

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 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. 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"> 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 access from Parsonage Close. 	
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 4 – SHELAA forms - Sites For Potential Allocation

<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		

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 Air Quality (AQMA) 	<ul style="list-style-type: none"> The site was not assessed as part of the Landscape Sensitivity Assessment. 		

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<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	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

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. 	

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<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

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) 			

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<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

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) 			

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<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	
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

Site Ref	Address	Settlement	Site Area (ha)
CFS3	Land adjacent to Fraser Crescent and Woodside Road	Abbots Langley	7.1
Site Description			
<p>The site is comprised of greenfield land which is currently used as open, grazing land. There are some shrubs and hedgerows on the site and the site is generally level in topography, falling slightly to the south-east. The site is divided into three individual field parcels which are separated by fences or trees. The housing development of The Shires is located the site's south east corner and there is also a row of residential dwellings adjacent to the site, along Woodside Road. A single residential dwelling is also located along High Elms Lane and is adjacent to the north-eastern boundary of the site. The site lies to the north of land off Woodside Road which has recently been developed into 95 dwellings (ref: 15/1026/FUL), now known as Fraser Crescent. Access could be provided through the adjacent development of Fraser 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 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. Historic Environment: There is a Grade II Listed Building located to the east of the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as any urban development may potentially impact the setting of the Listed Building. A detailed heritage impact assessment would be required at the planning application stage in order to identify the impacts on the heritage assets of developing the site. Appropriate mitigation on the eastern side of the area would be required. 	
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. Groundwater Flood Risk: Groundwater levels are between 0.5 and 5m below the ground surface. 	

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<ul style="list-style-type: none"> • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Wastewater/sewers: Thames Water have advised that there is a large diameter sewer to the west of the site. 								
<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 sensitivity to built development. • There are protected trees located across the site, along the boundaries adjacent to Woodside Road and the south-eastern boundary that is adjacent to the new housing development at Fraser Crescent. There are also protected trees at the centre of site and to the south-east (TPO354). 								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • There is a public right of way that runs along the south-eastern and south-western boundaries of the north field, connecting High Elms Lane and Woodside Road through the site. • HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the existing housing allocation (H33) which has now been built out (known as Fraser Crescent) and will form the revised settlement boundary of the Key Centre of Leavesden. • HCC Growth and Infrastructure state that while the proposed number of dwellings on-site will not in itself be large enough to generate a requirement for a new primary school, the totality of development proposed in this area means that the county council would want to plan to be able to deliver more than 2fe if required in Abbots Langley. The county council would welcome a discussion as to whether an extension to the existing Woodside Road education allocation could be made within CFS3 to facilitate the delivery of a new primary school of up to 3fe. 									
<p>Availability (ownership/legal issues)</p> <p>The site is in single ownership and 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> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>33</td> <td>Landowner Proposed Dwelling Range</td> <td>240</td> </tr> <tr> <td>Indicative DPH</td> <td>33-50</td> <td>Indicative Dwelling Range</td> <td>240-365</td> </tr> </table>		Landowner Proposed DPH	33	Landowner Proposed Dwelling Range	240	Indicative DPH	33-50	Indicative Dwelling Range	240-365
Landowner Proposed DPH	33	Landowner Proposed Dwelling Range	240						
Indicative DPH	33-50	Indicative Dwelling Range	240-365						
<p>Phasing</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>Conclusion</p> <p>The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Any development of the site would need to take account of the presence of Public Rights of Way and the presence of protected trees within the site. The site is both available and achievable. The site is deemed developable.</p>									
<table border="1"> <tr> <td>Suitable</td> <td>Yes</td> <td>Available</td> <td>Yes</td> <td>Achievable</td> <td>Yes</td> </tr> </table>	Suitable	Yes	Available	Yes	Achievable	Yes			
Suitable	Yes	Available	Yes	Achievable	Yes				

Site Ref	Address	Settlement	Site Area (ha)
CFS4	Land at Warren Court, Woodside Road	Abbots Langley	0.54
Site Description			
<p>The site is comprised of greenfield land which was previously used as allotment land, forming part of the Warren Court Mental Health Impatient Unit. This use has become redundant. There are trees within the site and a narrow road running through the site. There is an existing road access from Woodside Road, which crosses over to the Warren Court Mental Health Unit. The site's south-eastern boundary is adjacent to Woodside Road, with residential development adjacent to the south-western boundary. Leavesden Country Park, an allocated open space, is adjacent to the north-western boundary.</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 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. Historic Environment: 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. 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 Groundwater Flooding 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Groundwater Flood Risk: Groundwater levels are between 0.5 and 5m below the ground surface. Access: It is proposed that the existing access from Woodside Road would be shared between any new development and the Warren Court Mental Health Unit. HCC Growth and Infrastructure state that an access strategy may be needed to 	

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	mitigate the severance of Woodside Road for vulnerable road users, and that the nature of the transport network in the area would present issues for cycling to other local facilities.		
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. TPO: A TPO covers all trees within the site boundary (TPO284). 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Leavesden. 			
Availability (ownership/legal issues)			
The site is in single ownership and 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	15	Landowner Proposed Dwelling Range	20
Indicative DPH	35-50	Indicative Dwelling Range	19-27
Phasing			
0-5 years	X	6-10 years	11-15 years 16+ years
Conclusion			
The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. 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 deliverable.			
Suitable	Yes	Available	Yes Achievable Yes

Site Ref	Address	Settlement	Site Area (ha)				
CFS6	Land at Mansion House Equestrian Centre	Abbots Langley	2.8				
<p>Site Description</p> <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>							
<p>Use(s) Proposed</p>		<p>Residential</p>					
<p>Planning History</p> <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>							
<p>Suitability</p> <table border="1"> <tr> <td> <p>Policy Constraints:</p> <ul style="list-style-type: none"> Green Belt Heritage Assets Listed Buildings Conservation Area Historic Park and Garden AONB </td> <td> <ul style="list-style-type: none"> Green Belt: 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. Historic Environment: 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. 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. </td> </tr> <tr> <td> <p>Physical Constraints:</p> </td> <td> <ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. </td> </tr> </table>				<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 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. Historic Environment: 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. 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. 	<p>Physical Constraints:</p>	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1.
<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 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. Historic Environment: 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. 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. 						
<p>Physical Constraints:</p>	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. 						

