

Site Ref	Address	Settlement	Site Area (ha)
CFS8d	Notley Farm, Bedmond Road	Abbots Langley	11.4
<b>Site Description</b>			
<p>The site is located to the immediate east of the Abbots Langley settlement. The site is comprised of greenfield land which is in agricultural use, consisting of three fields separated by tree-lined boundaries. The south-eastern field extends into a larger agricultural field. The site is mainly surrounded by agricultural land to the north and east, with residential development to the west and south and Love Lane play area adjacent to the north-west of the site.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.</li> <li>• <b>Historic Environment:</b> Abbots Langley Conservation Area and two Listed Buildings lie to the west of the site. Residential development lies between them. The Heritage Impact Assessment states it is unlikely that the Conservation Area or Listed Buildings will be impacted by the development of the site and considers that the site's development would have a neutral impact on the historic environment.</li> </ul>	
<b>Physical Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> There are two large surface water flow paths crossing the site, running along the southern boundary and through the centre of the site from the south-eastern corner.</li> <li>• <b>Groundwater Source Protection Zone:</b> The site falls within SPZ1 and therefore protection of groundwater must be considered</li> </ul>	
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Heritage Assets Listed Buildings</li> <li>• Conservation Area</li> <li>• Historic Park and Garden</li> <li>• AONB</li> </ul>		<ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> </ul>	

<ul style="list-style-type: none"> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>Thames Water state that the scale of development is likely to require upgrades to the wastewater network</li> <li><b>Access:</b> A singular access to the site is proposed from Shepherd Close, which leads off from the cul-de-sac on Jacketts Field. Shepherd Close is a private road providing access to six existing dwellings and allotment. Suitable access to the site(s) from Shepherd Close is considered to be unachievable. An alternative access to Site CFS8c considered was from Love Lane, however this would only provide a through-route to the site through a residential garden and along the northern boundary of Love Lane play area. This is outside the boundary of Site CFS8b and is not considered appropriate. A development of this size would also require two vehicular access points, which is considered to currently being resolved.</li> </ul>				
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li><b>TPO:</b> There is a TPO along the western boundary of the site.</li> <li><b>Veteran and Ancient Trees:</b> There are several veteran trees and one ancient tree in the south-western area of the site.</li> <li><b>Chiltern Beechwoods SAC:</b> The site is within the Zone of Influence, further consultation with Natural England would be needed to determine the recreational impacts and any requirement for mitigation measures</li> </ul>				
<p><b>Further Constraints/Considerations:</b></p>					
<ul style="list-style-type: none"> <li>There is a public right of way running through the centre of the site.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.</li> </ul>					
<p><b>Availability (ownership/legal issues)</b></p>					
<p>The site is in single ownership and the site is being promoted by the landowner.</p>					
<p><b>Achievability</b></p>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<p><b>Potential Density</b></p>					
Landowner Proposed DPH	26-35		Landowner Proposed Dwelling Range	300-400	
Indicative DPH	30-40		Indicative Dwelling Range	342-456	
<p><b>Phasing</b></p>					
0-5 years		6-10 years	X	11-15 years	16+ years
<p><b>Conclusion</b></p>					
<p>Although access to the site is not currently available, the landowners have indicated possible solutions to this. The site is therefore considered suitable subject to the access issues being resolved. Suitable access arrangements and an allocation of eastern fields to East Lane as an extension to Leavesden Country Park and allotment improvements will be required. The site is considered to be strategic in scale, and could therefore viably provide benefits to the community in terms of sustainable infrastructure and facilities. The site does fall within an parcel assessed as moderate-high harm to the Green Belt if released, however the benefits of development could outweigh the potential harm.</p>					
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes

Site Ref	Address	Settlement	Site Area (ha)
EOS4.0	Land adjacent to Bedmond Road & South of M25	Abbots Langley	10.18
<p>The map shows a large greenfield site outlined in red. To the north is the M25 motorway. To the west is Bedmond Road. To the east is Stowes Wood. To the south are buildings and a playing field. A scale bar indicates 0 to 200 meters. A north arrow and the Three Rivers District Council logo are also present.</p>			
<b>Site Description</b>			
<p>The site is comprised of greenfield and is in agricultural use. The site is bounded by the M25 to the north and Bedmond Road to the west. The eastern and southern boundaries are adjacent to agricultural land. To the south of the site, there are buildings in storage and distribution use. Adjacent to the south-western corner is an existing housing allocation (H(2): Mansion House Farm), which is under construction for 17 dwellings (18/0223/FUL). There is a single-track road which leads from Bedmond Road and to the south of the site.</p>			
<b>Use(s) Proposed</b>	Residential		
<b>Planning History</b>			
<p>Land at the centre of the site has been subject to a planning application for the change of use of land to equestrian use and the erection of stable building (to accommodate 12 stables) , ménage and associated parking (19/1666/FUL); this was granted approval and is under construction. The application site measures approximately 0.5ha. Mansion House Farm is an existing housing allocation (H2) and is adjacent to the south-western corner of the site. The site is under construction into 17 dwellings (18/0223/FUL).</p>			
<b>Suitability</b>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.</li> <li><b>Historic Environment:</b> There is a Grade II Listed Building located to the south-west of the site (Mansion House Farmhouse) and a Grade II* Listed Building to the east (Tithe Barn 20 metres north-east of Parsonage Farm). Several Locally Listed Buildings are located to the west and south-west of the site. The Heritage Impact Assessment states that development would have a minor adverse impact on the historic environment. Any application would need to be accompanied by a heritage impact statement and there should be early discussions with the conservation officer on layout and height of development.</li> </ul>		
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>Access</li> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> </ul>		

<ul style="list-style-type: none"> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Groundwater Flood Risk:</b> The majority of the site has groundwater levels at least 5m below the ground surface. The north-western part of the site has groundwater levels between 0.5m and 5m below the ground surface.</li> <li>• <b>Access:</b> The site is currently accessed from via a single-track road from Bedmond Road, to which improvements/widening could be achieved. HCC Highways have stated that technical access is likely to be achievable but that the site is in a poor location, with minimal interaction with the existing settlement and significant distances to services or amenity. HCC Highways also state that there should be an understanding to environmental health due to existing transport infrastructure, which is likely to represent a constraint to the site.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers</li> <li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers</li> </ul>						
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment assessed the site as having medium-low sensitivity to built development.</li> </ul>						
<p><b>Further Constraints/Considerations:</b></p>							
<ul style="list-style-type: none"> <li>• An approximate 100m buffer would be required between the M25 and residential development. When applying a 100m buffer, the site area measures 7ha. When subtracting the area of the site which is under construction (relating to the 19/1666/FUL application), the developable area is reduced to 6.5ha.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.</li> </ul>							
<p><b>Availability (ownership/legal issues)</b></p>							
<p>The site is single ownership. Part of the site is under construction into a new stable building and ménage; this part of the site could be protected excluded from the developable area. The site has been promoted alongside land to south (Site CFS8d – Notley Farm), which is in the same ownership. Notley Farm (CFS8d) is located in close proximity to the south of the site but is not adjacent to the site boundary.</p> <p>The site has been withdrawn by the promotor as of August 2023, and is therefore no longer available.</p>							
<p><b>Achievability</b></p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p><b>Potential Density</b></p>							
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A				
Indicative DPH	35-50 (10.18 site) 35-50 (6.5ha site)	Indicative Dwelling Range	356-509 228-325				
<p><b>Phasing</b></p>							
0-5 years		6-10 years	X	11-15 years	X	16+ years	
<p><b>Conclusion</b></p>							
<p>The site is deemed suitable for residential development. Any development should protect the area within the site that is undergoing a change of use to equestrian use (associated with the construction of stables, a ménage and associated parking). Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Noise and air quality issues arising from proximity to the M25 should also be taken account of.</p> <p>The site has been withdrawn by the promotor as of August 2023, and is therefore no longer available.</p>							
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	Yes		

Site Ref	Address	Settlement	Site Area (ha)
ACFS9e	Land west of Bedmond Road, Bedmond	Bedmond	1
<b>Site Description</b>			
<p>The site is located to the south of Bedmond village and is comprised greenfield land. The site is a sloping grassland field used for grazing. The site borders residential houses to the north, with mature vegetation along its boundaries. Adjacent to the east is Bedmond Road, with low-density residential development and agricultural land beyond this. To the west and south is agricultural land, with some low-density residential development to the south along Bedmond Road. The plot of a detached residential property is adjacent to the south of the site. There is currently no access to the site.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Study assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.</li> <li><b>Historic Environment:</b> There are no heritage assets within or within the vicinity of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1</li> <li><b>Access:</b> There is currently no access on to the site although this could be obtained from Bedmond Road.</li> </ul>	

<ul style="list-style-type: none"> <li>Air Quality</li> </ul>			
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>		<ul style="list-style-type: none"> <li>The Landscape Sensitivity Assessment classifies the site as having medium-low sensitivity to built development</li> <li><b>TPO:</b> There are protected trees to the west of the site (TPO317).</li> </ul>	
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the village of Bedmond and at the edge of the proposed inset boundary.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and the site is being promoted by the landowner.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	30	Landowner Proposed Dwelling Range	30
Indicative DPH	48	Indicative Dwelling Range	48
<b>Phasing</b>			
0-5 years	X	6-10 years	
		11-15 years	
		16+ years	
<b>Conclusion</b>			
Bedmond is proposed for insetting within the Green Belt and national policy states that development should be directed to villages which are inset within the Green Belt. The site is adjacent to the proposed inset boundary of Bedmond and is considered to be suitable for residential development, subject to appropriate mitigation of the presence of protected trees within the site. The site is both available and achievable. The site is deemed deliverable.			
The site is located within the boundary of two larger sites (Site CFS26b and Site CFS26d); <i>please see the Site Assessment for Site CFS26b and CFS26d for an assessment of the larger sites in which the site is located.</i>			
<b>Suitable</b>	Yes	<b>Available</b>	Yes
<b>Achievable</b>	Yes	<b>Deliverable</b>	Yes

