

## Appendix 1 – Sites Recommended for Consultation

Site Ref	Address	Settlement	Site Area (ha)
CFS26c	West of the Kings Langley Estate	Abbots Langley	25.5
<b>Site Description</b>			
<p>The site consists of open greenfield land which is in agricultural use. The site's western boundary is formed by a railway line whilst the southern boundary is formed by Egg Farm Lane. There is a wind turbine located to the immediate south. Further to the west, and adjacent to the north of the site, is residential development. Agricultural land is located to east.</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>• <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 high.</li> <li>• <b>Historic Environment:</b> There are also several Locally Listed Buildings at the south-western corner and in the centre of the site, associated with Numbers Farm and 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>Surface Water Flood Risk:</b> There is a surface water flow path, ranging from low to medium risk, running through the north of the site, which ponds at the north-west of the site. Another surface water flow path ranging from low-medium risk runs through the south of the site and ponds in the central-southern area.</li> <li>• <b>Groundwater Source Protection Zone :</b> Site is within or close to GSPZ1</li> <li>• Affinity Water state there is significant mains apparatus within the site</li> <li>• <b>Access:</b> Access exists from Egg Farm Lane although this is a narrow road and improvements would likely be required. Potential vehicular access is proposed from Toms Lane.</li> </ul>	

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	<ul style="list-style-type: none"> <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>• 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> There is a Local Wildlife Site (Numbers Farm Area) located in the central-northern area of the site.</li> <li>• <b>TPO:</b> There are protected trees to the south and east of the site as well as in the central-northern area of the site (TPO317).</li> <li>• <b>Chiltern Beechwoods SAC:</b> The site is within the Zone of Influence, further consultation with Natural England would be needed to determine the recreational impacts and any requirement for mitigation measures</li> </ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li>• A public right of way runs along part of the eastern and southern boundaries as well as through the site to the south-east and south-west.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Secondary Centre of Kings Langley.</li> <li>• Highways England state the site has a boundary with or close to the SRN; there will be an added level of requirements for Highways England which are likely to include issues regarding ground conditions, drainage, lighting, noise and vibration, in addition to cumulative traffic impacts.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and the site is being promoted by the landowner as part of a larger site (Site CFS26b).			
<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	30-40	Indicative Dwelling Range	765-1020
<b>Phasing</b>			
0-5 years		6-10 years	x
		11-15 years	x
		16+ years	
<b>Conclusion</b>			
<p>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 adjacent to the settlement of Kings Langley and it is considered that infrastructure provision and walking/cycling routes that would be required from a development of this scale would ensure integration with the adjacent settlement. The site is strategic in scale and its development would support a high level of infrastructure provision. It is considered that the strategic advantages of the site justify the high harm to the Green Belt in releasing the site.</p> <p>The site is therefore deemed suitable. Areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Any proposals should take account of the presence of the Local Wildlife Site, protected trees and public rights of way within the site. Any potential impacts on heritage assets and 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>			
<b>Suitable</b>	Yes	<b>Available</b>	Yes
<b>Achievable</b>	Yes	<b>Achievable</b>	Yes