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<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"> • Access: 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 								
<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. 								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> • 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. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley. 									
<p>Availability (ownership/legal issues)</p> <p>The site is in joint ownership and the site 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> <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>Phasing</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>Conclusion</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>Suitable</td> <td>Yes</td> <td>Available</td> <td>Yes</td> <td>Achievable</td> <td>Yes</td> </tr> </table>	Suitable	Yes	Available	Yes	Achievable	Yes			
Suitable	Yes	Available	Yes	Achievable	Yes				

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			
<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 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. 	
<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 has an existing access from High Street. 	

Appendix 4 – SHELAA forms - Sites For Potential Allocation

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

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			
<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. 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. 	
<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. 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. 	

Appendix 4 – SHELAA forms - Sites For Potential Allocation

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

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 4 – SHELAA forms - Sites For Potential Allocation

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 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

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: 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"> • 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. 	
<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) 	

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<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. 								
<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 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. 								
<p>Further Constraints/Considerations:</p> <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), 									
<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> <table border="1"> <thead> <tr> <th>Landowner Proposed DPH</th> <th>N/A</th> <th>Landowner Proposed Dwelling Range</th> <th>N/A</th> </tr> </thead> <tbody> <tr> <td>Indicative DPH</td> <td>Gross: 40-80 Net: 40-80 (accounting for loss of 40 C2 bedrooms, equivalent to 20 C3 dwellings)</td> <td>Indicative Dwelling Range</td> <td>27-53 (gross) 17-33 (net)</td> </tr> </tbody> </table>		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)
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)						
<p>Phasing</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>Conclusion</p> <p>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.</p>									
<table border="1"> <tr> <td>Suitable</td> <td>Yes</td> <td>Available</td> <td>Yes</td> <td>Achievable</td> <td>Yes</td> </tr> </table>	Suitable	Yes	Available	Yes	Achievable	Yes			
Suitable	Yes	Available	Yes	Achievable	Yes				

Site Ref	Address	Settlement	Site Area (ha)
PCS21	Land at Love Lane	Abbots Langley	1.3
Site Description			
<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>			
Use(s) Proposed	Residential		
Planning History			
There is no relevant planning history on the site.			
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 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. • Historic Environment: There are no heritage assets on the site. The site abuts the northern end of the Abbots Langley Conservation Area and immediately west lies Mansion House Farmhouse, a Grade II Listed Building. There are also several Locally Listed Buildings to the west of the site. 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. • 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 • 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 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). 		
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 medium-low sensitivity to built development. • 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"> • A public right of way is adjacent to the southern boundary, along Love Lane. • There is a mast adjacent to the south-eastern boundary; this is surrounded by fencing. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley. 			
Availability (ownership/legal issues)			
The site is in single ownership and 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	35-50	Indicative Dwelling Range	45-65
Phasing			
0-5 years	x	6-10 years	11-15 years 16+ years
Conclusion			
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.			
Suitable	Yes	Available	Yes Achievable Yes

Site Ref.	Address	Settlement	Site Area (ha)
CFS65	Land north of Bucknalls Lane	Garston	5.8 (whole site) 4.2 (developable area)
<p>The map displays the site location in Garston, bounded by North Orbital Road (A405) to the west, a residential area to the south, and a golf course to the north. Key landmarks include Thomas Parmiter Sports Centre, Parmiter's School, St Michael's Roman Catholic High School, Francis Combe Academy, Garston Manor School, and a Golf Course. The site is outlined in red. A scale bar indicates 0 to 400 meters, and a north arrow is present.</p>			
Site Description			
<p>The site is comprised of greenfield land and is a former golf course (Penfold Park), which was last used in 2016. The eastern boundary of the site is adjacent to an existing housing allocation (Fairways Farm, Site Ref H(34)), which has started construction. Further to the east is the M1. The western boundary is adjacent to the North Orbital Road (A405) whilst to the north there is a coach station and an operational waste site (Waterdale Waste Transfer Station and Household Waste Recycling Centre). The south of the site is adjacent to residential gardens.</p>			
Use(s) Proposed	Residential		
Planning History			
<p>22/1276/HCR3: An existing housing allocation, demolition of the existing buildings in the south west of the site and construction and operation of a new waste shredding facility. Site Ref: H(34) is adjacent to the east of the site has been developed into 100 dwellings (17/2549/AOD).</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 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. Historic Environment: All designated heritage assets are located some distance to the south of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. 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. 		
<p>Physical Constraints:</p> <ul style="list-style-type: none"> Access 	<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. 		

<ul style="list-style-type: none"> • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • Groundwater Flood Risk: Groundwater levels are between 0.0.25 and 5m below the ground surface across the site. • Noise: Noise issues caused by the site's proximity to the M1 and A405 may have an impact on the site and its future occupiers. Any required mitigation to address noise issues would need to be undertaken. • Air Quality: Air quality issues caused by the site's proximity to the M1 and A405 may have an impact on the site and its future occupiers. Any required mitigation to address air quality issues would need to be undertaken. • Contamination/Waste: The site adjoins an existing operational waste site and Allocated Strategic Site for Future Waste Use (Waterdale HWRC & Waste Transfer Station: AS041) in the HCC Waste Site Allocations document 2014. HCC Waste seek to prevent incompatible development taking place within the vicinity of the operational waste site which could compromise their continued operation in accordance with Policy 5 (Safeguarding of Sites) of. As part of any planning application, there would be a requirement for a buffer distance (of a minimum 100m) between the nearest dwellings and the boundary of the waste site, to ensure that the waste site can operate in association with any housing on the adjacent site. The promoters of the site have accounted for the need for a 100m buffer distance to the HWRC; open space and SuDS is proposed in the buffer zone area. • Access: Access could be provided from Bucknalls Lane. This is currently included in the site boundary; the access route runs between two properties and is covered by trees. Access is proposed by the promoter via the Fairways Farm development (H34) to the east and via a plot of land on Bucknalls 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"> • The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development. • TPO: There are protected trees concentrated at the north-eastern corner of the site (TPO162A).
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • The Three Rivers Playing Pitch Strategy and Action Plan (2019) states that demand from the closed golf course is likely to have been transferred to clubs within its locality. Based on accessibility, it is determined that there are enough golf courses servicing the Three Rivers population without the course being brought back into use. On this basis, there does not appear to be a need to fully replace the closed golf course. It is recommended in the PPS Strategy and Action Plan that the future use of the site should be based on the following priority order of options: <ol style="list-style-type: none"> 1) In terms of mitigation, seek to enhance the golfing offer available to District residents; or by creating an alternative non-traditional provision in the Area to encourage golf participation. 2) Redevelop site and use developer contributions to improve other playing pitch sites (quantity and/or quality). • HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site. Improvement for sustainable travel in the wider area may be required to meet Local Transport Policies. • The 100m buffer distance to the Waterdale HWRC reduces the developable area of the site approximately 4.2ha. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Garston. 	