Site Ref	Address	Settlement	Site Area (ha)
CFS10	Land between Millhouse Lane and Bell Lane	Bedmond	1.2
<b>Site Description</b>			
<p>The site is located in Bedmond and lies between Millhouse Lane and Bell Lane. The site is comprised of greenfield land which is in use as open grassland and woodland along the western boundary. There is access to the site from Bell Lane. The site is mostly surrounded by woodland with residential development to the south along Bell Lane.</p>			
<b>Use(s) Proposed</b>	Residential (bungalows for the elderly)		
<b>Planning History</b>			
<p>There was a planning application for the erection of four stables in 2016 (16/0149/FUL), which was withdrawn. An application in 2005 for the erection of three dwellings was refused (05/0998/FUL).</p>			
<b>Suitability</b>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is 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 majority of the site is located) as moderate. The harm of releasing the parcel in which a small area of the site located to the south (Site OSPF2) is assessed as low.</li> <li><b>Historic Environment:</b> There are Listed Buildings and Locally Listed Buildings to the east, along High Street. The Heritage Impact Assessment considers that the woodland to the east of Site CFS10 would provide a visual barrier between the site and the Listed Buildings. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment.</li> <li><b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</li> </ul>		
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>Access</li> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> </ul>		

<ul style="list-style-type: none"> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Access:</b> There is existing vehicular access from Bell Lane, which is an unmade private road varying widths of between 3.1 and 5 metres providing access to approximately 40 dwellings. The road is roughly surfaced. Depending on the scale of development, improvements to Bell Lane would be required.</li> </ul>								
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li> <li>• <b>TPO:</b> There are protected trees along the western boundary of the site (TPO371 and TPO657).</li> <li>• <b>Ecology:</b> Hertfordshire County Council Ecology state that the site has a locally high ecological sensitivity due to the presence of the Local Wildlife Site (Piecorner Wood, located to the north).</li> </ul>								
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"> <li>• HCC Highways have stated that the site presents significant concern that Local Transport Policy could be met due to the site's location.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located partially within and partially at the edge of the village of Bedmond and the proposed inset area of the village.</li> </ul>									
<p><b>Availability (ownership/legal issues)</b></p> <p>The site is in single ownership and the site is being promoted by the landowner.</p>									
<p><b>Achievability</b></p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p><b>Potential Density</b></p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>20</td> <td>Landowner Proposed Dwelling Range</td> <td>24</td> </tr> <tr> <td>Indicative DPH</td> <td>20-35</td> <td>Indicative Dwelling Range</td> <td>25-43</td> </tr> </table>		Landowner Proposed DPH	20	Landowner Proposed Dwelling Range	24	Indicative DPH	20-35	Indicative Dwelling Range	25-43
Landowner Proposed DPH	20	Landowner Proposed Dwelling Range	24						
Indicative DPH	20-35	Indicative Dwelling Range	25-43						
<p><b>Phasing</b></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><b>Conclusion</b></p> <p>The site is considered to be suitable for residential development, subject to highway improvements to Bell Lane. Development would need to ensure the protection of any protected trees within the site. The site is both available and achievable.</p> <p>The site is deemed to be deliverable.</p>									
<table border="1"> <tr> <td><b>Suitable</b></td> <td>Yes</td> <td><b>Available</b></td> <td>Yes</td> <td><b>Achievable</b></td> <td>Yes</td> </tr> </table>	<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes			
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes				



Site Ref	Address	Settlement	Site Area (ha)
CFS56	Church Hill Road	Bedmond	2.9
<b>Site Description</b>			
<p>The site is located to the north of Bedmond and is comprised of greenfield land, which is currently used for grazing. There are several mature trees along the boundaries, with hedgerows and fencing enclosing the site. There are a row of properties adjacent to the east of the site, along Church Hill. Residential development is adjacent to the southern boundary, as well as to the east on the opposite side of Church Hill. To the north and west of the site there is agricultural land. There is a private access road from Church Hill, which is currently only for pedestrian access.</p>			
<b>Use(s) Proposed</b>	Residential		
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets</li> <li>Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.</li> <li><b>Historic Environment:</b> There are two Listed Buildings on the opposite side of High Street/Church Hill, to the east of the site (Church of the Ascension and The White Hart Public House). The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. As part of any proposals on the site, a detailed heritage impact assessment would be required to identify and define mitigation strategies to protect the heritage assets on High Street.</li> <li><b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</li> </ul>	

<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>		<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> There is a surface water flow path at low-medium risk of surface water flooding; this flows from the north-eastern corner to the centre of the site.</li> <li>• <b>Access:</b> There is an existing pedestrian access/public right of way from Church Hill, at the south of the site. A new vehicular and pedestrian access from Church Hill is proposed.</li> </ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>		<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.</li> <li>• <b>TPO:</b> The trees along the northern, southern and eastern boundaries, as well as the two trees within the site, are protected (TPO901).</li> </ul>	
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"> <li>• A public right of way runs along the southern boundary of the site.</li> <li>• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the village of Bedmond and at the edge of the proposed inset area.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and the site is being promoted by the landowner.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	50	Landowner Proposed Dwelling Range	146
Indicative DPH	20-30	Indicative Dwelling Range	58-87
<b>Phasing</b>			
0-5 years	X	6-10 years	
		11-15 years	
		16+ years	
<b>Conclusion</b>			
Bedmond is proposed for insetting within the Green Belt and national policy states that development should be directed to villages which are inset within the Green Belt. The site is adjacent to the proposed inset boundary of Bedmond and is considered to be suitable for residential development, subject to appropriate mitigation measures to address surface water flood risk within the site. Consideration of impacts on the historic environment will be required as part of any proposals and any development must ensure the protection of protected trees within the site and along its boundaries. The site is both available and achievable. The site is deemed to be deliverable.			
<b>Suitable</b>	Yes	<b>Available</b>	Yes
		<b>Achievable</b>	Yes

Site Ref	Address	Settlement	Site Area (ha)
CFS26c	West of the Kings Langley Estate	Abbots Langley	25.5
<b>Site Description</b>			
<p>The site consists of open greenfield land which is in agricultural use. The site's western boundary is formed by a railway line whilst the southern boundary is formed by Egg Farm Lane. There is a wind turbine located to the immediate south. Further to the west, and adjacent to the north of the site, is residential development. Agricultural land is located to east.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as high.</li> <li>• <b>Historic Environment:</b> There are also several Locally Listed Buildings at the south-western corner and in the centre of the site, associated with Numbers Farm and Ovaltine Egg Farm. Any future proposals should take this into account.</li> </ul>	
<b>Physical Constraints:</b>		<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> There is a surface water flow path, ranging from low to medium risk, running through the north of the site, which ponds at the north-west of the site. Another surface water flow path ranging from low-medium risk runs through the south of the site and ponds in the central-southern area.</li> <li>• <b>Groundwater Source Protection Zone :</b> Site is within or close to GSPZ1</li> <li>• Affinity Water state there is significant mains apparatus within the site</li> </ul>	

	<ul style="list-style-type: none"> <li>• <b>Access:</b> Access exists from Egg Farm Lane although this is a narrow road and improvements would likely be required. Potential vehicular access is proposed from Toms Lane.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 and the railway line may have an impact on the site and its future occupiers.</li> </ul>		
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Local Wildlife Site:</b> There is a Local Wildlife Site (Numbers Farm Area) located in the central-northern area of the site.</li> <li>• <b>TPO:</b> There are protected trees to the south and east of the site as well as in the central-northern area of the site (TPO317).</li> <li>• <b>Chiltern Beechwoods SAC:</b> The site is within the Zone of Influence, further consultation with Natural England would be needed to determine the recreational impacts and any requirement for mitigation measures</li> </ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li>• A public right of way runs along part of the eastern and southern boundaries as well as through the site to the south-east and south-west.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Secondary Centre of Kings Langley.</li> <li>• Highways England state the site has a boundary with or close to the SRN; there will be an added level of requirements for Highways England which are likely to include issues regarding ground conditions, drainage, lighting, noise and vibration, in addition to cumulative traffic impacts.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and the site is being promoted by the landowner as part of a larger site (Site CFS26b).			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A
Indicative DPH	30-40	Indicative Dwelling Range	765-1020
<b>Phasing</b>			
0-5 years		6-10 years	X
		11-15 years	X
		16+ years	
<b>Conclusion</b>			
<p>The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as high. The site is adjacent to the settlement of Kings Langley and it is considered that infrastructure provision and walking/cycling routes that would be required from a development of this scale would ensure integration with the adjacent settlement. The site is strategic in scale and its development would support a high level of infrastructure provision. It is considered that the strategic advantages of the site justify the high harm to the Green Belt in releasing the site.</p> <p>The site is therefore deemed suitable. Areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Any proposals should take account of the presence of the Local Wildlife Site, protected trees and public rights of way within the site. Any potential impacts on heritage assets and noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable. The site is deemed to be developable.</p>			
<b>Suitable</b>	Yes	<b>Available</b>	Yes
<b>Achievable</b>	Yes	<b>Available</b>	Yes

Site Ref	Address	Settlement	Site Area (ha)
CFS26e	Land to the south west of Kings Langley Estate	Abbots Langley	22.0
<p>The map shows the site boundary in red, situated south-west of the Kings Langley Estate. Key features include the M25 motorway to the north, residential streets like Kings Langley Road and Gallows Hill Lane, and landmarks such as the M25 viaduct, Mill Lane, and various local buildings and green spaces. A scale bar at the bottom left indicates distances up to 480 meters. A north arrow and copyright information for Ordnance Survey 100018686 are at the bottom right.</p>			
<b>Site Description</b>			
<p>The site consists of open greenfield land with parts of the site in an agricultural use. To the north of the site is an area of ancient woodland. Adjacent to the north of the site is the M25 whilst residential properties run along the southern and western boundary of the site. To the east of the site there is open greenfield land.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
<p>There is no relevant planning history on the site.</p>			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the site. To the south-west of the site there is a Grade II Listed Building and to the north-west there are two Locally Listed Buildings. The Heritage Impact Assessment states that majority of the site's development would have a minor adverse impact on the historic environment and the south-west corner of the site would have a neutral impact on the historic environment.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> Overall, the site is at low risk of surface water flooding, although there is a surface water flow path which forms in a 1 in 100 year rainfall event.</li> <li><b>Groundwater Flood Risk:</b> The site falls within three Groundwater Flood Risk zones. To the north-east of the site groundwater levels are at least 5m below the ground surface. In the centre of the site groundwater levels are between 0.5m and 5m below ground surface. To the west of the site groundwater levels are between 0.025m and 0.5m below the ground surface.</li> </ul>	

