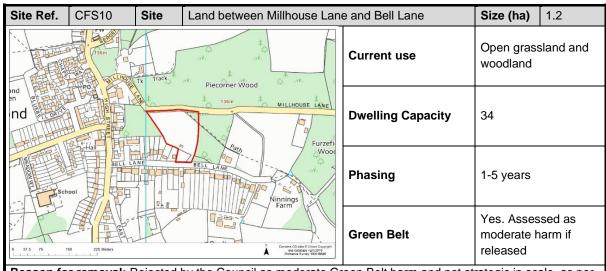
### Appendix 2 – Sites Not Proposed for Development by TRDC

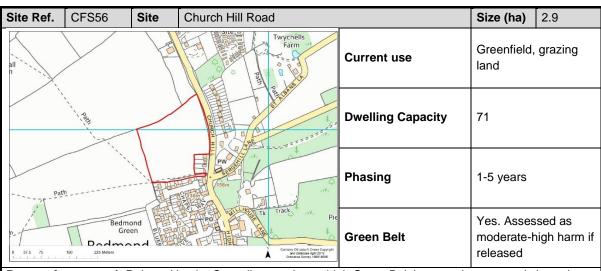
These are sites that have been newly submitted for the Council's consideration, and rejected by the Council, following the Regulation 18: Part Three consultation in 2023 or sites that had been included as potential sites for allocation in previous Regulation 18 consultations that have now been removed. For sites not proposed for development earlier in the process please go to the Council's website to view the previous consultations.

Bedmond	2
Kings Langley	3
Abbots Langley	4
Chorleywood	5
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Rickmansworth	7
Croxley Green	8
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Carpenders Park	9
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#### Bedmond



**Reason for removal:** Rejected by the Council as moderate Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.

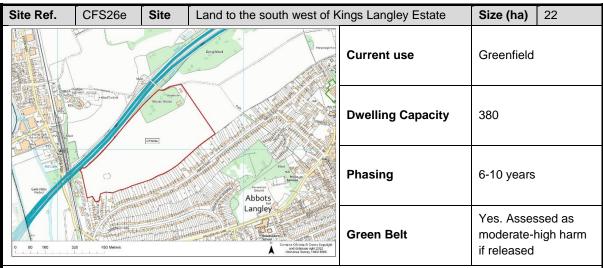


**Reason for removal:** Rejected by the Council as moderate-high Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.

Site Ref.	ACFS9e	Site	Land west of Bedmond Road		Size (ha)	1.0
	Pav Sports Ground	School		Current use	Greenfield, land	grazing
Wood	885.		A Final A Final Kennels	Dwelling Capacity	48	
		Stud Cottage		Phasing	1-5 years	
0 37.5 75 5	50 Z25 Melers		Great Notley Great Notley Canada Cli de Come Caryoft Comand Ling (Come Caryoft Comand Ling (Come Caryoft Comand Ling (Come Caryoft	Green Belt	Yes. Asses moderate-h released	
	<b>r removal:</b> F Low Growth		by the Council as at moderate- h.	high Green Belt harm ar	nd not strateg	jic in scale,

### **Kings Langley**

Industrial very Park	ALTER WINSTER			ate	Size (ha)	25.5
TR Prest In Super-				Current use	Greenfield	
		Rambers Farm	Log noc	Dwelling Capacity	893	
		Ovaluine Bog Ram	Hard Street	Phasing	6-15 years	
1 80 160 320	Very Very Di Very Very Very Very Very Very Very Very	States	Ab Calculation of the int Calculation Dataset Barry Note Hole	Green Belt	Yes. Asses high harm i	



**Reason for removal:** Rejected by the Council as moderate-high Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.

Site Ref.	NSS20	Site	Land adj. RES site, Egg Fa	irm Lane	Size (ha)	7.0
53 W		T	Contraction of the second seco	Current use	agricultural building and parking	-
Garress Salar		English and have	No	Dwelling Capacity	350	
Satisfic from Statistical and	Res			Phasing	1-5 years	
Hoaing La (see a) 16 37.6 0 75 960 226	nge Gade valley Volution			Green Belt	Yes. Asses high harm if	
Reason for	removal: Re	ejected as	s falls into area of high Greer	Belt harm, and concern	s about acces	SS.