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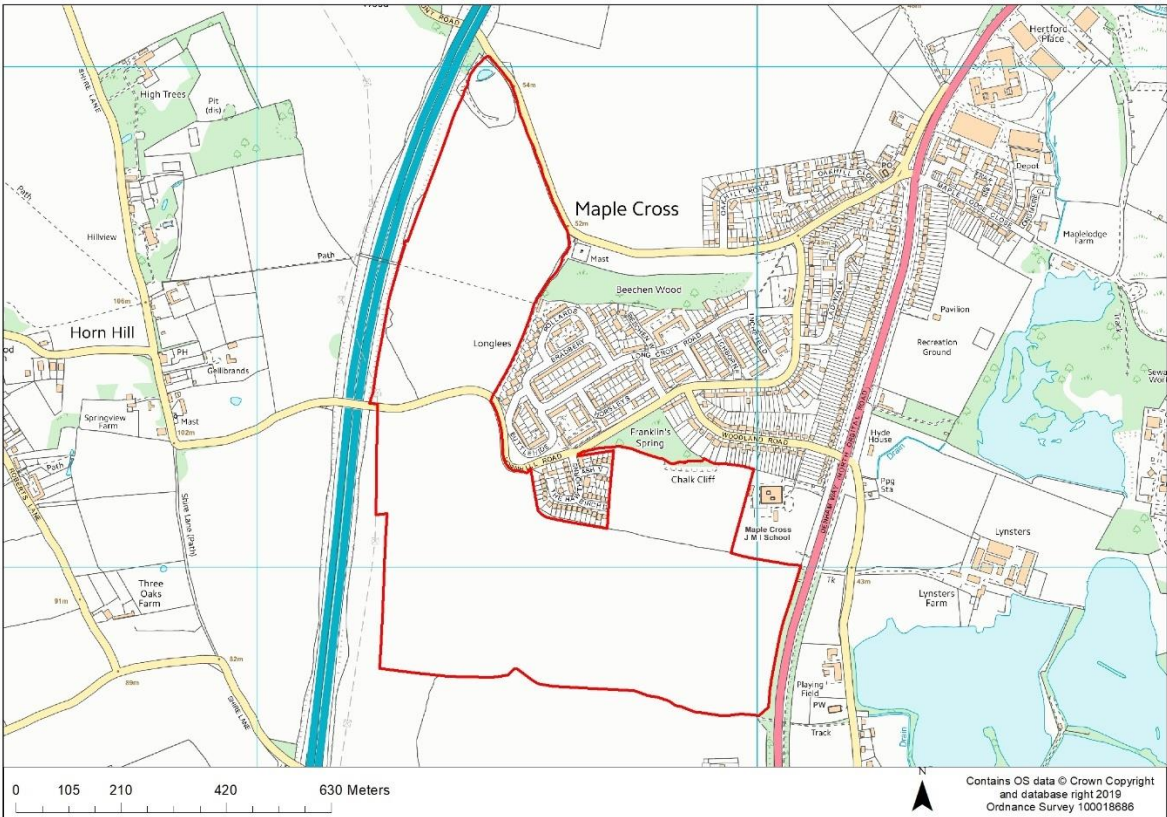
	<p>eastern corner of the site (Milestone about 35m west of no. 1 Home Farm Road). The Heritage Impact Assessment states that development would have a minor adverse impact on the historic environment. Any application would need to be accompanied by a heritage impact statement and there should be early discussions with the conservation officer on layout and height of development.</p>
<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>Surface Water Flood Risk:</b> There is low risk of surface water flooding along the southern boundary as well as scattered throughout the site, associated with the ponds located within the site.</li> <li>• <b>GSPZ:</b> Part of the site, to the north, 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.</li> <li>• <b>Access:</b> The site has an existing access from London Road.</li> <li>• <b>Contamination:</b> There is an area of historic landfill located to the north-west of the site (Juniper Hill, Site Ref: EAHL12364).</li> <li>• <b>Noise:</b> Is the site is located within a source of noise? – motorways, railway lines</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>• <b>TPO:</b> There are protected trees to the north of the site associated with The Grove woodland (TPO007). There are also protected trees adjacent to the north-western boundary (TPO394).</li> </ul>
<p><b>Further Constraints/Considerations:</b></p>	
<ul style="list-style-type: none"> <li>• A public right of way runs along the north-western boundary.</li> <li>• The Playing Pitch Strategy &amp; Action Plan (2019) recommends that Batchworth Park Golf Course should be retained and its quality sustained through appropriate maintenance.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The north of site is located at the edge of the Principal Town of Rickmansworth. The east of the site is at the edge of the Batchworth Park settlement which is classified as an “other settlement” in the Settlement Hierarchy.</li> </ul>	
<p><b>Availability (ownership/legal issues)</b></p>	
<p>The site is in four separate ownerships. The promoter of the site owns the majority of the site. The second landowner has promoted the land in their ownership separately (Site CFS59). Three Rivers District Council owns a proportion of the site (Sandlefield Spring and The Grove) and is not promoting these areas for development. The part of the site containing Batchworth Hill House is in a separate ownership to that of the promoter and this part of the site not been promoted by its landowner.</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>	

