

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
AB18	Garage Courts, Parsonage Close	Abbots Langley	0.09
Site Description			
<p>The site is comprised of previously developed land and is located in Abbots Langley. The site is currently used as garages and is located to the rear of residential gardens along Parsonage Close, from which the site is accessed. To the north of the garages is a tree-lined boundary, with open agricultural land beyond this. To the east there is residential development with Abbots Langley Primary School further east.</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 not in the Green Belt. • Historic Environment: There are no Heritage Assets within the site. Abbots Langley Conservation Area is located to the south of the site although this is beyond residential development; a detailed heritage impact assessment may be required as part of any proposals. 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Access: The site has access from Parsonage Close. 	
Potential Environmental Impacts:		<ul style="list-style-type: none"> • The site was not assessed as part of the Landscape Sensitivity Assessment. 	
<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 • Noise • Air Quality 			
<ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) 			

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<ul style="list-style-type: none"> Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 	<ul style="list-style-type: none"> TPO: There are protected trees within the site, forming its northern boundary (TPO317). 						
Further Constraints/Considerations:							
A public right of way runs adjacent to north of the site. <ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley. 							
Availability (ownership/legal issues)							
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.							
Achievability							
No issues regarding the viability in developing the site have been identified.							
Potential Density							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	50-80	Indicative Dwelling Range	5-7				
Phasing							
0-5 years		6-10 years		11-15 years	x	16+ years	
Conclusion							
The site is deemed suitable for residential development, subject to the protection of trees along the northern boundary. The site is both available and achievable. The site is deemed to be developable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
AB26	Garages, Tibbs Hill Road	Abbots Langley	0.1
Site Description			
<p>The site is comprised of previously developed land and is located in Abbots Langley. The site is comprised of three sets of well-maintained garages with access from Tibbs Hill Road. The site's boundaries are adjacent to residential gardens in all directions. There is an electricity sub-station adjacent to the access road, at the entrance of the site.</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 not in the Green Belt. Historic Environment: The site does not contain any heritage assets, however the site is adjacent to Abbots Langley Conservation Area. The Heritage Impact Assessment states that 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. Access: The site is accessed from Tibbs Hill Road. 		
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character 	<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 		

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<ul style="list-style-type: none"> • 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"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley. 					
Availability (ownership/legal issues)					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
Achievability					
No issues regarding the viability in developing the site have been identified.					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	50-80	Indicative Dwelling Range	5-8		
Phasing					
0-5 years		6-10 years		11-15 years	x 16+ years
Conclusion					
The site is deemed suitable for residential development. Any development should address heritage considerations. The site is both available and achievable. The site is deemed to be developable.					
Suitable	Yes	Available	Yes	Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
AB31	Garages, Jacketts Field	Abbots Langley	0.08
Site Description			
<p>The site is comprised of previously developed land and is located in Abbots Langley. The site contains a row of garages to the east and parking bays to the west. Access to the site is from Jacketts Field. The site is surrounded by residential development, with its southern and western boundaries adjacent to residential properties and gardens and its western boundary formed by the Jacketts Field footpath.</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 not in the Green Belt Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. 		
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: Across the majority of the site, risk of surface water flooding ranges from low to high risk. There is high risk of surface water flooding to the east of the site, along Jacketts Field road, where ponding occurs. There is low risk of surface water flooding across the north and south-east of the site, originating from a surface water flow path to the north-west of the site. Access: There is access to the site from Jacketts Field. 		
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) 	<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 		

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<ul style="list-style-type: none"> Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 					
Further Constraints/Considerations:					
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley. 					
Availability (ownership/legal issues)					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
Achievability					
No issues regarding the viability in developing the site have been identified.					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	60-70	Indicative Dwelling Range	5-6		
Phasing					
0-5 years	x	6-10 years		11-15 years	16+ years
Conclusion					
The site is deemed suitable for residential development, subject to mitigation to address the risk of surface water flooding on the site. The site is both available and achievable. The site is deemed to be developable.					
Suitable	Yes	Available	Yes	Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
AB32	Yard, off of Tibbs Hill Road	Abbots Langley	0.16
Site Description			
<p>The site is comprised of previously developed land and is located in Abbots Langley. The site is currently in use as a Builders Yard comprised of three buildings used for the yard, the remainder of the site is covered by hardstanding. The site is surrounded by residential development on all sides with access off of Tibbs Hill Road.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not within the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not within a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is within Flood Zone 1. Surface Water Flood Risk: The majority of the site has no risk of surface water flooding. There is a small parcel to the north-east corner at a low surface water flood risk. Access: There is a small single track access road off of Tibbs Hill Road which runs between two residential properties. 	
Potential Environmental Impacts:			
<ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) 			

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<ul style="list-style-type: none"> Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 					
Further Constraints/Considerations:					
There is a public right of way adjacent to the northern boundary. <ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley. 					
Availability (ownership/legal issues)					
The site is in single ownership. Contact with the landowner has confirmed that the site is available for development.					
Achievability					
No viability issues have been identified.					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range		N/A	
Indicative DPH	50-80	Indicative Dwelling Range		6-13	
Phasing					
0-5 years	6-10 years	x	11-15 years	16+ years	
Conclusion					
The site is deemed to be suitable for residential development subject to mitigation measures to address surface water flood risk on the site.					
Suitable	Yes	Available	Yes	Achievable	Yes

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Site Ref	Address	Settlement	Site Area (ha)
AB39	Garages, Rosehill Gardens	Abbots Langley	0.08
Site Description			
<p>The site is comprised of previously developed brownfield land and is located in Abbots Langley. The site is comprised of two rows of garages, with hardstanding to the south-east of the site. The site is adjacent to residential gardens and properties in all directions and is accessed from Rosehill Gardens which is a cul-de-sac. Along the northern and eastern boundaries there are trees.</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 not in the Green Belt. • Historic Environment: The site does not contain any heritage assets and is not in a Conservation Area. 	
<ul style="list-style-type: none"> • Green Belt • Heritage Assets Listed Buildings • Conservation Area • Historic Park and Garden • AONB 			
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: There is low risk of surface water flooding to the east and south of the site. • Groundwater Flood Risk: Groundwater levels are between 0.025 and 0.5m below the surface. • GSPZ: (SFRA) • Access: The site is accessed from Rosehill Gardens. 	
<ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 			
Potential Environmental Impacts:		<ul style="list-style-type: none"> • TPO: There are protected trees in close proximity to north-western corner of the site (TPO724). 	
<ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) 			

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<ul style="list-style-type: none"> Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 					
Further Constraints/Considerations:					
A public right of way is adjacent to the south of the site, leading from Rosehill Gardens to Raymond Close. <ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley. 					
Availability (ownership/legal issues)					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the first five years of the Plan period.					
Achievability					
No viability issues have been identified.					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range		N/A	
Indicative DPH	60-80	Indicative Dwelling Range		5-6	
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The site is deemed suitable for residential development. The site is both available and achievable. The site is deemed to be developable.					
Suitable	Yes	Available	Yes	Achievable	Yes

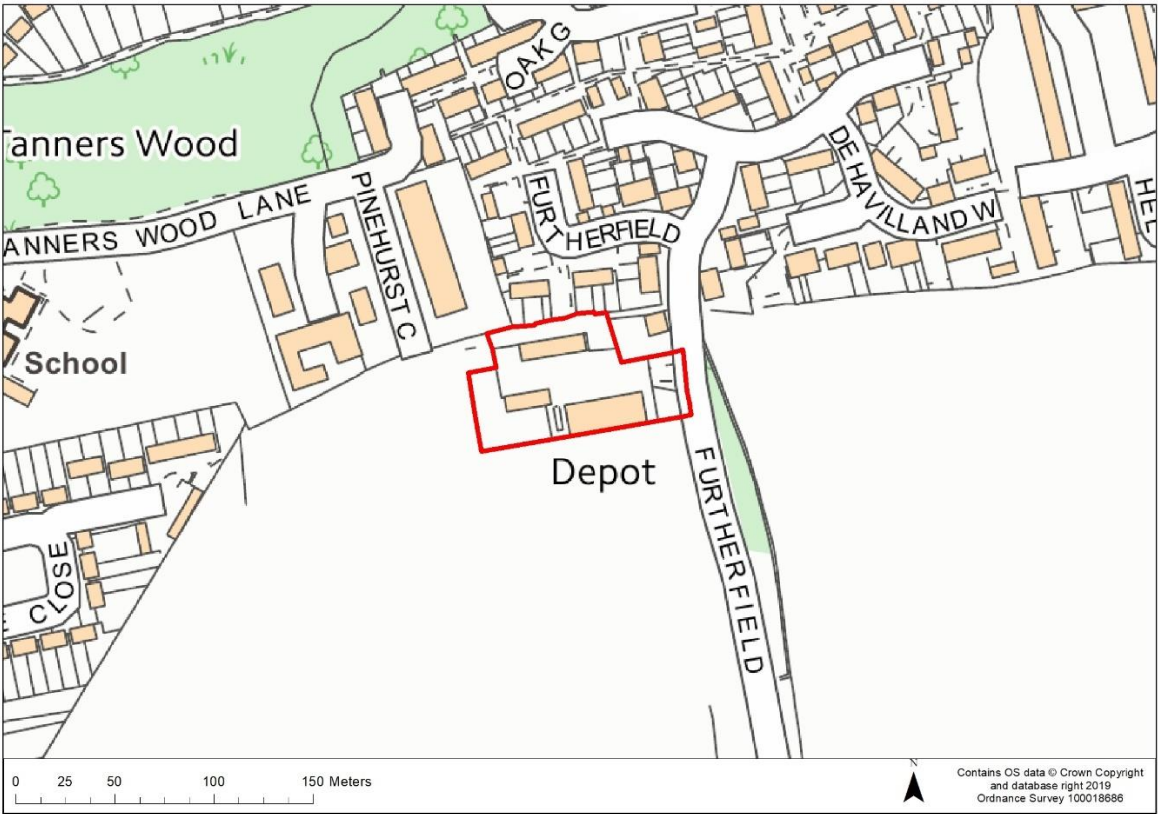
Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
H3	Pin Wei, 35 High Street	Abbots Langley	0.13
Site Description			
<p>The site is comprised of previously developed land and is located on Abbots Langley High Street. The site is in use as a restaurant with retail and services associated with the High Street surrounding the site. There is residential development located to the south and further north, with St Lawrence Church to the north-west. The site is accessed from High Street.</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 10 dwellings.</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 not in the Green Belt. Historic Environment: The site is located in the Abbots Langley Conservation Area, with several Grade II and a Grade I Listed Buildings located to the north, east and south-west of the site. There are also several Locally Listed Buildings located to the immediate north of the site. The site is located in a Site of Archaeological Interest. A heritage impact assessment would be required as part of any proposals. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: The site has an existing access from High Street. 	