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<ul style="list-style-type: none"> HCC - The intention to acquire the parcel of land, to the south of the existing waste facilities at Waterdale, known as Brookdell Yard in order to expand and improve operations at Waterdale, Conditional contracts have been exchanged and, was presented to the county councils Resources and Performance Panel on 5 July 2021 and was subsequently approved by members. 							
Availability (ownership/legal issues)							
The site is in single ownership and 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	29 (whole site) 40 (4.2ha area)	Landowner Proposed Dwelling Range	230 170				
Indicative DPH	40-50 (whole site) 40-50 (4.2ha)	Indicative Dwelling Range	230-290 170-210				
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Any development of the site would need to take account of the presence of protected trees within the site and as part of any planning application, there would be a requirement for a buffer distance (of a minimum 100m) between the nearest dwellings and the boundary of the waste site. Noise and air quality issues arising from proximity to the M1 should also be taken account of as is necessary. The site is both available and achievable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

Site Ref	Address	Settlement	Site Area (ha)
NSS2	56 High Street, Bedmond	Bedmond	0.4
Site Description			
<p>The site is adjacent to the village of Bedmond. The site constitutes previously developed (brownfield) land and is in use as a car dealership, MOT centre and service station. Millhouse Lane runs along the eastern border of the site. There is residential development to the north along Millhouse Lane and south-west which abuts High Street. To the south-east there is a site comprised of woodland.</p>			
Use(s) Proposed		Residential with possible provision of Local Shops and Community uses (Dentist or Health Centre)	
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 located in the Green Belt. The site falls into two Green Belt parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which majority of the site is located) was assessed as low harm. Harm to the Green Belt of releasing the parcel in which a small area at the south eastern part of the site is located was assessed as moderate harm. • Historic Environment: There are no heritage assets within the site boundary, although there are two Grade II Listed Buildings to the north and south of the site. In addition, there are also Locally Listed Buildings located to the south, on High Street. 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: To the south of the site, there is an area at risk of surface water flooding, which ranges from low to high Surface Water Flood Risk. To the north-west of the site, there is a small area at low Surface Water Flood Risk. • Groundwater Flood Risk: Groundwater levels of the site are at least 5m below the ground surface. • GSPZ: GSPZ3 	
<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 			

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<ul style="list-style-type: none"> Noise Air Quality 	<ul style="list-style-type: none"> Access: There is an existing vehicular access provision from High Street on the eastern boundary. Noise: The site is located within close proximity to the M25. 		
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. The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character. Tree Preservation Order: There are Tree Preservation Orders along the south of the site (TPO371). 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> HCC Ecology state the ancient woodland to the east and woodland to the south should not be illuminated. <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Bedmond, which is defined as a 'village' in the Settlement Hierarchy. The site is located within the area proposed for inseting in Bedmond. The site supports a local business and development would result in a loss of employment floorspace, unless re-provisioned. Promoters of the site are promoting the site with potential for the provision of local shops and a community use as a health centre or dentist although viability evidence would likely be needed to demonstrate that this is achievable. 			
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	50	Landowner Proposed Dwelling Range	20
Indicative DPH	30-50	Indicative Dwelling Range	12-20
Phasing			
0-5 years	x	6-10 years	x
		11-15 years	
		16+ years	
Conclusion			
The site is deemed suitable for development as it constitutes as brownfield land. Development would need to take into consideration the heritage assets adjacent to the site. The site is both available and achievable. The site is deemed deliverable.			
Suitable	Yes	Available	Yes
		Achievable	Yes

Site Ref	Address	Settlement	Site Area (ha)
NSS6a	North Cott East Lane	Bedmond	0.47
Site Description			
<p>The site is located along East Lane, to the south east of Bedmond. There is grassland across the majority of the site to the and south. At the east of the site, there is an area of hardstanding which contains several sheds and an equestrian ménage. Within the north-western portion of the site there is the private residential property and garden of Nott Cott. There is a gated entry into the site at the south-western corner. There are detached residential properties to the immediate north-west of the site and to the west, on the opposite side of East Lane. The north of the site borders residential gardens of properties along Bell Lane.</p> <p><i>Site PCS25a is located within the site.</i></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 located in the Green Belt. The site falls into two parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel (in which the majority of the site is located) low-moderate. Harm to the Green Belt of releasing the parcels (in which the north-western corner of the site is located) was assessed as low. Historic Environment: There are no heritage assets in the site although there are a number of Grade II and Locally Listed buildings along the High Street, to the north-west. The Heritage Impact Assessment states that any development of Site PCS25, which is located within the site, would have a neutral impact on the historic environment. A detailed impact assessment would still be required to identify and define mitigation strategies to protect the properties on the High Street. 	

	<ul style="list-style-type: none"> • 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 • 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 Flooding: There is a small area at the east of the site at low-medium risk of surface water flooding. • Access: Access to the site is currently via a residential driveway to the north-west of the site off East Lane. There is also a gated entrance to the site at the south-west which could provide access from East Lane. HCC Highways advise access from East Lane is not suitable for any development, an access solution would be needed before any consideration and a shared surface solution would not be acceptable. It is also expected that enhanced crossing facilities of High Street would be needed. 		
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 as having low sensitivity to built development. • The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to the historic character. • Ecology: HCC Ecology state a buffer should be provided to protect adjacent habitats. 		
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • HCC Ecology state illuminating trees should be avoided. • HCC Minerals & Waste state encourage opportunistic extraction of minerals for use on site prior to non-mineral development. Any development must acknowledge and mitigate the impacts of the nearby waste facility, in the Design and Access Statement. • HCC Highways have stated that Site PCS25, which is located within the site, presents significant concern that Local Transport Policy could be met due to the site's location. • Settlement Hierarchy (Core Strategy, 2011): The site is partially within and partially adjacent to the village of Bedmond and the proposed inset area. 			
Availability (ownership/legal issues)			
The site is in single ownership and 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	23	Landowner Proposed Dwelling Range	27
Indicative DPH	15-25	Indicative Dwelling Range	8-12
Phasing			
0-5 years	x	6-10 years	x
		11-15 years	
		16+ years	
Conclusion			
The site is deemed suitable for residential development subject to appropriate mitigation measures to address the risk of surface water flooding to the east site, and subject to the resolution of appropriate access being provided. Development would also need to take into consideration the heritage assets within the vicinity of the site. The site is both available and achievable.			
Suitable	Yes	Available	Yes
		Achievable	Yes

