

## Appendix 2 – Sites Not Recommended for Consultation

Site Ref	Address	Settlement	Site Area (ha)
EOS4.0	Land adjacent to Bedmond Road & South of M25	Abbots Langley	10.18
<p>The map shows the site boundary in red, bounded by Bedmond Road to the west and the M25 motorway to the north. To the south and east are agricultural fields and woods, including Stowes Wood and Little Notley. Nearby features include Mansion House Farm, a covered reservoir, and the A4 road. A scale bar indicates 0 to 270 meters, and a north arrow is present. The map is credited to Ordnance Survey 100018686.</p>			
<b>Site Description</b>			
<p>The site is comprised of greenfield and is in agricultural use. The site is bounded by the M25 to the north and Bedmond Road to the west. The eastern and southern boundaries are adjacent to agricultural land. To the south of the site, there are buildings in storage and distribution use. Adjacent to the south-western corner is an existing housing allocation (H(2): Mansion House Farm), which is under construction for 17 dwellings (18/0223/FUL). There is a single-track road which leads from Bedmond Road and to the south of the site.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
<p>Land at the centre of the site has been subject to a planning application for the change of use of land to equestrian use and the erection of stable building (to accommodate 12 stables) , ménage and associated parking (19/1666/FUL); this was granted approval and is under construction. The application site measures approximately 0.5ha. Mansion House Farm is an existing housing allocation (H2) and is adjacent to the south-western corner of the site. The site is under construction into 17 dwellings (18/0223/FUL).</p>			
<b>Suitability</b>			
<b>Policy Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.</li> <li>• <b>Historic Environment:</b> There is a Grade II Listed Building located to the south-west of the site (Mansion House Farmhouse) and a Grade II* Listed Building to the east (Tithe Barn 20 metres north-east of Parsonage Farm). Several Locally Listed Buildings are located to the west and south-west of the site. The Heritage Impact Assessment states that development would have a minor adverse impact on the historic environment. Any application would need to be accompanied by a heritage impact statement and there should be early discussions with the conservation officer on layout and height of development.</li> </ul>	
<b>Physical Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> </ul>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>			

## Appendix 2 – Sites Not Recommended for Consultation

<ul style="list-style-type: none"> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li><b>Groundwater Flood Risk:</b> The majority of the site has groundwater levels at least 5m below the ground surface. The north-western part of the site has groundwater levels between 0.5m and 5m below the ground surface.</li> <li><b>Access:</b> The site is currently accessed from via a single-track road from Bedmond Road, to which improvements/widening could be achieved. HCC Highways have stated that technical access is likely to be achievable but that the site is in a poor location, with minimal interaction with the existing settlement and significant distances to services or amenity. HCC Highways also state that there should be an understanding to environmental health due to existing transport infrastructure, which is likely to represent a constraint to the site.</li> <li><b>Noise:</b> Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers</li> <li><b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers</li> </ul>								
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>The Landscape Sensitivity Assessment assessed the site as having medium-low sensitivity to built development.</li> </ul>								
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"> <li>An approximate 100m buffer would be required between the M25 and residential development. When applying a 100m buffer, the site area measures 7ha. When subtracting the area of the site which is under construction (relating to the 19/1666/FUL application), the developable area is reduced to 6.5ha.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.</li> </ul>									
<p><b>Availability (ownership/legal issues)</b></p> <p>The site is single ownership. Part of the site is under construction into a new stable building and ménage; this part of the site could be protected excluded from the developable area. The site has been promoted alongside land to south (Site CFS8d – Notley Farm), which is in the same ownership. Notley Farm (CFS8d) is located in close proximity to the south of the site but is not adjacent to the site boundary.</p>									
<p><b>Achievability</b></p> <p>No viability issues have been identified.</p>									
<p><b>Potential Density</b></p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>N/A</td> <td>Landowner Proposed Dwelling Range</td> <td>N/A</td> </tr> <tr> <td>Indicative DPH</td> <td>35-50 (10.18 site) 35-50 (6.5ha site)</td> <td>Indicative Dwelling Range</td> <td>356-509 228-325</td> </tr> </table>		Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH	35-50 (10.18 site) 35-50 (6.5ha site)	Indicative Dwelling Range	356-509 228-325
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A						
Indicative DPH	35-50 (10.18 site) 35-50 (6.5ha site)	Indicative Dwelling Range	356-509 228-325						
<p><b>Phasing</b></p> <table border="1"> <tr> <td>0-5 years</td> <td></td> <td>6-10 years</td> <td>x</td> <td>11-15 years</td> <td>x</td> <td>16+ years</td> <td></td> </tr> </table>		0-5 years		6-10 years	x	11-15 years	x	16+ years	
0-5 years		6-10 years	x	11-15 years	x	16+ years			
<p><b>Conclusion</b></p> <p>The site is deemed suitable for residential development. Any development should protect the area within the site that is undergoing a change of use to equestrian use (associated with the construction of stables, a ménage and associated parking). Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable. The site is deemed to be developable.</p>									
<table border="1"> <tr> <td><b>Suitable</b></td> <td>Yes</td> <td><b>Available</b></td> <td>Yes</td> <td><b>Achievable</b></td> <td>Yes</td> </tr> </table>	<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes			
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes				

## Appendix 2 – Sites Not Recommended for Consultation

Site Ref	Address	Settlement	Site Area (ha)
PCS21	Land at Love Lane	Abbots Langley	1.3
<b>Site Description</b>			
<p>The site is located to the north-east of Abbots Langley and is comprised of greenfield land. The site is in use as open grassland, with an underground covered reservoir to the north-east of the site. There is a mast adjacent to the south-eastern boundary. There is a narrow access road from Love Lane included within the boundary. The outer site boundaries of the site are formed by vegetation. The site wraps around an elevated area of greenspace that is separate from the site. Love Lane runs to the south of the site, which is also a public footpath. There are residential houses adjacent to the west of the site with a more substantial development to the south along Summerhouse Way. Abbots Langley High Street is located to the south-west. The M25 is close to the site and is situated to the north.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate.</li> <li><b>Historic Environment:</b> There are no heritage assets on the site. The site abuts the northern end of the Abbots Langley Conservation Area and immediately west lies Mansions House Farmhouse, a Grade II Listed Building. There are also several Locally Listed Buildings to the west of the site. The Heritage Impact Assessment states that the site's development a minor adverse impact on the heritage assets; a detailed heritage impact assessment and any necessary mitigation would be required early on in the design process.</li> <li><b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site</li> </ul>	

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

## Appendix 2 – Sites Not Recommended for Consultation

Site Ref	Address	Settlement	Site Area (ha)
CFS6	Land at Mansion House Equestrian Centre	Abbots Langley	2.8
<b>Site Description</b>			
<p>The site is comprised of greenfield land currently used as grazing land for horses and an equestrian centre. There is vegetation along all boundaries of the site. Access to the site could be provided from Bedmond Road. The equestrian centre is located to the east of the site and has approval for redevelopment into 17 dwellings (18/0223/FUL). The majority of the surrounding land is comprised of agricultural, open land farmland, with residential development to the south of the site.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
<p>There is no relevant planning history on Site CFS6. Mansion House Equestrian Centre, adjacent to the east of the site, has a planning permission for redevelopment into 17 units (18/0223/FUL) and is under construction.</p>			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate.</li> <li><b>Historic Environment:</b> Mansion House Farmhouse, a Grade II Listed Building, lies immediately to the west of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as development of the site would separate the heritage asset from its setting within the historic agrarian landscape. A detailed Heritage Impact Assessment and discussion with the Conservation Officer would be required at an early stage in the design process of any proposals on the site, in order to mitigate the impact on the heritage asset.</li> <li><b>Archaeology:</b> 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.</li> </ul>	
<b>Physical Constraints:</b>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> </ul>	