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Potential Density							
Landowner Proposed DPH		N/A		Landowner Proposed Dwelling Range		N/A	
Indicative DPH		11.2		Indicative Dwelling Range		618	
Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
<p>The PPS Strategy &amp; Action Plan, forming part of the Open Space, Sport and Recreation Study (2019), states that the current supply of golf facilities in Three Rivers can meet current and future demand; Batchworth Park Golf Course forms part of this supply. The Strategy and Action Plan recommends that Batchworth Park Golf Course should be retained and its quality sustained through appropriate maintenance. The draft Local Plan also seeks to protect existing sport and recreation facilities (including golf courses/facilities). It is therefore considered that the site's current use should be protected.</p> <p>The remainder of the site, which is not comprised of the golf course, is located is assessed as leading to moderate-high harm. The first area resulting in moderate-high harm consists of an area of greenfield land; please see the Site Assessment for Site CFS59 which has been promoted separately. The second area resulting in moderate-high harm is comprised of the club-house and car park as well as a residential dwelling (Batchworth Hill House); this area is considered to be undeliverable. The club-house and car park is ancillary to Batchworth Park Golf Course and is considered to be unsuitable as this use should be protected (as set out above). The area containing the residential dwelling has not been promoted for development and is considered to be unavailable. The area containing the residential dwelling is also washed over by the Green Belt and is not located at the edge of a higher tier settlement or inset village and subsequently is considered to be unsuitable.</p>							
<b>Suitable</b>	No	<b>Available</b>	Partially Y	<b>Achievable</b>	Yes		



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Site Ref	Address	Settlement	Site Area (ha)
EOS12.2	Land to the west and south of Maple Cross	Maple Cross	52.2
			
<b>Site Description</b>			
<p>The site is comprised of greenfield land, which is in use as open, agricultural land. The east of the site is bounded by trees and residential development associated with Maple Cross. The western boundary is in close proximity to the M25, with an area of greenspace abutting the western boundary and the M25 towards the south-west of the site. The northern boundary of the site runs along Chalfont Lane, with the north-eastern boundary abutting Franklin's Spring. To the immediate north-east of the site is Maple Cross JMI School and to the east is Denham Way, beyond a strip of trees. Hornhill Road runs directly through the site separating the site into two parcels of land (northern and southern parcels). The site is a combination of Site CFS34b and EOS12.0</p>			
<b>Use(s) Proposed</b>	Residential, education, community uses, retail, business		
<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>• <b>Green Belt:</b> The site is located in the Green Belt. The site is located in four parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the northern part of the site is located) was assessed as high. Harm to the Green Belt of releasing the parcel (in which the central part of the site is located, i.e. the land adjacent to north and south of Hornhill Road) was assessed as moderate. Harm to the Green Belt of releasing the parcel (in which the southern part of the site is located) was assessed as moderate-high. Harm to the Green Belt of releasing the parcel (in which the north-eastern parcel of the site, adjacent to Franklin's Spring, is located) was assessed as low-moderate.</li> <li>• <b>Historic Environment:</b> A Grade II Listed Building (The Church of St Thomas of Canterbury) lies to the immediate east of the site. The Heritage Impact Assessment states that development</li> </ul>	
<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>			

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	<p>of the whole land parcel would have a minor adverse impact on the historic environment, as there would be a change in the agrarian landscape by development. The Heritage Impact Assessment states that careful design has the potential to limit the harm, especially at the eastern side of the development. 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.</p> <ul style="list-style-type: none"> <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>
<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>Surface Water Flood Risk:</b> Within the southern part of the site, there is a surface water flow path running from the central eastern boundary (adjacent to Denham Way) towards the central-southern area of the site. This flow path is at low risk of surface water flooding (1 in 1000 year rainfall event). Against the eastern boundary and to the north-east of the site, there are small areas at high risk (1 in 30 year rainfall event). Close to the northern boundary, adjacent to Franklin's Spring, there is small area which ranges from medium-low risk of surface water flooding. The north-eastern boundary of the northern parcel is at low risk of surface water flooding along the north-eastern boundary.</li> <li>• <b>Groundwater Flood Risk:</b> The northern part of the northern parcel of the site has groundwater levels ranging from 0.5m and 5m. The centre of the site, adjacent to Hornhill Road and the south-western part of the southern parcel has groundwater levels at least 5m below the ground surface. The eastern and central areas of the southern parcel has groundwater levels between 0.5m and 5m of the surface. The south-eastern area of the southern parcel has groundwater levels between 0.025m and 0.5m below the ground surface.</li> <li>• <b>GSPZ:</b> The majority of 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. A small area at the north-eastern corner of the site is in GSPZ2.</li> <li>• <b>Access:</b> There is no existing access into the site. It is proposed that the site would be accessed from Denham Way, as the primary route leading to the northern part of the site. A secondary access could be provided from Hornhill Road and an emergency access is also proposed from the north of the northern parcel.</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>