<ul style="list-style-type: none"> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li><b>GSPZ:</b> The site falls within Groundwater Source Protection Zone 3.</li> <li><b>Access:</b> Vehicular access to the site is available from Little How Croft.</li> <li><b>Noise:</b> Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> <li><b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> </ul>		
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>The Landscape Sensitivity Assessment classifies majority of the site as having a medium-high sensitivity to built development and the south-west corner of the site as having a medium-low sensitivity.</li> <li><b>TPO:</b> There are protected trees at various locations across the site. The area of woodland adjacent to the central northern boundary is covered by a TPO and trees to the east and west of the site are also protected.</li> </ul>		
<p><b>Further Constraints/Considerations:</b></p>			
<ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.</li> </ul>			
<p><b>Availability (ownership/legal issues)</b></p>			
<p>The site is in single ownership and the site is being promoted by the landowner.</p>			
<p><b>Achievability</b></p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p><b>Potential Density</b></p>			
Landowner Proposed DPH		Landowner Proposed Dwelling Range	
Indicative DPH		Indicative Dwelling Range	380
<p><b>Phasing</b></p>			
0-5 years		6-10 years	X
11-15 years		16+ years	
<p><b>Conclusion</b></p>			
<p>The site is deemed suitable for residential development. Any proposals should take account of the presence of the Woodland and Protected Trees within the site. Small areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable. The site is deemed to be developable.</p>			
<b>Suitable</b>	Yes	<b>Available</b>	Yes
<b>Achievable</b>	Yes		

Site Ref	Address	Settlement	Site Area (ha)
NSS20	Land adj. RES site, Egg Farm Lane	Kings Langley	7.0
<b>Site Description</b>			
<p>The site consists of open greenfield land which is in agricultural use, as well as a site occupied with building and car parking for RES. The site's northern and eastern boundaries are formed by Egg Farm Lane, the west by a tree buffer, and the south by the M25 motorway. There is a wind turbine located to the immediate south.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
23/0246/RSP – part retrospective application to convert existing agricultural land into recreation space for RES employees			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel KL3 (in which the site is located) as high.</li> <li><b>Historic Environment:</b> There are several Locally Listed Buildings within the site, associated with Ovalltine Egg Farm. Any future proposals should take this into account.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Groundwater Flood Risk:</b> Levels are between 0.025m and 5m below the ground surface.</li> <li><b>Access:</b> Access exists from Egg Farm Lane although this is a narrow road and improvements would likely be required</li> <li><b>Noise:</b> Noise issues caused by the site's proximity to the M25 and the railway line may have an impact on the site and its future occupiers.</li> </ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> </ul>		<ul style="list-style-type: none"> <li><b>Local Wildlife Site:</b> There are Local Wildlife Sites (Numbers Farm Area) to the north and east of the site, though they are not within the site boundary.</li> </ul>	

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



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

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

Site Ref	Address	Settlement	Site Area (ha)
CFS57	Pheasants Ridge Gap Berry Lane	Chorleywood	0.7
<b>Site Description</b>			
<p>The site is comprised of greenfield land, which is currently used as a paddock. The site is enclosed on the south and west by mature trees, whilst adjacent to the eastern boundary there is a residential property. The northern boundary is formed by Berry Lane. There is low density residential development and the railway line to the north and north-east, with agricultural beyond this. There is also agricultural land to the south. To the east there is a wooded area (Pheasant's Wood) and the M25, with agricultural land beyond this.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.</li> <li><b>Historic Environment:</b> Chorleywood Common Conservation Area located to the north of the site. The Heritage Impact Assessment considers the row of houses between the site and the Conservation Area would form a buffer. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> Approximately 36% of the site is at medium risk of surface water flooding, due to a large flow path which crosses the site from the north-west. A larger area to the north and centre of the site is at low risk of surface water flooding.</li> <li><b>Access:</b> Access would have to be provided from Berry Lane, although this is a narrow road with capacity for single-file traffic for most of its length and without safe pedestrian access, which presents significant concerns. It is proposed that the frontage of</li> </ul>	

	<p>the site onto Berry Lane could be widened.</p> <ul style="list-style-type: none"> <li>• <b>GSPZ:</b> The southern portion of the site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 and railway line may have an impact on the site and its future occupiers.</li> <li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. The Chorleywood AQMA is located to the north-east of the site.</li> </ul>						
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li> <li>• <b>Local Wildlife Site:</b> There is a Local Wildlife Site (Pheasant's Wood) adjacent to the south of the site.</li> <li>• <b>TPO:</b> The trees to the south of the site are protected (TPO084).</li> </ul>						
<p><b>Further Constraints/Considerations:</b></p>							
<ul style="list-style-type: none"> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Chorleywood.</li> <li>• <b>HCC Growth and Infrastructure</b> 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. The site would in effect have no connection (in transport terms) to any facilities, services, leisure provision or even open space, without the need for private vehicle use due to the nature of Berry Lane, which the county council does not believe would be mitigatable to an acceptable level by a site of this scale.</li> </ul>							
<p><b>Availability (ownership/legal issues)</b></p>							
<p>The site is in single ownership and is being promoted by the landowner.</p>							
<p><b>Achievability</b></p>							
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>							
<p><b>Potential Density</b></p>							
Landowner Proposed DPH	25	Landowner Proposed Dwelling Range	16				
Indicative DPH	57	Indicative Dwelling Range	40				
<p><b>Phasing</b></p>							
0-5 years		6-10 years	X	11-15 years		16+ years	
<p><b>Conclusion</b></p>							
<p>The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation as required. Development would also need to take account of the site's location in GSPZ1. Noise and air quality issues arising from proximity to the M25 should also be taken account of. Any development of the site would need to ensure the protection of protected trees within the site. The site is both available and achievable. The site is deemed to be deliverable.</p>							
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes		

Site Ref	Address	Settlement	Site Area (ha)
CFS72	Land off Solesbridge Lane	Chorleywood	0.4
<b>Site Description</b>			
<p>The site is comprised of greenfield land, which is in use as an open land with a barn located within the site, adjacent to the western boundary. The barn is currently in use as a workshop. All boundaries of the site are tree-lined, with Solesbridge Lane immediately to the south and a tributary of the River Chess running along part of the eastern boundary. Further south and to the immediate west, there is residential development associated with Chorleywood. Beyond a wooded area to the west is the M25 motorway. Solesbridge Lane continues to the east, at an elevated level above the M25.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
<p>There was a prior approval application for the change of use of the barn to a residential dwelling which was granted approval in 2018 (18/0117/PDA).</p>			
<b>Suitability</b>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Heritage Assets Listed Buildings</li> <li>• Conservation Area</li> <li>• Historic Park and Garden</li> <li>• AONB</li> </ul>		<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate.</li> <li>• <b>Historic Environment:</b> There is a Grade II Listed Building (Solesbridge House) located in the adjacent plot to the west. The Outer Loudwater Conservation Area is located to the east. The Heritage Impact Assessment states that development of the site would have a minor adverse impact on the historic environment. Any future design would need to take into account both the position and setting of the Listed Building. A detailed heritage assessment would be required as part of any future proposals.</li> <li>• <b>AONB:</b> The Chilterns AONB is adjacent to the northern and north-eastern boundary.</li> </ul>	

<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>		<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> An unnamed ordinary watercourse is located at the eastern boundary of the site. 25% of the site area, to the north-east, is in Flood Zone 3b. The majority of the site (74% of the area) is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> An area at the north-east of the site is at low risk of surface water flooding; this area is located in the floodplain and corresponds with the fluvial flood risk area.</li> <li>• <b>Ground Water Flood Risk:</b> The majority of the site is at moderate risk of groundwater flooding (levels between 0.05-0.5m below the surface). In the north-east, levels are within 0.025m of the surface and are therefore considered as very high risk.</li> <li>• <b>Access:</b> Access is proposed from Solesbridge Lane. The access road is single-file and may require improvements or widening to support any future residential development.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> <li>• <b>Air Quality:</b> The site is in close proximity to the Chorleywood NO2 AQMA. Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> </ul>	
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>		<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.</li> </ul>	
<b>Further Constraints/Considerations:</b> <ul style="list-style-type: none"> <li>• A public right of way runs along the western boundary.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and is being promoted by the landowner.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	30	Landowner Proposed Dwelling Range	12
Indicative DPH	35-50	Indicative Dwelling Range	14-20
<b>Phasing</b>			
0-5 years	X	6-10 years	
		11-15 years	
			16+ years
<b>Conclusion</b>			
The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. No development will be permitted in Flood Zone 3b and appropriate mitigation measures will need to be implemented to address flood risk issues from various sources on the site. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Noise issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable.			
<b>Suitable</b>	Yes	<b>Available</b>	Yes
<b>Achievable</b>	Yes	<b>Achievable</b>	Yes

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

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



Site Ref	Address	Settlement	Site Area (ha)
PSCFS19	Land south west of Berry Lane	Chorleywood	0.35
<b>Site Description</b>			
<p>The site is comprised of greenfield land and is located to the east of Chorleywood Bottom. The site is in use as grazing land. Mature vegetation and roads mark the northern and western boundaries, with an open boundary to the east. Open land and woodland marks the edge of the site to the south, before extending east to the meet the M25 which is in close vicinity to the site.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.</li> <li><b>Historic Environment:</b> There are no heritage assets within the site. To the north of the site lies the Chorleywood Common Conservation Area although there is residential development between the site and Conservation Area which forms a buffer. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment.</li> <li><b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> The whole site ranges from moderate to low risk of surface water flooding. A large surface water flow path generated north of Chorleywood enters the north east corner of the site during a 1 in 100-year rainfall event</li> </ul>	