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Potential Environmental Impacts:		<ul style="list-style-type: none"> This site was not assessed as part of the Landscape Sensitivity Assessment. 	
<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 on the Brownfield Land Register (2019). Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Abbots Langley. 			
Availability (ownership/legal issues)			
The site is in single ownership and is subject to a leasehold agreement until 2023.			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	80-90	Indicative Dwelling Range	10-12
Phasing			
0-5 years	6-10 years	x	11-15 years
		x	16+ years
Conclusion			
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is available and achievable and is deemed to be developable.			
Suitable	Yes	Available	Yes
Achievable	Yes	Suitable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
H4	Furtherfield Depot, Furtherfield	Abbots Langley	0.53
			
Site Description			
<p>The site is comprised of previously developed land and is located to the east of Abbots Langley. The site contains hardstanding and several built units which support its depot use. There is residential development to the north and open green space to the south, forming part of Leavesden Country Park. Further to the south is Leavesden Studios. The site is accessed from Furtherfield.</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 15 dwellings.</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 not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. The Heritage Impact Assessment states that the development of the larger site of PCS60 (in which the site is located) 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 site is in GSPZ 2. Access: The site is accessed from Furtherfield. Contamination: The site is adjacent to a historic landfill site (Site EAHLD32349: Council Refuse Tip, Tanners Wood). It is advised to refer to the Environment Agency in regards to any potential considerations. 	

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Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 		<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment classifies the larger site of PCS60 (in which the site is located) as having medium-low sensitivity to built development. 	
Further Constraints/Considerations: <ul style="list-style-type: none"> • The site is on the Brownfield Land Register (2019). • A small area at the south-eastern corner of the site is designated as open space, forming part of the larger designated open space at Furtherfield. This area would need to be protected as open space. • Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Abbots Langley. 			
Availability (ownership/legal issues)			
The site is in single ownership and was promoted by the landowner to the previous Local Plan. The landowner of the site anticipates delivery of the site in 2022/23.			
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	50-80	Indicative Dwelling Range	30-42
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The area of designated open space at the south-east of the site would need to be protected for this use as part of any development. The site is both available and achievable and is deemed to be deliverable.			
Suitable	Yes	Available	Yes
		Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
H6	Hill Farm Industrial Estate, Hill Farm Avenue	Leavesden	0.57
Site Description			
<p>The site is comprised of previously developed land and is located in Leavesden. The site is in industrial use with several buildings located within the site. Adjacent to the east and south of the site there are residential properties and gardens whilst to the west there is employment use. To the north of the site, beyond Aerodrome Way, is the recently constructed residential development and to the north-west is Leavesden Studios. The site is accessed from Hill Farm Avenue.</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 30 dwellings.</p>			
Suitability			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. 	
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: The site is accessed from Hill Farm Avenue. 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

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"> • This site was not assessed as part of the Landscape Sensitivity Assessment. 	
Further Constraints/Considerations: <ul style="list-style-type: none"> • The site is on the Brownfield Land Register (2019). • Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Leavesden. 			
Availability (ownership/legal issues)			
The site is in single ownership and was promoted by the landowner to the previous Local Plan. The promoter of the site anticipates delivery of the site in 2023/24.			
Achievability			
The promoter of the site has 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	50-80	Indicative Dwelling Range	29-46
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is both available and achievable and is deemed to be deliverable.			
Suitable	Yes	Available	Yes
		Achievable	Yes

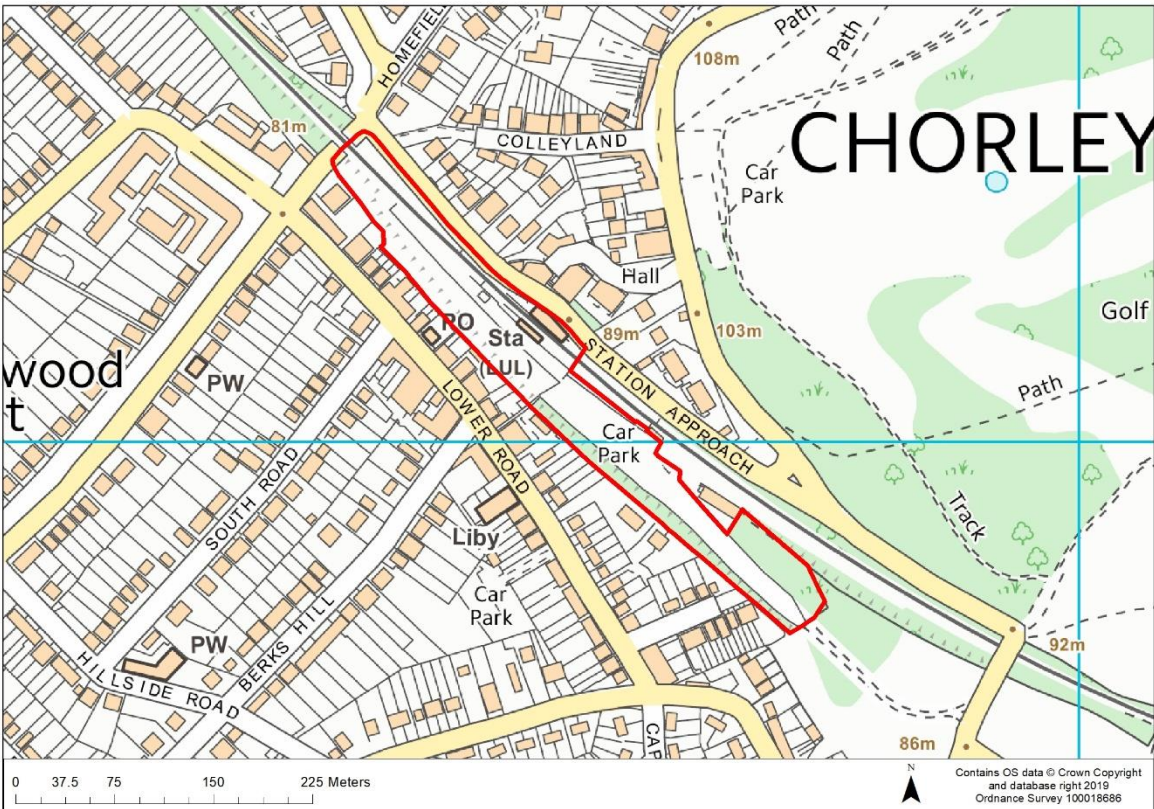
Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
NSS14	Margaret House, Abbots Langley	Abbots Langley	0.66
Site Description			
<p>The site is located in Abbots Langley, to the north of the High Street and is in walking distance to a number of services and facilities located along the High Street. The site is comprised of previously developed (brownfield) land. The site is currently comprised of a disused residential Care Home which closed in October 2020 because its size, fabric, age and layout meant the building was unable to meet the increasing demand for those with specialist and complex care needs. The site is accessed from Parsonage Close. Abbots Langley School is to the east of the site (beyond a strip of woodland), and there is residential development around the site. Abbots Langley Library lies to the south of the site.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history for the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not within the Green Belt Historic Environment: The majority of the site is located within Abbots Langley Conservation Area, and is also within Abbots Langley Village, a site of Known Archaeological Interest. St Lawrence Church, a Grade I Listed Building, is located to the south of the site, and there are also several Grade II Listed Buildings to the south, including memorials within the Church grounds and seven properties in the High Street. A detailed heritage impact assessment would be required at the planning application stage. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: The majority of site is at negligible risk of surface water flood risk. Groundwater Flood Risk: The site has groundwater levels of at least 5m below the surface. GSPZ: The site is in GSPZ3. 	