Site Ref.	NSS22	Site	Lonsdale 19 Hyde Lane		Size (ha)	1.58
		6	A	Current use	Existing dv garden lan	•
			97m HYDE LANE	Dwelling Capacity	63	
	HYDE!			Phasing	1-5 years	
		PERIL		Green Belt	Yes. Outsid Green Belt at least hig released	study, so
Reason for	removal: Ro	ejected as	s falls into area of very high (	Green Belt harm.	1	

## Abbots Langley

Site Ref.	CFS8d	Site	Notley Farm		Size (ha) 11.4
Parsonage Rome Abbets Eangle	Hartin Huse Plansion House Farm Reserver Coorelad	ttle tky	50 +0 C	Current use	Greenfield
108 Librery Vice Pro-		Path	and a convertice of the conver	Dwelling Capacity	450
			All Warm Gar	Phasing	6-10 years
0 65 130 2	Alba Gens BO 390 Melers			Green Belt	Yes. Assessed as moderate-high harr if released

Reason for removal: Rejected by the Council as moderate – high Green Belt harm and access concerns.

Site Ref.	EOS4.0	Site	Land adjacent to Bedmond F	Road & South of M25	Size (ha) 10.2	
murran		Mi M	Notley B Longlea	Current use	Greenfield	
			Stowes Wood	Dwelling Capacity	319	
toinette Court Parsonage Farm	Mansior	Mast a I House N arm	Little Votley	Phasing	6-15 years	
0 45 50 	Abbots Langley	Reservoi (covered		Green Belt	Yes. Assessed as moderate-high harr released	n if
<b>Reason fo</b> Site withdra	<b>removal</b> wn by prom	otor.		1		

### Chorleywood

Site Ref.	CFS57	Site	Pheasants Ridge Gap, Ber	ry Lane	Size (ha)	0.7
		6	A	Current use	Greenfield	
			97m • HYDE LANE	Dwelling Capacity	40	
	HYDELY HYDELY			Phasing	6-10 years	
				Green Belt	Yes. Asses moderate-h if released	

**Reason for removal:** Rejected by the Council as at least moderate- high Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.

Site Ref.	CFS72	Site	Land off Solesbridge Lane		Size (ha)	0.4
	Part -	onale C	derpass	Current use	Greenfield	
Track		Tinck	Wein P	Dwelling Capacity	19	
Ant.			Milfield Pla	Phasing	1-5 years	
0 37.5 75 150	225 Melers		Weir Weir Coren 57 dan Concernent Orana Sung 10211588	Green Belt	Yes. Asses moderate h released	

**Reason for removal:** Rejected by the Council as at least moderate Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.

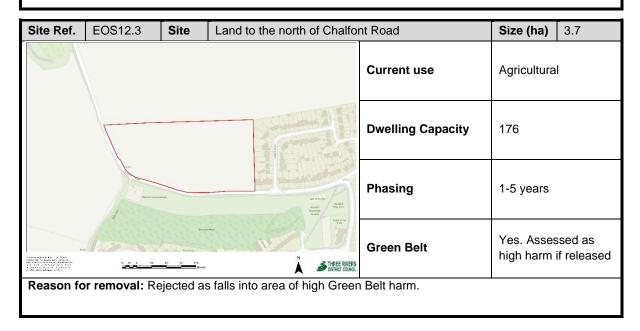
Site Ref.	PSCFS19	Site	Land south west of Berry La	ane	Size (ha)	0.35
COMMON GATE RO	Bottom	14. 	Allot Gdns 77m	Current use	Greenfield	
	Nue Bam	- Color	BERRY LANE	Dwelling Capacity	15	
West Clayton	Fa		The Screen	Phasing	1-5 years	
0 37.5 75	150 225 Meters	7	Catlips Farm Livery Stables Contra Gradea of 2019 Contra C	Green Belt	Yes. Asses moderate-ł if released	
			/ the Council as moderate-hig , as well as concerns regardi		not strategic	in scale,