<ul style="list-style-type: none"> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<p>(medium risk). The flow path extends southwards to cover the majority of the site during a 1 in 1,000-year return period (low risk).</p> <ul style="list-style-type: none"> <li>• <b>Access:</b> Access would have to be provided from Berry Lane, although this is a narrow road with capacity for single-file traffic for most of its length and without safe pedestrian access. HCC have stated the site does not present opportunities for sustainable development and due to the nature of Berry Lane they do not believe access provision would be mitigatable to an acceptable level by a site of this scale.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 and railway line may have an impact on the site and its future occupiers.</li> <li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers. The Chorleywood AQMA is located to the north-east of the site.</li> </ul>				
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having medium-low sensitivity to built development.</li> <li>• <b>TPO:</b> There is a Tree Preservation Order (TPO084) covering all of the trees along the southern boundary.</li> </ul>				
<p><b>Further Constraints/Considerations:</b></p>					
<ul style="list-style-type: none"> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Chorleywood.</li> </ul>					
<p><b>Availability (ownership/legal issues)</b></p>					
<p>The site is owned by a Trust; one of the trustees has promoted the site for development. The site is considered to be available.</p>					
<p><b>Achievability</b></p>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<p><b>Potential Density</b></p>					
Landowner Proposed DPH	14	Landowner Proposed Dwelling Range	5+		
Indicative DPH	30-50	Indicative Dwelling Range	10-18		
<p><b>Phasing</b></p>					
0-5 years	X	6-10 years		11-15 years	16+ years
<p><b>Conclusion</b></p>					
<p>The site is deemed suitable for residential development subject to appropriate mitigation measures as necessary. Areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation as required. Noise and air quality issues arising from proximity to the M25 should also be taken account of.</p>					
<p>HCC Transport have stated the site would be unable to provide suitable access which would be mitigatable to an acceptable level by a site of this scale.</p>					
<p>Any development of the site would also need to take account of the presence of protected trees within the site.</p>					
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes

Site Ref	Address	Settlement	Site Area (ha)
EOS12.2	Land to the west and south of Maple Cross	Maple Cross	52.2
<b>Site Description</b>			
<p>The site is comprised of greenfield land, which is in use as open, agricultural land. The east of the site is bounded by trees and residential development associated with Maple Cross. The western boundary is in close proximity to the M25, with an area of greenspace abutting the western boundary and the M25 towards the south-west of the site. The southern boundary of the site runs along Chalfont Lane, with the north-eastern boundary abutting Franklin's Spring. To the immediate north-east of the site is Maple Cross JMI School and to the east is Denham Way, beyond a strip of trees. Hornhill Road runs directly through the site separating the site into two parcels of land (northern and southern parcels). The site is a combination of Site CFS34b and EOS12.0</p>			
<b>Use(s) Proposed</b>	Residential, education, community uses, retail, business		
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Heritage Assets Listed Buildings</li> <li>• Conservation Area</li> <li>• Historic Park and Garden</li> <li>• AONB</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is located in the Green Belt. The site is located in four parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the wider parcel (in which the northern part of the site is located) was assessed as high. Harm to the Green Belt of releasing the parcel (in which the central part of the site is located, i.e. the land adjacent to north and south of Hornhill Road) was assessed as moderate. Harm to the Green Belt of releasing the parcel (in which the southern part of the site is located) was assessed as moderate-high. Harm to the Green Belt of releasing the parcel (in which the north-eastern parcel of the site, adjacent to Franklin's Spring, is located) was assessed as low-moderate.</li> <li>• <b>Historic Environment:</b> A Grade II Listed Building (The Church of St Thomas of Canterbury) lies to the immediate east of the site. The Heritage Impact Assessment states that development of the whole land parcel would have a minor adverse impact on</li> </ul>		

	<p>the historic environment, as there would be a change in the agrarian landscape by development. The Heritage Impact Assessment states that careful design has the potential to limit the harm, especially at the eastern side of the development. Any application would need to be accompanied by a heritage impact statement and there should be early discussions with the conservation officer on layout and height of development.</p> <ul style="list-style-type: none"> <li>• <b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> Within the southern part of the site, there is a surface water flow path running from the central eastern boundary (adjacent to Denham Way) towards the central-southern area of the site. This flow path is at low risk of surface water flooding (1 in 1000 year rainfall event). Against the eastern boundary and to the north-east of the site, there are small areas at high risk (1 in 30 year rainfall event). Close to the northern boundary, adjacent to Franklin's Spring, there is small area which ranges from medium-low risk of surface water flooding. The north-eastern boundary of the northern parcel is at low risk of surface water flooding along the north-eastern boundary.</li> <li>• <b>Groundwater Flood Risk:</b> The northern part of the northern parcel of the site has groundwater levels ranging from 0.5m and 5m. The centre of the site, adjacent to Hornhill Road and the south-western part of the southern parcel has groundwater levels at least 5m below the ground surface. The eastern and central areas of the southern parcel has groundwater levels between 0.5m and 5m of the surface. The south-eastern area of the southern parcel has groundwater levels between 0.025m and 0.5m below the ground surface.</li> <li>• <b>GSPZ:</b> The majority of the site is in GSPZ1, which is the most sensitive zone in terms of potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site. A small area at the north-eastern corner of the site is in GSPZ2.</li> <li>• <b>Access:</b> There is no existing access into the site. It is proposed that the site would be accessed from Denham Way, as the primary route leading to the northern part of the site. A secondary access could be provided from Hornhill Road and an emergency access is also proposed from the north of the northern parcel.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> <li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Wastewater:</b> Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.</li> </ul>						
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The northern parcel of land was not assessed as part of the Landscape Sensitivity Assessment. The southern part of land was assessed; Landscape Sensitivity Assessment classifies the southern section of the site (CFS34a) as having medium-high sensitivity to built development. The northern section (CFS34) is classified as having medium-low sensitivity to built development.</li> <li>• <b>TPO:</b> There are protected trees within the site, adjacent to the north of Hornhill Road (TPO044).</li> </ul>						
<b>Further Constraints/Considerations:</b>							
<ul style="list-style-type: none"> <li>• The southern parcel of land has a public right of way which runs along the northern boundary and through the site. The northern parcel of land has two public rights of ways, one of which runs through the centre of the site (Rickmansworth 009) and the other along the eastern boundary (Rickmansworth 008).</li> <li>• The HS2 safeguarding zone is adjacent to the western boundary of the southern parcel of land.</li> <li>• The site is strategic in scale and would provide supporting infrastructure. This includes: a primary education extension to Maple Cross JMI and Nursery School, parkland (including play space), a local centre including local shops, community facilities, a nursery and flexible commercial space, a 90-bed extra care home, improved bus stops and an extended bus route through the site as well as pedestrian and cycle routes.</li> <li>• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross.</li> </ul>							
<b>Availability (ownership/legal issues)</b>							
The site is in single ownership and the site is being promoted by the landowner.							
<b>Achievability</b>							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
<b>Potential Density</b>							
Landowner Proposed DPH		29		Landowner Proposed Dwelling Range		1500	
Indicative DPH		29		Indicative Dwelling Range		1500	
<b>Phasing</b>							
0-5 years	X	6-10 years	X	11-15 years	X	16+ years	
<b>Conclusion</b>							
<p>The site is located in the Green Belt. Harm to the Green Belt of releasing the four parcels (in which the site is located) were assessed as ranging from low-moderate, moderate, moderate-high and high across the site. The site is strategic in scale and its development would support a high level of infrastructure provision. It is considered that the strategic advantages of the site justify the level of high harm to the Green Belt in releasing the northern part of the site parcels of the site as well as the release of areas within the site that would result in lower harm to the Green Belt.</p> <p>The site is therefore deemed to be suitable. Small areas of the site are at risk of surface water and groundwater flooding and future proposals would need to satisfactorily address this and provide suitable mitigation where necessary. Consideration to heritage assets and potential environmental impacts will also need to be made. Future proposals would also need to take account of the site's location in GSPZ1. Any development would need to take account of the presence of Public Rights of Way and the presence of protected trees on site. The site is both available and achievable. The site is considered to be developable.</p>							
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes		



Site Ref	Address	Settlement	Site Area (ha)
EOS12.3	Land to the north of Chalfont Road	Maple Cross	3.7
<b>Site Description</b>			
<p>The site is comprised of greenfield land which is in agricultural use. The site is bordered by residential development along Oakhill Road to the east and Chalfont Road forms the southern and eastern boundaries. The north of the site is bordered by the remainder of the agricultural field. The settlement of Maple Cross is located to the east and south, with agricultural land to the south-west. The M25 is located to the west of the site.</p>			
<b>Use(s) Proposed</b>	Residential		
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) was assessed as high.</li> <li><b>Historic Environment:</b> There is a Locally Listed to the north-east of the site, although this is situated beyond residential development. A detailed heritage impact assessment would be required as part of any proposals.</li> </ul>		
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li><b>Flood Zone: Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> Along the southern boundary of the site, there is low to medium risk of surface water flooding.</li> <li><b>Groundwater Flood Risk:</b> Groundwater levels are between 0.5m and 5m below the ground surface.</li> <li><b>GSPZ:</b> GSPZ1 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</li> </ul>		

		<p>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"> <li>• <b>Access:</b> The site could be accessed from Chalfont Road.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> <li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> </ul>											
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>		<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment assessed the site as having medium-high sensitivity to built development.</li> </ul>											
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"> <li>• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Maple Cross.</li> </ul>													
<p><b>Availability (ownership/legal issues)</b></p> <p>The landowner has stated that the site would be available for development.</p>													
<p><b>Achievability</b></p> <p>No viability issues have been identified.</p>													
<p><b>Potential Density</b></p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>N/A</td> <td>Landowner Proposed Dwelling Range</td> <td>N/A</td> </tr> <tr> <td>Indicative DPH</td> <td>35-50</td> <td>Indicative Dwelling Range</td> <td>130-185</td> </tr> </table>						Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A	Indicative DPH	35-50	Indicative Dwelling Range	130-185
Landowner Proposed DPH	N/A	Landowner Proposed Dwelling Range	N/A										
Indicative DPH	35-50	Indicative Dwelling Range	130-185										
<p><b>Phasing</b></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><b>Conclusion</b></p> <p>The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released. The site is therefore deemed unsuitable for residential allocation.</p>													
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes								