## Appendix 2 – Sites Not Recommended for Consultation

<ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Access:</b> Access could be provided from Bedmond Road, which would be via the adjacent Equestrian Centre which is under construction into 17 dwellings (18/0223/FUL). HCC Growth and Infrastructure state that an access strategy would need to be developed, and that HCC would only support development of the site if mitigation is discussed with the developer and transport consultant</li> </ul>								
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li> </ul>								
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"> <li>• A public right of way runs along the south of the site, from Love Lane. HCC consider that Public Right of Way No.29 should be recognised and protected.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.</li> </ul>									
<p><b>Availability (ownership/legal issues)</b></p> <p>The site is in joint ownership and the site is being promoted by the landowners.</p>									
<p><b>Achievability</b></p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p><b>Potential Density</b></p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>24</td> <td>Landowner Proposed Dwelling Range</td> <td>68</td> </tr> <tr> <td>Indicative DPH</td> <td>35-50</td> <td>Indicative Dwelling Range</td> <td>100-140</td> </tr> </table>		Landowner Proposed DPH	24	Landowner Proposed Dwelling Range	68	Indicative DPH	35-50	Indicative Dwelling Range	100-140
Landowner Proposed DPH	24	Landowner Proposed Dwelling Range	68						
Indicative DPH	35-50	Indicative Dwelling Range	100-140						
<p><b>Phasing</b></p> <table border="1"> <tr> <td>0-5 years</td> <td>x</td> <td>6-10 years</td> <td>x</td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>		0-5 years	x	6-10 years	x	11-15 years		16+ years	
0-5 years	x	6-10 years	x	11-15 years		16+ years			
<p><b>Conclusion</b></p> <p>The site is deemed suitable for residential development. Any development of the site would need to take account of public right of ways. Consideration of the impact on heritage assets and potential environmental impacts will also need to be taken as part of any future proposals. The site is deemed developable.</p>									
<table border="1"> <tr> <td><b>Suitable</b></td> <td>Yes</td> <td><b>Available</b></td> <td>Yes</td> <td><b>Achievable</b></td> <td>Yes</td> </tr> </table>	<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes			
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes				

## Appendix 2 – Sites Not Recommended for Consultation

Site Ref	Address	Settlement	Site Area (ha)
NSS18	Catlips Farm, Berry Lane	Chorleywood	21.8
<b>Site Description</b>			
<p>The site is located in Chorleywood, north of Shepherds Lane. The site is comprised mainly of agricultural greenfield land, as well as an area of woodland, part of Pheasant's Wood. There is an existing livery stables within the site. The site is bordered to the south by Shepherds Lane, and to the east by the M25. The north of the site is bordered by Pheasants Wood, with Berry Lane beyond. To the west there are further agricultural fields.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel CH3 (in which the site is located) as moderate-high.</li> <li><b>Historic Environment:</b> There are no heritage assets within the site boundary</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1</li> <li><b>Surface Water Flood Risk:</b> Most of the site is at negligible risk of surface water flooding. There are two small areas in the centre of the site at medium risk.</li> <li><b>Groundwater Flood Risk:</b> Groundwater levels of the site are at least 5m below the ground surface.</li> <li><b>GSPZ:</b> GSPZ3</li> <li><b>Access:</b> Main access to the site would be from Shepherds Lane, at the south of the site. Access may be possible from Berry Lane to the northwest. Shepherds Lane is a single track road with no footway, becoming a two lane road with a pavement to one side</li> </ul>	

## Appendix 2 – Sites Not Recommended for Consultation

	just before reaching the M25, which it crosses underneath. Berry Lane is a single track road with passing places.				
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li><b>Landscape Sensitivity Assessment TBD</b></li> <li><b>Local Wildlife Site:</b> The woodland area in the east of the site is part of a Local Wildlife Site, which extends to cover the woods north of the site boundary</li> <li><b>Open Space:</b> Pheasants Wood is designated Open Space, and a portion of the woodland is within the site boundary</li> </ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is outside of any defined settlement, and lies between Chorleywood and Mill End, which are defined as Key Centres in the Settlement Hierarchy.</li> <li>There is a Public Right of Way which runs along the east of the site, crossing over the M25 from The Queens Drive and passing through Pheasants Wood along the site boundary.</li> </ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and the site is being promoted by the landowner.					
<b>Achievability</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density</b>					
Landowner Proposed DPH	13.8	Landowner Proposed Dwelling Range	300		
Indicative DPH	13.8	Indicative Dwelling Range	300		
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	16+ years
<b>Conclusion</b>					
The site is within a parcel of Green Belt which is considered to be a risk of moderate-high harm if released. The site is washed over by the Green Belt and is not at the edge of a settlement as defined in the Settlement Hierarchy. The accesses to the site from both Shepherds Lane and Berry Lane are considered unsuitable for the level of development proposed.					
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes

## Appendix 2 – Sites Not Recommended for Consultation

Site Ref	Address	Settlement	Site Area (ha)
NSS20	Land adj. RES site, Egg Farm Lane	Kings Langley	7
<b>Site Description</b>			
<p>The site consists of open greenfield land which is in agricultural use, as well as a site occupied with building and car parking for RES. The site's northern and eastern boundaries are formed by Egg Farm Lane, the west by a tree buffer, and the south by the M25 motorway. There is a wind turbine located to the immediate south.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
23/0246/RSP – part retrospective application to convert existing agricultural land into recreation space for RES employees			
<b>Suitability</b>			
<b>Policy Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel KL3 (in which the site is located) as high.</li> <li>• <b>Historic Environment:</b> There are several Locally Listed Buildings within the site, associated with Ovaltine Egg Farm. Any future proposals should take this into account.</li> </ul>	
<b>Physical Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Groundwater Flood Risk:</b> Levels are between 0.025m and 5m below the ground surface.</li> <li>• <b>Access:</b> Access exists from Egg Farm Lane although this is a narrow road and improvements would likely be required</li> <li>• <b>Noise:</b> 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.</li> </ul>	
<b>Potential Environmental Impacts:</b>		<ul style="list-style-type: none"> <li>• <b>Local Wildlife Site:</b> There are Local Wildlife Sites (Numbers Farm Area) to the north and east of the site, though they are not within the site boundary.</li> </ul>	

## Appendix 2 – Sites Not Recommended for Consultation

<ul style="list-style-type: none"> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li><b>TPO:</b> The trees which form the western boundary of the site are protected under TPO727 (Kings Langley Station Car Park). There two further groups of trees at the northern edge of the site which are protected under TPO317.</li> <li>The site falls within the <b>Central River Valleys Landscape Area</b></li> </ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"> <li>A public right of way runs along the northern boundary of the site.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Secondary Centre of Kings Langley.</li> </ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and the site is being promoted by the landowner.					
<b>Achievability</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density</b>					
Landowner Proposed DPH	30-35	Landowner Proposed Dwelling Range	200-250		
Indicative DPH	50	Indicative Dwelling Range	350		
<b>Phasing</b>					
0-5 years	x	6-10 years	11-15 years	16+ years	
<b>Conclusion</b>					
The site is both available and achievable.					
The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as high. The site is not strategic in scale and it is therefore considered that it does not justify the high harm to the Green Belt in releasing the site. The site is therefore deemed unsuitable.					
The site is therefore not deemed to be developable.					
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes

## Appendix 2 – Sites Not Recommended for Consultation

Site Ref	Address	Settlement	Site Area (ha)
NSS21	Land between Adams House and Five Oaks, London Road	Batchworth	0.24
<b>Site Description</b>			
<p>The site consists of greenfield land between two residential properties, accessed from London Road. The site previously formed part of the gardens of Adams House and Five Oaks. The site is bordered to the south by London Road (A404), and to the north by Rickmansworth Golf Club. There is low-density development along London Road.</p>			
<b>Use(s) Proposed</b>		Residential (including self-build)	
<b>Planning History</b>			
<p><b>09/0183/FUL</b> – Erection of two storey dwelling, detached double garage with accommodation above, re-location of vehicular access, new gravel driveway and erection of close board fencing to frontage – <b>Refused</b> on 16<sup>th</sup> April 2009, appeal dismissed.</p>			
<b>Suitability</b>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel BW4 (in which the site is located) as moderate-high</li> <li>There are no heritage assets in the vicinity of the site</li> </ul>	
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Groundwater Source Protection Zone:</b> The site is within GSPZ2</li> <li><b>Access:</b> There is existing access from the site onto London Road</li> </ul>	