Site Ref	Address	Settlement	Site Area (ha)
ACFS8b	Flower house, 2-3 Station Road, Kings Langley	Kings Langley	0.4
Site Description			
<p>The site is in Kings Langley and comprises of a mix of previously developed and greenfield land. The site contains a building to the south-east, which is currently in retail use. There is a car park to the north-east of the site and overgrown grassland to the west of the site. The Mill Stream (a Main River) flows along the western boundary with vegetation forming all other boundaries. There is a residential plot adjacent to the southern boundary of the site. The site has an existing access from Station Road. To the west of the site is Kings Langley station and to the north is Kings Langley mixed use employment area.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was a planning application on the site (19/0618/RSP) for the creation of an overflow car park on the site which was refused. The application was subject to an appeal which was dismissed.</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 located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt as moderate-high. Historic Environment: The site does not contain any heritage assets. There is a Scheduled Monument to west and two Grade II Listed buildings to the north-west. There is also a Locally Listed Building to the south of the site (Home Park House). The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as the site has direct views to the Scheduled Monument. Any future proposals would require a detailed heritage impact 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 partially in Flood Zone 3b along the western boundary (approximately 6% of the total site area); no development would be permitted on Flood Zone 3b and an 8m 	

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<ul style="list-style-type: none"> • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<p>buffer would be required between any development and Flood Zone 3b. The remainder of the site is within Flood Zone 1.</p> <ul style="list-style-type: none"> • Groundwater Flood Risk: Groundwater levels are between 0.025m and 0.5m below the ground surface across the site. As a result, within the site there is a risk of groundwater flooding to surface and subsurface assets, as well as the possibility of groundwater emerging at the surface locally. • Access: The site has existing access from Station Road. • Noise: The site is opposite Kings Langley railway station and within close proximity to the M25. Noise issues arising from this proximity 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. 		
<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 low sensitivity to built development. 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> • HCC Highways have stated that the site is in a potentially highly sustainable location in transport terms. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Secondary Centre of Kings Langley. 			
<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>			
<p>Landowner Proposed DPH</p>	<p>14</p>	<p>Landowner Proposed Dwelling Range</p>	<p>36</p>
<p>Indicative DPH</p>	<p>18-25</p>	<p>Indicative Dwelling Range</p>	<p>7-10</p>
<p>Phasing</p>			
<p>0-5 years</p>	<p>x</p>	<p>6-10 years</p>	<p>11-15 years 16+ years</p>
<p>Conclusion</p>			
<p>The site is located in close proximity to Kings Langley train station. The site is deemed suitable for residential development, however no development will be permitted on the part of the site in Flood Zone 3b. A minimum 8m buffer between any development and Flood Zone 3b will also be required. Any development of the site would need to take account of the noise and air quality issues due to the site's close proximity to the M25. The site is both available and achievable. The site is deemed to be deliverable.</p>			
<p>The area within the site which is comprised of previously developed land is considered separately; <i>please refer to the Site Assessment for Site ACFS8a.</i></p>			
<p>Suitable</p>	<p>Yes</p>	<p>Available</p>	<p>Yes Achievable Yes</p>

Site Ref	Address	Settlement	Site Area (ha)
NSS10	Land at Mill Place Watford Road	Hunton Bridge	0.6
Site Description			
<p>The site is located to the south-west of Hunton Bridge and is comprised of brownfield land. The site is narrow in shape (approximately 25m east-west) and extends north to south. The site is currently occupied by a series of outbuildings and hardstanding and is in use for storage. To the immediate west and south of the site is the A41 dual-carriageway, from which the site is accessed. The eastern boundary of the site is adjacent to the River Gade/Grand Union Canal. On the opposite side of the A41, further west, is Langleybury, with The Grove to the south-east albeit some distance from the site. To the east, beyond the Grand Union Canal and an area of greenfield land, is the site of Warner Bros. Studios.</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 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. Historic Environment: There are no heritage assets within the site boundary although close to the northern and southern boundaries of the site there are Grade II Listed Buildings (Bridge over the Grand Union Canal to the south and North Grove Lock House to the north). To the east of the site is Langleybury and The Grove which contains a number of nationally Listed Buildings. A detailed heritage 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 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. The site is adjacent to a Main River (River Gade/Grand Union Canal) which is classified as Flood Zone 3b. An 8m buffer would be required between residential development and the Main River. Surface Water Flood Risk: The site is at negligible risk of surface water flooding. 	

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) Contamination Noise Air Quality 	<ul style="list-style-type: none"> Groundwater Flood Risk: Across the majority of the site, groundwater levels of the site are between 0.025m and 0.5m below the surface. Areas to the north of the site have groundwater levels at or very near (within 0.025m) to the surface. GSPZ: The site is in GSPZ2. Access: HCC Highways state clarification over access onto A41 would be needed as the site location may be challenging. Noise: Noise issues caused by the site's proximity to the A41 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-high 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 east of the site. 								
<p>Further Constraints/Considerations:</p> <ul style="list-style-type: none"> HCC Ecology state illuminating waterway and margins should be avoided. HCC Highways state the site is in a poor location for sustainable development with minimal local facilities and services accessible by sustainable modes of transport. <i>Settlement Hierarchy:</i> The site is located outside of any settlement included in the Settlement Hierarchy. Langleybury and The Grove is located to the east of the site. 									
<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> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>42-50</td> <td>Landowner Proposed Dwelling Range</td> <td>25-30</td> </tr> <tr> <td>Indicative DPH</td> <td>25-30</td> <td>Indicative Dwelling Range</td> <td>15-18</td> </tr> </table>		Landowner Proposed DPH	42-50	Landowner Proposed Dwelling Range	25-30	Indicative DPH	25-30	Indicative Dwelling Range	15-18
Landowner Proposed DPH	42-50	Landowner Proposed Dwelling Range	25-30						
Indicative DPH	25-30	Indicative Dwelling Range	15-18						
<p>Phasing</p> <table border="1"> <tr> <td>0-5 years</td> <td>x</td> <td>6-10 years</td> <td></td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>		0-5 years	x	6-10 years		11-15 years		16+ years	
0-5 years	x	6-10 years		11-15 years		16+ years			
<p>Conclusion</p> <p>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. The site is in an unsustainable location and it is considered that the scale of development which the site could support would be insufficient to provide the level of infrastructure necessary to make the location sustainable. In addition, it is not considered that residential development would be practically achievable or appropriate on the site given the requirement for an 8m buffer from the Main River to the east and the adjacency of the A41 dual-carriageway, from which any dwellings would need to be sufficiently set back for for both safety and amenity purposes. It is therefore considered unsuitable for residential development.</p>									
<p>Suitable</p> <p>No</p>	<p>Available</p> <p>Yes</p>	<p>Achievable</p> <p>Yes</p>							