Site Ref	Address	Settlement	Site Area (ha)
CFS41	Rickmansworth Station, Station Approach	Rickmansworth	0.9
<p>The map shows the Rickmansworth Station area in Uxbridge. Key features include:                     <ul style="list-style-type: none"> <li><b>Roads:</b> A412 (A404), A404, Park Road, Rectory Road, Rectory Lane, Wensum Way, Ebury Road, Station Road, Northway, High Street, Bury Lane, Victoria Cl, Nightingale Rd, Raven Cl, Townfield, and Wood Road.</li> <li><b>Railway:</b> A412 line running through the center, with Rickmansworth Station (EUL) and Ebury Rbt.</li> <li><b>Landmarks:</b> Rickmansworth Park, Station Roundabout, F.Sta, Pol Sta, Liby, Mus, and a Sch.</li> <li><b>Other:</b> Car Parks, Hall, and a Path.</li> </ul>                     A scale bar at the bottom left shows 0, 37.5, 75, 150, and 225 meters. A north arrow and copyright information (Ordnance Survey 100018686) are at the bottom right.                 </p>			
<b>Site Description</b>			
<p>The site is comprised of previously developed (brownfield) urban land and is included on the Brownfield Land Register. The site is in use as Rickmansworth Underground station, the adjacent car park and vacant land. The railway line runs through the centre of the site. There is also tree coverage on the site, to the south of the railway line.</p> <p>It is proposed that the station use would remain as part of any development.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not located in the Green Belt.</li> <li><b>Historic Environment:</b> A small area to the south of the site is within Rickmansworth Town Conservation Area. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and that any development in the wooded area south of the railway line will need to assess the impact on the Conservation Area. If development is proposed to the south of the railway line, any future application should be accompanied by a detailed heritage statement to define how the edge of the Conservation Area is to be protected. Rickmansworth Station is a Locally Listed Building.</li> </ul>	
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> There is no identified risk of flooding across the majority of the site, although there is low risk along the western boundary.</li> <li><b>GSPZ:</b> 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</li> </ul>	

<ul style="list-style-type: none"> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>	<p>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"> <li><b>Contamination:</b> The Environment Agency have highlighted that railway land may present a potential previous polluting use.</li> <li><b>Noise:</b> Noise and vibrations caused by the use of the station may have an impact on the site and its future occupiers.</li> </ul>					
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li> <li><b>TPO:</b> A TPO covers all trees on the site (TPO318).</li> </ul>					
<p><b>Further Constraints/Considerations:</b></p>						
<ul style="list-style-type: none"> <li>HCC Highways recognise that the site has immediate access to the station and the site's close proximity to central Rickmansworth/High Street, with good availability of inter-urban bus services.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.</li> </ul>						
<p><b>Availability (ownership/legal issues)</b></p>						
<p>The site is in single ownership and the site is being promoted by the landowner.</p>						
<p>The site has been withdrawn by the promotor as of August 2023, and is therefore no longer available.</p>						
<p><b>Achievability</b></p>						
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>						
<p><b>Potential Density</b></p>						
Landowner Proposed DPH	77	Landowner Proposed Dwelling Range	70			
Indicative DPH	77	Indicative Dwelling Range	70			
<p><b>Phasing</b></p>						
0-5 years		6-10 years	X	11-15 years	X	16+ years
<p><b>Conclusion</b></p>						
<p>The site is deemed suitable for residential development although 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.</p> <p>The site has been withdrawn by the promotor as of August 2023, and is therefore no longer available.</p>						
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	Yes	

Site Ref	Address	Settlement	Site Area (ha)
CFS60	Affinity Water Depot, Church Street	Rickmansworth	1.5
<p>The map shows the site location in Rickmansworth, Hertfordshire. The site is outlined in red and is situated on Church Street, which runs north-south. To the north of the site is the Grand Union Canal and the River Colne, which flows through the site in a south-westerly direction. The site is bounded by the Grand Union Canal and River Colne to the north and east, and by Church Street to the south-west. The site is located between the Batchworth Roundabout to the north and the London Road/Moor Lane Roundabout to the south. The site is situated between the A404 and A4145 roads. The site is located in the town of Rickmansworth, which is situated on the northern bank of the River Colne. The site is located in the town of Rickmansworth, which is situated on the northern bank of the River Colne. The site is located in the town of Rickmansworth, which is situated on the northern bank of the River Colne.</p>			
<b>Site Description</b>			
<p>The site is comprised of previously developed (brownfield) urban land, with the majority of the site included on the Brownfield Land Register. The site is a former Affinity Water office site that also includes water abstraction and treatment facilities. The site consists of car parking and buildings relating to these operations, although the office buildings are now vacant. The River Colne flows through the centre of the site in a south westerly direction and the Grand Union Canal flows along the northern boundary. There are foot and road bridges connecting the south of the site to the north. There is a small area of greenfield land to the south of the site which provides green space surrounding the existing offices. The northern and eastern boundaries are formed by the Grand Union Canal and River Colne, whilst the south-western boundary is formed by a two-lane main road (Church Street). Batchworth Lock is located to the immediate north of the site, with residential development and Rickmansworth town centre beyond this. To the south and east there is further residential development, with residential development beyond this.</p>			
<b>Use(s) Proposed</b>		Residential (with continued water treatment and utility uses)	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Heritage Assets Listed Buildings</li> <li>• Conservation Area</li> <li>• Historic Park and Garden</li> <li>• AONB</li> </ul>		<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is not located in the Green Belt.</li> <li>• <b>Historic Environment:</b> Rickmansworth Town Centre Conservation Area is located to the north-west of the site. There are Grade II Listed Buildings to the north-west of the site (99 Church Street), as well as to the south-east and east (1 Batchworth Hill, 17 Moor Lane and Obelisk in Garden on 17 Moor Lane). The Heritage Impact Assessment states that the complex of buildings within the site should be considered a non-designated heritage asset, as they form an important historic industrial complex. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and that care is required in relation to the height of development to ensure that it would not impact on views from the Conservation Area. There are also Locally Listed Buildings at the south of the site. A detailed heritage statement</li> </ul>	

	and discussions with the Conservation Officer would be required to define an appropriate method of developing the site.		
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The River Colne flows through the centre of the site and the Grand Union Canal flows along the northern boundary. The whole site is within Flood Zone 2. Flood Zone 3a also extends to cover the majority of the site (78% of site area). Flood Zone 3b is focused in the northern and eastern areas of the site and covers approximately 53% of the site area.</li> <li>• <b>Surface Water Flood Risk:</b> The site is at a low to moderate risk of surface water flooding, which generally cover the area of the watercourses within and adjacent to the site. There is an area of ponding along the southern border, which occurs mainly along Church Street but is at risk of encroaching into the site.</li> <li>• <b>Groundwater Flood Risk:</b> The site is at moderate to high risk of groundwater flooding. Across the majority of the site, groundwater levels reach 0.5-5m below the surface but there is a higher risk to the north-western and central area of the site</li> <li>• <b>GSPZ:</b> 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.</li> </ul>		
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.</li> </ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and the site is being promoted by the landowner.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	36-50	Landowner Proposed Dwelling Range	55-75
Indicative DPH	36-50	Indicative Dwelling Range	55-75
<b>Phasing</b>			
0-5 years		6-10 years	X
		11-15 years	
		16+ years	
<b>Conclusion</b>			
<p>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 for residential development through the conversion of existing buildings only. No new residential development will be permitted on Flood Zone 3b on the site.</p> <p>It is required that the Locally Listed Buildings at the south of the site are protected.</p>			

The Level 2 SFRA states that should the site be redeveloped, the Sequential Test would not be passed, and the Exception Test would be required if residential development (more vulnerable development) were proposed in FZ3a. As part of any future proposals, a site-specific flood risk assessment would be required because the site is within Flood Zone 2 and 3 and at risk from sources of flooding. It must be demonstrated within a site-specific FRA that the site would be safe for the proposed use, with provision of safe access and escape routes. The Environment Agency raised significant objections to allocating the site due to the flood risk, so the site is not considered suitable.

<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes
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Site Ref	Address	Settlement	Site Area (ha)
CFS77	Rickmansworth Library	Rickmansworth	0.1
<b>Site Description</b>			
<p>The site is comprised of previously developed (brownfield) urban land and is in use as Rickmansworth Library. The site is located in Rickmansworth town centre, with town centre uses (e.g. retail, financial services, offices, pharmacy, restaurants, etc.) and Rickmansworth Station located within close proximity. Residential development is located in the surrounding area. The site is accessed from the High Street.</p>			
<b>Use(s) Proposed</b>	Residential with potential for a main town centre use		
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>• AONB</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is not located in the Green Belt.</li> <li>• <b>Historic Environment:</b> The site is located in a Site of Known Archaeological Interest and in the Rickmansworth Town Conservation Area. There are several Grade II Listed Buildings located within the vicinity of the site. Basing House (Grade II Listed Building) is located to the immediate north. The Heritage Impact Assessment states that the present library does little to enhance the Conservation Area but that the site's development would have a minor adverse impact on the historic environment. Any future application would require a detailed heritage statement to assess the impact on the Conservation Area and the Listed Buildings within the core of this Conservation Area. Detailed discussions would be required with the Conservation Officer to ensure that any development should enhance this historic location improving the present layout and design.</li> </ul>		
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> Along the northern boundary of the site there is medium risk of surface water flooding.</li> <li>• <b>Groundwater Flood Risk:</b> During a 1 in 100-year groundwater flood event, groundwater levels are within 0.025m of the ground surface.</li> </ul>		

<ul style="list-style-type: none"> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li><b>GSPZ:</b> 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.</li> </ul>								
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li> </ul>								
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"> <li>A modern, upgraded library with improved facilities and access would be required as part of any redevelopment. A new facility is potentially proposed for provision within the adjacent Council Offices.</li> <li>The South West Herts Retail and Leisure Study (2018) recommends that evening economy uses should be considered favourably in Rickmansworth Town Centre. There is potential that this type of use could be incorporated into new development of the site.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Principal Town of Rickmansworth.</li> </ul>									
<p><b>Availability (ownership/legal issues)</b></p> <p>The site is in single ownership and the site is being promoted by the landowner. The site is currently under a leasehold agreement. No agreement has reached with the leasee over possible new location for the library, so the site is not available</p>									
<p><b>Achievability</b></p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p><b>Potential Density</b></p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>50-80</td> <td>Landowner Proposed Dwelling Range</td> <td>5-8</td> </tr> <tr> <td>Indicative DPH</td> <td>50-80</td> <td>Indicative Dwelling Range</td> <td>5-8</td> </tr> </table>		Landowner Proposed DPH	50-80	Landowner Proposed Dwelling Range	5-8	Indicative DPH	50-80	Indicative Dwelling Range	5-8
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Indicative DPH	50-80	Indicative Dwelling Range	5-8						
<p><b>Phasing</b></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><b>Conclusion</b></p> <p>The site is deemed suitable for residential development. Further work should be undertaken in relation to the site's location in GSPZ1. Redevelopment of the site would require the re-provision of the library facility in a suitable, accessible site. No agreement has reached with the leasee over possible new location for the library, so the site is not available.</p>									
<table border="1"> <tr> <td><b>Suitable</b></td> <td>Yes</td> <td><b>Available</b></td> <td>No</td> <td><b>Achievable</b></td> <td>Yes</td> </tr> </table>	<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	Yes			
<b>Suitable</b>	Yes	<b>Available</b>	No	<b>Achievable</b>	Yes				

