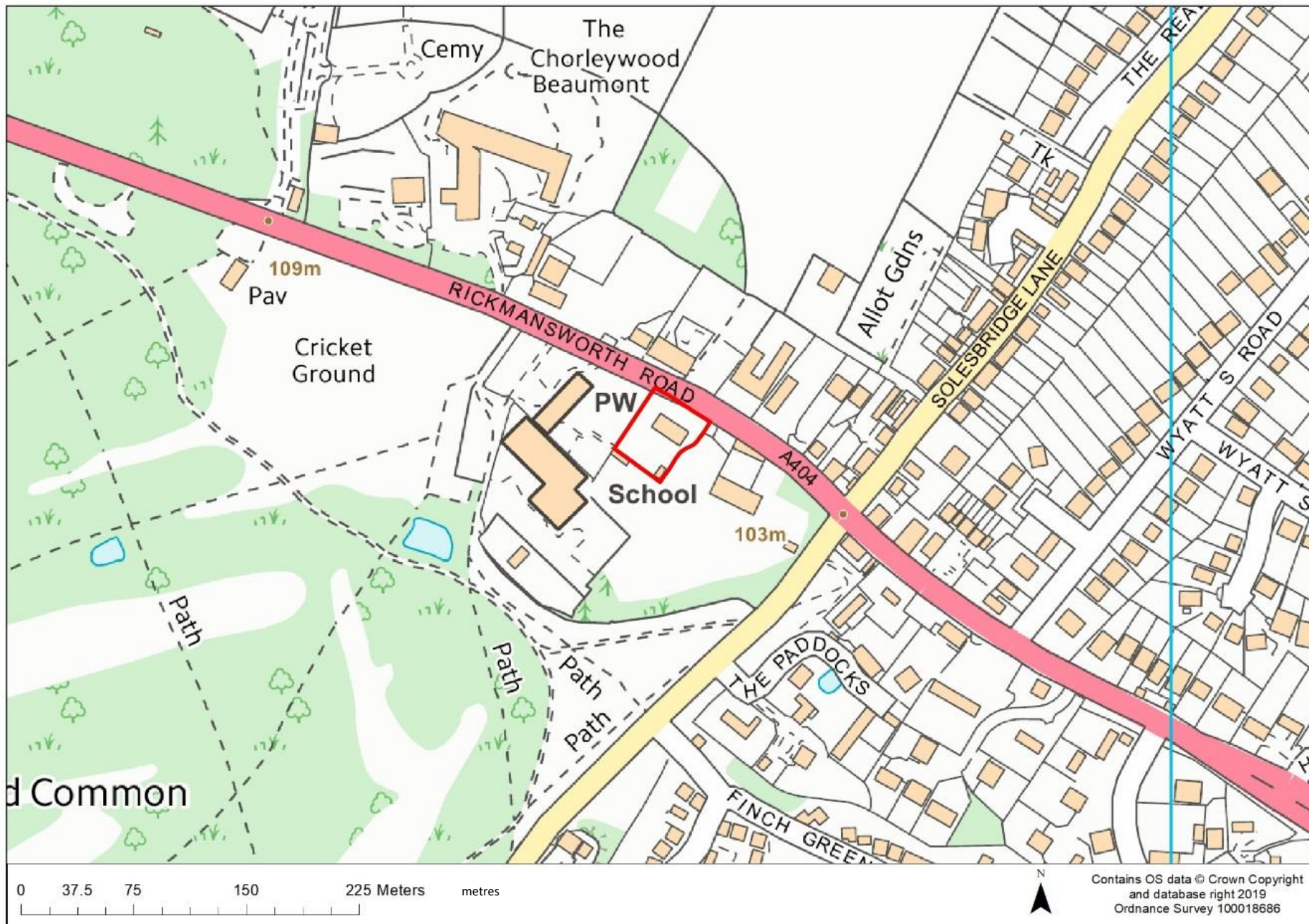
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- Urban Brownfield Site
- <all other values>



ACFS1 Heath House Rickmansworth Road (10 dwellings)



ACFS1 Heath House Rickmansworth Road

Site Area (ha)	Indicative DPH	Indicative Capacity	Green / Brownfield	Suitable	Available	Achievable	Accept/Reject
0.2	50	10	Brownfield	Y	Y	Y	

- Currently in residential use and contains a residential property and a tree-lined garden
- Listed Building to the west (Christchurch), with other heritage assets within the vicinity.
- Within Chorleywood Conservation Area.