Site Ref	Address	Settlement	Site Area (ha)
H7	Langleybury House/School	Langleybury	1.97
Site Description			
<p>The site is comprised of previously developed land and contains several redundant former secondary school buildings. The site is currently in use for filming. To the north of the site is the Langleybury Mansion. Home Farm, adjacent to the Langleybury Mansion, is currently an active agricultural holding. There is also a separate Charitable Children’s farm to the north-west of the site and a woodland to the north-east.</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>The site forms part of the Langleybury and Grove Development Brief (2012) area.</p>			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • Green Belt: The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. 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. • Historic Environment: The Estate comprises the Grade II* Langleybury House and the separately listed Grade II Stables, Dairy Cottages and Aisled Barn. Langleybury House is on Historic England’s Heritage at Risk Register. A heritage impact assessment would be required as part of any proposal. 	
Physical Constraints:		<ul style="list-style-type: none"> • Flood Zone: The site is in Flood Zone 1. • Access: There is an existing access from Langleybury Lane onto the site. In relation to the larger site (CFS23) in which Site H7 is located, HCC Highways state that the existing access may need improvement if the use of the access were to be intensified. 	
<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) 	

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<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 							
Further Constraints/Considerations:							
<ul style="list-style-type: none"> The site is a current site allocation in the Site Allocations LDD and is subject to the Langleybury and The Grove Development Brief (2012). The main proposals for the Langleybury site include the removal of the old school buildings, refurbishment, extension and conversion of Langleybury House to hotel use and some residential and new hotel/leisure development in the least sensitive locations of the site. As set out in the Langleybury and Grove Development Brief, it is intended that a change in the location of some the existing built footprint of the former secondary school buildings could be replaced with new development. The site is on the Brownfield Land Register (2019). Settlement Hierarchy (Core Strategy, 2011): The site is located outside of any settlement included in the Settlement Hierarchy. 							
Availability (ownership/legal issues)							
The site is in single ownership. The site was promoted by the landowner to the previous Local Plan and to considerations for the new Local Plan as a larger site (<i>Site CFS23</i>).							
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	10-15	Indicative Dwelling Range	20-30				
Phasing							
0-5 years		6-10 years	x	11-15 years		16+ years	
Conclusion							
<p>The site is an existing housing allocation (Site H7) in the Site Allocations LDD (adopted in 2014) and is deemed suitable for residential development. The site is located in the Green Belt. As set out in the Langleybury and Grove Development Brief, it is intended that a change in the location of the existing built footprint of the former secondary school buildings would be replaced with new development. Any development will be delivered in line with the Langleybury and Grove Development Brief. The site is both available and achievable and is deemed to be developable.</p> <p>Since the allocation of Site H8, no housing has been delivered on the site and therefore the current allocation (Site H8) will be carried forward into the new Local Plan.</p>							
Suitable	Yes	Available	Yes	Achievable	Yes		

Site Ref	Address	Settlement	Site Area (ha)
ACFS1	Heath House	Chorleywood	0.2
Site Description			
<p>The site is located in Chorleywood and is comprised of previously developed land. The site is currently in residential use and contains a residential property and a tree-lined garden. The site has an existing access from Rickmansworth Road.</p>			
Use(s) Proposed		Residential	
Planning History			
<p>There was a planning application on the site (19/0716/FUL) for the demolition of the existing dwelling and its replacement with a 10-apartment building; this 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 located 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 low-moderate. Historic Environment: The site does not contain a heritage asset although there is a Grade II Listed Telephone Kiosk on the road abutting the north-eastern boundary and a Grade II* Listed Building to the west (Christchurch), with other heritage assets within the vicinity. The site is also located in the Chorleywood Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. Any future proposals would need to be accompanied by a detailed heritage impact assessment and discussions with the Conservation Officer. 	
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 Flooding: There is low-medium risk of surface water flooding within the northern portion of the site and along the northern and eastern boundaries. Access: There are no access concerns due to the existing access which is in active use. 	

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<ul style="list-style-type: none"> Groundwater Source Protection Zone (GSPZ) 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"> The Landscape Sensitivity Assessment states that the site is located within an existing developed area but has direct views towards a graveyard with Listed Buildings resulting in a rating of medium-low sensitivity rating. 						
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 Chorleywood. 							
Availability (ownership/legal issues)							
The site is in single ownership and 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	50	Landowner Proposed Dwelling Range	10				
Indicative DPH	35-50	Indicative Dwelling Range	7-10				
Phasing							
0-5 years	x	6-10 years		11-15 years		16+ years	
Conclusion							
The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. The site is subjected to varied levels of surface water flooding and any proposals would need to satisfactorily address this and provide mitigation where necessary. Heritage considerations should also be addressed. The site is both available and achievable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

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 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 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"> 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. 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 4 – SHELAA forms - Sites For Potential Allocation

<ul style="list-style-type: none"> Air Quality 	standards of residential amenity.		
<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. 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

Site Ref	Address	Settlement	Site Area (ha)
CFS18c	Hill Farm, Stag Lane	Chorleywood	0.75
Site Description			
<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>			
Use(s) Proposed		Residential	
Planning History			
<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>			
Suitability			
Policy Constraints:		<ul style="list-style-type: none"> • Green Belt: 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. • Historic Environment: 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 • 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"> • Flood Zone: The site is in Flood Zone 1. • Source Protection Zone: 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 • Access: 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 	
<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 			




Appendix 4 – SHELAA forms - Sites For Potential Allocation

<ul style="list-style-type: none"> Noise Air Quality 	<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>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 sensitivity to built development. The site is within the Chilterns Landscape Area Local Wildlife Site: There is a Local Wildlife Site (Shepherd's Lane Wood) a short distance from the south-eastern boundary. TPO: There are no protected trees within the site, however there are some trees along stag lane opposite the site which are protected under TPO080. 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. 						
<p>Further Constraints/Considerations:</p>							
<ul style="list-style-type: none"> There is a public right of way running through the site along the eastern side. Thames Water have advised that the site would be likely to require upgrades to the wastewater network. 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. 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 <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood. 							
<p>Availability (ownership/legal issues)</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>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		Indicative Dwelling Range		38		
<p>Phasing</p>							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
<p>Conclusion</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>							
Suitable	Yes		Available	Yes		Achievable	Yes

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 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 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"> Landscape Character Air Quality (AQMA) 		<ul style="list-style-type: none"> The Landscape Sensitivity Assessment assessed the site as having medium-low sensitivity to built development. 	

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<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

Site Ref	Address	Settlement	Site Area (ha)
NSS23	Chorleywood Telephone Exchange Shire Lane	Chorleywood	0.11
			
 			
Site Description			
<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>			
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: 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. 		
<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 Shire Lane, via a road to the side of the New Parade Shops 		
<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"> Landscape Sensitivity Assessment TBD The site is within the Chilterns Landscape Area 		

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<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 Chorleywood. 							
Availability (ownership/legal issues)							
The site is in single ownership and is being promoted by agents on behalf of the landowner.							
Achievability							
No issues regarding the viability in developing the site have been identified.							
Potential Density							
Landowner Proposed DPH	181	Landowner Proposed Dwelling Range	20-25				
Indicative DPH	136	Indicative Dwelling Range	15				
Phasing							
0-5 years		6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is deemed suitable for residential development. The site is both available and achievable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

Site Ref	Address	Settlement	Site Area (ha)
EOS12.4	Land to the west and south of Maple Cross	Maple Cross	17.18
Site Description			
<p>The site is comprised of greenfield land, which is in use as open, agricultural land. The site is made up of two distinct parcels. The western parcel is bounded to the east by trees and residential development associated with Maple Cross. The western boundary is in close proximity to the M25. Hornhill Road runs through the centre of this parcel. The eastern parcel is bounded to the north by residential development and a wooded area known as Franklin's Spring, to the west by residential development, and to the east by Maple Cross JMI primary school.</p> <p>The site is a reduction in area of site EOS12.2, with the new parcel boundaries reflecting the low-moderate and moderate areas of harm to the Green Belt if released.</p>			
Use(s) Proposed	Residential, education, community uses, retail, business		
Planning History			
There is no relevant planning history on the site.			
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 located in the Green Belt. Harm to the Green Belt of releasing the western parcel of the site was assessed as moderate. Harm to the Green Belt of releasing the parcel adjacent to Franklin's Spring was assessed as low-moderate. • Historic Environment: The Heritage Impact Assessment states that development 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. 		

	<ul style="list-style-type: none"> • 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.
<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. • Surface Water Flood Risk: Close to the northern boundary, adjacent to Franklin’s Spring, there is small area which ranges from medium-low risk of surface water flooding. • Groundwater Flood Risk: The western parcel has groundwater levels at least 5m below the ground surface. The eastern parcel has groundwater levels between 0.5m and 5m of the surface. • 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: There is no existing access into the site. It is proposed that the site would be accessed from Hornhill Road. • Noise: Noise issues caused by the site’s proximity to the M25 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. • 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.
<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 northern part of the western 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 parcel as having medium-high sensitivity to built development. The eastern section is classified as having medium-low sensitivity to built development. • TPO: There are protected trees within the site, adjacent to the north of Hornhill Road (TPO044).
<p>Further Constraints/Considerations:</p>	
<ul style="list-style-type: none"> • The eastern parcel of land has a public right of way which runs along the southern boundary, which continues along the eastern boundary of the western parcel, and then runs through the site, along Hornhill Road • 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. 	

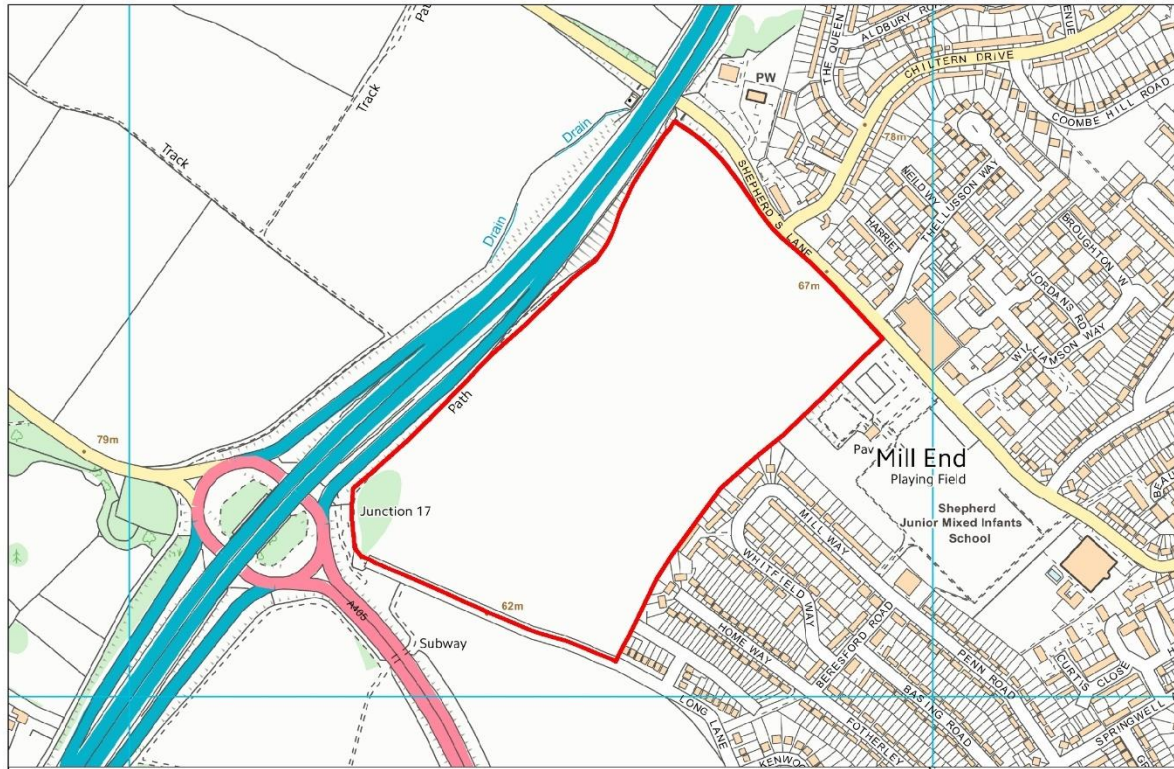
Appendix 4 – SHELAA forms - Sites For Potential Allocation

<ul style="list-style-type: none"> Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross. 							
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	29			Landowner Proposed Dwelling Range	500		
Indicative DPH	50			Indicative Dwelling Range	850		
Phasing							
0-5 years	x	6-10 years	x	11-15 years	x	16+ years	
Conclusion							
<p>The site is located in the Green Belt. Harm to the Green Belt of releasing the two parcels in which the site is located were assessed as ranging from low-moderate to moderate. The site is strategic in scale and its development would support infrastructure provision. It is considered that the strategic advantages of the site justify the level of harm to the Green Belt in releasing the site.</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>							
Suitable	Yes		Available	Yes		Achievable	Yes

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 4 – SHELAA forms - Sites For Potential Allocation

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"> 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"> <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


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 displays the site location in Mill End, bounded by Shepherds Lane to the north, Long Lane to the south, and the M25 to the west. The site is outlined in red. Surrounding features include a drain, a path, a playing field, and a school. A scale bar at the bottom left indicates distances up to 390 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 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. The site contains Site CFS37 and Site PSCFS21 in its boundary.</p>			
Use(s) Proposed		Residential	
Planning History			
There is no relevant planning history on the site.			
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 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. • Historic Environment: 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. • 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"> • Flood Zone: The site is within Flood Zone 1. 	

<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"> • Surface Water Flood Risk: There is low risk of surface water flooding along the southern, northern and north-eastern boundaries. • 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: 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. • Noise: Noise issues caused by the site's proximity to the M25 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. 		
<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 medium-high sensitivity to built development. • Tree Preservation Order: There are protected trees at the south-west corner (TPO048) and to the north-western corner of the site (TPO069). • Ecology: 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. 		
<p>Further Constraints/Considerations:</p>			
<ul style="list-style-type: none"> • A public right of way (Rickmansworth 021) runs along the western boundary to the north of the site. • Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Mill End. 			
<p>Availability (ownership/legal issues)</p>			
<p>The site is in multiple ownerships. Site CFS37 and PSCFS21 have been promoted for development within the site. The rest of the site is owned by Three Rivers District Council and is being promoted for development.</p>			
<p>Achievability</p>			
<p>No viability issues have been identified.</p>			
<p>Potential Density</p>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	25-30	Indicative Dwelling Range	520-625
<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 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>			
Suitable	Yes	Available	Yes
Achievable	Yes	Suitable	Yes

Site Ref	Address	Settlement	Site Area (ha)
H15	Garages rear of Drillyard, West Way	Rickmansworth	0.22
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			
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 		<ul style="list-style-type: none"> Flood Zone: The site is in Flood Zone 1. Access: The site is accessed from West Way. 	

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<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

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 4 – SHELAA forms - Sites For Potential Allocation

	<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												

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. 	

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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"> • 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"> • <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

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 			

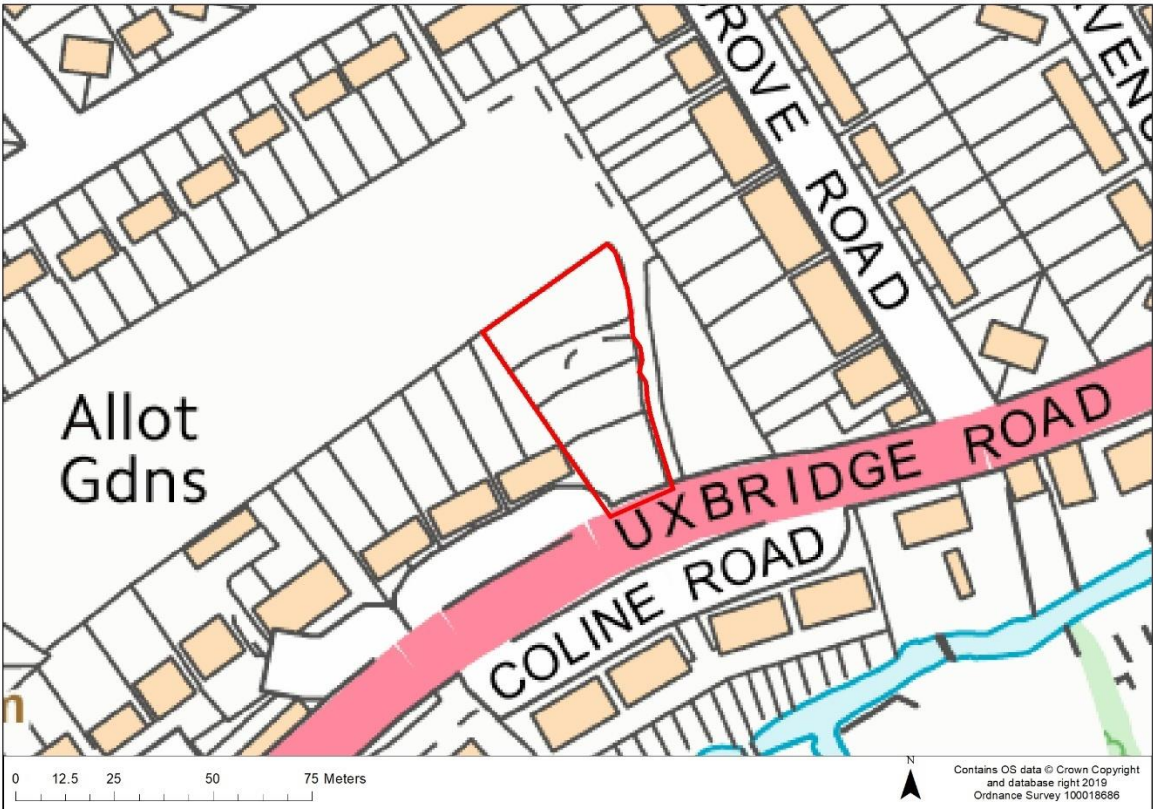
Appendix 4 – SHELAA forms - Sites For Potential Allocation

<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

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 4 – SHELAA forms - Sites For Potential Allocation

	<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

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 	

	<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

Site Ref	Address	Settlement	Site Area (ha)
CFS40a (revised boundary)	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			
<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 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. 		
<p>Physical Constraints:</p> <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. 		

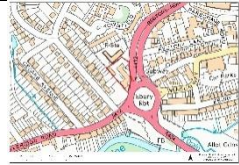
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<ul style="list-style-type: none"> • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality 	<ul style="list-style-type: none"> • GSPZ: The site is wholly within GSPZ1, which is the most sensitive zone 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>					
<p>Landowner Proposed DPH</p>	<p>90</p>	<p>Landowner Proposed Dwelling Range</p>	<p>163</p>		
<p>Indicative DPH</p>	<p>47-75</p>	<p>Indicative Dwelling Range</p>	<p>86-138</p>		
<p>Phasing</p>					
<p>0-5 years</p>	<p>6-10 years</p>	<p>x</p>	<p>11-15 years</p>	<p>x</p>	<p>16+ years</p>
<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>					
<p>Suitable</p>	<p>Yes</p>	<p>Available</p>	<p>Yes</p>	<p>Achievable</p>	<p>Yes</p>

Site Ref	Address	Settlement	Site Area (ha)
CFS59	Land on London Road	Rickmansworth	1.1
Site Description			
<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>			
Use(s) Proposed		Residential Care Home (C2)	
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 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. Historic Environment: 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. 	
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 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. 	