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



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

Site Ref	Address	Settlement	Site Area (ha)
OSPF22	Batchworth Park Golf Course	Rickmansworth	55.3
<b>Site Description</b>			
<p>The site is mostly comprised of greenfield land, in use as Batchworth Park Golf Course, with a small area of previously developed land to the west of the site, associated with the Club House and car park. There is also a residential dwelling and garden within the site (Batchworth Hill House) located to the east of the site and to the front of the Batchworth Park Golf Club car park. There are ponds located to the south, north-west and at the centre of the site and there is are areas of woodland along the southern and northern boundaries (Sandfield Spring and The Grove). The site's northern boundary is adjacent to residential development associated with Rickmansworth, whilst the eastern boundary is adjacent to London Road and residential dwellings in part. There is an unused field located within the site boundary, but separated from the Golf Course; this is located to the east of the site, adjacent to London Road (Site CFS59). To the south of the site is agricultural land and to the south-east is Nine of Herts Golf Course.</p>			
<b>Use(s) Proposed</b>	Care Home / Residential		
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>	<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The site falls into three parcels assessed in the Stage 2 Green Belt Review. Release of the parcel (in which the majority of the site is located, to the north) was assessed as leading to high harm to the Green Belt. Areas of the site to the east, along London Road (Site CFS59 and the area of the clubhouse, car park and Batchworth Hill House), were assessed as leading to moderate-high harm to the Green Belt if released. The remainder of the site, to the south and along the western boundary, were not assessed in the Stage 2 Green Belt Review; the Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.</li> <li><b>Historic Environment:</b> Moor Park Registered Park and Garden is located to the east of the site, on the opposite side of London Road. There is a Grade II Listed Building adjacent to the south-</li> </ul>		

	<p>eastern corner of the site (Milestone about 35m west of no. 1 Home Farm Road). The Heritage Impact Assessment states that development would have a minor adverse impact on the historic environment. Any application would need to be accompanied by a heritage impact statement and there should be early discussions with the conservation officer on layout and height of development.</p>		
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> There is low risk of surface water flooding along the southern boundary as well as scattered throughout the site, associated with the ponds located within the site.</li> <li>• <b>GSPZ:</b> Part of the site, to the north, is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</li> <li>• <b>Access:</b> The site has an existing access from London Road.</li> <li>• <b>Contamination:</b> There is an area of historic landfill located to the north-west of the site (Juniper Hill, Site Ref: EAHLD12364).</li> <li>• <b>Noise:</b> Is the site is located within a source of noise? – motorways, railway lines</li> </ul>		
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• <b>TPO:</b> There are protected trees to the north of the site associated with The Grove woodland (TPO007). There are also protected trees adjacent to the north-western boundary (TPO394).</li> </ul>		
<p><b>Further Constraints/Considerations:</b></p>			
<ul style="list-style-type: none"> <li>• A public right of way runs along the north-western boundary.</li> <li>• The Playing Pitch Strategy &amp; Action Plan (2019) recommends that Batchworth Park Golf Course should be retained and its quality sustained through appropriate maintenance.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The north of site is located at the edge of the Principal Town of Rickmansworth. The east of the site is at the edge of the Batchworth Park settlement which is classified as an “other settlement” in the Settlement Hierarchy.</li> </ul>			
<p><b>Availability (ownership/legal issues)</b></p>			
<p>The site is in four separate ownerships. The promoter of the site owns the majority of the site. The second landowner has promoted the land in their ownership separately (Site CFS59). Three Rivers District Council owns a proportion of the site (Sandlefield Spring and The Grove) and is not promoting these areas for development. The part of the site containing Batchworth Hill House is in a separate ownership to that of the promoter and this part of the site not been promoted by its landowner.</p>			
<p><b>Achievability</b></p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p><b>Potential Density</b></p>			
<p>Landowner Proposed DPH</p>	<p>N/A</p>	<p>Landowner Proposed Dwelling Range</p>	<p>N/A</p>
<p>Indicative DPH</p>	<p>11.2</p>	<p>Indicative Dwelling Range</p>	<p>618</p>

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

Site Ref	Address	Settlement	Site Area (ha)
CFS19	Land adjacent 62-84 & 99-121 Sycamore Road	Croxley Green	0.27
<b>Site Description</b>			
<p>The site is comprised of greenfield land, located in the urban settlement of Croxley Green. The site is amenity grassland bordered by residential apartment blocks on the eastern and northern sides, with houses to the west. There are trees scattered throughout the site and mature tree screen lining the southern edge of the site. Beyond this vegetation, the south of the site borders the Grand Union Canal, with the River Gade beyond this. The site is accessed from Sycamore Road.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
<p>The site has been the subject of an outline application for the erection of a two-storey building comprising eight residential units (05/1055/OUT). The application was refused and dismissed at appeal. 20/2737/FUL - Erection of a block of six apartments and a terrace of three residential dwellings, with the associated access from Sycamore Road, parking and landscaping. Application refused and dismissed at appeal.</p>			
<b>Suitability</b>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not located in the Green Belt.</li> <li><b>Historic Environment:</b> 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.</li> </ul>	
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> Most of the site is at low risk of surface water flooding. Within the southern section of the site, there are areas at medium risk.</li> <li><b>Groundwater Flooding:</b> Groundwater levels are very near (within 0.025m) the ground surface.</li> <li><b>GSPZ:</b> 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</li> </ul>	

	<p>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"> <li>• <b>Access:</b> The site could be easily accessed from Sycamore Road.</li> </ul>		
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.</li> <li>• <b>TPO:</b> The sycamore tree located close to the western border of the site is protected (TPO693).</li> </ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located in the Key Centre of Croxley Green.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and is being promoted by the landowner.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	30-74	Landowner Proposed Dwelling Range	8-20
Indicative DPH	50-70	Indicative Dwelling Range	14-19
<b>Phasing</b>			
0-5 years	X	6-10 years	11-15 years      16+ years
<b>Conclusion</b>			
<p>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. Any development of the site would need to take account of the presence of the protected tree within the site.</p> <p>Application refused and dismissed at appeal, site is therefore not considered to be achievable.</p>			
<b>Suitable</b>	Yes	<b>Available</b>	Yes <b>Achievable</b> No

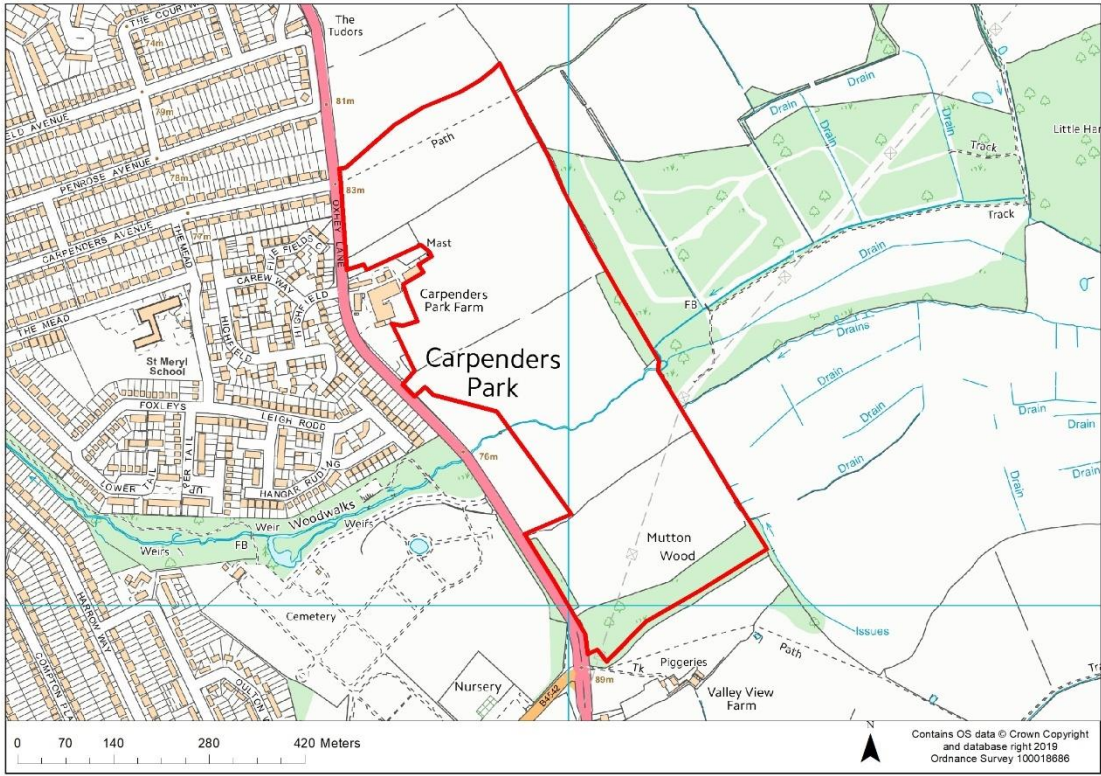
Site Ref	Address	Settlement	Site Area (ha)
CFS13	Land at Oxhey Lane, Watford Heath	Carpenders Park	2.8
<b>Site Description</b>			
<p>The site is comprised of greenfield land, in use as a grassed paddock area located on the southern edge of Watford Heath and to the north-east of Carpenders Park. The site is flat in appearance, with minimal tree coverage. The south western edge of the Site is bordered by a residential care home and open land. There is an established area of residential development along Sherwoods Road and Elm Avenue, adjacent to the northern and north-eastern boundaries of the site. Mature trees form the northern, eastern and southern boundaries, whilst the western boundary borders Oxhey Lane, from which the site could be accessed.</p> <p>The eastern boundary of the site is adjacent to the Borough of Watford.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.</li> <li><b>Historic Environment:</b> There is a Grade II Listed Building located on the western side of Oxhey Lane, directly opposite the site. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment, as the setting of the Listed Building would have historically been in an agricultural landscape. At the planning application stage, a detailed heritage impact assessment would be required to identify the impacts on the heritage assets of developing the site and appropriate mitigation measures.</li> <li><b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site</li> </ul>	

	should be accompanied by a pre-application or pre-determination archaeological assessment.		
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> There is low risk of surface water flooding along the southern boundary of the site.</li> </ul>		
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li> <li>• <b>TPO:</b> There are protected trees at the south-western corner of the site (TPO181).</li> </ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li>• A medium pressure gas pipeline runs along the northern and eastern boundaries of the site. An appropriate buffer distance is likely to be required from the pipeline to any development; Cadent Gas must be consulted as part of any application.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located outside of any settlement included in the Three Rivers Settlement Hierarchy.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in multiple ownership and is being promoted by the landowners.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	10-29	Landowner Proposed Dwelling Range	30-80
Indicative DPH	35-50	Indicative Dwelling Range	98-140
<b>Phasing</b>			
0-5 years	X	6-10 years	11-15 years      16+ years
<b>Conclusion</b>			
The site is deemed suitable for residential development subject to appropriate mitigation measures to address the risk of surface water flooding along the southern boundary of the site. Any development of the site would need to provide the appropriate buffer distance to the gas pipeline running along the northern and eastern boundaries of the site. Development would also need to take into account protected trees within the site and take into consideration heritage assets. The site is both available and achievable. The site is deemed deliverable.			
<b>Suitable</b>	Yes	<b>Available</b>	Yes <b>Achievable</b> Yes



Site Ref	Address	Settlement	Site Area (ha)
CFS14	Land north of Oxhey Lane	Carpenders Park	3.4
<b>Site Description</b>			
<p>The site lies north east of Oxhey Lane and is comprised of brownfield and greenfield land; the majority of the northern section of the site is on historic landfill. On the site, there is a singular building, a semi-wooded area to the west and open grassland to the east. To the north of the site is residential development, with a nursing home adjacent to the north-western corner. To the south, there is an area of hardstanding and warehousing whilst to the east there is open land. The site could be accessed from Oxhey Lane.</p> <p>The eastern boundary of the site is adjacent to the Borough of Hertsmere. Land in the neighbouring borough has also been promoted for consideration in Hertsmere Borough Council's new Local Plan as a cross-boundary site with Site CFS14.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as high. A small part of the site (approx. 0.014ha of the site), along the western boundary, was assessed as leading to moderate-high harm to the Green Belt if released.</li> <li><b>Historic Environment:</b> Listed Buildings associated to Oxhey Grange are located on the western side of A4008. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment and the setting of the Listed Building. Any scheme will have to consider the impact on the setting of Oxhey Hall and building heights may need to be limited to ensure that the setting is not harmed. At the planning application stage, a detailed heritage impact assessment would be required to identify the impacts on the listed buildings and their setting.</li> </ul>	

	<ul style="list-style-type: none"> <li>• <b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</li> </ul>		
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> There are small scattered areas at high-low risk of surface water flooding located to the north. A strip of land at high risk of surface water flooding is present along the south eastern boundary.</li> <li>• <b>Contamination:</b> HCC Minerals &amp; Waste have identified that the site coincides with a historic landfill site (Auburn Mere: EAHLD09974) and is adjacent to another landfill site (Oxhey Lane: EAHLD12361). Possible contamination caused by this use may have an impact on the site and its future occupiers. The Environment Agency should provide advice in regards to any potential considerations.</li> <li>• <b>Access:</b> Access could be provided from Oxhey Lane. HCC Highways state that access onto an A Road (Oxhey Lane) would require a departure from policy and there is potential to contribute to Bushey Arches congestion.</li> </ul>		
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li> <li>• <b>TPO:</b> There are protected trees to the east of the site within the wooded area (TPO181).</li> </ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li>• HCC Highways raise significant concerns in meeting Local Transport Policy due to the site's location., and state that the site is disconnected from the main built up areas of Watford Heath (in Watford Borough) and Carpenders Park (in the Three Rivers) and that there is limited opportunity to enhance provision of walking/cycling due to location and distances from services.</li> <li>• A medium pressure gas pipeline runs through the north of the site. An appropriate buffer distance is likely to be required from the pipeline to any development; Cadent Gas must be consulted as part of any application.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located outside of any settlement included in the Three Rivers Settlement Hierarchy.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and the site is being promoted by the landowner.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	27-30	Landowner Proposed Dwelling Range	101-105
Indicative DPH	35-50	Indicative Dwelling Range	123-175
<b>Phasing</b>			
0-5 years	X	6-10 years	X
		11-15 years	
		16+ years	
<b>Conclusion</b>			
The site is located in the Green Belt. Whilst it is recognised that the site is partially comprised of previously developed land, the harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as high (majority of site area – approx. 3.4); this area of the site is non-strategic and allocating this part of the site would not outweigh harm to the Green Belt, if released. The moderate-high harm area of the site is only approximately 0.02ha in size and is adjacent to the existing nursing home car park; it is not considered that this part of the site could support any development. The site is therefore deemed unsuitable for residential development.			
<b>Suitable</b>	No	<b>Available</b>	Yes
		<b>Achievable</b>	Yes

Site Ref	Address	Settlement	Site Area (ha)
CFS69a	Land at Carpenders Park Farm	Carpenders Park	22.5
 <p>The map shows the site boundary in red, situated between residential areas to the west and agricultural/woodland areas to the east. The Hartsbourne Stream flows through the site, with a flood storage reservoir. Key landmarks include Carpenders Park Farm, Mutton Wood, and a cemetery. A scale bar at the bottom left indicates distances up to 420 meters. A north arrow and copyright information for Ordnance Survey 100018886 are at the bottom right.</p>			
<b>Site Description</b>			
<p>The site consists of agricultural land, which is divided into five parcels by landscaping and dispersed rows of trees. The Hartsbourne Stream (a Main River) flows in a westerly direction through the centre of the site surrounding the river's path there is a flood storage reservoir. There is an area of woodland (Mutton Wood) at the south of the site. Adjacent to the north-west of the site there is land which is under construction into a 76-bed care home (17/1010/FUL). Land associated with Hartsbourne Flood Storage Area is also adjacent to the west of the site. There western boundary is partially adjacent to Oxhey Lane whilst the remainder of the site is bounded by hedgerows and forestry. Beyond Oxhey Lane to the west of the site is residential development associated with the settlement of Carpenders Park; Carpenders Park cemetery and a Garden Centre are also located to the west. There is open space to the north, east and south of the site, in use for agriculture, woodland and a golf course.</p> <p>The eastern boundary of the site is adjacent to the Borough of Hertsmere.</p>			
<b>Use(s) Proposed</b>	Residential (and ancillary uses including community, employment, education).		
<b>Planning History</b>			
An application for the demolition of buildings and the provision of a 76-bed care home at the north-west of the site which is under construction (17/1010/FUL).			
<b>Suitability</b>			
<p><b>Policy Constraints:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Heritage Assets Listed Buildings</li> <li>• Conservation Area</li> <li>• Historic Park and Garden</li> <li>• AONB</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Green Belt:</b> The site is 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 very high.</li> <li>• <b>Historic Environment:</b> There are three Grade II Listed Buildings to the south of the site and a Scheduled Monument to the south-east, although these heritage assets are some distance away from the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. A detailed heritage statement would be required as part of any development, to take into account the setting of the heritage assets.</li> <li>• <b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of</li> </ul>		

	archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.		
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The Hartsbourne Stream (a Main River) flows in a westerly direction through the centre of the site. The area covered by the Hartsbourne Flood Storage Area is in Flood Zone 3b, whilst surrounding this there are areas in Flood Zone 2. The remainder of the site is in Flood Zone 1.</li> <li>• <b>Flood Storage Area:</b> Approximately 2.2ha of the Hartsbourne Flood Storage Area (which measures approx. 3ha in total) is located at the centre of the site. This is a designated flood risk asset and a buffer of at least 10m must be retained between the storage area and any development, to allow adequate space for maintenance and sufficient emergency access.</li> <li>• <b>Surface Water Flood Risk:</b> A large area within the centre of the site at a high risk of surface water flooding. This area is associated with the fluvial risk of the Hartsbourne Stream (and the flood storage area. There is also a surface water flow paths at the south east of the site, ranging from low-medium risk.</li> <li>• <b>Contamination:</b> The Environment Agency have advised that the former use of the site as a dairy farm is a potentially polluting previous use.</li> <li>• <b>Access:</b> Two vehicular access points are proposed from Oxhey Lane, from the northern and southern points of the eastern boundary. A pedestrian/cycle access is also proposed from Oxhey Lane.</li> </ul>		
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.</li> <li>• <b>Local Wildlife Site:</b> Part of a Local Wildlife Site (Mutton Wood) is within the site boundary, towards to the south of the site; this accounts for approximately 1.4ha of the site area. Another Local Wildlife Site (Valley View Farm Meadow) is approximately 15m from the south of the site.</li> </ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li>• There is a public right of way running through the site, to the north.</li> <li>• The promotor has proposed that the site has potential to provide a new park, a children's activity centre, employment space, a pre-school facility, a local centre, a fitness centre, live/work units, a community hall and a conference/events centre.</li> <li>• HCC Highways state that the site is approximately 1 mile from central South Oxhey, although the A4008 may discourage walking and cycling. A significant concern is raised by HCC Highways in the location of the nearest bus stops being over 400m away (in Harrow Way); significant contributions would be necessary to enable adequate bus service improvements.</li> <li>• Settlement Hierarchy (Core Strategy, 2011): The site is partially located at the edge of the Secondary Centre of Carpenders Park.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and is being promoted by the landowner.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	16	Landowner Proposed Dwelling Range	400
Indicative DPH	15-30 (whole site area) 15-30 (18.1ha, excluding FSA & LWS)	Indicative Dwelling Range	338-675 272-543