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	<ul style="list-style-type: none"> <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>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 northern parcel of land was not assessed as part of the Landscape Sensitivity Assessment. The southern part of land was assessed; Landscape Sensitivity Assessment classifies the southern section of the site (CFS34a) as having medium-high sensitivity to built development. The northern section (CFS34) is classified as having medium-low sensitivity to built development.</li> <li>• <b>TPO:</b> There are protected trees within the site, adjacent to the north of Hornhill Road (TPO044).</li> </ul>						
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"> <li>• The southern parcel of land has a public right of way which runs along the northern boundary and through the site. The northern parcel of land has two public rights of ways, one of which runs through the centre of the site (Rickmansworth 009) and the other along the eastern boundary (Rickmansworth 008).</li> <li>• The HS2 safeguarding zone is adjacent to the western boundary of the southern parcel of land.</li> <li>• The site is strategic in scale and would provide supporting infrastructure. This includes: a primary education extension to Maple Cross JMI and Nursery School, parkland (including play space), a local centre including local shops, community facilities, a nursery and flexible commercial space, a 90-bed extra care home, improved bus stops and an extended bus route through the site as well as pedestrian and cycle routes.</li> <li>• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross.</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	29		Landowner Proposed Dwelling Range	1500			
Indicative DPH	29		Indicative Dwelling Range	1500			
<b>Phasing</b>							
0-5 years	x	6-10 years	x	11-15 years	x	16+ years	
<b>Conclusion</b>							
<p>The site is located in the Green Belt. Harm to the Green Belt of releasing the four parcels (in which the site is located) were assessed as ranging from low-moderate, moderate, moderate-high and high across the site. The site is strategic in scale and its development would support a high level of infrastructure provision. It is considered that the strategic advantages of the site justify the level of high harm to the Green Belt in releasing the northern part of the site parcels of the site as well as the release of areas within the site that would result in lower harm to the Green Belt.</p> <p>The site is therefore deemed to be suitable. Small areas of the site are at risk of surface water and groundwater flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Consideration to heritage assets and potential environmental impacts will also need to be made. Future proposals would also need to take account of the site's location in GSPZ1. Any development would need to take account of the presence of Public Rights of Way and the presence of protected trees on site. The site is both available and achievable. The site is considered to be developable.</p>							
<b>Suitable</b>	Yes		<b>Available</b>	Yes		<b>Achievable</b>	Yes



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Site Ref	Address	Settlement	Site Area (ha)
EOS7.0	Land to the south of Shepherds Lane and west of the M25	Mill End	20.8
<p>The map shows the site boundary in red, situated south of Shepherds Lane and west of the M25. It includes labels for 'Junction 17', 'Drain', 'Path', 'Subway', 'Mill End Playing Field', and 'Shepherd Junior Mixed Infants School'. A scale bar at the bottom left indicates distances up to 390 meters. A north arrow and copyright information for Ordnance Survey 100018886 are at the bottom right.</p>			
<b>Site Description</b>			
<p>The site is comprised of greenfield land and is in agricultural use. There is a small area of woodland to the south-western corner, with tree-lined boundaries to the south, west and east. The western boundary is adjacent to the M25 whilst the southern boundary is formed by Long Lane. Beyond the southern boundary, on the opposite side of Long Lane, is safeguarded land for education use and the Reach Free School (Allocation Site S(a)). The northern boundary is formed by Shepherds Lane. King George V Playing Fields are adjacent to the north-eastern corner of the site. William Penn Leisure Centre is located to the north-east.</p> <p>The site contains Site CFS37 and Site PSCFS21 in its boundary.</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 (in which the site is located) as moderate.</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the site. Heronsgate Conservation Area is located to the south-west, although this is located on the opposite side of the M25. A detailed heritage impact assessment may be required as part of any proposals. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.</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>	