Primary Schools		Secondary Schools		GP Surgeries		Local Shops		Libraries		Rail Stations		Open Spaces	
400-800m		1600-3200m		800-1600m		800-1600m		800-1600m		800-1600m		400-800m	
Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance
Lower	75m	Lower	995m	Upper	1255m	Upper	1260m	Upper	1255m	Upper	1165m	Upper	460m

SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
-	-	-	✓	-	✓	-	x	~	-	✓	-	✓	-	-

Batchworth



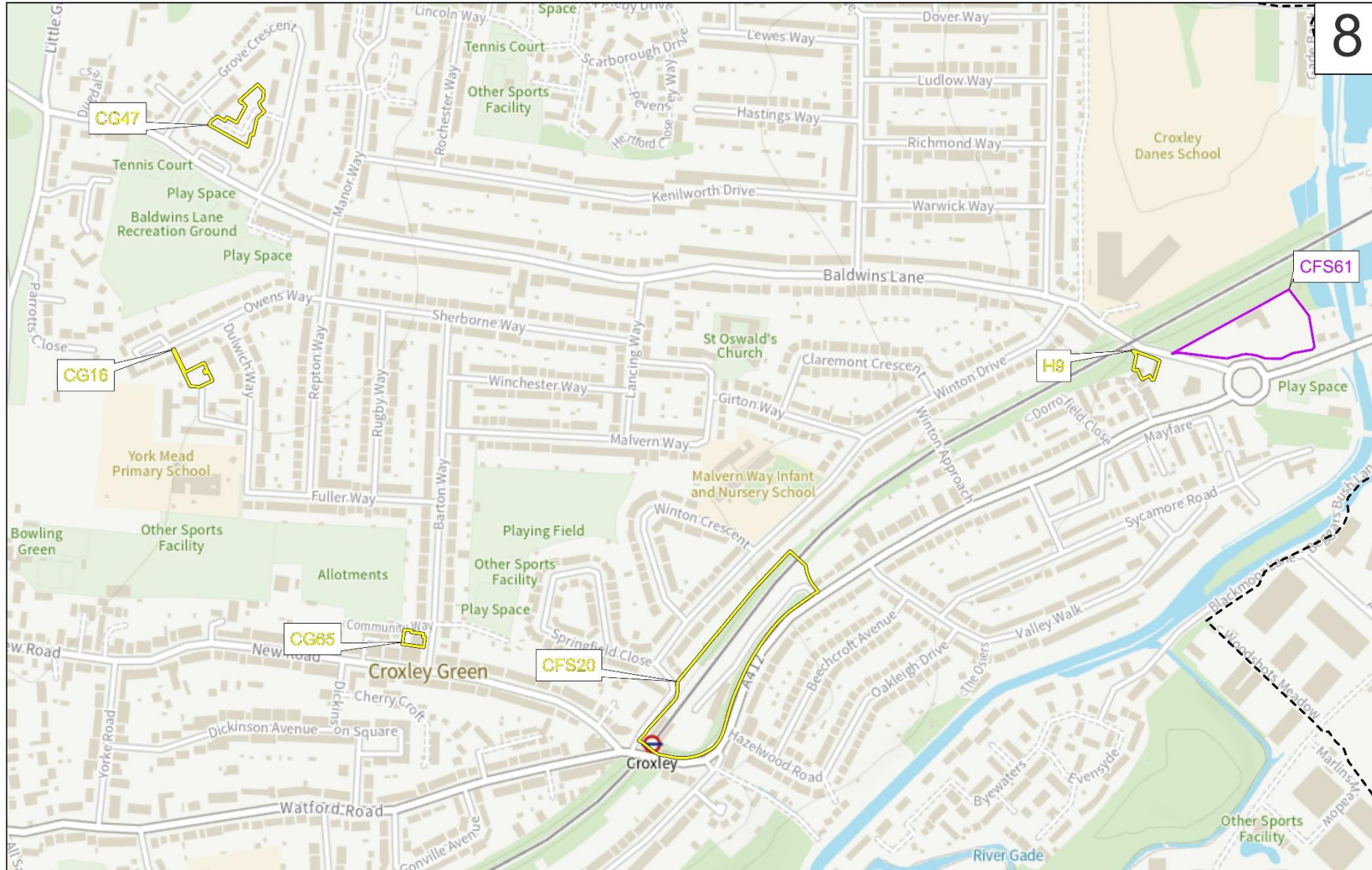
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Legend

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- Urban Brownfield Site
- <all other values>



Croxley Green



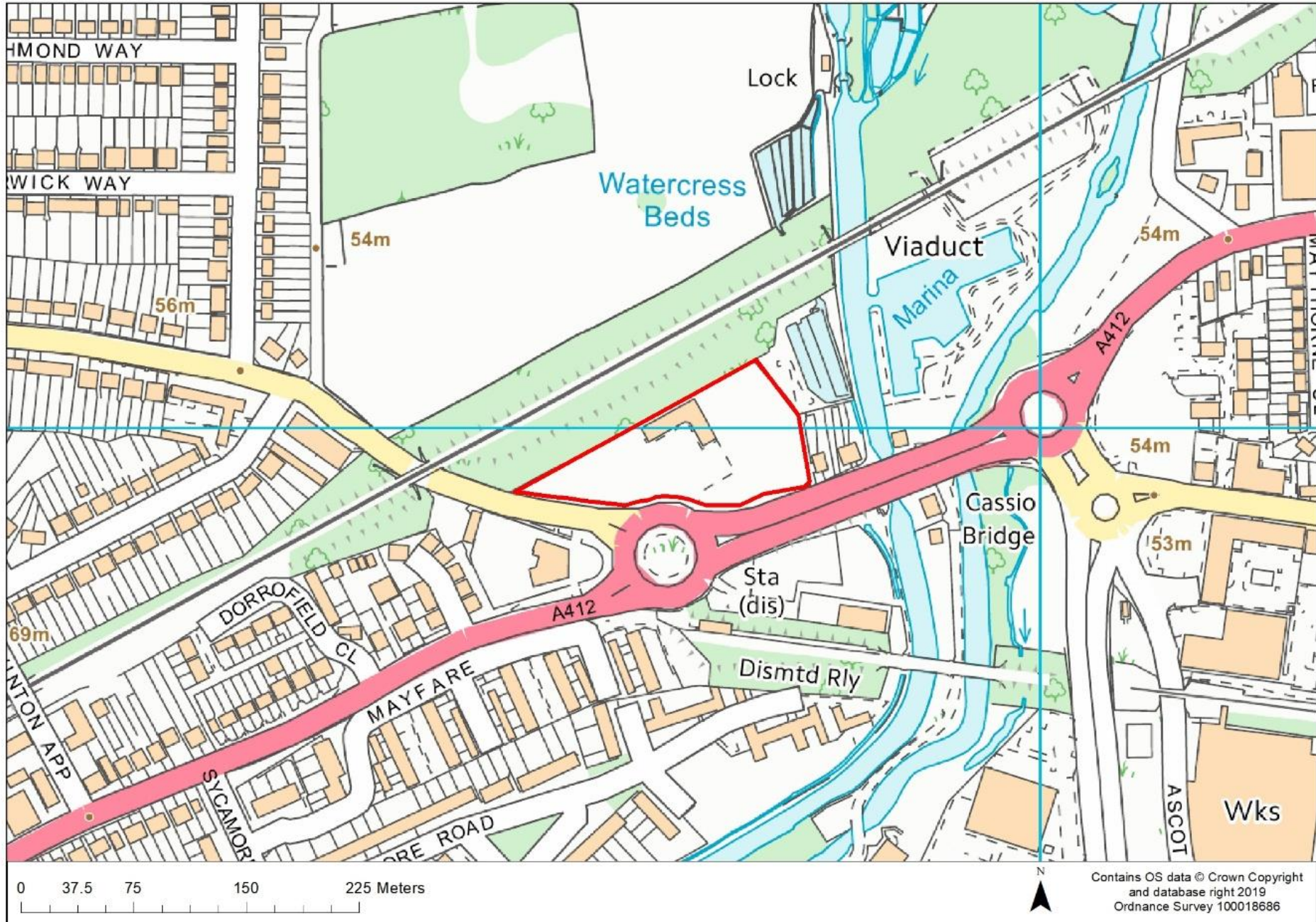
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Legend

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



CFS61 Cinnamond House, Cassiobridge (133 dwellings)



CFS61 Cinnamond House, Cassiobridge

Site Area (ha)	Indicative DPH	Indicative Capacity	Green / Brownfield	Suitable	Available	Achievable	Accept/Reject
1.0	133	133	Brownfield	Y	Y	Y	

- Majority of the site is on the Brownfield Land Register
- Within GSPZ1, the most sensitive zone in terms of the potential risk of contamination to the groundwater source
- 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

Primary Schools		Secondary Schools		GP Surgeries		Local Shops		Libraries		Rail Stations		Open Spaces	
400-800m		1600-3200m		800-1600m		800-1600m		800-1600m		800-1600m		400-800m	
Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance	Threshold	Distance
Upper	475m (outside District)	Lower	180m	Lower	480m (outside District)	Lower	240m	Upper	1280m	Upper	1020m	Lower	115m

SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
-	~	~	✓	-	✓	-	-	-	✓	✓	✓	✓	-	-