Phasing							
0-5 years		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 wider parcel (in which the site is located) is assessed as very high. The need for housing does not outweigh 'very high' harm to the Green Belt through the release of land and allocating the site would not outweigh harm to the Green Belt, if released. A proportion of the site is also unsuitable for residential development due to the location of the Hartsbourne Flood Storage Area and the need for a 10m buffer distance from this flood risk asset to any development. Part of the site is also a Local Wildlife Site which is considered to be unsuitable for development. The site is deemed unsuitable, unavailable and therefore undevelopable.</p>							
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes		

Site Ref	Address	Settlement	Site Area (ha)
PCS47	South of Little Oxhey Lane	Carpenders Park	19.4
<b>Site Description</b>			
<p>The site is comprised of greenfield land and is located to the south of Little Oxhey Lane. The site runs between the railway line to the east and storage land and Oxhey Lane to the west. The site is comprised of three agricultural fields, each separated by vegetation. There are mature hedgerows along all site boundaries and an overhead electricity cable running across the site from east to west. An unnamed ordinary watercourse flows southwards through the centre of the site and forms the southern boundary. A second watercourse is located on the eastern boundary of the site. The two watercourses form tributaries of the Main River Pinn. Residential development and associated facilities and services are located to the north (Carpenders Park) and beyond the railway line to the west (South Oxhey). To the immediate north of the site is the Oulton Way Play Area and skate park whilst to the north-east is Carpenders Park Garden Centre. Grims Dyke Golf Course is located to the east and there is open grassland to the south.</p> <p>The south of the site is adjacent to the London Borough of Harrow.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is within the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as very high.</li> <li><b>Historic Environment:</b> There are no heritage assets within the site. To the south-west there is the London Coal Duty Marker on County Boundary on the railway embankment (Grade II Listed), with three others Grade II Listed Buildings located to the south-east (Oxhey Lane Farmhouse, Stables in the grounds of Melodies and a Coal Duty Marker). The Heritage Impact Assessment states that development on the site would have a minor-adverse impact on the historic environment; a detailed heritage impact assessment would be required with any</li> </ul>	

	<p>application to ensure the setting of the heritage assets is appropriately considered in design.</p> <ul style="list-style-type: none"> <li>• <b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> Little Oxhey Lane and Oxhey Lane are both at risk of flooding from surface water (ranging from low-high risk), at points along the northern and eastern site boundaries. A flow path ranging from low-medium risk flows southwards across the centre of the site. Surface water flood risk corresponds with the floodplains of the ordinary watercourses within the site.</li> <li>• <b>Access:</b> Access could be provided from Little Oxhey Lane. There is a single-track bridge on part of Little Oxhey Lane, to the immediate west of the site; this may cause capacity issues. HCC Highways state that achieving safe access from Little Oxhey Lane is likely to be achievable.</li> <li>• <b>Air Quality:</b> The site's southern boundary is adjacent to Harrow AQMA, which covers the whole borough. Consideration should be given to air quality which may have an impact on the site</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a low sensitivity to built development.</li> </ul>
<p><b>Further Constraints/Considerations:</b></p>	
<ul style="list-style-type: none"> <li>• There is an overhead electricity cable running across the site from east to west; a development buffer would likely be required from the electricity cable.</li> <li>• HCC Network and Travel Planning highlight that distances to destinations and severance may significantly limit sustainable trips. The nearest bus stops are in Harrow Way to the north of Little Oxhey Lane, which would be within 400m of some of the site and the main bus route (W19) runs only hourly. HCC Highways state that in order for all dwellings to be within 400m of a stop (to meet LTP4), diversion of services into the site would be necessary. Service frequency improvements would also be necessary.</li> <li>• 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.</li> <li>• A pedestrian crossing to the Oulton Way play area is proposed and pedestrian routes to Carpenders Park and the London Loop footpath are proposed.</li> <li>• The proposed developable area is 11.2ha in size. 8.23ha of open space is proposed.</li> <li>• A medium pressure gas pipeline runs along the southern boundary of the site. An appropriate buffer distance is likely to be required from the pipeline to any development; Cadent Gas must be consulted as part of any application.</li> <li>• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Secondary Centre of Carpenders Park.</li> </ul>	
<p><b>Availability (ownership/legal issues)</b></p>	
<p>The site is in single ownership and the site is being promoted by the landowner.</p>	
<p><b>Achievability</b></p>	
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>	

Appendix XX – SHELAA forms, Sites Not Proposed for Development by TRDC

<b>Potential Density</b>							
Landowner Proposed DPH		45 (11.2ha dev. area)		Landowner Proposed Dwelling Range		504	
Indicative DPH		30-40		Indicative Dwelling Range		580-775	
<b>Phasing</b>							
0-5 years	X	6-10 years	X	11-15 years		16+ years	
<b>Conclusion</b>							
The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcel (in which the site is located) is assessed as very high. The need for housing does not outweigh 'very high' harm to the Green Belt through the release of land. Whilst the site would contribute to meeting housing needs, its development would not deliver any strategic infrastructure. It is considered that allocating the site would not outweigh the very high harm to the Green Belt, if released. The site is therefore deemed unsuitable for residential allocation.							
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes		



Site Ref	Address	Settlement	Site Area (ha)
NW34a	Garages rear of Dick Whittington	South Oxhey	0.09
<b>Site Description</b>			
<p>The site is comprised of previously developed land and is located in South Oxhey. The site is in use as garages, with residential gardens and properties adjacent to the north and west of the site. The eastern boundary is adjacent to residential gardens and wraps around two garages which are located adjacent to the remaining garages on the site. To the south of the site is The Dick Whittington public house and associated garden. The site is accessed from Prestwick Road.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on the site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> <li>Noise</li> <li>Air Quality</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> The extent of surface water flood risk along Prestwick Road extends to the southern point of the access road which ranges from low to high risk, covering a small area of the site. The majority of the site, excluding the southernmost point of the access road, is at negligible risk of surface water flooding.</li> <li><b>Access:</b> The site is accessed from Prestwick Road, via a single-file road which is adjacent to the plot of the public house and a residential plot on Prestwick Road. The access road is approximately 50 metres in length.</li> </ul>	

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

Site Ref	Address	Settlement	Site Area (ha)
ACFS13b	Land at Hampermill Lane (Larger Site)	Oxhey Hall	2.8
<b>Site Description</b>			
<p>The site is located to the west of the residential settlement of Oxhey Hall and is comprised of greenfield land. It currently forms part of a larger agricultural unit comprising Brightwells Farm and Oxhey Hall Farm to the north-east; the site is separated from the remainder of the agricultural unit by Hampermill Lane, which is adjacent to the north of the site. There is residential ribbon development adjacent to the west and east along Hampermill Lane. Opposite the site to the north of the site is Eastbury Pumping Station and beyond this there is open land, with Hampermill Lake and Merchant Taylors School to the north-west. To the south there is also open land, with South Oxhey playing fields located to the south-west.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
There is no relevant planning history on this site.			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is located in the Green Belt. The Stage 2 Green Belt Review assessed the harm to the Green Belt as high.</li> <li><b>Historic Environment:</b> There is a Scheduled Monument and Grade II and II* Listed Buildings to the north and west of the site. The Heritage Impact Assessment states that the site's development would have a neutral impact on the historic environment. A detailed heritage impact assessment would be required alongside any proposals to identify any further impacts and necessary mitigation.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1. There is an ordinary watercourse which runs close to the eastern boundary.</li> <li><b>Surface Water Flood Risk:</b> There is a small strip of land running north to south through western portion of the site. To the east of the site there is a large surface water flowpath ranging from low-high risk; this emerges as a result of the ordinary watercourse to the east of the site.</li> </ul>	

<ul style="list-style-type: none"> <li>Noise</li> <li>Air Quality</li> </ul>	<ul style="list-style-type: none"> <li><b>GSPZ:</b> The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development; the Environment Agency have stated they would be likely to object in principle to tall buildings with deep foundations, infiltration drainage measures such as soakaways and underground car parks in GSPZ1. A preliminary risk assessment to determine whether there is contamination of the site, and whether remediation works would be needed, would be required at the pre-application stage to support any proposals on the site.</li> </ul>								
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>The Landscape Sensitivity Assessment classifies the site as having a medium-low sensitivity to built development.</li> </ul>								
<p><b>Further Constraints/Considerations:</b></p> <ul style="list-style-type: none"> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The eastern boundary is at the edge of the Secondary Centre of Oxhey Hall and the western boundary is at the edge of Hampermill Wood which is classified as an "Other Settlement" in the Settlement Hierarchy.</li> </ul>									
<p><b>Availability (ownership/legal issues)</b></p> <p>The site is in single ownership but is subject to a leasehold agreement until 2026. The site has been promoted by the landowner.</p>									
<p><b>Achievability</b></p> <p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>									
<p><b>Potential Density</b></p> <table border="1"> <tr> <td>Landowner Proposed DPH</td> <td>30</td> <td>Landowner Proposed Dwelling Range</td> <td>84</td> </tr> <tr> <td>Indicative DPH</td> <td>30-50</td> <td>Indicative Dwelling Range</td> <td>85-140</td> </tr> </table>		Landowner Proposed DPH	30	Landowner Proposed Dwelling Range	84	Indicative DPH	30-50	Indicative Dwelling Range	85-140
Landowner Proposed DPH	30	Landowner Proposed Dwelling Range	84						
Indicative DPH	30-50	Indicative Dwelling Range	85-140						
<p><b>Phasing</b></p> <table border="1"> <tr> <td>0-5 years</td> <td></td> <td>6-10 years</td> <td>X</td> <td>11-15 years</td> <td></td> <td>16+ years</td> <td></td> </tr> </table>		0-5 years		6-10 years	X	11-15 years		16+ years	
0-5 years		6-10 years	X	11-15 years		16+ years			
<p><b>Conclusion</b></p> <p>Harm to the Green Belt of releasing land on which the site is located is considered to be high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released. It is therefore considered unsuitable for residential development. The site is considered to be undeliverable.</p>									
<table border="1"> <tr> <td><b>Suitable</b></td> <td>No</td> <td><b>Available</b></td> <td>Yes</td> <td><b>Achievable</b></td> <td>Yes</td> </tr> </table>	<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes			
<b>Suitable</b>	No	<b>Available</b>	Yes	<b>Achievable</b>	Yes				