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<ul style="list-style-type: none"> Contamination Noise Air Quality 	<ul style="list-style-type: none"> Access: There is 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. 						
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 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 south west boundary of the site. 						
Further Constraints/Considerations: <ul style="list-style-type: none"> HCC Ecology state illuminating trees in the surroundings should be avoided and a buffer should be created to protect the Local Wildlife Site from any development. HCC Highways state policy hooks to ensure accessibility should be secured. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Abbots Langley. The site is on the Brownfield Land Register. The existing vacant care home is comprised of 40 bedrooms (equivalent to 20 dwellings at 1:1.9 ratio), 							
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	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	Gross: 40-80 Net: 40-80 (accounting for loss of 40 C2 bedrooms, equivalent to 20 C3 dwellings)	Indicative Dwelling Range	27-53 (gross) 17-33 (net)				
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is deemed suitable for residential development. Development would need to take into consideration the heritage assets within the vicinity of the site and the presence of the adjacent Local Wildlife Site. The site is both available and achievable. The site is deemed deliverable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
CFS16	Land at Chorleywood Station (station car park and adjoining land)	Chorleywood	2.3
			
Site Description			
<p>The site comprises of previously developed land (brownfield) urban land and is included on the Brownfield Register. The site is currently in use as Chorleywood station car park, with adjoining land to the station also included in the site boundary. To the south of the site are Lower Road and North Road, with a mix of town centre and residential uses present. Chorleywood Common is located to the east and north-east of the site.</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 not located in the Green Belt. • Historic Environment: The site is located between two Conservation Areas (Chorleywood (Station Estate) to the south west and Chorleywood Common to the north east). The site is adjacent to the western edge of Chorleywood Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and states that the design of any development should take into account the design of the adjacent Conservation Areas. 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: There is a stretch of medium-high risk of surface water flooding along the western boundary of the site. The HCC Surface Water Hot Spot Map (2019) comments that deep surface water flooding occurs at the junction between Homefield Road and Whitelands Avenue, with flood incident reports suggesting that water levels have reached 4ft. HCC state that improved drainage of this area is required to prevent such flooding. • Noise: Noise and vibrations caused by the use of the station can also be addressed through mitigation measures to ensure high 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

<ul style="list-style-type: none"> Air Quality 	standards of residential amenity.		
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. Local Wildlife Site: The eastern boundary is adjacent to Chorleywood Common Local Wildlife Site. TPO: There is a TPO covering all trees along the southern boundary of the site (TPO054). Ecology: Hertfordshire County Council Ecology state that the site has high ecological sensitivity due to the presence of the Chorleywood Common Local Nature Reserve and Local Wildlife Site. 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"> HCC Highways state that the site is situated in a potentially highly sustainable location in transport terms. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Chorleywood. 			
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 highlighted potential issues regarding the viability of the site dependent on the Council's car parking requirements.			
Potential Density			
Landowner Proposed DPH	82	Landowner Proposed Dwelling Range	190
Indicative DPH	70-85	Indicative Dwelling Range	190
Phasing			
0-5 years	6-10 years	x 11-15 years	16+ years
Conclusion			
<p>The site is comprised of previously developed land and is located in a highly sustainable location. The site is deemed suitable for residential development, subject to mitigation measures to address against the risk of surface water flooding within the site. Any development of the site would need to take account of the presence of protected trees within the site. Noise and vibrations caused by the use of the railway line should be addressed through mitigation measures. An upgrade to the wastewater network may also be necessary. The site is both available and achievable.</p> <p>Transport for London have confirmed that the station and associated commercial units would remain as part of any development.</p>			
Suitable	Yes	Available	Yes
Achievable	Yes	Suitable	Yes

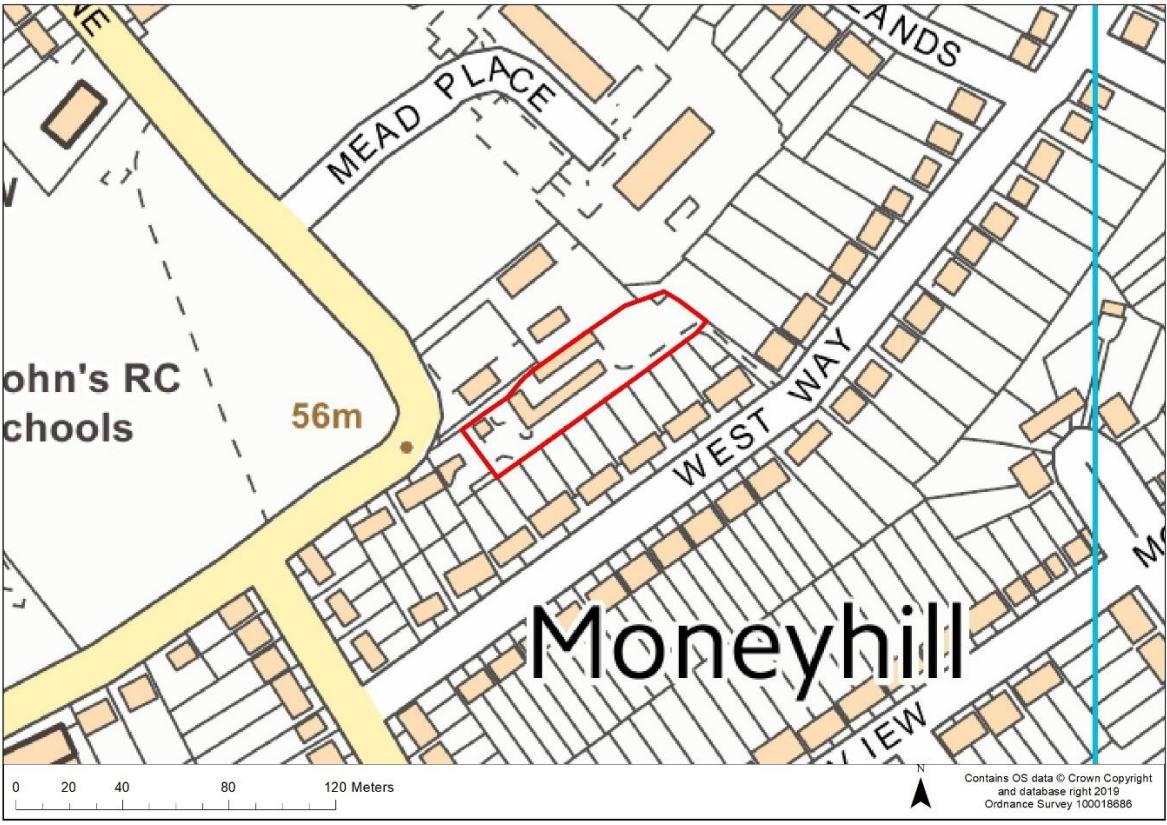
Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
CW9	Garages, Copmans Wick	Chorleywood	0.1
Site Description			
<p>The site is comprised of previously developed land and is located in Chorleywood. The site is in use as a garage court, with garages located along the eastern and southern boundaries. The site is accessed from Copmans Wick. The south of the site is adjacent to Hubbards Road allotments whilst to the north there is a public footpath with residential dwellings beyond this. There are residential dwellings to the east and west.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • Green Belt: The site is not in the Green Belt. • Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: The southern and eastern areas of the site are at risk of surface water flooding from a surface water flow path originating to the south west. The eastern portion of the site is at high risk (13% of the site area). Moving westwards, the flood extent significantly increases to medium and high risk (26% of the site is at medium risk of surface water flooding and 40% of the site is at low risk of surface water flooding). • Access: The site is accessed from Copman's Wick. 	
Potential Environmental Impacts:		<ul style="list-style-type: none"> • The Landscape Sensitivity Assessment assessed the site as having medium-low sensitivity to built development. 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

<ul style="list-style-type: none"> • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 					
Further Constraints/Considerations:					
A public right of way runs parallel to the north of the site. <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 the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
Achievability					
No issues regarding the viability in developing the site have been identified.					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	50-70	Indicative Dwelling Range	5-7		
Phasing					
0-5 years		6-10 years		11-15 years	x 16+ years
Conclusion					
The site is deemed suitable for residential development, subject to mitigation measures to address the risk of surface water flooding across the site. The site is both available and achievable. The site is deemed to be developable.					
Suitable	Yes	Available	Yes	Achievable	Yes

