

APPENDIX 2: ISSUES AND OPTIONS HOUSING LOCATIONS

Issues and Options Consultation

Supplemental Issues and Options consultation in 2007 considered broad housing locations at South East Abbots Langley, West of South Oxhey, South East Croxley Green, East Kings Langley, North East Maple Cross, North Croxley Green, East Carpenders Park, and East Abbots Langley and asked which should be taken forward through the Local Development Framework.

The results of this consultation gave the following priority ranking for the areas (1= highest, 8= lowest).

Rank	Area
1	South East Abbots Langley
2	West of South Oxhey
3	East Kings Langley
4	East Carpenders Park
5	North East Maple Cross
6	South East Croxley Green
7	East of Abbots Langley
8	North Croxley Green

Sustainability Appraisal

Each broad location was assessed by the Sustainability Appraisal against 33 criteria set out within three broad categories: environmental designations, accessibility/key services and land uses. For each housing option an assessment was made to identify any conflicts between the option and the attributes.

The SA findings for each site are as follows:

■ South East Abbots Langley

This option is located on Green Belt land. However, planning permission for an office development on the site has already been granted and as such there is already some inherent traffic in the surrounds of the site (any future mixed-use scheme needs to be viewed in that context). The site suffers from some accessibility issues being over 1km from the nearest railway station and serviced by a limited bus service. Public transport links and the surrounding road network may need to be upgraded as part of any planning obligations (especially as the future development will be mixed-use and there is likely to be additional daytime employment generated transport).

■ West of South Oxhey

The most significant environmental conflict involved with the consideration of this site is with the Oxhey Woods Local Nature Reserve which surrounds it. However, taking into account the existing buildings and the proposal to maintain an open area as a buffer, impacts upon setting and wildlife should be minimised. Any increase of pressure on biodiversity aspects of the Local Nature Reserve resulting from rising recreational use of the area derived from the increase in population, should be carefully managed. The site is also on Green Belt land and given its location (surrounded by Oxhey Woods) there could be opportunity to reinforce the integrity of the Green Belt in this area by re-establishing the site as an open area.

■ South East Croxley Green

This site is restricted by several environmental factors, the most prominent of which being the flood risk zones infringing its boundary (therefore at risk of flooding). The site is also in close proximity to Croxley Common Moor Site of Special Scientific Interest which may be particularly susceptible to construction noise impacts. However, due to the current

office/industry land use on the site, precedence has been set and impacts upon these environmental factors once redevelopment has been completed may be even less (e.g. through use of Sustainable Drainage Systems). However, the local amenities and facilities are approximately 1km away, and school and healthcare facilities may need upgrading.

■ East Kings Langley

This site is restricted by being surrounded by Green Belt and a railway line. The main environmental conflicts centre on the site having an area of archaeological importance within its footprint and listed buildings in the vicinity. Part of the area is also at high risk of flooding due to the flood zones that extend through the proposed site. Although the site has relatively high accessibility levels, there is a lack of education facilities in the locality and this will need to be addressed. The site benefits from essentially being a redevelopment of previously developed land (and encouraging mixed-use development).

■ North East Maple Cross

This option is located on Green Belt land. However, planning permission for partial redevelopment of the site into office space has already been granted. The potential site is bordered by high risk flood zones. Access to the site is reasonable although increased public transport provision, between Rickmansworth station and the development, would be desirable. Enhanced healthcare and education provision would be required as part of the development.

■ North Croxley Green

This site has several key restrictions to its development including the Green Belt, lying within a conservation area and direct impacts on a listed building. The site would also require a significant improvement in nearby facilities (health, education, bus services) and an upgrade of the local road network.

■ East Carpenders Park

The key restriction to developing this site is its location within the Green Belt, however, its proximity to flood zone 3a (adjacent) and the improvements needed in services also need to be considered.

■ East Abbots Langley

This option is located on Green Belt land; there are few environmental conflicts. It is likely that development would compromise the open character of the Green Belt in this area.

In terms of which options are the most sustainable and should be taken forwards, the Sustainability Appraisal concludes that the 'preferred options' should be South East Abbots Langley and East of Abbots Langley; options for potential further development and appraisal should be East Carpenders Park, North East Maple Cross, East Kings Langley and West of South Oxhey; and options for potential omission from further consideration should be North Croxley Green and South East Croxley Green.

Alternative Sites

The consultation also asked if any other areas of the District should be taken forwards as broad housing locations. Responses suggested both general locations and specific sites. The principle of considering other areas of the District was supported, and Chorleywood, Moor Park, Loudwater and South Oxhey were the general locations suggested most often.

Specific sites put forwards were at Chorleywood (Hall Farm, Green Street), Abbots Langley (Love Lane), Croxley Green (Watford Road, Little Green Lane), Kings Langley (Railway Terrace), Bedmond (Bedmond Road, Bluebell Drive, St Albans Lane), Rickmansworth (Stockers Farm Road, Tolpits Lane), Oxhey Hall (Vivian Gardens), Maple Cross (Longmore Close), Batchworth Heath (Griggs Field), Eastbury (Sandy Lane), Langleybury (Langleybury House), Garston (Bucknalls Lane), and land between Abbots Langley and Toms Lane.