## Appendix 2 – Sites Not Recommended for Consultation

<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>		<ul style="list-style-type: none"> <li><b>Local Wildlife Site:</b> A Local Wildlife Site is directly adjacent to the northern boundary of the site</li> <li><b>TPO:</b> The whole site is covered by TPO607</li> <li>The site falls within the <b>South Herts Plateau Landscape Area</b></li> <li><b>Landscape Sensitivity TBD</b></li> </ul>	
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in Batchworth Park which is classified as an “Other Settlement” in the Settlement Hierarchy. The site is approximately 450m from the boundary of the Principal Town of Rickmansworth.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and the site is being promoted by the landowner.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	21	Landowner Proposed Dwelling Range	5
Indicative DPH	21	Indicative Dwelling Range	5
<b>Phasing</b>			
0-5 years	X	6-10 years	11-15 years
			16+ years
<b>Conclusion</b>			
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Harm to the Green Belt of releasing land on which the site is located is considered to be at least moderate-high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released.			
The site is not located in a sustainable location. It is therefore considered unsuitable for residential development.			
<b>Suitable</b>	No	<b>Available</b>	Yes
<b>Achievable</b>	Yes		

## Appendix 2 – Sites Not Recommended for Consultation

Site Ref	Address	Settlement	Site Area (ha)
NSS22	Lonsdale 19 Hyde Lane	Kings Langley	1.58
<b>Site Description</b>			
<p>The site currently consists of a detached dwelling, with an outbuilding which includes a gym, swimming pool, and snooker room plus 4 garages, as well as a large garden. The southern boundary is formed by Hyde Lane, which is a single-track road with no footpath. The northern and eastern boundaries are adjacent to open agricultural and greenfield land, and the western boundary is formed of a wide boundary of trees between the dwelling and the adjacent low density residential development along Hyde Lane.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
<p>12/0018/REF - Certificate of Lawfulness Proposed Development: Proposed erection of an outbuilding to accommodate a swimming pool with changing facilities, gym and games room, incidental to the enjoyment of the dwellinghouse – Allowed at Appeal</p>			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing parcel HH1, which borders the site to the north, as very high.</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site and the site is not within a Conservation Area.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Access:</b> There is existing driveway access to Hyde Lane. This is a single-track road with no pavement and improvements would likely be required.</li> <li><b>Landscape Sensitivity TBD</b></li> </ul>	

## Appendix 2 – Sites Not Recommended for Consultation

<ul style="list-style-type: none"> <li>Noise</li> <li>Air Quality</li> </ul>			
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>		<ul style="list-style-type: none"> <li><b>Local Wildlife Site:</b> The northeast corner of the site borders a Local Wildlife Site</li> <li><b>TPO:</b> There are several trees and groups of trees protected by TPO599, located within the west and south of the site</li> <li>The site falls within the <b>Central River Valleys Landscape Area</b></li> </ul>	
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> Part of the site is located within the Secondary Centre of Kings Langley.</li> <li>HCC Highways have also stated that a significant increase in traffic along Hyde Lane, which is expected from the site, would not be acceptable. It is therefore considered unsuitable for residential development.(stated in relation to EOS8.1, Land south of Hyde Lane)</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and the site is being promoted by the landowner.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	5.7	Landowner Proposed Dwelling Range	9
Indicative DPH	30-50	Indicative Dwelling Range	47-79
<b>Phasing</b>			
0-5 years	X	6-10 years	11-15 years 16+ years
<b>Conclusion</b>			
The site is located in the Green Belt. Harm to the Green Belt of releasing land on which the site is located is considered to be at least high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released.			
<b>Suitable</b>	No	<b>Available</b>	Yes
<b>Achievable</b>	Yes		