Site Ref.	NSS18	Site	Catlips Farm, Berry Lane		Size (ha)	21.8
				Current use	Agricultura woodland	l and
Choileysuite Baston	in Fr	December 200		Dwelling Capacity	300	
				Phasing	1-5 years	
19 <u>33 0 11 29</u>			No. And Annual Annua	Green Belt	Yes. Asses moderate-ł if released	
	<b>r removal:</b> Resite access.	ejected by	the Council as at least mode	erate-high Green Belt ha	rm and conc	erns

## Maple Cross

Site Ref.	EOS12.2	Site	Land to the west and south	of Maple Cross	Size (ha)	52.2
		Maple Cr		Current use	Agricultura woodland	l and
Hom Hill	- Da	rapie C		Dwelling Capacity	1500	
A Constant of the second secon		4T		Phasing	1-15 years	
0 105 210	20 GD Meters	~		Green Belt	Yes. Areas range from moderate t	low-
<u></u>					harm if rele	

**Reason for removal:** The larger site for development was Rejected by the Council as it includes moderate to high Green Belt harm areas. Development will only be considerered for the lower harm areas and these have been included in the Regulation 18 consultation as site EOS12.4



## Rickmansworth

75

Reason for removal: Site withdrawn by promoter.

Site Ref.	OSPF22	Site	Batchworth Park Golf Cour	se	Size (ha)	55.3
Aquadrome di lue in managemente di lue in managemente di la companya di la compan	Batchworth		na	Current use	Golf course	e
				Dwelling Capacity	618	
Danis Josef		Rent Correction	Here and the second sec	Phasing	6-15 years	
	Proceedilies			Green Belt	Yes. Asses high harm	
Reason fo	or removal: F	Rejected as	s falls into area of very high (	Green Belt harm.		
Site Ref.	CFS41	Site	Rickmansworth Station, Sta	ation Approach	Size (ha)	0.9
		And FFB	Rickmansworth Park	Current use	Railway sta surroundin	
		A412 Ster (LUIC) HG	Additional and a second	Dwelling Capacity	70	
A CON	WAFIE RECTORY	ASOMAGE PET	Pol Sta			

Phasing

Green Belt

HA

Å

6-15 years

No. Brownfield

Site Ref.	CFS60	Site	Affinity Water Depot Church	h Street	Size (ha)	1.5
FB	PW Batchworth Roundabout	VI AND	Lock (dis) FB Allot Gdns Hampton Hall Farm	Current use	former Affir office and treatment f	water
Weir	Adda	48m Lock Weir	Sister Car Pk	Dwelling Capacity	65	
Superstore			London Road/ Moor Lane Roundabout RICKM	Phasing	6-10 years	
0 37.5 75 1 1 1 1 1 1 1	50 ZZ5 Meters	THE CALL	Contained Dates 1 Crows Courget and Contained Dates 1 Crows Courget and Contained Dates 2 Crows Courget and Contained Dates 2 Courses Courget 2016	Green Belt	No. Brown	ïeld
Reason fo	r removal: Sit	te remove	ed following objections from E	Environment Agency on f	lood risk	

Site Ref.	CFS77	Site	Rickmansworth Library		Size (ha)	0.1
A412 Sta	Station Roundabout	PARK	Sch Allot	Current use	Library	
		Pol Sta		Dwelling Capacity	7	
SUM EBURY			TALBOT ROAD	Phasing	11-15 year	S
Allot Gdn	150 225 Meters	Thom Pre-		Green Belt	No. Brownf	ïeld

**Reason for removal:** Site removed as no agreement has reached with the leaseholder over possible new location for the library, so the site is not available.



### **Croxley Green**

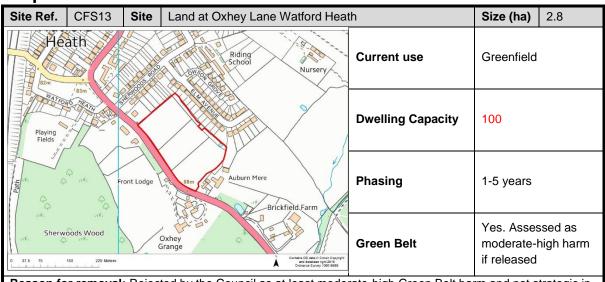
Site Ref.	CFS19	Site	Land adjacent 62-84 & 99-121 S	ycamore Road	Size (ha)	0.27
			sta binge	Current use	Greenfield	
	MIZ MAY AR		diso Dismid Riv	Dwelling Capacity	17	
	Longer Boyo			Phasing	1-5 years	
UALLEY VI VALUET VI 0 37.5 75 11	Wéir		Constant of the second se	Green Belt	No. Brownf garden lan	
Reason fo	r removal: F	Remo	ved following appeal decision- pla	nning appeal decisior	supported	councils

refusal of development and loss of amenity land.