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		<ul style="list-style-type: none"> • Access: The site could be accessed from London 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-low sensitivity to built development. 	
Further Constraints/Considerations:			
<ul style="list-style-type: none"> • HCC Highways state that the site presents significant concerns that Local Transport Policy could be met due to the site's location. • 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. 			
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	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)
Phasing			
0-5 years	x	6-10 years	x
		11-15 years	
		16+ years	
Conclusion			
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.			
Suitable	Yes	Available	Yes
		Achievable	Yes

Site Ref	Address	Settlement	Site Area (ha)
H17	Police Station, Rectory Road	Rickmansworth	0.29
			
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			
Policy Constraints:		<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. 	
<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 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. • 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. 	
<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"> • 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 			

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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 and 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	70-95	Indicative Dwelling Range	20-28
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

Site Ref	Address	Settlement	Site Area (ha)
H18	Royal British Legion, Ebury Road	Rickmansworth	0.08
Site Description			
<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>			
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 5 dwellings.</p>			
Suitability			
Policy Constraints:		<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. 	
Physical Constraints:		<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 the site, and whether remediation works would be needed, would 	
<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 	

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	be required at the pre-application stage to support any proposals on the site.				
	<ul style="list-style-type: none"> • Access: The site is accessed from Ebury 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"> • 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	
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

Site Ref	Address	Settlement	Site Area (ha)
H22a	Depot, Stockers Farm Road	Rickmansworth	0.76
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<p>Site Description</p> <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>			
<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 60 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: 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 north-west area of the site, and part of the western and eastern boundaries are within Flood Zone 3a. Areas in Flood Zone 3a would only be suitable for open amenity space, biodiversity net gain, or similar uses within the site. 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. 	

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	<ul style="list-style-type: none"> • GSPZ: The site is in GSPZ 2. • 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 boundary is adjacent to 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					
Site H22 was an existing housing allocation (adopted in 2014) and was deemed suitable for residential development. The site is available and achievable and is deemed to be deliverable.					
Suitable	Yes	Available	Yes	Achievable	Yes

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: 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"> • 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 	
<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 	

	<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
					16+ years
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

Site Ref	Address	Settlement	Site Area (ha)
CFS61	Cinnamond House, Cassio Bridge	Croxley Green	1
Site Description			
<p>The site is located in the settlement of Croxley Green and is comprised of a mix of previously developed (brownfield) urban land and greenfield land. The majority of the site area, to the west, is included on the Brownfield Land Register. The western part of the site is currently in use as an office, workshop and yard for a demolition and site clearance business, with a large proportion of the site used for car parking. The east of the site is greenfield land which is currently in use as grassland. The boundaries of the site are tree-lined, with the Grand Union Canal and River Gade located to the east of the site, as well as a row of residential properties. Beyond an area of woodland to the north, is the railway line and Croxley Danes Secondary School (which is under construction). The south is bounded by Baldwins Lane/Watford Road with residential development beyond this.</p>			
Use(s) Proposed		Residential, Business, General Industry, Retail	
Planning History			
There was an application for residential development on the site in 1986 which was refused (8/591/86).			
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 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. Historic Environment: The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. There are two Grade II Listed Buildings to the north of the site, which should not be impacted as views from the site are blocked by the railway embankment. There is one Grade II Listed Building to the east; impact on this asset will depend on the proposed building height. The Conservation Officer should be consulted at an early design stage and a detailed heritage impact assessment may be required depending on the nature of development in any future proposals. 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 • 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 is at risk of surface water flooding. The western portion of the site is at medium-high risk, whilst the south of the site is at low-medium • Groundwater flooding: Groundwater levels are between 00.025m and 0.5m below the ground surface during a 1 in 100-year groundwater flood event. • 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. • Access: There is an existing access from Watford Road. HCC state that an agreed access strategy, including safety, should be developed • Noise: Noise and vibrations caused by the close proximity of the railway line may have an impact on the site and its future occupiers, although there is an existing tree buffer between the site and railway. Noise issues should still be further considered as part of any future proposals. 						
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 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. • Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of Croxley Green. • TFL: support site but suggest MLX route needs to be protected - No plans for bridge over Watford Rd, will be road based solution 							
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	100	Landowner Proposed Dwelling Range	100				
Indicative DPH	80-133	Indicative Dwelling Range	80-133				
Phasing							
0-5 years	x	6-10 years	x	11-15 years		16+ years	
Conclusion							
The site is deemed suitable for residential development, subject to mitigation measures to address the risk of flooding from various sources within the site. The site's location in GSPZ1 should also be taken account of. Noise caused by the use of the nearby railway line should also be addressed through mitigation measures. The site is both available and achievable.							
Suitable	Yes	Available	Yes	Achievable	Yes		

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. 	

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<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

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. 	

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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 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

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. 	

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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"> 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	

Site Ref	Address	Settlement	Site Area (ha)
H9	33 Baldwins Lane	Croxley Green	0.09
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: 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. 	
<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: 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. 	
<ul style="list-style-type: none"> • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) 			

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<ul style="list-style-type: none"> 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 line 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	110	Indicative Dwelling Range	10
<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		

Site Ref	Address	Settlement	Site Area (ha)
CFS12	Keble House and land to rear Delta Gain	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) Contamination 		<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 4 – SHELAA forms - Sites For Potential Allocation

<ul style="list-style-type: none"> 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

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			
<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. 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 4 – SHELAA forms - Sites For Potential Allocation

<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

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 4 – SHELAA forms - Sites For Potential Allocation

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"> 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"> <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

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) Contamination 		<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 as risk of surface water flooding (ranging from low to high risk). Access: The site is accessed from Northwick Road. 	

Appendix 4 – SHELAA forms - Sites For Potential Allocation

<ul style="list-style-type: none"> 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

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 be required at the pre-application stage to support any proposals on the site. 	

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	<ul style="list-style-type: none"> • Access: The site has an existing access from Highlands, leading on from Green Lane. 				
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 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

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 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: 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"> Access Flood Zone Surface Water Flooding Groundwater Flooding 		<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 	

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<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					
<p>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.</p>					
Suitable	Yes	Available	Yes	Achievable	Yes