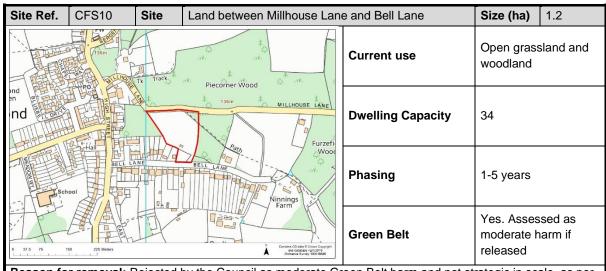
Appendix 2 – Sites Not Proposed for Development by TRDC

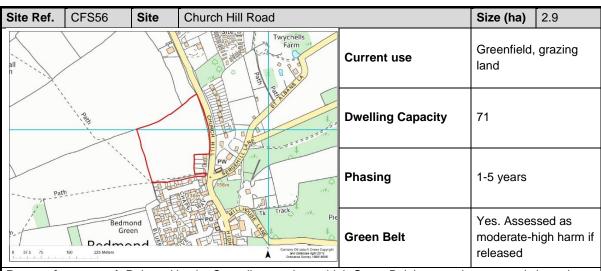
These are sites that have been newly submitted for the Council's consideration, and rejected by the Council, following the Regulation 18: Part Three consultation in 2023 or sites that had been included as potential sites for allocation in previous Regulation 18 consultations that have now been removed. 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 |
| Maple Cross | 6 |
| Rickmansworth | 7 |
| Croxley Green | 8 |
| South Oxhey | 9 |
| Carpenders Park | 9 |
| Oxhey Hall | |
| Commitments | 11 |
| | |

Bedmond



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

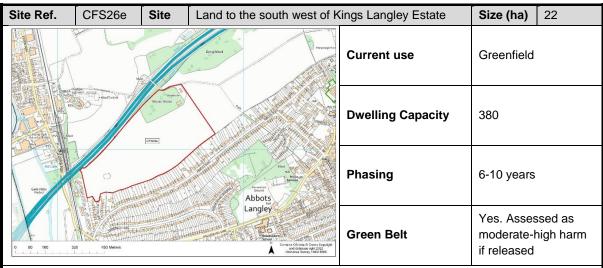


Reason for removal: Rejected by the Council as moderate-high Green Belt harm and not strategic in scale, as per the 'Low Growth' approach.

| 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 | |
| | r removal: 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 |
| Reason fo Site withdra | removal 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.

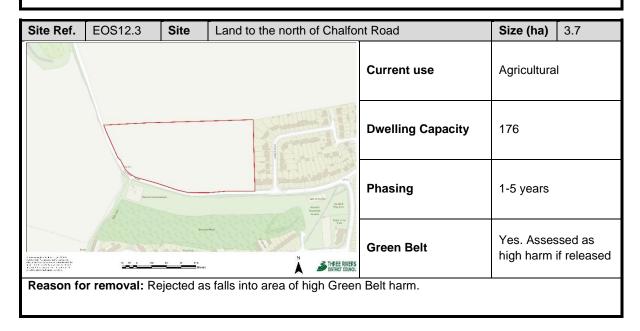
| Site Ref. | PSCFS19 | Site | Land south west of Berry La | ane | Size (ha) | 0.35 |
|-----------------|----------------|---------|---|-------------------|---|-----------|
| COMMON GATE RO | Bottom | 14. | Allot Gdns 77m | Current use | Greenfield | |
| | Nue Bam | - Color | BERRY LANE | Dwelling Capacity | 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 | |
| | r removal: 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

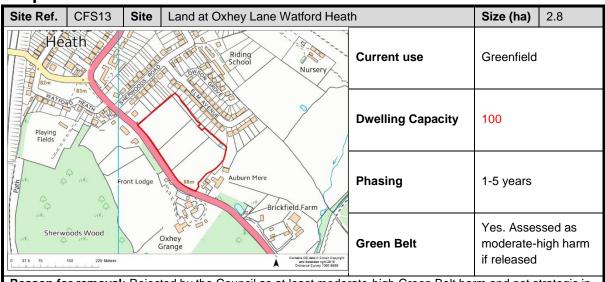
| Site Ref. | CFS19 | Site | Land adjacent 62-84 & 99-121 S | ycamore Road | Size (ha) | 0.27 |
|--|---------------|------|--|-----------------------|--------------------------|----------|
| | | | sta binge | Current use | Greenfield | |
| | MIZ MAY AR | | diso Dismid Riv | Dwelling Capacity | 17 | |
| | 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

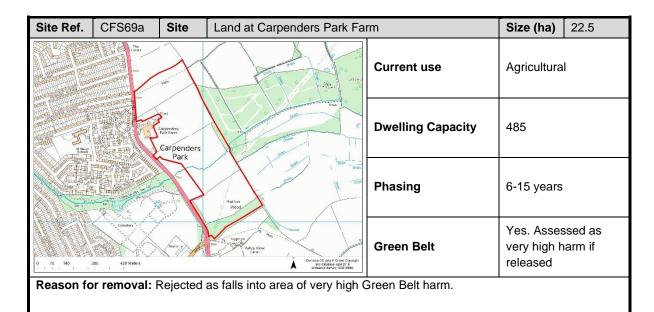
| Site Ref. | NW34a | Site | Garages rear of Dick Whittingtor | ١ | Size (ha) 0.06 |
|-------------|-------------|---------|-------------------------------------|-------------------|-----------------------|
| A JA | | (A) | | Current use | Garages |
| | | | | Dwelling Capacity | 6 |
| | | | B4542 | Phasing | 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 |