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<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 within Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> There is low risk of surface water flooding along the southern, northern and north-eastern boundaries.</li> <li>• <b>GSPZ:</b> 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. 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.</li> <li>• <b>Access:</b> There is no vehicular access onto the site. Long Lane, which is adjacent to the south of the site, meets the south-western corner of the site; this is a single-track road and there would likely be capacity issues in using this as the primary access road into the site. Access could be provided from Shepherds Lane. HCC Highways have stated that access is likely to be technically achievable and that a wider settlement strategy could address sustainability concerns that HCC Highways have.</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>	
<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 assessed the site as having medium-high sensitivity to built development.</li> <li>• <b>Tree Preservation Order:</b> There are protected trees at the south-west corner (TPO048) and to the north-western corner of the site (TPO069).</li> <li>• <b>Ecology:</b> HCC Ecology have stated that whilst there are no fundamental ecological constraints on the site, the site provides an arable habitat so biodiversity offsetting would be expected.</li> </ul>	
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"> <li>• A public right of way (Rickmansworth 021) runs along the western boundary to the north of the site.</li> <li>• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Mill End.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
<p>The site is in multiple ownerships. Site CFS37 and PSCFS21 have been promoted for development within the site. The remainder of the site is owned by Three Rivers District Council and is being promoted for development.</p>			
<b>Achievability</b>			
<p>No viability issues have been identified.</p>			
<b>Potential Density</b>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	30-43	Indicative Dwelling Range	625-895
<b>Phasing</b>			
0-5 years		6-10 years	x
		11-15 years	x
		16+ years	
<b>Conclusion</b>			
<p>The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Any development of the site should take account of the presence of public rights of way and protected trees within the site. Consideration should also be given to the site's location in GSPZ1. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable.</p>			
<b>Suitable</b>	Yes	<b>Available</b>	Yes
<b>Achievable</b>	Yes	<b>Achievable</b>	Yes

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Site Ref	Address	Settlement	Site Area (ha)
CFS59	Land on London Road	Rickmansworth	1.1
<b>Site Description</b>			
<p>The site is greenfield land and is currently unused open land. Adjacent to the western boundary of the site is Batchworth Park Golf Course, whilst to the north and south there are residential plots associated with properties on London Road. The eastern boundary is formed by London Road, with low-density residential development and Rickmansworth Golf Course beyond this.</p>			
<b>Use(s) Proposed</b>		Residential Care Home (C2)	
<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 (in which the site is located) as moderate-high.</li> <li><b>Historic Environment:</b> Moor Park Registered Park and Garden is located to the east of the site, on the opposite side of London Road. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.</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>GSPZ:</b> The northern section of the site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</li> </ul>	

## Appendix 1 – Sites Recommended for Consultation

		<ul style="list-style-type: none"> <li>• <b>Access:</b> The site could be accessed from London Road.</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 <b>Landscape Sensitivity Assessment</b> classifies the site as having a medium-low sensitivity to built development.</li> </ul>			
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"> <li>• HCC Highways state that the site presents significant concerns that Local Transport Policy could be met due to the site's location.</li> <li>• Settlement Hierarchy (Core Strategy, 2011): The site is located in Batchworth Park which is classified as an "Other Settlement" in the Settlement Hierarchy. The site is in close proximity (less than 100m) to the boundary of the Principal Town of Rickmansworth.</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	63 Bedrooms Per Hectare Equivalent to 34 DPH	Landowner Proposed Dwelling Range	70 bedrooms Equivalent to 37 dwellings (1.9:1 ratio of bedroom: dwelling)		
Indicative DPH	63-72 Bedrooms Per Hectare Equivalent to 34-38 DPH	Indicative Dwelling Range	70-80 bedrooms Equivalent to 37-42 dwellings (1.9:1 ratio of bedroom: dwelling)		
<b>Phasing</b>					
0-5 years	x	6-10 years	x	11-15 years	16+ years
<b>Conclusion</b>					
C2 housing is considered to be specialised and supported accommodation under the Draft Housing Mix policy. The provision of specialised and supported housing is a strategic objective of the Local Plan which the site would contribute to achieving. The site is considered to be suitable for a residential care home (C2). Future proposals should take account of the site's partial location in GSPZ1. The site is both available and achievable.					
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes



## Appendix 1 – Sites Recommended for Consultation

Site Ref	Address	Settlement	Site Area (ha)
CFS18c	Hill Farm, Stag Lane	Chorleywood	0.75
<b>Site Description</b>			
<p>The site is comprised mainly of agricultural buildings, with a small area of trees to the west of the site. To the north of the site is a primary school and residential development of Chorleywood. To the east there is low-density residential development along Stag Lane. There is open agricultural land to the south and east.</p> <p>The site is a revised boundary of a larger site which is included in the SHELAA (Site CFS18).</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
<p>There have been three prior approval applications on land at the north of the site. The application for change of use of an agricultural barn to one dwelling was refused (15/0463/PDA) and a later application for the change of use of an agricultural barn to a pair of semi-detached dwellings was refused (15/0643/PDA). An application for the change of use of an agricultural barn to three dwellings was also refused (16/1361/PDA).</p>			
<b>Suitability</b>			
<b>Policy Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is located in the Green Belt. The site is within parcel CH4, assessed in the Stage 2 Green Belt Review. The parcel in which the site is located was assessed as leading to low harm to the Green Belt if released.</li> <li>• <b>Historic Environment:</b> The site is not within or adjacent to a Conservation Area, and there are no other Heritage Assets in the immediate vicinity of the site</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> <li>• <b>Source Protection Zone:</b> Part of the site is in SPZ1, and the rest of the site is adjacent to SPZ1. Environment Agency guidance will need to be taken into consideration if the site is to be developed</li> <li>• <b>Access:</b> The site is accessed from Stag Lane, although this is a narrow road with capacity for single-file traffic for most of its length and improvements would be necessary. Access on to</li> </ul>	
<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>• 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>			



## Appendix 1 – Sites Recommended for Consultation

<ul style="list-style-type: none"> <li>Noise</li> <li>Air Quality</li> </ul>	<p>Stag Lane is proposed to utilise the permitted site access with minor amendments. It is proposed by the promoter to make further amendments to the Stag Lane access to provide a full-length access of 4.8m within the site, and an improved visibility to the west and a footway of 2.0m in width on the southern side of Stag Lane in the vicinity of the junction only.</p>						
<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 sensitivity to built development.</li> <li>The site is within the Chilterns Landscape Area</li> <li><b>Local Wildlife Site:</b> There is a Local Wildlife Site (Shepherd's Lane Wood) a short distance from the south-eastern boundary.</li> <li><b>TPO:</b> There are no protected trees within the site, however there are some trees along stag lane opposite the site which are protected under TPO080.</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>						
<p><b>Further Constraints/Considerations:</b></p>							
<ul style="list-style-type: none"> <li>There is a public right of way running through the site along the eastern side.</li> <li>Thames Water have advised that the site would be likely to require upgrades to the wastewater network.</li> <li>HCC Highways have stated that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and wider mitigation measures may be necessary to achieve a sustainable location. Enabling permeability to the existing settlement would be a key consideration.</li> <li>HCC Growth and Infrastructure have stated that this site is not large enough to facilitate bus service improvements for an adequate period or generate patronage that would make any such improvements viable in the long term, and that the surrounding roads are generally not suitable for bus operation. Due to the nature of Stag Lane, local facilities would only be accessible by car for the majority of residents. HCC consider that the site presents no opportunities for sustainable development with constraints considered insurmountable to enable a site to align with policies that the county council would expect to see in the emerging plan</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood.</li> </ul>							
<p><b>Availability (ownership/legal issues)</b></p>							
<p>The site is in single ownership and the site was promoted by the landowner as part of a larger site (CFS18).</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>							
Landowner Proposed DPH	n/a	Landowner Proposed Dwelling Range	n/a				
Indicative DPH	50	Indicative Dwelling Range	38				
<p><b>Phasing</b></p>							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
<p><b>Conclusion</b></p>							
<p>The site is considered to be suitable for residential development, subject to mitigation measures to address surface water flooding. Any development must also account for the presence of the public right of way within the site. An upgrade to the wastewater network may also be necessary. The site is available and achievable.</p>							
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes		




## Appendix 1 – Sites Recommended for Consultation

Site Ref	Address	Settlement	Site Area (ha)
CFS8d	Notley Farm, Bedmond Road	Abbots Langley	11.4
<b>Site Description</b>			
<p>The site is located to the immediate east of the Abbots Langley settlement. The site is comprised of greenfield land which is in agricultural use, consisting of three fields separated by tree-lined boundaries. The south-eastern field extends into a larger agricultural field. The site is mainly surrounded by agricultural land to the north and east, with residential development to the west and south and Love Lane play area adjacent to the north-west of the site.</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>• <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-high.</li> <li>• <b>Historic Environment:</b> Abbots Langley Conservation Area and two Listed Buildings lie to the west of the site. Residential development lies between them. The Heritage Impact Assessment states it is unlikely that the Conservation Area or Listed Buildings will be impacted by the development of the site and considers that the site's development would have a neutral impact on the historic environment.</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>Surface Water Flood Risk:</b> There are two large surface water flow paths crossing the site, running along the southern boundary and through the centre of the site from the south-eastern corner.</li> <li>• <b>Groundwater Source Protection Zone:</b> The site falls within SPZ1 and therefore protection of groundwater must be considered</li> </ul>	
<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>• 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> </ul>			