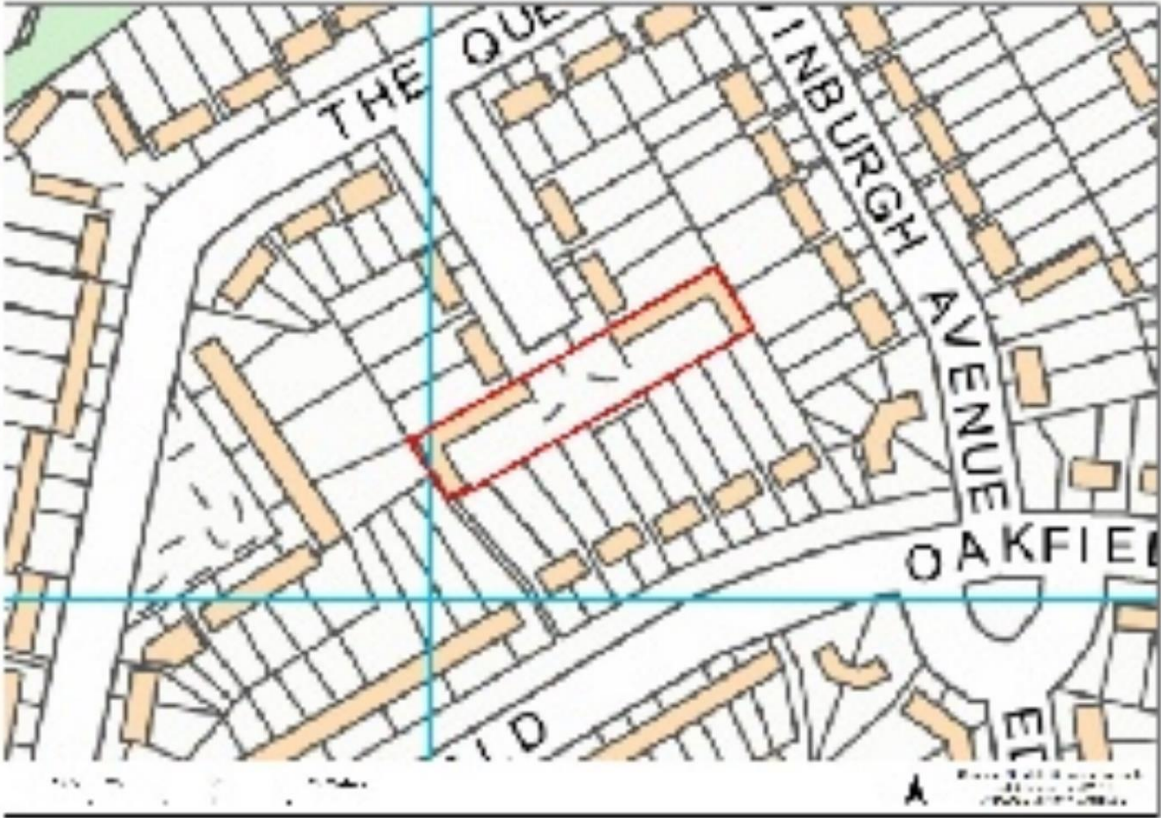
Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
H15	Garages rear of Drillyard, West Way	Rickmansworth	0.22
 <p>The map shows a residential area in Rickmansworth. A red-outlined site is located on West Way, between Mead Place and another street. A yellow road to the west is marked '56m'. The area is labeled 'Moneyhill'. A scale bar at the bottom left shows 0, 20, 40, 80, and 120 meters. A north arrow and copyright information for Ordnance Survey 100018686 are at the bottom right.</p>			
Site Description			
<p>The site is comprised of previously developed land and is in use as garages, with some tree coverage to the east of the site and along the northern boundary. To the south of the site there are residential dwellings, with a nursery to the north and open space to the north-west. The site is accessed from West Way.</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 3 dwellings.</p> <p>In 2018, there was an application on the eastern part of the site for redevelopment of the site into seven, four-storey dwellings (18/0971/FUL); this was refused. An outline application made in 2001 for redevelopment of the eastern part of the site into four dwellings was also refused (01/00926/OUT).</p>			
Suitability			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. 	
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: The site is accessed from West Way. 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

<ul style="list-style-type: none"> Air Quality 			
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 		<ul style="list-style-type: none"> This site was not assessed as part of the Landscape Sensitivity Assessment. TPO: There are protected trees at the east of the site and along the northern boundary (TPO480). 	
Further Constraints/Considerations:			
<ul style="list-style-type: none"> The site is on the Brownfield Land Register (2019). Settlement Hierarchy (Core Strategy, 2011): The site is located in the Principal Town of Rickmansworth. 			
Availability (ownership/legal issues)			
The site was promoted to the previous Local Plan. The site is currently in multiple ownerships. The landowner of the majority of the site pending ownership of the whole site and intending to submit a planning application.			
Achievability			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	50-70	Indicative Dwelling Range	11-15
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is available and achievable and is deemed to be deliverable.			
Suitable	Yes	Available	Yes
		Achievable	Yes

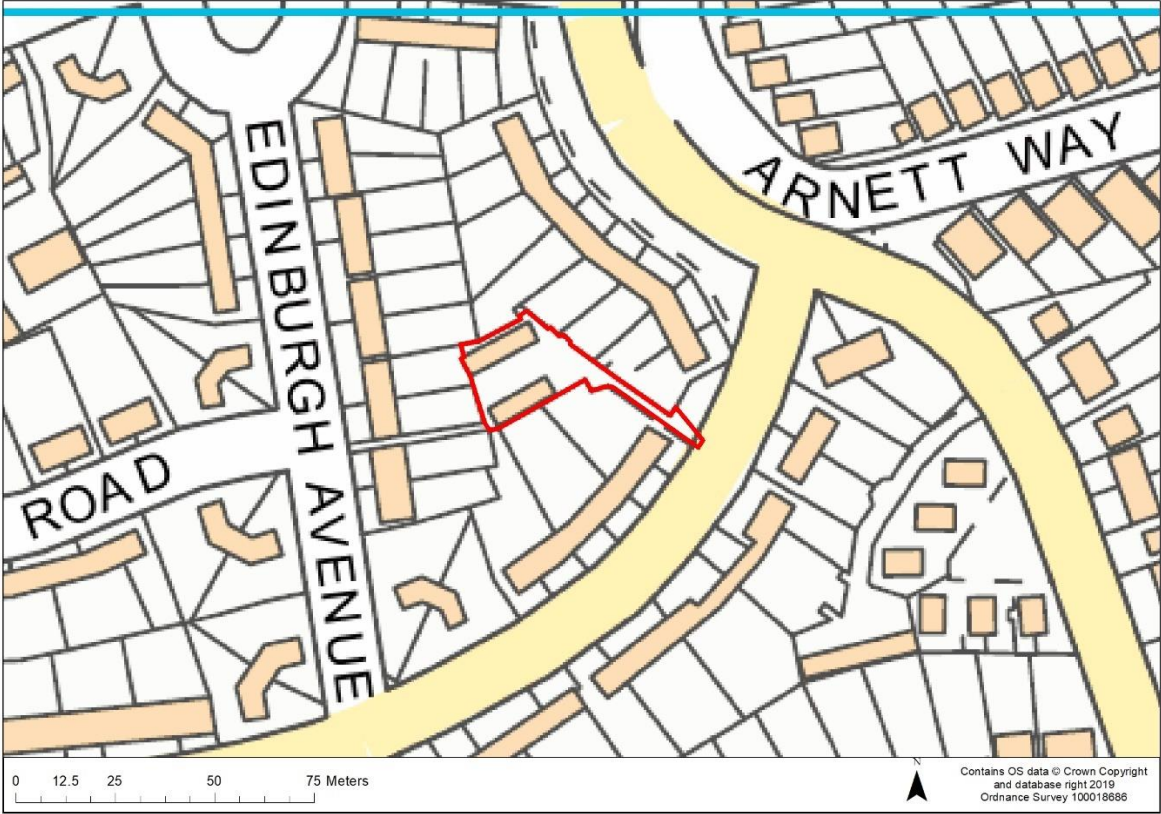
Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
P4a	Quickwood Close Garages	Mill End	0.16
			
Site Description			
<p>The site is comprised of previously developed land and is located in Mill End. The site is comprised of two sets of garages, located along the northern, eastern and western boundaries, as well as grass verges/garden land at the centre of the site. Residential properties/gardens are adjacent to all boundaries of the site. Vehicular and pedestrian accesses from the garage court to the majority of the residential rear gardens located adjacent to the southern boundary exist. A recently constructed garage, located in a private residential plot, fronts onto the south-east of the site and is also accessed through the site. The site is accessed from Quickwood Close.</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 not in the Green Belt. Historic Environment: There are no Heritage Assets in the vicinity of the site. The site is not within a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is within Flood Zone 1. Surface Water Flood Risk: There is a low risk of surface water flooding along the southern boundary of the site and on the access road which leads into the site. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

	<p>the site, and whether remediation works would be needed would be required at the pre-application stage to support ant proposals on the site.</p> <ul style="list-style-type: none"> • Access: The site is accessed from Quickwood Close, which is a residential road providing on-street parking. 																
<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 site was not assessed as part of the Landscape Sensitivity Assessment. 																
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • The site provides access to rear gardens and private garages located to the south of the site. • Two areas of land at north of the site are subject to garden licences. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End. 																	
<p>Availability (ownership/legal issues)</p> <p>The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.</p>																	
<p>Achievability</p> <p>No issues regarding the viability in developing the site have been identified</p>																	
<p>Potential Density</p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>N/A</td> <td>Landowner Proposed Dwelling Range</td> <td colspan="3">N/A</td> </tr> <tr> <td>Indicative DPH</td> <td>40-50</td> <td>Indicative Dwelling Range</td> <td colspan="3">6-8</td> </tr> </table>						Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A			Indicative DPH	40-50	Indicative Dwelling Range	6-8		
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A														
Indicative DPH	40-50	Indicative Dwelling Range	6-8														
<p>Phasing</p> <table border="1"> <tr> <td>0-5 years</td> <td></td> <td>6-10 years</td> <td></td> <td>11-15 years</td> <td>x</td> <td>16+ years</td> <td></td> </tr> </table>						0-5 years		6-10 years		11-15 years	x	16+ years					
0-5 years		6-10 years		11-15 years	x	16+ years											
<p>Conclusion</p> <p>The site is deemed suitable for residential development, subject to mitigation measures to address surface water flood risk. Any development of the site would need to take account of the site's location in GSPZ1. The site is both available and achievable. The site is deemed to be developable.</p>																	
Suitable	Yes	Available	Yes	Achievable	Yes												


Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
P33	Chiltern Drive Garages	Mill End	0.07
			
Site Description			
<p>The site is comprised of previously developed land and is located within Mill End. The site is comprised of two rows of garages and is accessed via a single-file road. The site is adjacent to residential properties and gardens along all boundaries.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There is no relevant planning history on the site.</p>			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Access: The site is accessed via a single-file road which is adjacent to a residential property and private garage plot/driveway on Chiltern Drive. 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 		<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 	
Further Constraints/Considerations: <ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End. 			
Availability (ownership/legal issues)			
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.			
Achievability			
No issues regarding the viability in developing the site have been identified			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	70-80	Indicative Dwelling Range	5-6
Phasing			
0-5 years	6-10 years	11-15 years	x 16+ years
Conclusion			
The site is deemed suitable for residential development. Any development of the site would need to take account of the site's location in GSPZ1. The site is both available and achievable. The site is deemed to be developable.			
Suitable	Yes	Available	Yes
		Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
P38	Garages at Whitfield Way	Mill End	0.09
			
Site Description			
<p>The site is comprised of brownfield land and is located in Mill End. The site is comprised of two rows of garages, which are accessed from Whitfield Way. To the north of the site there is agricultural land, with residential properties in all other directions.</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 not in the Green Belt. • Historic Environment: There are no Heritage Assets in the vicinity of the site. The site is not within a Conservation Area. 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. • Access: The site is accessed from Whitfield Way. 	
Potential Environmental Impacts:		<ul style="list-style-type: none"> • The site was not assessed at part of the Landscape Sensitivity assessment. 	
<ul style="list-style-type: none"> • Landscape Character 			

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

<ul style="list-style-type: none"> • 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"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End. 			
Availability (ownership/legal issues)			
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.			
Achievability			
No issues regarding the viability in developing the site have been identified.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	50-80	Indicative Dwelling Range	5-7
Phasing			
0-5 years	6-10 years	11-15 years	x 16+ years
Conclusion			
The site is deemed suitable for residential development. Any development of the site would need to take account of the site's location in GSPZ1. The site is both available and achievable. The site is deemed to be developable.			
Suitable	Yes	Available	Yes
		Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
P39	The Queens Drive Garages, Mill End	Mill End	0.11
Site Description			
<p>The site is comprised of previously developed brownfield land and is located in Mill End. The site is comprised of three rows of garages and hardstanding. To the north of the site there is woodland, with the M25 beyond this. To the east and east, the site is adjacent to residential gardens and properties and to the south is the access point to the site, from The Queens Drive.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>The application is has permission for redevelopment into three linked two-storey buildings consisting of 6 flats for temporary accommodation (18//0322/FUL).</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 not in the Green Belt. Historic Environment: The site does not contain any heritage assets and is not in a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Access: The site is accessed from The Queens Drive. 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

	<ul style="list-style-type: none"> • Noise: Noise issues caused by the site's proximity to the M25 and the railway line may have an impact on the site and its future occupiers. • Air Quality: Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. 				
Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 	<ul style="list-style-type: none"> • None identified. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End. 					
Availability (ownership/legal issues)					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the first five years of the Plan period.					
Achievability					
No viability issues have been identified.					
Potential Density					
Landowner Proposed DPH	55	Landowner Proposed Dwelling Range	6		
Indicative DPH	55-70	Indicative Dwelling Range	6-8		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The site is deemed suitable for residential development. The site is both available and achievable. The site is deemed to be developable.					
Suitable	Yes	Available	Yes	Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
RW31	Garden land off Uxbridge Road	Mill End	0.17
Site Description			
<p>The site is comprised of greenfield land and is located in Mill End. The site is in use as garden land, with vegetation and trees to the north of the site and along the southern and western boundaries. The south of the site is bounded by Uxbridge Road and by Springwell Avenue allotments to the north. The western boundary is adjacent to a residential property and garden. To the immediate east of the site, there is an area of hardstanding which provides access to private garages located within the rear gardens of residential properties along Grove Road.</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 not in the Green Belt. Historic Environment: To the south-east of the site, on the opposite side of Uxbridge Road, is a Grade II Listed Building (The Whip and Collar Public House). The Heritage Impact Assessment states that 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. Surface Water Flood Risk: The north of the site is at high risk of surface water flooding (13% of the site area). At low risk of surface water flooding, the extent of the flood risk area increases (incorporating 66% of the site area) and forms a flow path at the north-eastern corner of the site. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings 		

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

	<p>with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</p> <ul style="list-style-type: none"> • Access: There is no existing vehicular access to the site. Adjacent to the east of the site, there is an access from Uxbridge Road to the hardstanding area which serves garages to the east of the site. A shared access to these garages and any development on the site or a direct access from Uxbridge Road to the site could be provided. 				
<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 assessed the site as having low sensitivity to built development. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Mill End. 					
Availability (ownership/legal issues)					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
Achievability					
No issues regarding the viability in developing the site have been identified					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range			
Indicative DPH	50-80	Indicative Dwelling Range		9-14	
Phasing					
0-5 years		6-10 years		11-15 years	x 16+ years
Conclusion					
The site is deemed suitable for residential development subject to appropriate mitigation measures to address surface water flooding on the site. Any development of the site would need to take account of heritage considerations. The site is both available and achievable. The site is deemed to be developable.					
Suitable	Yes	Available	Yes	Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

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

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

<ul style="list-style-type: none"> • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • GSPZ: The site is wholly within GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. • Contamination: The Environment Agency have highlighted that railway land may present a potential previous polluting use. • Noise: Noise and vibrations caused by the use of the station may have an impact on the site and its future occupiers. 		
<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 (this assessment includes land to the east – Site CFS40). • TPO: There are protected trees within the northern section of the western parcel (TPO318). 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> • Public right of ways run along the northern and southern boundaries of the eastern parcel. • HCC Highways recognise that the site is within walking/cycling distance of central Rickmansworth, although congestion on the A412 may discourage walking/cycling which forms the most direct route to the station. HCC Highways also recognise good bus service provision and state that the site is situated in a potentially highly sustainable location in transport terms. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth. 			
<p>Availability (ownership/legal issues)</p>			
<p>The site is in single ownership and the site is being promoted by the landowner.</p>			
<p>Achievability</p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p>Potential Density</p>			
Landowner Proposed DPH	90	Landowner Proposed Dwelling Range	163
Indicative DPH	47-75	Indicative Dwelling Range	86-138
<p>Phasing</p>			
0-5 years	6-10 years	x 11-15 years	x 16+ years
<p>Conclusion</p>			
<p>The site is deemed suitable for residential development. Further work should be undertaken in relation to the site's location in GSPZ1 as well as possible previous polluting uses. Noise and vibrations caused by the use of the railway line should be addressed through mitigation measures. Any development of the site would need to take account of the presence of protected trees within the site. The site is both available and achievable. The site is deemed to be developable.</p>			
Suitable	Yes	Available	Yes Achievable Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
H17	Police Station, Rectory Road	Rickmansworth	0.29
<p>The map shows the site location in Rickmansworth. Key features include Rectory Road, Ebury Roundabout (Ebury Rbt), and surrounding streets such as Cedars Avenue, Wensum Way, and Nightingale Road. The site is outlined in red. A scale bar indicates 0 to 150 meters. The map also shows a subway station, car parks, and allotment gardens (Allot Gdns). A drainage system is also visible.</p>			
Site Description			
<p>The site is comprised of previously developed land and is located in Rickmansworth. The site was formerly in use as a police station, although the site is now vacant and former buildings have been demolished. Adjacent to the north of the site is Rickmansworth Fire Station whilst immediately to the south is Rectory Road and the Ebury roundabout. The site's western boundary is adjacent to the residential gardens of properties along Nightingale Road.</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>In 2013 there was an application for the construction of a discount food store (13/2077/FUL), which was refused.</p>			
Suitability			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 	<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: The site's western boundary is adjacent to Nightingale Road Conservation Area and the Rickmansworth Town Conservation Area is located to the east of the site. A heritage impact assessment would be required as part of any proposals. 		
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: There are two surface water flow paths across the site, at the east and west of the site. adjacent to the western-central boundary there is a concentrated area at high risk of surface water flooding. Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface across the majority of the site. 		

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

<ul style="list-style-type: none"> Noise Air Quality 	<ul style="list-style-type: none"> GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Access: The site can be accessed from Rectory Road. 		
<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"> This site was not assessed as part of the Landscape Sensitivity Assessment. 		
<p>Further Constraints/Considerations:</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 in the Principal Town of Rickmansworth. 			
<p>Availability (ownership/legal issues)</p>			
<p>The site was promoted to the previous Local Plan and is in single ownership.</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>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	70-95	Indicative Dwelling Range	20-28
<p>Phasing</p>			
0-5 years	6-10 years	x 11-15 years	16+ years
<p>Conclusion</p>			
<p>The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is available and achievable and is deemed to be developable.</p>			
Suitable	Yes	Available	Yes
Achievable	Yes	Suitable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
H18	Royal British Legion, Ebury Road	Rickmansworth	0.08
<p>Site Description</p> <p>The site is comprised of previously developed land and is located in Rickmansworth. The site contains one building which is in use as the Royal British Legion hall. There is a small area of hardstanding to the north of the site. Adjacent to the east of the site is a car park, whilst to the west there is a road leading to a servicing and parking area serving properties and retail/service units on the High Street. There is residential development to the south.</p>			
<p>Use(s) Proposed</p>		<p>Residential</p>	
<p>Planning History</p> <p>The site is an existing housing allocation in the Site Allocations LDD (adopted 2014) with an indicative dwelling capacity of 5 dwellings.</p>			
<p>Suitability</p>			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: The site is located in the Rickmansworth Town Conservation Area, with several Locally Listed Buildings and a Grade II Listed Building (133, 133a and 133b High Street) located in close vicinity to the site. A heritage impact assessment would be required as part of any proposals. 	
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Groundwater Flood Risk: Groundwater levels are either at or very near (within 0.025m of) the ground surface. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

	<p>the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</p> <ul style="list-style-type: none"> • Access: The site is accessed from Ebury Road. 		
<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"> • This site was not assessed as part of the Landscape Sensitivity Assessment. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • The site is on the Brownfield Land Register (2019). • Settlement Hierarchy (Core Strategy, 2011): The site is located in the Principal Town of Rickmansworth. 			
Availability (ownership/legal issues)			
The site is in single ownership.			
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	60-90	Indicative Dwelling Range	5-7
Phasing			
0-5 years	6-10 years	x	11-15 years
			16+ years
Conclusion			
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is available and achievable and is deemed to be developable.			
Suitable	Yes	Available	Yes
		Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
H22	Depot, Stockers Farm Road	Rickmansworth	0.8
Site Description			
<p>The site is comprised of previously developed land and is located in Rickmansworth. The site is in use as an Affinity Water depot. To the north and east of the site there is an agricultural field, with a primary school to the south and a pumping station to the south-west. There is residential development to the east. The site is accessed from Stockers Farm Road, which leads on from Harefield Road.</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 60 dwellings.</p>			
Suitability			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: Stockers Lock and Farm Conservation Area is located to the west, containing several Grade II Listed Buildings. A heritage impact assessment would be required as part of any proposals. 	
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The majority of the site is in Flood Zone 1, with a small area at the south-western corner of the site in Flood Zone 2. The northern and part of the western and eastern boundaries are adjacent to Flood Zone 3a. Surface Water Flood Risk: The majority of the site, at the south and north-west, ranges from low to medium risk of surface water flooding. A small area in the southern-central area is at high risk of surface water flooding. Groundwater Flood Risk: Groundwater levels are between 0.5m and 5m below the ground surface. GSPZ: The site is in GSPZ 2. 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

	<ul style="list-style-type: none"> • Access: The site has an existing access from Stockers Farm 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 site was not assessed as part of the Landscape Sensitivity Assessment. • Local Wildlife Site: The western part of the (measuring approximately 0.2ha) is located in a Local Wildlife Site (Stockers Farm Meadow). The Local Wildlife Site is also adjacent to the northern and eastern boundaries. 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • The site is on the Brownfield Land Register (2019). • A public right of way runs through the south-western part of the site. • Settlement Hierarchy (Core Strategy, 2011): The site is located partially within and partially adjacent to the Principal Town of Rickmansworth. 					
Availability (ownership/legal issues)					
The site is in single ownership and was promoted by the landowner to the previous Local Plan. The promoter of the site anticipates delivery of the site between 2022 and 2026.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	100	Indicative Dwelling Range	60		
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is available and achievable and is deemed to be deliverable.					
Suitable	Yes	Available	Yes	Achievable	Yes


Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
MC11	Garages to rear of Longcroft Road	Maple Cross	0.06
Site Description			
<p>The site is comprised of previously developed land and is located in Maple Cross. The site contains two rows of garages and is accessed from Longcroft Road. Adjacent to the west of the access road is an electricity sub-station, with a residential bungalow beyond this. There is a residential property adjacent to the west of the site. To the north of the site is Beechen Wood and to the south, east and west are residential properties/gardens.</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 not in the Green Belt. Historic Environment: The site does not contain any Heritage Assets and the site is not within a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. Access: The site is accessed from Longcroft Road. 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Potential Environmental Impacts: <ul style="list-style-type: none"> • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 		<ul style="list-style-type: none"> • The site was not assessed as part of the Landscape Sensitivity Assessment. 	
Further Constraints/Considerations: <ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Maple Cross. 			
Availability (ownership/legal issues)			
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.			
Achievability			
No issues regarding the viability in developing the site have been identified			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	80	Indicative Dwelling Range	5
Phasing			
0-5 years	6-10 years	11-15 years	x 16+ years
Conclusion			
The site is deemed suitable for residential development. Any development of the site would need to take account of the site's location in GSPZ1. The site is both available and achievable. The site is deemed to be developable.			
Suitable	Yes	Available	Yes
		Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
CFS20	Land at Croxley Station, Watford Road	Croxley Green	2.3
			
Site Description			
<p>The site comprises of previously developed (brownfield) urban land and is included on the Brownfield Land Register. The site is currently in use as Croxley station and car park, with adjoining land and a timber yard to the rear of the station also included in the site boundary. The site boundary includes the railway line. Residential development surrounds the site and there are two shopping parades in close proximity, to the immediate south and west.</p> <p>The southern area of the site is an existing housing allocation (Site H(13): Croxley Station Car Park and Timber Yard).</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 not located in the Green Belt. Historic Environment: Croxley Railway Station is a Locally Listed Building. There are no heritage assets in the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: There is a small area at the north of the site at risk of surface water flooding. Ponding along the embankment also occurs during rainfall events, with a return period of 1 in 100 and 1 in 1,000 years. Groundwater flooding: Groundwater levels are between 0.5m and 5m below the ground surface during a 1 in 100-year groundwater flood event. Surface manifestation of groundwater is unlikely. GSPZ: The site is wholly within GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

	<p>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</p> <ul style="list-style-type: none"> • Access: Access could be provided from Watford Road. • Noise: Noise and vibrations caused by the use of the station 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 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. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green. 					
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 highlighted potential issues regarding the viability of the site dependent on the Council's car parking requirements.					
Potential Density					
Landowner Proposed DPH	60-80	Landowner Proposed Dwelling Range	140-185		
Indicative DPH	60-80	Indicative Dwelling Range	140-185		
Phasing					
0-5 years		6-10 years	x	11-15 years	x
Conclusion					
The site is comprised of previously developed land and is located in a highly sustainable location. The site is deemed suitable for residential development, subject to mitigation measures to address the risk of flooding from various sources within the site. Further work should also be undertaken in relation to the site's location in GSPZ1. Noise and vibrations caused by the use of the railway line should be addressed through mitigation measures. The site is both available and achievable. The site is deemed to be developable.					
Suitable	Yes	Available	Yes	Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
CG16	Garages off of Owen's Way	Croxley Green	0.09
Site Description			
<p>The site is comprised of previously developed land and is located in Croxley Green. The site contains several garages and is accessed from Owens Way. The site is surrounded by residential properties and gardens in all directions.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There is no relevant planning history on the site.</p>			
Suitability			
<p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. 	
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is within Flood Zone 1. Surface Water Flood Risk: The entirety of the access road is at low risk of surface water flooding; areas at the centre are at medium risk and areas to the north of the access road are at high risk of surface water flooding. The remainder of the site which comprises of the garages is at negligible risk of surface water flooding. Access: Existing access to the site is from Owens Way, however the access route is narrow (approximately 4m in width) and is adjacent to residential properties on both sides. Improvements would likely be required. 	
<p>Potential Environmental Impacts:</p> <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site 		<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

<ul style="list-style-type: none"> • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 					
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green. 					
Availability (ownership/legal issues)					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
Achievability					
No issues regarding the viability in developing the site have been identified.					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	50-70	Indicative Dwelling Range	5-7		
Phasing					
0-5 years	x	6-10 years	11-15 years	x	16+ years
Conclusion					
The site is deemed suitable for residential development, subject to mitigation to address the risk of surface water flooding on the site and appropriate access being provided. The site is both available and achievable. The site is deemed to be developable.					
Suitable	Yes	Available	Yes	Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
CG47	Garages off Grove Crescent	Croxley Green	0.26
Site Description			
<p>The site is comprised of previously developed land and is located in Croxley Green. The site contains 52 garages and hardstanding, as well as four parking bays at the northern corner of the site. The site is located to the rear of a flatted development on Grove Crescent, with residential development in all directions and Baldwins Lane recreation ground and local shopping parade further south. Access to the site is from Grove 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 Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: The access road at the south of the site ranges from medium high risk of surface water flooding. The area at low risk of flooding extends into a flow path which reaches the highway in Grove Crescent. Access: There are two existing vehicular access points from Grove Crescent 	
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) 		<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

<ul style="list-style-type: none"> Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 					
Further Constraints/Considerations:					
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green. 					
Availability (ownership/legal issues)					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
Achievability					
No issues regarding the viability in developing the site have been identified.					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A		
Indicative DPH	50-95	Indicative Dwelling Range	13-25		
Phasing					
0-5 years		6-10 years		11-15 years	x 16+ years
Conclusion					
The site is deemed suitable for residential development, subject to mitigation to address the risk of surface water flooding on the site. The site is both available and achievable. The site is deemed to be developable.					
Suitable	Yes	Available	Yes	Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
CG65	British Red Cross, Community Way	Croxley Green	0.06
Site Description			
<p>The site is comprised of previously developed land and is located in Croxley Green. The site is in use as the British Red Cross Building and ancillary car park, which is accessed from Community Way. The site's southern boundary is adjacent to Croxley Green Library whilst to the east there is residential development along Community Way. To the north-west is Barton Way allotments and the Community Way public car park.</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 not in the Green Belt. Historic Environment: There are no heritage assets within the site; Dickinson Square Conservation Area is located to the south of the site, although this is beyond development on New Road. A detailed heritage impact 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 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 has negligible risk of surface water flooding, there is a small parcel to the north-west corner at a low risk of surface water flooding. Access: The site is accessed from Community Way, which leads from Barton Way. 	
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) 		<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

<ul style="list-style-type: none"> Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 			
Further Constraints/Considerations:			
<ul style="list-style-type: none"> There is a public right of way adjacent to the northern boundary of the site (along Community Way). The British Red Cross Building is a nominated Asset of Community Value. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green. 			
Availability (ownership/legal issues)			
The site is in the single ownership of Three Rivers District Council but is subject to a leasehold agreement until 2030. The leaseholder is entitled to renew the leasehold agreement, if sought. The site is anticipated for development in the later stage of the Plan period.			
Achievability			
No issues regarding the viability in developing the site have been identified.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	80-100	Indicative Dwelling Range	5-6
Phasing			
0-5 years	6-10 years	11-15 years	x 16+ years
Conclusion			
The site is deemed suitable for residential development subject to appropriate mitigation measures to address surface water flooding on the site. Any development of the site would need to take account of heritage considerations. The site is both available and achievable. The site is deemed to be developable.			
Suitable	Yes	Available	Yes
Achievable	Yes	Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
H9	33 Baldwins Lane	Croxley Green	0.9
Site Description			
<p>The site is comprised of previously developed land and is located in Croxley Green. The site is in use as car sales centre, build a building to the east and south of the site. The northern boundary is formed by Baldwins Lane whilst the southern boundary is adjacent to residential gardens. The west of the site is adjacent to a woodland and vegetation which acts as a buffer to the railway line, whilst to the east the site is adjacent to a car park serving the Harvester restaurant. Further to the north-west is the site of Croxley Danes secondary school which is under construction, with residential development beyond this, as well as further to the south of the site.</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 10 dwellings.</p> <p>In 2008 there was an application for the redevelopment of the site into 14 residential units (08/1557/FUL); the application 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 not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: Along the northern boundary, risk of surface water flooding ranges from low to medium, with high risk along Baldwins Lane to the north of the site. Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface. 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

<ul style="list-style-type: none"> • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. • Access: The site has an existing access from Baldwins Lane. • Noise: Noise and vibrations caused by the use of the railway lien to the west 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"> • This site was not assessed as part of the Landscape Sensitivity Assessment. 						
<p>Further Constraints/Considerations:</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 in the Key Centre of Croxley Green. 							
<p>Availability (ownership/legal issues)</p>							
<p>The site is in single ownership and was promoted by the landowner to the previous Local Plan. The landowner has stated that the site will be delivered in the new Local Plan period.</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>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	50-80	Indicative Dwelling Range	45-72				
<p>Phasing</p>							
0-5 years	x	6-10 years	x	11-15 years	x	16+ years	
<p>Conclusion</p>							
<p>The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is both available and achievable. The site is deemed developable.</p>							
Suitable	Yes	Available	Yes	Achievable	Yes		

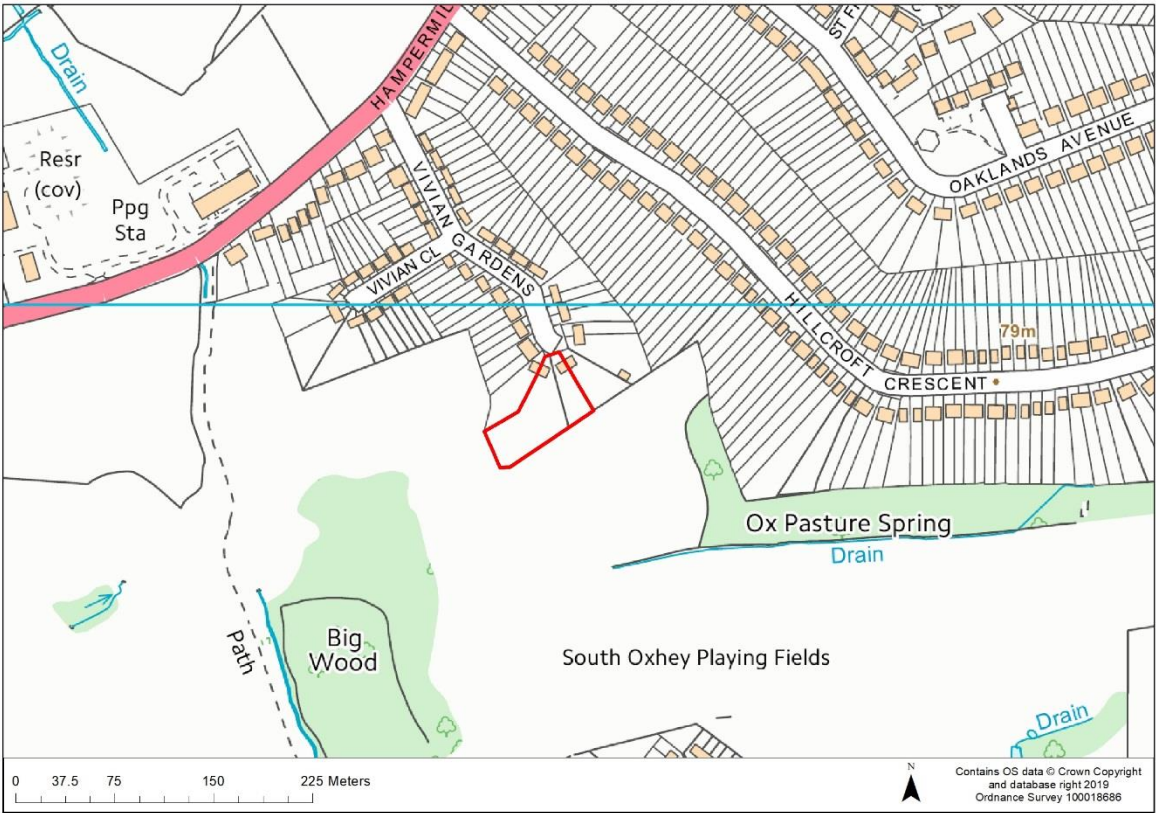
Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
H24	The Fairway, Green Lane	Oxhey Hall	0.35
Site Description			
<p>The site is comprised of previously developed land and is located in Oxhey Hall. The site is in use as a residential care home. There are residential dwellings located to the north, south west of the site, with open space to the east, on the opposite side of Green Lane. The site is accessed from Highlands.</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 25 dwellings.</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 not in the Green Belt. Historic Environment: Oxhey Hall Conservation Area is located to the north-west. A heritage impact 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 Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: There is a small area at medium risk of surface water flooding located at the north of the site. GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

	<p>be required at the pre-application stage to support any proposals on the site.</p> <ul style="list-style-type: none"> • Access: The site has an existing access from Highlands, leading on from Green 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"> • This site was not assessed as part of the Landscape Sensitivity Assessment. • TPO: There are protected trees adjacent to the northern boundary of the site (TPO170). 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • The site is on the Brownfield Land Register (2019). • Delivery of the site depends on an alternative mode of provision being made. • Settlement Hierarchy (Core Strategy, 2011): The site is located in the Secondary Centre of Oxhey Hall. 					
Availability (ownership/legal issues)					
The site is in single ownership and was promoted by the landowner to the previous Local Plan. The promoter of the site anticipates delivery of the site in 2020/21 and 2021/22.					
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	85-95		Indicative Dwelling Range	30-33	
Phasing					
0-5 years	x	6-10 years		11-15 years	
					16+ years
Conclusion					
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is both available and achievable and is deemed to be deliverable.					
Suitable	Yes	Available	Yes	Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
PCS16	Vivian Gardens, Oxhey Hall	Oxhey Hall	0.33
			
Site Description			
<p>The site is comprised of greenfield and a small portion of previously developed (brownfield) land, currently comprises of two neighbouring gardens on the southern edge of Vivian Gardens. Two residential properties (nos. 44 and 46) are located in the site boundary, to the north. The southern boundary is defined by mature vegetation, bordering South Oxhey Playing Fields. Access to the existing dwellings is from Vivian Gardens.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There were two planning applications on the site (02/00112/OUT and 06/0490/FUL) for 6 dwellings and 9 dwellings respectively; both were refused. The two application related to only part of the development site as the applications were for the redevelopment of nos. 44 and 42.</p> <p>An application (19/1961/FUL) was submitted for the erection of 6 semi-detached dwellings in October 2019. This related to the rear gardens of nos. 44 and 46 but excluded the existing dwellings. The application was refused and is currently subject to an appeal, which is pending determination at the time of writing.</p>			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • Green Belt: The site is not located in the Green Belt. • Historic Environment: There are no Heritage Assets within the site. The site lies immediately to the south of the Oxhey Conservation Area. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. A detailed heritage impact assessment may be required if any design proposals are considered to have a potential impact on the Conservation Area. 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is within Flood Zone 1. • GSPZ: The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings 	
<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 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<p>with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</p>				
<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 low sensitivity to built development. TPO: The site has protected trees to the north-west and south-west (TPO677). 				
Further Constraints/Considerations:					
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Oxhey Hall. 					
Availability (ownership/legal issues)					
The site has two landowners. A prospective owner has an option agreement on both parts of the land.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	N/A		Landowner Proposed Dwelling Range	N/A	
Indicative DPH	20-30		Indicative Dwelling Range	6-9	
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The site is within the urban area and within a higher tier settlement. The site is not within the Green Belt and it is a priority to direct development to land that is not designated as Green Belt, where appropriate. The site is deemed suitable although any development should address the presence of protected trees on the site. Consideration should be given to the site's location in GSPZ1. The site is both available and achievable.					
Suitable	Yes	Available	Yes	Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
AS13	Garages at Blackford Road	South Oxhey	0.1
Site Description			
<p>The site is comprised of previously developed land and is located in South Oxhey. The site contains several garages. The site is surrounded by residential properties along all of its boundaries. The site is accessed from Blackford Road.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
Suitability			
Policy Constraints: <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB 		<ul style="list-style-type: none"> Green Belt: The site is not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: The north of the site is at high risk of surface water flooding (10% of the site area). There is an area of ponding which spreads to the north-east and south-west of the site, ranging from medium to high risk of surface water flooding; almost half the site is at low risk of surface water flooding. Access: The site is accessed from Blackford Road. HCC consider that due to possible constraints, details around width for vehicle access must be understood fully before the site is considered further 	
Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) 		<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

<ul style="list-style-type: none"> • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree 					
Further Constraints/Considerations:					
<ul style="list-style-type: none"> • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of South Oxhey. 					
Availability (ownership/legal issues)					
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.					
Achievability					
No issues regarding the viability in developing the site have been identified.					
Potential Density					
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range		N/A	
Indicative DPH	50-80	Indicative Dwelling Range		5-8	
Phasing					
0-5 years	x	6-10 years	11-15 years	16+ years	
Conclusion					
The site is deemed suitable for residential development, subject to mitigation to address the risk of surface water flooding on the site. The site is both available and achievable. The site is deemed to be developable.					
Suitable	Yes	Available	Yes	Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
AS31	Garages at Woodhall Lane	South Oxhey	0.09
Site Description			
<p>The site is comprised of previously developed land and is located in South Oxhey. The site contains four sets of garages. The site is surrounded by residential properties in all directions, although there is an allotment to the immediate south of the site. To the immediate north of the site there is a pylon which runs above the site. There is a vehicular access to the site from Woodhall Lane. The access from Prestwick Road serves pedestrians only.</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 not in the Green Belt. Historic There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: The southern half of the site is at high risk of surface water flooding (51% of the site area). The extent of the flooding extends north covering the majority of the site, comprising medium and high risk of surface water flooding. Access: There is an existing vehicular access to the site from Woodhall Lane. The access from Prestwick Road serves pedestrians only. HCC state that "due to possible constraints, details around widths for vehicle access should be understood, including refuse collection/turning and servicing and emergency access/distances must be understood before the site is considered further" 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Potential Environmental Impacts: <ul style="list-style-type: none"> Landscape Character Air Quality (AQMA) Local Wildlife Site Local Nature Reserve SSSI Ancient Woodland Tree Preservation Order Ancient/Veteran Tree 		<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 	
Further Constraints/Considerations: <ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of South Oxhey. 			
Availability (ownership/legal issues)			
The site is in the single ownership of Three Rivers District Council. The site is anticipated for development in the later stage of the Plan period.			
Achievability			
No issues regarding the viability in developing the site have been identified.			
Potential Density			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	50-80	Indicative Dwelling Range	5-7
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
The site is deemed suitable for residential development, subject to mitigation to address the risk of surface water flooding on the site. The site is both available and achievable. The site is deemed to be developable.			
Suitable	Yes	Available	Yes
		Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
BR20	Northwick Day Centre, Northwick Road	South Oxhey	0.56
Site Description			
<p>The site is comprised of previously developed land and is located in South Oxhey. Buildings in the southern portion of the site are in use as Northwick Day Centre. To the north there is hardstanding in use for parking as well as a small area of amenity grassland. The north of the site is bordered by Northwick Road, from which the site is accessed. The site is bounded by residential development on along all other boundaries.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>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). Planning permission was granted for the remainder of the allocation in 2016 for 458 dwellings and the site is under construction.</p> <p>Site BR20, Northwick Day Centre, is not included in any permission for residential development. The Site Allocations LDD states that the Northwick Road Day Centre facility will be re-provided in the local area as part of any development.</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 not in the Green Belt. Historic Environment: There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area. 	
Physical Constraints: <ul style="list-style-type: none"> Access Flood Zone Surface Water Flooding Groundwater Flooding Groundwater Source Protection Zone (GSPZ) 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Surface Water Flood Risk: Along the southern boundary, there is low-medium risk of surface water flooding. Northwick Road, to the north of the site, is also at risk of surface water flooding (ranging from low to high risk). Access: The site is accessed from Northwick Road. 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

<ul style="list-style-type: none"> 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"> TPO: There are protected trees to the north-east and south-west of the site (TPO178). 	
Further Constraints/Considerations:			
<ul style="list-style-type: none"> As stated in the allocation of H(29), Northwick Road Day Centre facility will be re-provided in the local area as part of any development. Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of South Oxhey. 			
Availability (ownership/legal issues)			
The site is in single ownership and the landowner has confirmed that the site is available.			
Achievability			
No viability issues have been identified.			
Potential Density			
Landowner Proposed DPH		Landowner Proposed Dwelling Range	
Indicative DPH	71-98	Indicative Dwelling Range	40-55
Phasing			
0-5 years	x	6-10 years	11-15 years
			16+ years
Conclusion			
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is both available and achievable and is deemed to be deliverable.			
Suitable	Yes	Available	Yes
		Achievable	Yes

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

Site Ref	Address	Settlement	Site Area (ha)
CFS12	Keibell House and land to rear Delta Gain, Carpenders Park	Carpenders Park	0.9
Site Description			
<p>The site is located in the settlement of Carpenders Park. The majority of the site constitutes previously developed (brownfield) land. The brownfield portion of the site is an existing allocated employment (Site E(c): Carpenders Park West/Delta Gain) and is in use as offices (1860sqm). The northern section of the site is comprised of greenfield land. Carpenders Park rail station is located immediately to the west of the site, with Delta Gain shopping parade located to the south-east of the site and residential development surrounding the rest of the site.</p>			
Use(s) Proposed		Mixed use (residential and business), residential	
Planning History			
<p>An application in 2010 for the change of use of employment land and the new development of 31 flats was granted approval (10/1425/FUL); this permission was not implemented and has lapsed. There were two further planning applications on the site for a mixed use scheme, including the demolition of office buildings and a residential unit; the application proposing 60 residential units was refused (11/0392/FUL) and the application proposing 76 residential units was withdrawn (11/0391/FUL).</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 not located in the Green Belt. Historic Environment: 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) 		<ul style="list-style-type: none"> Flood Zone: 91% of the site is in Flood Zone 2, with a minor portion of the site to the north (3%) in Flood Zone 3b. The area in Flood Zone 3b is in the greenfield area of the site. A The Hartsbourne Stream, a Main River, flows diagonally through the centre of the site, and is culverted in sections, with the outlet located within the north of the site. Development would not be permitted in the area of the site that is located in Flood Zone 3b and an appropriate development buffer would be required. 	

Appendix 3 – SHELAA Forms – Urban Brownfield Sites

<ul style="list-style-type: none"> Contamination Noise Air Quality 	<ul style="list-style-type: none"> Surface Water Flood Risk: The vast majority of the site is at risk of surface water flooding, which coincides with the area covered by fluvial flood risk. Groundwater Flood Risk: A large proportion of the site has groundwater levels which are very near the ground surface (within 0.025m of the surface). Access: Access from Delta Gain currently exists. HCC Highways state that suitable access arrangements are achievable. Noise: The site is adjacent to Carpenders Park rail station. Noise and vibrations caused by the use of Carpenders Park train station 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 low sensitivity to built development. 					
<p>Further Constraints/Considerations:</p>						
<ul style="list-style-type: none"> It is proposed that the development of the site would provide an opportunity to improve access and pedestrian and cycle connectivity to Carpenders Park rail station. A public right of way runs along the northern boundary of the site. HCC Highways state that the site is in a potentially highly sustainable location in transport terms. The site's location allows direct access to sustainable transport links and that direct access arrangements are achievable. Settlement Hierarchy (Core Strategy, 2011): The site is located in the Secondary Centre of Carpenders Park. 						
<p>Availability (ownership/legal issues)</p>						
<p>The site is in multiple ownerships and 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>						
Landowner Proposed DPH	30-166	Landowner Proposed Dwelling Range	86-150			
Indicative DPH	50-100	Indicative Dwelling Range	45-90			
<p>Phasing</p>						
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. The site is subject to varied levels of risk of fluvial, surface water and groundwater flooding; any proposals would need to satisfactorily address this and provide suitable mitigation. Development would not be permitted in Flood Zone 3b. The site is both available and achievable. The site is deemed to be developable.</p>						
<p>The site is considered suitable for purely residential development due to its sustainable location and this being the predominant use in the surrounding area. A mixed use is also considered to be suitable. Potential indicative density is based on a wholly residential scheme.</p>						
Suitable	Yes	Available	Yes	Achievable	Yes	