### **South Oxhey**

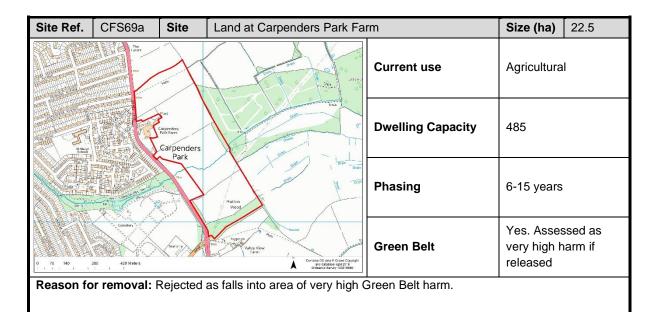
Site Ref.	NW34a	Site	Garages rear of Dick Whittingtor	١	<b>Size (ha)</b> 0.06
A JA		(A)		Current use	Garages
				Dwelling Capacity	6
			B4542	Phasing	1-5 years
0 12.5 25 5	0 75 Meters			Green Belt	No. Brownfield
Reason fo	r removal:	: Garag	e in private ownership so site is n	ot available.	L

# **Carpenders Park**



**Reason for removal:** Rejected by the Council as at least moderate-high Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.

Site Ref.	CFS14	Site	Land north of Oxhey Lane		Size (ha)	3.4
				Current use	Greenfield historic lan	
88m	Aub	Irn Mere	To out	Dwelling Capacity	149	
			Stickfield Farm	Phasing	1-5 years	
Dxhey range	00 150 Meters		Constant Court Catholic Distance Court Catholic Distance Server (2019)	Green Belt	Yes. Asses high harm i	
Reason fo	or removal	: Rejec	ted as falls into area of very high (	Green Belt harm.		



Site Ref.	PCS47	Site	South of Little Oxhey Lane		Size (ha)	19.4
	5	Concern	Harry Design	Current use	Greenfield	
1. Wester		Mat	Golf Court	Dwelling Capacity	678	
			Dreyber Inner State Stat	Phasing	1-15 years	
0 70 140 2	Msst Msst 75 Oran 75 Oran 76 Oran 76 Oran		Context of a start of	Green Belt	Yes. Asses very high h released	
Reason fo	or removal:	Rejected	as falls into area of very high C	Green Belt harm.	1	

# **Oxhey Hall**

Site Ref.	ACFS13b	Site	Land at Hampermill Lane		Size (ha)	2.8
0	FB	Res		Current use	Greenfield historic lan	
mper Mills	Sluice Drain NE A125 A325			Dwelling Capacity	133	
54m	Hampermill		Big	Phasing	6-10 years	
0 37.5 75	Playing Fields		Big. Wood South	Green Belt	Yes. Asses high harm	
Reason fo	r removal: : F	Rejected	as falls into area of high Gre	en Belt harm and concerr	ns about acc	ess.

### Commitments

These sites have been removed as they have been granted planning permission or on appeal.

Settlement	Site Ref.	Site Address	Dwellings
Chorleywood	CW24	Green Street Garages	7
Chorleywood	CW25	Ryman Court Garages	7
Croxley Green	H10	Killingdown Farm (granted on appeal)	267
Kings Langley	PSCFS23	Former Chicken Processing Plant Woodlands Road	62
Maple Cross	CFS31	24 Denham Way and land to rear	55
Mill End	P7	Oakfield Garages	6
Moor Park & Eastbury	CFS22	Knoll Oak Sandy Lane Northwood	35
Oxhey Hall	RWA6	165-167 Hampermill Lane	6
Rickmansworth	RWA13	Banstead Down Old Chorleywood Road	12
Rickmansworth	H21	Bridge Motors Church Street	39
South Oxhey	CFS52a	Former Sir James Altham School Little Oxhey Lane	43