## Appendix 1 – Sites Recommended for Consultation

<ul style="list-style-type: none"> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>Thames Water state that the scale of development is likely to require upgrades to the wastewater network</li> <li><b>Access:</b> A singular access to the site is proposed from Shepherd Close, which leads off from the cul-de-sac on Jacketts Field. Shepherd Close is a private road providing access to six existing dwellings and allotment. Suitable access to the site(s) from Shepherd Close is considered to be unachievable. An alternative access to Site CFS8c considered was from Love Lane, however this would only provide a through-route to the site through a residential garden and along the northern boundary of Love Lane play area. This is outside the boundary of Site CFS8b and is not considered appropriate. A development of this size would also require two vehicular access points, which is considered to currently being resolved.</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><b>TPO:</b> There is a TPO along the western boundary of the site.</li> <li><b>Veteran and Ancient Trees:</b> There are several veteran trees and one ancient tree in the south-western area of the site.</li> <li><b>Chiltern Beechwoods SAC:</b> The site is within the Zone of Influence, further consultation with Natural England would be needed to determine the recreational impacts and any requirement for mitigation measures</li> </ul>					
<p><b>Further Constraints/Considerations:</b></p>						
<ul style="list-style-type: none"> <li>There is a public right of way running through the centre of the site.</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 single ownership and the site is being promoted by the landowner.</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>						
Landowner Proposed DPH	26-35		Landowner Proposed Dwelling Range	300-400		
Indicative DPH	30-40		Indicative Dwelling Range	342-456		
<p><b>Phasing</b></p>						
0-5 years		6-10 years	x	11-15 years		16+ years
<p><b>Conclusion</b></p>						
<p>Although access to the site is not currently available, the landowners have indicated possible solutions to this. The site is therefore considered suitable subject to the access issues being resolved. Suitable access arrangements and an allocation of eastern fields to East Lane as an extension to Leavesden Country Park and allotment improvements will be required.</p>						
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes	

## Appendix 1 – Sites Recommended for Consultation

Site Ref	Address	Settlement	Site Area (ha)
NSS23	Chorleywood Telephone Exchange Shire Lane	Chorleywood	0.11
			
 			
<p><b>Site Description</b></p> <p>The site is comprised of previously developed land and is in use as a Telephone Exchange. The site borders garages to the north and east. Beyond these, the site is located to the rear of shops on Shire Lane. There are residential properties including blocks of flats surrounding the site.</p>			
<p><b>Use(s) Proposed</b></p>		<p>Residential</p>	
<p><b>Planning History</b></p> <p>There is no relevant planning history on the site.</p>			
<p><b>Suitability</b></p>			
<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 not in the Green Belt.</li> <li><b>Historic Environment:</b> The site does not contain any heritage assets. Chorleywood Station Conservation Area is located to the south-east of the site, beyond residential development along Shire Lane. A detailed heritage impact assessment may be required as part of any proposals.</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>Access:</b> The site is accessed from Shire Lane, via a road to the side of the New Parade Shops</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> </ul>		<ul style="list-style-type: none"> <li><b>Landscape Sensitivity Assessment TBD</b></li> <li>The site is within the <b>Chilterns Landscape Area</b></li> </ul>	

**Appendix 1 – Sites Recommended for Consultation**

<ul style="list-style-type: none"> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</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 the Key Centre of Chorleywood.</li> </ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in single ownership and is being promoted by agents on behalf of the landowner.							
<b>Achievability</b>							
No issues regarding the viability in developing the site have been identified.							
<b>Potential Density</b>							
Landowner Proposed DPH	181	Landowner Proposed Dwelling Range	20-25				
Indicative DPH	136	Indicative Dwelling Range	15				
<b>Phasing</b>							
0-5 years		6-10 years	x	11-15 years		16+ years	
<b>Conclusion</b>							
The site is deemed suitable for residential development. The site is both available and achievable.							
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes		